



GOSHEN REDEVELOPMENT COMMISSION

MINUTES OF THE REGULAR MEETING HELD JANUARY 12, 2016

CALL TO ORDER / ROLL CALL

The Goshen Redevelopment Commission met in a regular meeting on January 12, 2016 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 Vice President Vince Turner. On call of the roll, the following members of the Goshen Redevelopment Commission were shown to be present or absent as follows:

Present: Laura Coyne, Cathie Cripe, Adam Scharf, Vince Turner and Brett Weddell

Absent: Thomas Stump

ADDITION TO THE AGENDA

A motion was made by Commissioner Coyne and seconded by Commissioner Weddell to add Resolution 15-2016 – Authorize Expenditure of Non Reverting Funds for Demolition of 415 N. Main Street, which will be inserted following Resolution 14-2016 as new Agenda Item m. The motion was adopted unanimously.

ELECTION OF OFFICERS

Commissioner Weddell nominated Commissioner Stump for President of the Goshen Redevelopment Commission and Commissioner Coyne seconded. There being no objections, Commissioner Stump was elected as President of the Goshen Redevelopment Commission for the 2016 calendar year.

Commissioner Weddell nominated Commissioner Turner for Vice President of the Goshen Redevelopment Commission and Commissioner Coyne seconded. There being no objections, Commissioner Turner was elected as Vice President of the Goshen Redevelopment Commission for the 2016 calendar year.

Commissioner Weddell nominated Commissioner Coyne for Secretary of the Goshen Redevelopment Commission and Commissioner Coyne seconded. There being no objections, Commissioner Coyne was elected as Secretary of the Goshen Redevelopment Commission for the 2016 calendar year.

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve the minutes of the December 8, 2015 regular meeting. The motion was adopted unanimously.

PRESENTATION

Vice President Turner introduced John Hertzler of the Goshen Historical Society, who introduced David Pauls and Cecilia Lapp Stoltzfus, students at Goshen College. David and Cecilia are working with the Goshen Historical Society to develop a permanent Millrace exhibit for the large empty interior wall at the Power House. Their vision is to have the exhibit ready to unveil by one of the spring 2016 First Friday events. Mr. Hertzler indicated that no funding is being requested; the Historical Society will find the funds for this project. The Commission gave the students and Mr. Hertzler praise for all of their work on this project.

UNFINISHED BUSINESS

- a. Resolution 1-2016 – Ratify Execution of Contract with Michiana Tree Works, Inc. for the South Link Road Project

Dustin Sailor, City Utilities Engineer, explained to the Commission that the rush for this contract was due to the Indiana Bat. The work is currently being completed.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 1-2016. The motion was adopted unanimously.

- b. Resolution 2-2016 – Ratify Execution of an Agreement Amendment with Roberts Environmental Services, LLC for the Millrace Townhomes Development

Becky Hershberger, Brownfields Coordinator, informed the Commission this is for the three final soil borings for the Matthews townhomes development. Sampling is scheduled for January 14, 2016.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 2-2016. The motion was adopted unanimously.

NEW BUSINESS

- a. Resolution 3-2016 – Approve Project Coordination Contract with INDOT for Kercher Road Reconstruction from Dierdorff to US 33 Project

Commissioner Scharf asked how many Boards must approve this Contract as it has already gone before the Board of Public Works and Safety, Common Council and now the Redevelopment Commission. Larry Barkes, City Attorney indicated that the Redevelopment Commission was the last entity to approve the Contract.

A motion was made by Commissioner Scharf and seconded by Commissioner Weddell to approve Resolution 3-2016. The motion was adopted unanimously.

- b. Resolution 4-2016 – Approve Category Transfer for Consolidated River Race/US 33 TIF Fund

Mark Brinson, Community Development Director, informed the Commission this transfer was for a year end re-balancing for 2015.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 4-2016. The motion was adopted unanimously.

- c. Resolution 5-2016 – Authorize Negotiation of a Contract for Preliminary Engineering Services for the Kercher Road Reconstruction Project from Dierdorff Road to US 33

Dustin Sailor informed the Commission there were five proposals submitted and a committee of three staff members reviewed the proposals and selected DLZ, Inc.

A motion to amend Resolution 5-2015 to add DLZ, Inc. was made by Commissioner Weddell and seconded by Commissioner Coyne. The motion to amend Resolution 5-2015 was adopted unanimously.

The motion to approve Resolution 5-2016, as amended, was made by Commissioner Weddell and seconded by Commissioner Coyne. The motion was adopted unanimously.

- d. Resolution 6-2016 – Designation of Employee of Responsible Charge for the Kercher Road Reconstruction Project from Dierdorff Road to US 33

Larry Barkes informed the Commission this is basically a requirement for the federally funded projects. Dustin Sailor indicated that Mary Cripe informed him this one is to allow bids to be affirmed once INDOT releases them. There is normally a 24 – 48 hour response time required, which does not allow sufficient time to bring it before the Commission in order to respond to INDOT.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 6-2016. The motion was adopted unanimously.

- e. Resolution 7-2016 – Authorize Advertising of RFP for Construction Engineering for Northwest Bike Trail Project

Dustin Sailor informed the Commission that Mary Cripe is being proactive in this request by soliciting proposals for the construction engineering work now due to the amount of other projects coming down the pipeline.

