REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL
July 02, 2018

Be it remembered that the Common Council of the City of Mishawaka, Indiana met in the Council Chambers of the Mishawaka City Hall on Monday July 02, 2 018, at 7:00 p.m. The meeting was called to order by President Mammolenti all were asked to stand for the Pledge of Allegiance.

Roll Call.
Present: Mrs. Voelker, Mr. Tanner, Mr. Deal, Mr. Banicki, Mr. Emmons, Mr. Bellovich, Mr. Canarecci, Mr. Mammolenti.
Absent: Mr. Compton.

Minutes of the Regular Meeting of June 18, 2018 were approved as received from the Clerk's Office.

Clerk Block read the following resolution by title and was opened for public hearing.

RESOLUTION NO. 2018-14

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, APPROVING AND AUTHORIZING CERTAIN ACTIONS AND PROCEEDINGS WITH RESPECT TO CERTAIN PROPOSED ECONOMIC DEVELOPMENT REVENUE BONDS AND RELATED MATTERS

Randy Rompola, Attorney at Barnes & Thornburg said this was a request to take initial action for an Economic Revenue Bond to provide for tax exempt financing for Eagle Pointe Development. He continued to say in connection with acquisition and rehabilitation of the project formally known as the Arbors at Ironwood would be known going forward as Ironwood Village. Mr. Rompola said the Economic Development Commission took their initial action last week to approve of the proposed financing by waving an inducement resolution and they also approved the form of the council's resolution. He went on to say this project was for an existing project, the IRS tax code allows for acquisition and rehabilitation to be funded on a tax-exempt basis. Mr. Rompola explained the issuance of tax exempt bonds could only be accomplished through a government entity. He said the project would not exceed 7.8 million dollars of tax exempt bonds; it would also involve the issuance and granting of tax credits by the state. Mr. Rompola mentioned another requirement of the tax code was for the project to be financed with 50% of bonds and 50% of tax credits. He said after the council's adoption, the developer would file an application with the state for their consideration. Mr. Rompola continued to say after the states approval for the tax credits and tax-exempt financing they would go back before the Economic Development Commission and council with a bond ordinance for final approval. He assured the council the resolution stated none of the risk associated with the financing would accrue to the city, there would be no responsibility and no impact of the city's credit rating. Mr. Rompola said because the bonds would be issued through the Economic Development statute, there was a required finding the Economic Development Commission made with the respect of job retention. He said there would be four jobs that would be retained at an annual salary of approximately 160 thousand dollars.

Jason Barnes, represented Eagle Pointe Development gave background about the company. Mr. Barnes said Arbor at Ironwood was a currently 128 unit affordable housing community with a mix of 1, 2, 3-bedroom apartments serving families in Mishawaka. He said the apartments remained an affordable housing community since it was constructed in 2001. Mr. Barnes explain the apartments were now in need of rehab which would include all units to receive high energy star rated appliances, updated electrical and mechanical finishes, updated kitchens and finishes throughout the units. He said there would also be exterior updates of new roofing, insolation in the attics, exterior lighting, playground equipment and more. Mr. Barnes went on to say with the approval from the council, the Economic Commission and the state, they would expect closing sometime in late fall with construction starting early winter. He said the rehabilitation would take 11 months.

Mr. Mammolenti asked would the residence remain in their units. Mr. Barnes replied yes, it would be an in-place renovation; they would work around the residence. He said they had a lot of success with in-place renovation across the nation. Mr. Mammolenti asked how many in-place rehabs have they done. Mr. Barnes said 6.

Mr. Deal asked did the 7.8 million dollars include the purchase and rehab for the property and how much was for the rehab. Mr. Barnes replied yes, 4 million dollars was for the renovations.

Mr. Banicki questioned if they were hiring local labors for this project. Mr. Barnes said they were hiring locally, they had a number of vendors currently working on sight. He continues to say they would entertain soliciting bids from the current vendors and also put out a bid package with their general contractor.

Mr. Bellovich asked for the current occupancy rate. Mr. Barnes said it was 95%.

Mr. Canarecci asked would the renovations impact the residence rent. Mr. Barnes explained tenants currently saw rent increases annually. He said this was in the affordable tax credit program, they should anticipate the standard annual rent increases, but the tenants would not pay for the renovations.

