

REDEVELOPMENT COMMISSION MINUTES

Monday, June 23, 2014

The Regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 6:30 P.M., Monday, June 23, 2014, in Room 2015, City Hall, 600 East Third Street, Mishawaka, Indiana. Commissioners Eberhart; O'Dell; Buraczewski and Pingel were present. Also present were Attorney Beutter, David Thomas, Laura Raygoza and Marilyn Jones.

APPROVAL OF MAY 2014 MINUTES

Commissioner Pingel moved that the minutes from the May 12, 2014 Commission meeting be approved, Commissioner O'Dell seconded; motion passed.

STUDENT WEEKEND UPDATE

Dave Thomas gave an update on Student Weekend held June 13-15, 2014. 750 students from Bethel College participated in numerous projects throughout South Bend, Mishawaka and Elkhart. Students cleaned Shiojiri Garden, Milburn Avenue median and various jobs at Douglas Road Firehouse, including trash pickup, window cleaning, etc. The City of Mishawaka Redevelopment Department purchase 500 lanyards and I.D. badges for the students.

SUMMER OF SERVICE UPDATE

This week work started on 306 East Eighth Street with repairs to a garage. This project is on City of Mishawaka's Code Enforcement top 100. There will be repairs to the siding, light construction and repair work which will be done throughout the week by First United Methodist Church. Painting to the structure will begin this Friday. The project is expected to be complete this weekend.

ANYTHING ELSE BROUGHT BEFORE THE COMMISSION

Dave Thomas presented a Summer of Service application for approval by the Redevelopment Commission. Photographs were provided. Commissioner O'Dell moved to approve the application and Commissioner Buraczewski seconded; motion carried.

Dave Thomas reported that an offer on two of the vacant parcels on Stanley Street that were not bid on located on Stanley and Jefferson. The offer has been taken, Ideas reviewed and there is no solid conclusion. Attorney Beutter was involved in the original conversation. An offer to maintain as green space was made. It is a large narrow lot and not buildable. The offer was \$1,250.00. Attorney Beutter stated that it is probably legally buildable but not desirable. Ken Prince has the idea of not selling it to the gentleman. The reason we would hold onto it would be control. If years down the road the owner would sell, you have a vacant property that would sell, who would take care of the lot. It allows us to maintain it. Any plans to do anything to the property would have to be brought before the Redevelopment Commission for thoughts. Commissioner Eberhart stated he would like to see a plot first.

The lot to the south against the tracks, the abutting landowner also sent an offer of \$2,500.00 with taxes deferred. Does not have current property that he owns homesteaded. He's aware of easements and wants that all marked at the City's cost. Commissioner Eberhart asked that a plat of the ground be sent to the Redevelopment Commission via email. Dave Thomas asked for permission to move forth and will relay the comments of the Redevelopment Commission.

An agreement from Steve Murphy to market the Beutter Park Development has lapsed and expired. They want a letter from the Planning Department enabling them to market it. Ken Prince typed a letter and sent it to them.

The property at 801 South Union Street is contingent upon an appraisal. It exceeded what we offered. We will close on it in about 60 days. He has some things in there that he needs to get out. We agreed to give him time. The Title Company has already been contacted.

Ken Prince sent an update on the Barak Group. They submitted their plans to the Commission for approval. The only notable item is the amount of masonry work. There will not be as much if any. Ken Prince was satisfied with the proposal. Another change is the way that the Courtyard is set up. It will not be completely covered. A portion will be opened to cut back on cost and for a ventilation system. The question raised – "will this affect the sale of any of the units?" Dave Thomas will ask for further explanation regarding the opening.

The next meeting will be held on Monday, July 28, 2014 @ 6:30 P.M.

Commissioner Pingel motioned that the meeting be adjourned and Commissioner O'Dell seconded.

Meeting adjourned at 7:15 P.M.



M. Gilbert Eberhart, President



David B. Thomas



Marilyn Nelums Jones