Commissioner Weddell questioned if there were something that would prevent the City from hiring an in-house construction engineer, which would result in significant savings for the City when combined with the

request in Resolution 9-2016 below. For example, could we still qualify for reimbursement of federal funds? He feels it would be foolish not to investigate this question.

Becky Hershberger stated it's very hard to bring someone on for a project specific without a long term guarantee. Dustin Sailor indicated the engineer has to have the background to operate INDOT's systems.

Commissioner Turner questioned if this matter could be tabled for a month to allow time to get answers to these questions.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to table Resolution 7-2016 for one month. The motion was adopted unanimously.

- f. Resolution 8-2016 – Designation of Employee of Responsible Charge for the Northwest Bike Trail Project

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 8-2016. The motion was adopted unanimously.

- g. Resolution 9-2016 - Authorize Advertising of RFP for Construction Engineering for Kercher Road Reconstruction Project from Railroad Crossing to Dierdorff Road

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to table Resolution 9-2016 for one month. The motion was adopted unanimously.

- h. Resolution 10-2016 – Designation of Employee of Responsible Charge for the Kercher Road Reconstruction Project from Railroad Crossing to Dierdorff Road

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 10-2016. The motion was adopted unanimously.

- i. Resolution 11-2016 – Designation of Employee of Responsible Charge for the South Link Road Project

A motion was made by Commissioner Scharf and seconded by Commissioner Weddell to approve Resolution 11-2016. The motion was adopted unanimously.

- j. Resolution 12-2016 – Designation of Employee of Responsible Charge for the Norfolk Southern Railroad Crossing Safety Improvements Project (College Avenue & Jefferson Street)

A motion was made by Commissioner Scharf and seconded by Commissioner Weddell to approve Resolution 12-2016. The motion was adopted unanimously.

- k. Resolution 13-2016 – Designation of Employee of Responsible Charge for the Ninth Street Trail Project

A motion was made by Commissioner Scharf and seconded by Commissioner Weddell to approve Resolution 13-2016. The motion was adopted unanimously.

- l. Resolution 14-2016 – Approve Contract for Asbestos Abatement at 405 & 602 E. Kercher Road

Becky Hershberger informed the Commission there were two areas of asbestos found and these need to be abated. TecServ Environmental submitted the only quote.

A motion to amend Resolution 14-2016 to add TecServ Environmental was made by Commissioner Weddell and seconded by Commissioner Scharf. The motion to amend Resolution 14-2015 to add TecServ Environmental was adopted unanimously.

The motion to approve Resolution 14-2016, as amended, was made by Commissioner Coyne and seconded by Commissioner Weddell. The motion was adopted unanimously.

- m. Resolution 15-2016 – Authorize Expenditure of Non Reverting Funds for Demolition of 415 N. Main Street, Goshen

Larry Barkes informed the Commission this is a house many people have complained about and would like to see demolished. This property backs up to the trail and could be nice green space complimenting the trail.

Commissioner Scharf asked if this property would then be turned over to the Parks Department; Larry Barkes indicated that the Redevelopment Commission would keep it for now, then make that decision at a later time.

A motion was made by Commissioner Scharf and seconded by Commissioner Weddell to approve Resolution 15-2016. The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Coyne and seconded by Commissioner Weddell to approve payment of the Register of Claims totaling \$1,586,232.71. The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Mark Brinson offered to answer any questions about the monthly report; however, the Commission did not have any questions. He inquired if there was progress on the Ramirez Salvage Yard. Becky Hershberger indicated the biggest hurdle now is that Mr. Ramirez says he has run out of room and his new place is now full. The City is currently continuing negotiations with Mr. Ramirez. Ms. Hershberger indicated that the request for bids will go out in February with bids due back on March 8, 2016.

OPEN FORUM

No one from the Commission or the public spoke during the open forum.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for February 9, 2016 at 4:00 p.m.

ADJOURNMENT

The regular meeting was adjourned at 4:52 p.m.

APPROVED on February 9, 2016.

Goshen Redevelopment Commission

/s/Thomas W. Stumpt
Thomas W. Stump, President

/s/Laura Coyne
Laura Coyne, Secretary



GOSHEN REDEVELOPMENT COMMISSION

MINUTES OF THE EXECUTIVE SESSION HELD JANUARY 12, 2016

CALL TO ORDER / ROLL CALL

The Goshen Redevelopment Commission met in an executive session on January 12, 2016 at the conclusion of the Commission's regular meeting at 4:00 p.m. pursuant to the notice given. The executive session was held 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 by Vice President Vince Turner. On call of the roll, the following members of the Goshen Redevelopment Commission were shown to be present or absent as follows:

Present: Laura Coyne, Cathie Cripe, Adam Scharf, Vince Turner and Brett Weddell

Absent: Thomas Stump

PURPOSE OF EXECUTIVE SESSION

The executive session was held as authorized by Indiana Code § 5-14-1.5-6.1(b)(2)(D) for a discussion of strategy with respect to the purchase or lease of real property by the Goshen 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 6:00 p.m.

APPROVED on February 9, 2016.

Goshen Redevelopment Commission

/s/Thomas W. Stumpt
Thomas W. Stump, President

/s/Laura Coyne
Laura Coyne, Secretary