

GOSHEN REDEVELOPMENT COMMISSION

Minutes of the Regular Meeting held February 10, 2009 at 4:00 p.m.

Call to Order:

The Goshen Redevelopment Commission met in a regular meeting on February 10, 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, Thomas Stump and Jeremy Stutsman

Absent: Stephen Oyer, Randy Robertson and Thomas Stark

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

Approval of Minutes:

A motion was made by Commissioner Stutsman and seconded by Commissioner Coyne to approve the minutes of the January 13, 2009 regular meeting and executive session. The motion was adopted unanimously.

Approval of Claims:

An additional claim was given to the Redevelopment Commission after the register of claims for the month was run. A motion was made by Commissioner Stutsman and seconded by Commissioner Coyne to add the claim to the February register of claims. The motion passed unanimously.

The February register of claims was presented. A motion was made by Commissioner Stutsman and seconded by Commissioner Coyne to approve payment of the claims as presented totaling \$344,868.68. The motion was adopted unanimously.

New Business:

1. Open bids for River Race Redevelopment Project.

A bid was opened from All American Building Systems, LLC. Art Breitenstein, Vice-President for Sales and Marketing of Coachmen Industries, Inc. (of which All American Building Systems, LLC is a part) gave a short synopsis of their proposal. He recognized that while they were not offering the full appraised value of the property, they will try to secure grants to increase what they can offer.

2. Resolution 02-2009 - Acceptance of Proposal from Wightman Petrie, Inc. and Authorize Execution of an Agreement.

City Engineer Mary Cripe stated this proposal is for Wightman Petrie to put a survey together so the Engineering Department can do the design for Dierdorff Road in house. Wightman Petrie has done many surveys for the city around this area in the past and this survey will compile all of the previous surveys, updating any outdated surveys, into one comprehensive survey.

A motion was made by Commissioner Stutsman and seconded by Commissioner Coyne to adopt Resolution 02-2009. The motion was adopted unanimously.

3. Resolution 03-2009 - Change Order No. 2 For CR 27 Utility Extension.

City Engineer Mary Cripe stated this change order was for reduced supplies. Between this change order and Change Order No. 1, which added work and was approved by the Redevelopment Commission on October 14, 2008, the total addition to the project has been 1.16%.

A motion was made by Commissioner Stutsman and seconded by Commissioner Coyne to adopt Resolution 03-2009. The motion passed unanimously.

4. Resolution 04-2009 - Ratification of Agreement Modification.

Community Development Director Mark Brinson stated this agreement modification is to the agreement the Redevelopment Commission had with Traffic Engineering Consultants, P.C. (TEC) to perform a South Link Road Corridor traffic study. It was requested of TEC to make a presentation to the Redevelopment Commission which was not in the original scope of work or in the agreement amendment.

A motion was made by Commissioner Stutsman and seconded by Commissioner Coyne to adopt Resolution 04-2009. The motion passed unanimously.

5. Resolution 05-2009 - Authorize Execution of Professional Services Agreement with Abonmarche Consultants of Indiana, LLC.

City Engineer Mary Cripe stated that the original design for Aldi's allowed them to have a drive over 100 feet wide. This was before Eisenhower Drive was built. Since that time the Eisenhower Drive extension project has raised the grade of Eisenhower Drive which has resulted in the trapping of water in Aldi's parking lot. As Abonmarche was the consultant on the original project, they will now work to find a drainage design to remedy this problem.

A motion was made by Commissioner Stutsman and seconded by Commissioner Coyne to adopt Resolution 05-2009. The motion passed unanimously.

6. Resolution 06-2009 - Authorize Execution of a Lease Agreement with Gleason Industrial Products, Inc.

City Attorney Larry Barkes stated that when the city acquired the Western Rubber real estate it was noted that there were several trailers owned by Gleason Industrial Products, Inc. on the portion of the real estate south of Plymouth Avenue. The Redevelopment Commission has decided to lease this portion of the real estate. It will be necessary to solicit bids to lease for the period from May 1 to December 31, 2009. Gleason has agreed to lease the real estate beginning immediately at the amount of \$500 per month as well as to maintain the real estate and to give the city a staging area for demolition. If Gleason is the successful bidder to lease the real estate for the period of May 1 to

December 31, Gleason's current lease will continue until December 31, 2009. If the city has not completed demolition on the real estate by December 31, 2009, Gleason's lease may continue on a month to month basis.

A motion was made by Commissioner Stutsman and seconded by Commissioner Coyne to adopt Resolution 06-2009. The motion passed unanimously.

