

REDEVELOPMENT COMMISSION MEETING MINUTES

January 30, 2014

The Regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 6:30 P.M., Thursday, January 30, 2014, in Room 205, City Hall, 600 East Third Street, Mishawaka, Indiana. Commissioners Eberhart; O'Dell; Ermeti; Buraczewski; Pingel were present. Also present was Attorney Robert Beutter; Dave Thomas and Marilyn Jones. Commissioner Stillson was not present.

NOMINATIONS

Commissioner Ermeti nominated Commissioner Eberhart as President for 2014 and Commissioner O'Dell seconded; passed.

Commissioner O'Dell nominated Commissioner Pingel for Vice President for 2014 and Commissioner Buraczewski seconded; passed.

Commissioner Ermeti nominated Commissioner Buraczewski as Secretary for 2014 and Commissioner Pingel seconded; passed.

Commissioner Pingel motioned to maintain current staff, Commissioner Ermeti seconded; motion carried.

Commissioner O'Dell motioned to appoint Attorney Beutter as Council Attorney and Commissioner Ermeti seconded; motion passed.

APPROVAL OF DECEMBER 2013 MINUTES

Commissioner Pingel moved to approve the minutes of December 30, 2013, meeting as circulated. Commissioner Ermeti seconded; motion carried.

MAYOR'S REDEVELOPMENT COMMISSION APPOINTMENTS FOR 2014

Dave Thomas presented a replat of property owned by Redevelopment and Parks Department. The course of action to sign off as Redevelopment Commission, the Park Board has already signed off. The City is redefining the border and they are going to continue to purchase homes as they become available. Commissioner Pingel motioned to accept the plat change, Commissioner O'Dell seconded; motion carried.

RESOLUTION(S) FOR UNDERPASS PROPERTY DISPOSAL

1. **2014-01** – Resolution regarding disposition of certain Real Estate – highest and best use for the adjacent owner to purchase – not buildable site. Maintenance on property exceeds value- appraised at less than \$15,000.00. It is required that within 10 days the public be notified twice. Two separate appraisals were done. Combine two appraised values and determine the regular market value – 30 days to submit bids and extend beyond that. Lot 6, 8 and Lot 1 on North McKinley/Main Subdivision. There is a provision that allows us to deed the property and if there is no bid it can be sold to the adjacent property owner. Dave Thomas said there may be some slight changes and amendments as we go along. Possible changes could be restricted use of the property. Commissioner O’Dell motioned to accept the Resolution and Commissioner Pingel seconded; motion carried.

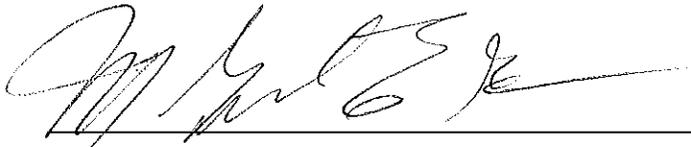
2. **2014-02** – Properties that are for public sale. The same as above. No condition for deeding to adjacent property owner. Exhibit A includes the Firehouse on Lincolnway East. All other parcels that were included with the underpass can be disposed of. Exhibit B all of the parcels that are included in the resolution. There is a 30 day period for accepting bids, then presented in the March meeting (or a special meeting). C6 zoning (residential and commercial). They would have to provide us with a plan for the development of the property, what they would do for parking, etc. Dave Thomas also expressed maintaining the exterior character (restriction). The asking price is \$100,000.00. There will be an open house in February. Dave Thomas has put together a packet for each site with contains appraisal information, documentation and any restrictions that we have now and will finalize with Ken Prince later. The lot size and zoning is included. After approval – he will compile a pdf file and place on the City website as public notice for public review. All funds received from these will go back to TIF. Commissioner Pingel motioned; Commissioner Ermeti seconded; motion carried.

ANYTHING ELSE BROUGHT BEFORE THE COMMISSION

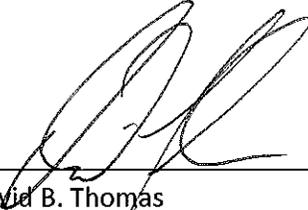
Commissioner Ermeti asked what the outcome was from previous meetings with Developers regarding property. Dave Thomas reported that a projected site plan was provided that we wanted and the agreement was extended with Bob Stevens. Dave Thomas also stated he would follow up and find out if it has expired.

Commissioner Buraczewski; motioned that the meeting be adjourned; Commissioner Pingel seconded; motion carried;

Meeting adjourned.



M. Gilbert Eberhart, President



David B. Thomas



Marilyn Nelums-Jones