

REDEVELOPMENT COMMISSION MEETING MINUTES

Monday, February 26, 2018

The regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 5:30 P.M. on Monday, February 26, 2018 in Room 205, City Hall, 600 Third Street, Mishawaka, Indiana. Commissioners Ermeti, Kintner, Whitfield-Hyduk and Pemberton were present. Also present were Ken Prince, Attorney Robert Beutter and Marilyn Nelums-Jones.

APPROVAL OF THE JANUARY 22, 2018 MEETING MINUTES

Commissioner Ermeti motioned that the meeting minutes from the January 22, 2018 meeting be approved; Commissioner Whitfield-Hyduk seconded; motion carried.

PROFESSIONAL SERVICES AGREEMENT WITH CITY CONSULTANTS AND RESEARCH, LLC FOR ONGOING GENERAL TECHNICAL ASSISTANCE WITH STATE AND FEDERAL PROGRAM COMPLIANCE

Ken Prince presented a Professional Services Agreement with City Consultants and Research, LLC for ongoing general technical assistance with State and Federal Program compliance for 2018, noting a hourly rate increase from \$90- \$100.00 per hour. No other specifics were change from the previous year. Commissioner Ermeti motioned to approve the Professional Services Agreement; Commissioner Whitfield-Hyduk seconded; motion carried.

BUY SELL AGREEMENT FOR PROPERTY LOCATED AT 402 WEST JEFFERSON BOULEVARD

The City of Mishawaka's need for the property is being driven by proposed intersection improvements at Liberty Drive and Jefferson Boulevard. As a part of the negotiations, the Seller has agreed to donate a small portion of the property located at 402 West Jefferson to the City of Mishawaka at no cost to facilitate the proposed intersection improvements. The purchase price of this property is \$60,000.00. When we demo the property, we may install sidewalk. We are not sure if we are ready for improvements on Jefferson, but we will start with Liberty. We are having environmental research done. Phase I does not include drilling, but historical research. Drilling will be done in Phase II. Commissioner Whitfield-Hyduk motioned to approve the Buy Sell Agreement for property located at 402 West Jefferson Boulevard; Commissioner Ermeti seconded; motion approved.

RESOLUTION 2018-02 DESIGNATING AND DECLARING CERTAIN AREAS AS REDEVELOPMENT PROJECT AREAS SPECIFICALLY RE-ESTABLISHING THE CITY MUNICIPAL RIVERFRONT DISTRICT

In 2004, the City of Mishawaka, established a map identifying the riverfront district and mimics the downtown area boundary. This amendment is 1,500 feet from the river or public land. This has nothing to do with zoning. We have included Juday Creek. We have established this on the bases of the legal description as it stands today. Ken Prince noted that this is a public hearing and opened the floor for any questions-

Pat Perry from the Diloreto Club, 914 Division Street, Mishawaka, Indiana thanked the Commission for looking at re-establishing the Riverfront District. He said it is important to them as they grow their businesses and become better residents in the community. It is important that they look good and keep it upgraded. He stated that they offer a yearly scholarship to a deserving high school senior. They have also remodeled their upstairs. They offer their thanks to the City for their consideration.

Joe Trimboli, 1816 Larkspur Court, Mishawaka, Indiana stated that the Diloreto Club, founded in 1933 was a result of the depression. When families could not afford burial of their own, members came together and established the club to help families in need. They have been operating from proceeds when they sold their three-way license some years ago. At the time, they were told by the excise direction that they would be eligible for a river license. They did not receive it. He went online and looked at DNR maps. He used the meter marker to measure the feet from the end of the floodplain and they fall within the linear 1,500. They are at 1400.27 feet. He also stated that they want to enhance what they do in the community. He said that anything brought in over cost goes back into the community. Their membership is only a handful, but there is a need for their services.

Commissioner Whitfield-Hyduk motioned that Resolution 2018-02 be approved; Commissioner Ermeti seconded; motion carried.

ANYTHING ELSE BROUGHT BEFORE THE COMMISSION

Release of Mortgage- 727 Grand Boulevard, Mishawaka, Indiana 46544 Ken Prince presented a Release of Mortgage for property located at 727 Grand Boulevard. The Department of Redevelopment desires to release the lien against the property for rehab work. The Balance on the loan has been satisfied and paid in full. Commissioner Kintner motioned that the Release of Mortgage be approved; Commissioner Ermeti seconded; motion carried.

City of Mishawaka TIF Priorities Cash Flow Analysis 2017-2023

Ken Prince provided a hand out of a TIF priorities cash flow analysis that included TIF projects under contract and/or committed. He wanted to keep everyone in the loop. He stated that we go thru every year and identify priority of projects and he wanted to show these priorities and the cash flow over the next five years. He asked the Commission to please take it and review it for any questions and he would be glad to answer.

Commission Kintner motioned to adjourn the meeting; Commissioner Ermeti seconded; motion carried. Meeting adjourned 6:03P.M.