

## **REDEVELOPMENT COMMISSION MEETING**

**May 23, 2011**

The regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 6:30 p.m., Monday, May 23, 2011, in Room 205, City Hall, 600 East Third Street, Mishawaka, Indiana. Commissioners Eberhart, Troiola, Mammolenti, Gebo, and Stillson were present. Commissioner O'Dell was absent. Also in attendance: Lory Timmer, Community Development Director; John Gourley, Legal Counsel; Ken Prince, City Planner; and Kari Myers, Administrative Planner.

### **RECEIPT OF PROPOSALS FOR DEVELOPING CITY-OWNED PARCELS IN THE RIVER CENTER AREA**

A Request for Proposals for developing nine (9) bundles of property in the River Center area was published in the South Bend Tribune on April 25, 2011. The following five parties picked up

packets:

- Prime Development Corp.
- Mecca Companies, Inc.
- Retail Property Development
- Cressy & Everett
- Spalding Design Group

The Commission received proposals from one (1) interested party; Retail Property Development, LLC. They provided proposals for Blocks 1, 3 and 4. Commissioner Troiola recused himself from any voting due to possible conflict of interest. Commissioners Mammolenti moved to have the representatives from Retail Property Development return to the June 27 meeting for a presentation of their proposal. Commissioner Gebo seconded; motion carried. Discussion will continue through as many meetings deemed necessary by the Commission.

Ken Prince, City Planner, gave a presentation on the history of the Mishawaka Riverwalk from the Uniroyal demolition to the future of the project. As part of his presentation, he indicated to the Commissioners that the home located at 1002 Prospect Drive would be demolished and the land used for future improvements to the entrance of Merrifield Park and would also be strategic

for the future eastward expansion of the Riverwalk.

Mrs. Timmer presented the following Resolution for consideration:

**RESOLUTION 2011-03: ACQUISITION OF THE PROPERTY AT 1002 PROSPECT DRIVE**

This property is located at the west end of Prospect Drive, near the northern entrance to Merrifield Park. It is considered strategic to future improvements at that entrance. It also slightly encroaches on Park property. The owner is in an assisted living facility, and the house has been vacant for several months. The average of two appraisals was \$138,500, and the owner accepted the City's offer to purchase the property for that price. Commissioner Troiola moved to approve Resolution 2011-03. Commissioner Mammolenti seconded; motion carried.

Mrs. Timmer presented the following Resolution for consideration:

**RESOLUTION 2011-06: APPROVING THE USE OF NEIGHBORHOOD STABILIZATION PROGRAM 3 (NSP3) FUNDS**

The City of Mishawaka was granted \$1,184,450 in Neighborhood Stabilization Program 3 (NSP3) funds from the Indiana Housing and Community Development Authority (IHCDA). This resolution authorizes staff of the Department of Planning and Community Development to expend our Neighborhood Stabilization Program (NSP) Funds on the acquisition, demolition and/or rehabilitation of not less than 13 homes in the NSP3 target areas. It directs the Community Development Director to expend the NSP3 funds for eligible activities in accordance with applicable statutes and regulations. It also authorizes Mayor David Wood to sign contracts related to the grant, and authorizes the Community Development Director to sign all other documents pertaining to the administration of the program. Commissioner Mammolenti moved to approve Resolution 2011-06. Commissioner Gebo seconded; motion carried.

Mrs. Timmer provided the following updates to the Commissioners:

**TIF UPDATES**

**Main Street Improvements, PH. III: Mishawaka Avenue to Battell Street**

The northbound (east side) lanes, curbs and sidewalks of Main Street have been poured. Main Street is scheduled to reopen to traffic on May 25. Battell and Lawrence Streets will have

pavement, curb and sidewalks removed beginning Monday, May 23 with an anticipated completion date of June 5.

#### Main Street - Church Street Connector

Rieth-Riley Construction will begin work on June 1, 2011. NIPSCO is currently relocating gas lines on First Street in preparation of the construction project. Completion is anticipated for mid-November 2011.

#### North Main Street, PH VI: Ardennes Street to Edison Road

The road plans are 90% complete. Construction is anticipated to begin in 2012.

#### Edison Road and Grape Road Intersection Improvements

DLZ is currently working on the design. Utility coordination is underway, as is right-of-way acquisition for two (2) parcels.

#### Douglas Road Medical Park, PH. II

John Boettcher Sewer & Excavation Company is the contract for this project. Clearing is in progress. A dewatering system will be installed the week of May 23, 2011. Bridge footing construction is scheduled for mid-June.

#### Fir Road Expansion, PH. I (Between the Toll Road bridge and Cleveland Road)

This project includes reconstruction of approximately .38 miles of Fir Road. The scope of work includes re-aligning and widening the intersection, adding curbs and storm sewer, and placing a traffic signal. Drainage design, and construction and right-of-way plans are underway.

