

REDEVELOPMENT COMMISSION MEETING MINUTES

December 15, 2014

The Regular meeting of the city of Mishawaka Redevelopment Commission was called to order at 6:30 p.m., Monday, December 15, 2014, in Room 205, City Hall, 600 E. Third Street, Mishawaka, Indiana. Commissioner Eberhart, O'Dell, Buraczewski, Ermeti, Pingel and Stillson were present. Also present were Dave Thomas, Ken prince, Attorney Beutter and Marilyn Nelums.

APPROVAL OF NOVEMBER 2014 MINUTES

Commissioner Pingel motioned that the minutes of the November 12th special meeting be approved, Commissioner O'Dell seconded, motion carried.

KEN PRINCE UPDATE ON PROPERTY PURCHASE LOCATED ADJACENT TO WHAT WAS A PART OF 1607 East Jefferson Boulevard.

Ken Prince has been working with Dunfee to create a draft to be presented and give in site of the project Riverwalk Extension – intersection of Byrkit/Jefferson. A portion of the real estate has a series of 8 or 9 homes on it. We went through an extensive process and they were asked if they had interest of working with us to extend the Riverwalk. When we agreed that it would work we hired Lawson-Fisher and they prepared the legal descriptions necessary for that. We appraised the property, permanent and temporary easements. Ken Prince has met with them. They indicated that they like what the City is doing and have no objection of selling the property. Ken Prince provided a handout to the Commission that explains the criteria for this purchase. Part of what the City would end up purchasing, .29 acres/1.7 temporary easement. Purchase price \$91,380.00.

Commissioner Pingel motioned to accept the Buy/Sell Agreement of 1607 East Jefferson, Commissioner O'Dell seconded; motion carried.

PURCHASE AGREEMENT 1102 S. UNION STREET (Crossbar Ministries)

Ken Prince met with Jackyl, having trouble backing out- discussed the concept with them, the section at the North pushed by the road, to acquire 25 feet of their building, we would demolish and acquire that right of way, parallel with the front of the building. At the same time with the acquisition looking at reconfiguring the loading dock for access. A generic blessing is asked of the Commission for the concept. For donating that portion of the building and building a wall, we would demolish and provide for the generic turnaround as shown in the drawing provided. We would provide cleanup of blight of the area, sidewalks, install plantings to remove the visible truck dock. They would maintain the landscaping as part of their property. It is a win/win situation. An agreement will be brought back at the next meeting. Commissioner Ermeti motioned that we purchase 1102 South Union Street, Commissioner Buraczewski seconded; motion carried.

Updates –

Battell Center – Bond – essential to extend TIF for 10 years, will be presented to the Commission for approval after the first of the year.

School funding – As we are contacted by the School, the Commission will be invited to attend those meetings.

Merrifield Park – Equipment is being placed. Bid and awarded HRP. Will not start until February 2015.

PROPOSED DEVELOPMENT PRESENTATION FROM TAPER LOCK CREDIT UNION AND ANCON CONSTRUCTION – Main Street Corridor First Sub – Lot 2

Dave Thomas shared that they are an interested party to put a nice new Credit Union branch there. We have received a proposal - \$116,000 appraisal during remnant disposal, there is an offer of \$40,000 from them. We're going to work on that offer to include their building on Laurel Street and possibly purchase in one transaction in the next 45 days.

Jonette Thomson, Taper Lock President, informed the Commission that it was founded in 1953 by Dodge Mfg. In 1980, the Laurel Street location was built. The major cooperation served was the City of Mishawaka after Dodge. They have a community charter for people in Marshall and Lagrange counties and the City of Mishawaka. They looked at a strategic plan and see it necessary to be more visible. When the slot became available they decided to pursue it. It would be the main office. They have contracted with Ancon for a 1 ½ story building. Ancon representatives Doug and Matt stated that the project would be located between Lowell and Omer Avenues across from John C. Young School. There will be 20 parking spaces on property. They have a preliminary blessing on the site plan. They like that it plays between commercial and residential areas. They discussed the interior design and the possibility of installing a fence (not certain what kind), possibly wrought iron along the alley which is already paved. They do not anticipate a huge difference in traffic flow. Banking has changed in recent years and they do not receive the lobby traffic they used to. Currently they do not have more than 4 cars in line (drive-thru) at any given time. Drive thru banking is very minimal anymore. Signage – a monument was discussed in the southwest corner as cars go north, signage on building would be visible coming from North. There is a center lane. Gary West who serves on their board was in attendance to support their proposal. All details are not complete. They are primarily waiting for an answer by the Redevelopment Commission and any concerns they may have. Commissioner Stillson asked that they would make sure with signage that customers would be cautious to the students that would be walking in that area.

UPDATE ON BARAK GROUP – River Rock Project

Redevelopment closed on the property, Monday, December 8, 2014. They have torn down the building and plan on working all winter. They had an issue with Nipsco regarding moving the gas line in time. They are starting construction.

ANYTHING ELSE BROUGHT BEFORE THE COMMISSION

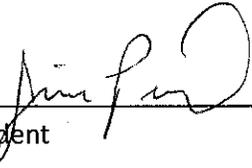
Dave Thomas presented Resolution 2014-05, prepared by Attorney Beutter giving Dave Thomas and Attorney Beutter, the authority to sign on behalf of the City of Mishawaka in real estate closings. Commissioner Pingel motioned to accept the 2014-05 Resolution, Commissioner O'Dell seconded; motion carried.

Dave Thomas also addressed the resignation of Commissioner Buraczewski. Commissioner Buraczewski took a position with his company that requires much more travel. The Redevelopment Commission wished him well.

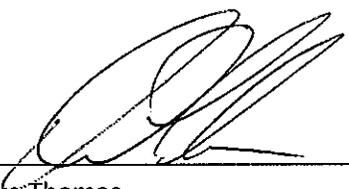
Commissioner Eberhart will be stepping down as President of the Redevelopment Commission but will remain on the Commission. He will not be in the area in the months of January and February.

Commissioner Buraczewski moved to adjourn, Commissioner Ermeti seconded; motion carried.

Meeting adjourned at 7:24 p.m.



President



Dave Thomas



Marilyn Nelums Jones