

REDEVELOPMENT COMMISSION MEETING MINUTES

January 25, 2016

The regular meeting of the city of Mishawaka Redevelopment Commission was called to order at 5:30 P.M., on Monday, January 25, 2016 in Room 206, City Hall, 600 Third Street, Mishawaka, Indiana. Commissioners Pingel, O'Dell, Ermeti Tanner and Pemberton were present. Also present were Attorney Buetter, Ken prince, Laura Raygoza and Brian Tanner.

APPROVAL OF JANUARY 4, 2016 MINUTES

Following the correction to the minutes of January 4, 2016 changing Commissioner O'Dell to Vice President and Commissioner Ermeti to Secretary, Commissioner Pingel motioned that the correction be made to the minutes; Commissioner Tanner seconded; motion carried. Commissioner O'Dell motioned that the minutes of the January 4, 2016 meeting be approved as corrected; Commissioner Tanner seconded; motion carried.

APPROVAL OF PROFESSIONAL SERVICES CONTRACT

Ken Prince presented the Professional Services contract for 2016 for Attorney Robert C. Buetter to provide legal services to the Redevelopment Commission for approval. Commissioner O'Dell motioned that the contract be approved; Commissioner Ermeti seconded; motion carried.

RESOLUTION 2016-04

Ken Prince presented Resolution 2016-04 "Designation of legal counsel and executive director as signatories for real estate transactions of the Commission" for approval. Commissioner Ermeti motioned; Commissioner Tanner seconded; motion carried.

RESOLUTION 2016-05

Ken Prince presented Resolution 2016-05 "Personal Property Tax Abatement Request Patrick Industries – 1141 and 1241 East 12th Street" for approval. Mr. Matthew Davis from Patrick Industries was present and stated the intent to lease the larger of the two buildings to expand operations that are currently done in Elkhart. This company will produce cabinet doors, high pressured countertops and expand their ability for faux stone and faux wood production. They will only lease one property but the legal description is for both. Renovations will only be done to the one building. Commissioner Ermeti motioned to approve Resolution 2016-05; Commissioner O'Dell seconded; motion carried.

APPROVAL OF EXCLUSIVE RIGHT TO SELL REAL ESTATE AGREEMENT

Ken Prince asked for the approval of an exclusive right to sell real estate agreement with Berkshire Hathaway Realty, Kathy White, Realtor. Redevelopment has two self-sufficiency homes located at 718 W. 7th Street and 313 W. 8th Street that the former occupants were not able to purchase thru the

program. The properties were vacated and this will allow more advantages to sell outright and find someone to qualify for the mortgage. Ken Prince will be the signer for the agreements. Commissioner Tanner motioned to approve the agreement; Commissioner Ermeti seconded; motion carried.

ANYTHING ELSE BROUGHT BEFORE THE COMMISSION

Ken Prince presented a "Release of Mortgage" for property located at 2101 West Sixth Street. The rehabilitation loan with the Department of Redevelopment has been paid in full. Commissioner Ermeti motioned to approve; Commissioner O'Dell seconded; motion carried.

ANYTHING ELSE BROUGHT BEFORE THE COMMISSION

Ken Prince gave an update on the River Rock project. The Developer plans to have partial occupancy this summer. The first structure is to be occupied in May and the other following in the summer. They should have one development agreement to the Commission next month.

Commissioner O'Dell motioned to adjourn the meeting; Commissioner Tanner seconded; meeting adjourned at 5:54 p.m.