

GOSHEN REDEVELOPMENT COMMISSION

Minutes of the Regular Meeting held January 13, 2009 at 4:00 p.m.

Call to Order:

The Goshen Redevelopment Commission met in a regular meeting on January 13, 2009 at 4:00 p.m. in the City Court Room/Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana.

The meeting was called to order by President Stump.

Roll Call:

On call of the roll, the following members of the Redevelopment Commission were shown to be present or absent, as follows:

Present: Laura Coyne, Stephen Oyer, Thomas Stark and Thomas Stump

Absent: Randy Robertson, Jeremy Stutsman

Also present was Community Development Director Mark Brinson and City Attorney Larry Barkes.

Election of Officers:

A motion was made by Commission Oyer and seconded by Commissioner Stark to continue through 2009 with the officers as they were in 2008. The motion was adopted unanimously.

Approval of Minutes:

A motion was made by Commissioner Oyer and seconded by Commissioner Stark to approve the minutes of the December 9, 2008 regular meeting and executive session. The motion was adopted unanimously.

Approval of Claims:

A claim presented to the Redevelopment Commission in December's register of claims was mislabeled to be paid to the wrong vendor. This was a mistake in the register of claims which was approved at the December 9, 2008 Redevelopment Commission meeting; however, the claim was paid to the correct vendor. A motion was made by Commissioner Stark and seconded by Commissioner Oyer to approve correction of the claim as presented. The motion was adopted unanimously.

Two additional claims were given to the Redevelopment Commission after the register of claims for the month was run. A motion was made by Commissioner Stark and seconded by Commissioner Oyer to add two claims to the January register of claims. The motion passed unanimously.

The January register of claims was presented. A motion was made by Commissioner Oyer and seconded by Commissioner Stark to approve payment of the claims as presented totaling \$29,670.65. The motion was adopted unanimously.

New Business:

1. Resolution 01-2009 - Additional Appropriation.

Community Development Director Mark Brinson explained an additional appropriation is necessary in the Capital Projects River Race 08 Construction line, line no. 482-560-00-442.0000, because there was nothing originally appropriated or encumbered. The appropriation requested is for \$762,000. Mr. Brinson explained to the Redevelopment Commission that he arrived at that figure to allow for the following anticipated expenditures:

- purchase of 214 W Jefferson (Wait property) \$400,000
- purchase of 204 W Madison (Rhodes property) \$74, 500
- purchase of 301 S Third (Coronado property) \$62, 500
- purchase of 409 Canal (Graber property) \$75,000
- bridge repair \$30,000
- removal of Omnisource foundation \$20,000
- contingency \$100,000

A motion was made by Commissioner Stark and seconded by Commissioner Oyer to adopt Resolution 01-2009. The motion was adopted unanimously.

2. Discussion - Additional Appropriations.

Community Development Director Mark Brinson brought to the Redevelopment Commission's attention that there will likely be a need for a future additional appropriation in the non-reverting professional services line. The original appropriation was \$3,500 and already the Commission has spent more than \$1,100. Mr. Brinson explained that this line is a general line to pay items out of when they can't be attributed to TIF areas.

3. Discussion - 2009 Projects.

Commissioner Coyne suggested the Commissioners circulate a list of current and future projects that they may each add to and/or edit. The rest of the Commission agreed this was a good idea.

River Race Redevelopment Project: Community Development Director Mark Brinson announced that the due date for the bids for the River Race Redevelopment Project has been extended. The original due date was January 13, 2009. The new due date is February 10, 2009. Mr. Brinson also stated that the developers who have expressed interest in this project have assured him they can have bids in by this new deadline.

A motion was made by Commissioner Stark to extend the deadline for bids for the River Race Redevelopment Project to February 10, 2009 at 1:00 p.m. and seconded by Commissioner Oyer. The motion passed unanimously.

Director's Report:

Community Development Director Mark Brinson highlighted a few items from his Director's Report:

214 W Jefferson (Wait building): The environmental work is finished, the closing should happen by the end of the month.

Western Rubber building: The city officially owns this property now and Redevelopment is currently preparing to solicit bids for demolition. Commissioner Stark asked about the trailers that are on the property. City Attorney Larry Barks reminded the Commissioners that last month the possibility was discussed of leasing the ground on a very short-term basis to the person using it now, but the figures

thrown out as possible lease amounts varied widely. Commission President Stump then suggested they lease the ground at \$300 per month. Commissioner Stark mentioned his concern about the dumpsters on the property. No one seems to know who owns them, but he would like to see them removed due to the Phase II environmental assessment that's been done.

301 S Third: LaCasa has negotiated a short sale so the closing should occur soon.

Open Forum:

There was nothing discussed in the open forum.

Announcements:

It was announced that the next regular meeting is scheduled for February 10, 2009 at 4:00 p.m.

Adjournment:

Commissioner Oyer moved to adjourn. The motion was seconded by Commissioner Coyne. The regular meeting was adjourned at 4:35 p.m.

Approved on this 10th day of February, 2009.

Thomas W. Stump, President

Jeremy Stutsman, Secretary

GOSHEN REDEVELOPMENT COMMISSION

Minutes of the Executive Session held January 13, 2009 at 4:35 p.m.

Call to Order:

The Goshen Redevelopment Commission met in executive session on January 13, 2009 at 4:35 p.m. in the City Court Room/Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana.

The executive session was called to order President Thomas Stump.

The members of the Redevelopment Commission were shown to be present or absent, as follows:

Present: Laura Coyne, Stephen Oyer, Thomas Stark and Thomas Stump

Absent: Randy Robertson, Jeremy Stutsman

Also present was Community Development Director Mark Brinson and City Attorney Larry Barkes.

Purpose of Executive Session:

The executive session was held as authorized by Indiana Code 5-14-1.5-6.1(b)(2)(D) for the discussion of strategy with respect to the purchase or lease of real property by the Redevelopment Commission up to the time a contract or option to purchase or lease is executed by the parties.

No subject matter was discussed in the executive session other than the subject matter specified in the public notice/agenda.

Adjournment:

The executive session was adjourned at 5:35 p.m.

Approved on this 10th day of February, 2009.

Thomas W. Stump, President

Jeremy Stutsman, Secretary