7. Resolution 07-2009 - Authorize Solicitation of Bids for Lease Agreement.

City Attorney Larry Barkes stated this resolution is to authorize the solicitation of bids for a lease agreement for the portion of the Western Rubber real estate that is south of Plymouth Avenue for the period from May 1, 2009 to December 31, 2009. He stated this is the same lease they just discussed for Gleason Industrial Products, Inc.

A motion was made by Commissioner Stutsman and seconded by Commissioner Coyne to adopt Resolution 07-2009. The motion passed unanimously.

8. Resolution 08-2009 - Additional Appropriation.

Community Development Director Mark Brinson stated that the professional services line in the non-reverting fund will be needing an additional appropriation. It appears there were some unconsidered expenses when originally figuring appropriations for 2009, as professional services for projects such as Western Rubber and Quality Drive-Away are not in TIF districts and will need to be taken from this fund. The amount originally appropriated for this fund was primarily for legal services, and that, too, will need to be considered. The additional appropriation amount requested is \$25,000.00.

A motion was made by Commissioner Stutsman and seconded by Commissioner Coyne to adopt Resolution 08-2009. The motion passed unanimously.

9. Resolution 09-2009 - Authorize Execution of Agreement for Jefferson Street Bridge Repair.

City Engineer Mary Cripe stated there is a need for a handrail to be put in at the Jefferson Street Bridge. This is a safety issue and must be done soon. It will be purchased under the city's small purchase policy, not as a larger bridge repair project. This resolution will allow Community Development Director Mark Brinson to execute an agreement once the city has selected who will furnish and install the handrail. When asked for a ballpark figure, Ms. Cripe stated the cost will likely be between \$15,000.00 and \$20,000.00.

Commission President Stump and Commissioner Stutsman both stated they would like Coachmen Industries to be consulted regarding the design of the handrail, as the Jefferson Street bridge is part of the River Race Redevelopment Project area.

After much discussion, the Commission decided the Engineering Department should get quotes on the handrail and this resolution should be tabled.

A motion was made by Commissioner Stutsman and seconded by Commissioner Coyne to table Resolution 09-2009. The motion passed unanimously.

10. Discussion - Western Rubber demolition funding.

Community Development Director Mark Brinson told the Commission that there would be no grants from the state for cleanup of asbestos at the Western Rubber site as they had hoped for. The estimated cost for cleanup of the asbestos and contaminated soil is \$30,000.00. Because there will be more than an acre of ground disturbed, the Redevelopment Commission must go through a permitting process

with the county. After the Legal Department receives the permit specs, they can be incorporated into the demolition specs and then the Redevelopment Commission can solicit quotes for the cleanup.

City Attorney Larry Barkes mentioned he's talked to Clerk-Treasurer Tina Bontrager about borrowing funds from the Electric Utility Sale Fund or the Rainy Day Fund and Ms. Bontrager has assured him after March 1 there will be plenty to borrow.

Mr. Brinson stated he will report back more when he has more information.

Director's Report:

Community Development Director Mark Brinson did not expound on the report the Commissioners were given and none of the Commissioners had any questions.

Open Forum:

Commissioner Stutsman asked if there could be a more detailed register of claims provided at the next meeting. Recording Secretary Christy Ryman assured him there would be.

Community Development Director Mark Brinson stated that though Commissioner Oyer is not here, Commissioner Oyer would like to discuss Millrace water levels at the next meeting.

Commissioner Coyne announced the EDC is holding a series of meetings on what exactly a tax phase-in is and how they can best be used to create jobs. Those meetings will be held Wednesday, February 25 at 1:00, 3:00 and 5:00 p.m.

Announcements:

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

Adjournment:

Commissioner Stutsman moved to adjourn. The motion was seconded by Commissioner Coyne. The regular meeting was adjourned at 5:10 p.m.

Approved on this 10th day of March, 2009.

Thomas W. Stump, President

Jeremy Stutsman, Secretary

GOSHEN REDEVELOPMENT COMMISSION

Minutes of the Executive Session held February 10, 2009 at 5:15 p.m.

Call to Order:

The Goshen Redevelopment Commission met in executive session on February 10, 2009 at 5:15 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, Thomas Stump and Jeremy Stutsman

Absent: Stephen Oyer, Randy Robertson and Thomas Stark

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 6:25 p.m.

Approved on this 10th day of March, 2009.

Thomas W. Stump, President

Jeremy Stutsman, Secretary