The City's share, which is 20% of the project, includes sewer and water lines for \$162,323 and intersection improvements for a lump sum of \$100,000. INDOT is paying 80% of the costs, which total approximately \$1.1 million. INDOT closed the intersection of Fir Road and Cleveland Road the week of May 9; it will remain closed for four (4) months.

## **NEIGHBORHOOD PROGRAMS**

### **Mishawaka River Center Apartments**

A meeting was held on May 16 with Kil Architecture, Frost Engineering and the City's Engineering Department regarding infrastructure upgrades at the site. Plans for improvements to Hill and First Streets are being coordinated with Engineering, and will be finalized by the end of June.

Video inspection of the sanitary system indicates that the existing sanitary lateral to Lincolnway West will be inadequate for the facility. Therefore, the apartments will tie into a new sanitary sewer extension that's planned as part of the Hill Street improvements. Storm drainage overflow from the parking lot will also tie into Hill Street. This will require substantial re-design of the parking lot as the current pipe configuration has all water flowing away from Hill Street.

Kil Architecture is finalizing a Request for Qualifications that will be published the first week of June. This will allow us to pre-qualify general contractors for the construction work on the building. Qualifications will be received in July, reviewed by the architect, and a list of eligible contractors will be established. We will contact those on the list to bid on the work in August.

### **Neighborhood Stabilization Program 1 (NSP1)**

As part of the City's first Neighborhood Stabilization Grant, cleared sites are being donated to Habitat for Humanity of St. Joseph County for construction of new homes. I am presenting a Quit Claim Deed for the properties located at 548, 550 & 552 W. Sixth Street. These are lots that along with 422 S. Wells have been replatted into two parcels. The Engineering Department will assign new house numbers.

### **Neighborhood Stabilization Program 3 (NSP3)**

Per NSP3 guidelines, the Department advertised in the South Bend Tribune with a request for qualifications from demolition contractors and homebuilders. Qualifications were received at the April 26, 2011 meeting of the Board of Public Works and Safety. We received qualifications from eight demolition contractors, and I am recommending that the Commission accept the following seven companies for the approved NSP3 demolition contractor list:

Jackson Services of Rochester, Indiana  
Torok Excavating of South Bend, Indiana  
C & E Excavating of Elkhart, Indiana  
R & R Excavating of Mishawaka, Indiana  
Ritschard Brothers of South Bend, Indiana  
John Boettcher Excavating of Mishawaka, Indiana  
B & J Excavating of South Bend, Indiana

Commissioner Gebo moved to accept the seven demolition contractors. Commissioner Mammolenti seconded; motion carried.

It is recommended that the eighth applicant, Jerry Reed Excavating, not be accepted due to performance problems with prior demolition work done in the City. Commissioner Gebo moved to not accept Jerry Reed Excavating as an approved demolition contractor. Commissioner Mammolenti seconded; motion carried.

Applications were received from three homebuilders for the First Time Homebuyer Program. It is the Department's recommendation that all three companies be approved for the NSP3 homebuilder list:

Place Builders  
Jeff Moser Homes  
The McCollester Group

Commissioner Mammolenti moved to accept the three builders. Commissioner Troiola seconded; motion carried.

One application was received for a low-income housing homebuilder. It is the Department's recommendation that Habitat for Humanity of St. Joseph County be approved as the NSP3 low-income housing homebuilder. Commissioner Gebo moved to accept the one low-income builder. Commissioner Troiola seconded; motion carried.

Self-Sufficiency Program

Using NSP1 funds, the Department acquired three foreclosed properties:

313 W. 8<sup>th</sup> Street

717 W. 7<sup>th</sup> Street

718 W. 7<sup>th</sup> Street

These homes will be used for the City’s Lease-to-Own Self-Sufficiency Program. Rehab work will be complete on all three homes this week. We have our first qualified applicant to the program, and I would like to recommend that his application be accepted for the program.

Summer of Service Program

Work was completed at 2357 N. Main Street and 540 N. Logan the weekend of May 14-15. We have one more applicant for the program, which will bring the total homes to seven for this year:

**FIRST TIME HOMEBUYER PROGRAM**

Construction is underway at three of our five houses: 611 E. Third, 311 Cleveland, and 510 W. 10<sup>th</sup> Street. The foundations have been poured at these sites, and backfilling has occurred at Cleveland and W. 10<sup>th</sup>. A foundation permit has been issued for 407 W. Sixth Street. Thanks to a story that ran in the South Bend Tribune recently, we have received a lot of good applicants for the fifth house (519 W. Sixth St.).

**NEXT MEETING**

The next regular meeting of the Redevelopment Commission will be Monday, June 27th, 2011 at 6:30 p.m. in room 205.

The meeting was adjourned at 7:50 p.m.

Respectfully submitted:

Approved:

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Kari Myers, Administrative Planner

M. Gilbert Eberhart, President

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Lory L. Timmer, Community Development Director