Mr. Tanner asked in regard to the vendors currently working on the property, did they currently own the property and were they retro actively asking for the credit to apply for the purchase. Mr. Barnes explained they had subsidiaries that currently had interest on the property, they were buying the interest out and Eagle Pointe would eventually become a majority stakeholder. Mr. Rompola added to qualify for the tax credits and the tax-exempt financing there had to be acquisition and rehabilitation.

He said the acquisition component consisted of buying out all of the other partners, once the acquisition was complete Eagle Pointe would be the owner.

Question was called for at 7:13 P.M. for **RESOLUTION NO. 2018-14** **Vote: Motion carried by unanimous roll call vote (summary: Yes = 8). Yes: Mrs. Voelker, Mr. Tanner, Mr. Deal, Mr. Banicki, Mr. Emmons, Mr. Bellovich, Mr. Canarecci, Mr. Mammolenti**

<u>RESOLUTION NO. 2018-15</u>

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, ADDING PARCELS TO THE CITY'S PROPERTY ACQUISITION LIST ASSOCIATED WITH A PREVIOUSLY APPROVED COMMON COUNCIL RESOLUTION 2014-07 WHICH APPROVED AN ORDER OF THE CITY OF MISHAWAKA PLAN COMMISSION APPROVING A CERTAIN DECLARATORY RESOLUTION, AN AMENDMENT TO THE BOUNDARIES OF THE NORTHWEST AREA IMPROVEMENT PROJECT, CONSOLIDATION OF THE SOUTHSIDE ECONOMIC DEVELOPMENT AREA AND THE NORTHWEST IMPROVEMENT PROJECT INTO ONE CONSOLIDATED AREA IMPROVEMENT PROJECT, AND AN AMENDMENT TO THE ECONOMIC DEVELOPMENT PLAN FOR THE CONSOLIDATED AREA IMPROVEMENT PROJECT ADOPTED BY THE CITY OF MISHAWAKA REDEVELOPMENT COMMISSION
(Adding Juday Creek to Acquisition List)

Ken Prince, City Planner said this would add the last portion of the Juday Creek Golf Course they did not include a few years ago to the acquisition list. He continued to say the plan was to buy 15 holes of the golf course and a portion of the Penn family farm and to reconfigure the 3 holes that appraised for $200,000 an acre, which they thought, was an extreme amount of money for a wellfield. Mr. Prince said they thought they could reconfigure the golf course for a little over 1 million dollars, the 3 holes appraised for 2.1 million dollars. He said they asked the Rogers to take the equivalent of the 2.1 million dollars instead of the 5 million dollars for the previous appraisal for the existing 3 holes of the golf course and change the strategy to not reconfigure 3 holes. He said they agreed they need a revised development agreement, which was approved by the Redevelopment Commission but before they can purchase the property, it needed to be added to the acquisition list.

Question was called for at 7:16 P.M. for **RESOLUTION NO.2018-15** **Vote: Motion carried by unanimous roll call vote (summary: Yes = 8). Yes: Mrs. Voelker, Mr. Tanner, Mr. Deal, Mr. Banicki, Mr. Emmons, Mr. Bellovich, Mr. Canarecci, Mr. Mammolenti.**

Clerk Block read the following proposed ordinances by title and opened the public hearings.

PROPOSED ORDINANCE NO. 2018-14

AN ORDINANCE AMENDING CHAPTER 137, OF THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME AMENDED, COMMONLY KNOWN AS "THE ZONING ORDINANCE OF 1966" OF THE CITY OF MISHAWAKA, INDIANA.
(Rezone from C-1 to R-1 1028 Ironwood Dr.)
(Assigned to Land Use Planning Committee)

Mr. Tanner reported the Land Use Planning Committee recommended this proposed ordinance should be adopted and moved for acceptance of same upon a second by Mr. Banicki motion carried.

Due to the absence of the petitioners Mr. Deal made a motion to postpone PROPOSED ORDINANCE NO. 2018-14 to the July 16th meeting second by Mr. Canarecci motion carried.

PROPOSED ORDINANCE NO. 2018-15

AN ORDINANCE AMENDING CHAPTER 137, OF THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME AMENDED, COMMONLY KNOWN AS "THE ZONING ORDINANCE OF 1966" OF THE CITY OF MISHAWAKA, INDIANA.
(PUD Amd - NW corner Capital Ave & Beacon Pkwy)
(Assigned to Land Use Planning Committee)
(Staff Requesting Amendment)

Mr. Canarecci made a motion to amend **Proposed Ordinance No. 2018-15** as requested by the Planning Department second by Mr. Deal motion carried.

