



GOSHEN REDEVELOPMENT COMMISSION

MINUTES OF THE REGULAR MEETING HELD FEBRUARY 9, 2016

CALL TO ORDER / ROLL CALL

The Goshen Redevelopment Commission met in a regular meeting on February 9, 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 Commission President Stump. 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, Adam Scharf, Thomas Stump, Vince Turner and Brett Weddell

Absent: Cathie Cripe

APPROVAL OF MINUTES

A motion was made by Commissioner Turner and seconded by Commissioner Weddell to approve the minutes of the January 12, 2016 regular meeting and the January 12, 2016 executive session. The motion was adopted unanimously.

PRESENTATION

Gina Liechty, of Goshen Theater, Inc., gave the Commission a brief history of the theater, as well as an overview of the repairs made to the building to date and the repairs still needed to bring the Theater into a multi-use amenity that is good for the City of Goshen and will be used well into the future. Goshen Theater, Inc. is requesting consideration of funding from the Redevelopment Commission. They are applying for a grant from the Elkhart County Community Foundation and have an opportunity to apply for Regional Cities grants, with an April 1st deadline to file their application.

The estimated total cost for the project is \$13,500,000, \$4,000,000 of which they are asking from the Redevelopment Commission.

Mark Brinson, Community Development Director, explained that if the City does support this project, ownership of the building would have to fall under the City. Funding would come via a TIF bond through the City under that scenario and all portions of the project would go out for bid since public funds would be used.

Commission President Stump and Commissioner Weddell expressed concern regarding the time frame for notification of the grant awards. Larry Barkes, City Attorney, informed the Commission that the City's funding commitment would be contingent upon the Theater's receipt of the grants requested and pledge commitments. Gina Liechty indicated the Community Foundation's decision should be sometime in March and the Regional Cities decision should be sometime in May or June.

Commission President Stump noted that if a bond is issued, the payments would be approximately \$400,000 for 15 years that the Commission won't have to spend on other Redevelopment projects.

Commissioner Turner indicated another important part of this discussion is that all of the projects on the unfunded projects list have just been leapfrogged by the potential funding of this project.

Public Comments:

Doug Risser, 3110 Mallard Lane, owner of the business and building next door to the Theater, expressed his support for this project.

Mayor Jeremy Stutsman encouraged the Commission to give this project serious thought since the City will have protections throughout this process. Not only will the Commission get to vote on this funding, but so will Common Council.

UNFINISHED BUSINESS

a. Discussion – Construction Engineering/Inspection Services for Federally Funded Projects

Mark Brinson informed the Commission this is a follow up to questions raised at last month's Commission meeting regarding the possibility of the City hiring another engineer specifically for Construction Engineering of the federally funded projects and requesting reimbursement of their salary from INDOT.

Mary Cripe, Civil City Engineer, told the Commission that the City can hire an engineer to perform the daily onsite inspection if they meet one of the following criteria: 1) be a licensed Professional Civil Engineer; 2) hold a Bachelor of Science degree in Civil Engineering from an accredited university and/or 3) be certified under INDOT's Certified Technician Program.

Mary indicated that the Engineering Department does not have the same depth in their department as do the outside engineering firms. Mary's recommendation would be to continue with outside engineers for these complicated federally funded projects.

Commission President Stump inquired how many engineers the City currently employs, to which Mary responded 2 licensed engineers and 1 with a degree. He feels that there are a lot of projects happening right now and it would make more sense to hire someone internally.

Mark Brinson inquired into the timeframe of making a decision and Mary indicated the next project is the Northwest Bike Trail, which is scheduled for construction in 2017. She was trying to get a step ahead of the game with these requests, however, this discussion can continue into next month.

NEW BUSINESS

a. **Resolution 18-2016 – Approve Contract with Jerry Reed Excavating for Demolition of 417 S. Third Street**

Mark Brinson informed the Commission this real estate is owned by Redevelopment.

Commissioner Scharf indicated his concern is two-fold; what is the plan for this area and what is not in the plan for this area. He would like to know what the motivation is for this ½ block. He would prefer the real estate be sold and rehabbed rather than demolished.

Commission President Stump indicated that Redevelopment purchased properties in this area for future uses.

Commissioner Weddell questioned whether the house is capable of being rehabilitated at this time or if it would be in the City's best interests to demo and sell it as a vacant lot for a possible new structure. Mark Brinson indicated LaCasa previously indicated the house is not in a condition they would rehabilitate.

Commissioner Coyne questioned whether the house is blighted. Larry Barkes indicated the house is blighted and was at the time the City purchased it.

A motion was made by Commissioner Scharf and seconded by Commissioner Weddell to table Resolution 18-2016 until the next meeting. The motion was adopted unanimously.

b. **Resolution 19-2016 – Annual Determination of Excess Assessed Value in the Consolidated River Race / US 33 Allocation Area**

Mark Brinson informed the Commission this is the annual notice to the taxing units that there is not excess assessed value in the TIF Area.

A motion was made by Commissioner Turner and seconded by Commissioner Weddell to approve Resolution 19-2016. The motion was adopted unanimously.

c. **Resolution 20-2016 – Annual Determination of Excess Assessed Value in the Southeast Allocation Area**

A motion was made by Commissioner Coyne and seconded by Commissioner Weddell to approve Resolution 20-2016. The motion was adopted unanimously.

d. **Resolution 21-2016 – Annual Determination of Excess Assessed Value in the Plymouth Avenue Allocation Area**

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 21-2016. The motion was adopted unanimously.

e. **Resolution 22-2016 – Approve Agreement with GRC Investments, LLC for the Development of Stormwater Facilities**

Larry Barkes, City Attorney, summarized the Agreement for the Commission and explained this will help reduce the flooding in this residential development.

Dustin Sailor informed the Commission of the history of the problems in this area and the need for the stormwater facilities.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 22-2016. The motion was adopted unanimously.

f. **Resolution 23-2016 – Approve LPA / Subconsultant Acknowledgement for Construction Engineering with Shrewsberry & Associates for the South Link Road Project**

Mary Cripe informed the Commission one of the federal requirements for DLZ is they have to hire a DBE and, in turn, the Redevelopment Commission needs provide approval of the subconsultant.

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to approve Resolution 23-2016. The motion was adopted unanimously.

g. **Resolution 24-2016 – Authorize Negotiation of a Contract with Quality Window & Door for New Exterior Door at Powerhouse Building**

Becky Hershberger, Brownfields Coordinator, informed the Commission the wood entry door on the south side of the powerhouse facility is deteriorated and the Parks Department obtained one quote for \$3,000 to replace it with a similar door. Due to no overhang and the elements, this custom wood door needs to be replaced about every other year and this is already the second replacement in several years. Becky obtained several additional quotes and was able to source a fiberglass door that should last much longer for a small savings at \$2,958.13.

A motion was made by Commissioner Turner and seconded by Commissioner Weddell to approve Resolution 24-2016. The motion was adopted unanimously.

h. **Resolution 25-2016 – Approve Change Order No. 1 with Michiana Tree Works for Tree Falling for Waterford Mills Parkway Phase II**

Mary Cripe informed the Commission this change order was for additional 7 trees that weren't part of the original bid and that the original bid was for the falling of the trees only.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 25-2016. The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve payment of the Register of Claims totaling \$126,221.20. The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Community Development Director Mark Brinson offered to answer any questions about the monthly report; however, the Commission did not have any questions.

OPEN FORUM

Mary Cripe informed the Commission that the bids for the South Link Road project came in \$1.2 million dollars less than the Engineer's Estimate.

ANNOUNCEMENTS

It was announced that a public meeting regarding the South Link Road / Kercher Road Corridor Project will be held on March 3, 2016 at 7:00 PM at Waterford Elementary School and a public meeting regarding the Northwest Bike Trail Project will be held on February 25, 2016 at 7:00 pm at Shanklin Park's Schrock Pavilion.

It was also announced the next regular Redevelopment Commission meeting is scheduled for March 8, 2016 at 4:00 p.m.

ADJOURNMENT

The regular meeting was adjourned at 5:36 p.m.

APPROVED on March 8, 2016.

Goshen Redevelopment Commission

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

/s/Laura Coyne
Laura Coyne, Secretary