Mr. Banicki reported the Land Use Planning Committee recommended this proposed ordinance should be adopted and moved for acceptance of same upon a second by Mr. Tanner motion carried.

Phil Panzica, Architect Panzica Building Corp represented Capital Avenue properties for the buyers and their client beacon Health Systems. He said the parcels was approximately 19 acres track including 1.62-acre retail out lot designed to be an amenity to the hospital to create a symbiotic relationship supporting each other. Mr. Panzica went on to discuss the project; he said the hospital was proposed as 33000 square foot small acute care hospital. He continued to say it would be a full-service hospital with complete emergency department, 10 exam rooms and growth for 5 more within, 3 vertical assessment exams (ability to x-ray while standing in emergency room), full Trauma Room for emergency surgeries, Imaging Department, 8 inpatient rooms and an enclosed ambulance bay. Mr. Panzica explained the amendment was for the PUD, which was the Walker PUD that blanketed all of Beacon Parkway. He said they were asking for a relaxation of setbacks consistent and similar to the fitness center across the street. Mr. Panzica said they were also requesting for temporary signage to be larger than the typical sign ordinance allows, again similar to the variance for the fitness center, which allowed them to have an 8 foot high signage on 10 foot post with lights and landscaping. Mr. Panzica complimented working with Ken Prince and his department and they were in agreement for the PUD.

Mrs. Voelker questioned the number of employment for the hospital. Mr. Panzica said hospital employees would average 5 to 12, it was a 24/7 hospital. He said this was a new paradigm in the medical community, instead of building much larger hospitals they built smaller hospitals. Mr. Panzica stated in smaller hospitals 9 out of 10 patients could typically be treated or put inpatient, the 1 out of 10 they could not treat would be stabilized to be transported to a larger hospital. He added there would be two fulltime ambulance vehicles at this facility.

Mr. Mammolenti questioned the Trauma Center. Mr. Panzica explained it would not be considered a regional trauma center; it would be a full emergency Department and hospital. He said the trauma room would be for emergency surgeries. Mr. Mammolenti asked where were the nearest comparable centers. Mr. Panzica said there were two facilities in Indianapolis, Ohio; more than 50 have been built in the US.

Mr. Emmons asked for clarification regarding the hospital staff. Mr. Panzica said there would be 15 to 36 staff members in the building at all times.

Mr. Canarecci questioned signage the hospital and the ability to treat the different trauma situations. Mr. Panzica said they would be able treat any patient who comes in to the hospital. He went on to say they were working on the signage. Mr. Canarecci asked could these smaller emergency rooms decrease the wait time in other local emergency rooms. Mr. Panzica replied yes, that was one the reason for building the smaller facilities.

Mr. Mammolenti asked would the ambulance be dispatched through PSAP. Mr. Panzica replied no, Beacon would not make 911 calls but they will accept 911 ambulances. He explained the two ambulance vehicles stationed at this hospital would primarily be used for patient transfer.

Mr. Tanner asked what predicated the offset for the welcome to Mishawaka site. Mr. Panzica said they were working to acquire property from INDOT. He continued to say Evergreen was gone and unfortunately state records did not indicate they owned the property and they were searching for deeds. Mr. Panzica said they were asking for zero setbacks because it was a 40 feet deep area and deeper going toward the corner. He referenced the site plan, they did not wish to build on the storm basin on the corner, and they decided to make it a feature as a wet basin pond with a fountain, and the overflow of the pond would be part of their storm drainage system. Mr. Panzica said there was discussion of clear separation of the Welcome to Mishawaka and Beacon sign. He continued to say there was a possibility the signage may be designed where the large stone basin was located. He continued to say they would be working with the Planning Department in the future as the building develops; they will reassess signage and decide on what would happen on the corner. Mr. Panzica said the signage would say Beacon Health System Campus and Emergency Room.

Question was called for at 7:34 P.M. for **PROPOSED ORDINANCE NO. 2018-15** **Vote: Motion carried by unanimous roll call vote (summary: Yes = 8).Yes: Mrs. Voelker, Mr. Tanner, Mr. Deal, Mr. Banicki, Mr. Emmons, Mr. Bellovich, Mr. Canarecci, Mr. Mammolenti.** Thus, it becomes **ORDINANCE NO. 5620AA**

ADJOURNMENT 7:36 P.M.

Deborah S. Block /s/	Matt Mammolenti /s/
Deborah S. Block, IAMC, MMC, City Clerk	Matt Mammolenti, President