



GOSHEN REDEVELOPMENT COMMISSION

MINUTES OF THE REGULAR MEETING HELD ON APRIL 12, 2016

CALL TO ORDER / ROLL CALL

The Goshen Redevelopment Commission met in a regular meeting on April 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 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, Cathie Cripe, Adam Scharf, Thomas Stump, Vince Turner and Brett Weddell

Absent: None

APPROVAL OF MINUTES

A motion was made by Commissioner Turner and seconded by Commissioner Coyne to approve the minutes of the March 8, 2016 regular meeting. The motion was adopted unanimously.

PRESENTATION

Todd Samuelson of Umbaugh & Associates provided the Commission an overview of the proposed bond to purchase the Goshen Theater and reviewed the schedules that were included in the meeting packet.

UNFINISHED BUSINESS

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

Mary Cripe, City Civil Engineer, informed the Commission she and Dustin Sailor have determined they cannot project when these projects are going to move forward and Civil City and Utilities do not have the funds to fund additional staff in the Engineering Department. She also stated when the time comes that the Engineering Department and the Mayor agree that we have the budget to support additional staff, this issue may be re-addressed then.

Mary also stated that they do not have the staff to take care of any of the upcoming federally funded projects in house. There may be some local projects they may be able to do in house.

A motion was made by Commissioner Coyne and seconded by Commissioner Turner to approve Resolution 7-2016. The motion was adopted unanimously.

- b. 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 Coyne to approve Resolution 9-2016. The motion was adopted unanimously.

NEW BUSINESS

- a. Resolution 36-2016 – Preliminary Approval of Proposed Lease Agreement with Goshen Redevelopment Authority for the Goshen Theater Project

Larry Barkes, City Attorney, informed the Commission they have been handed a revised version of the Lease Agreement which differs slightly from the Lease Agreement that was included in the meeting packet. The changes made were for consistency purposes; there were no substantive changes.

Mr. Barkes informed the Commission the proposed Lease Agreement was for the acquisition, construction, renovation and rehabilitation of the Goshen Theater. Mr. Barkes explained that before the Commission can enter into the lease, it is necessary for the Commission to hold a public hearing on the lease.

A motion to amend Resolution 36-2015 to substitute the revised version of the Lease Agreement was made by Commissioner Turner and seconded by Commissioner Coyne. The motion to amend Resolution 36-2015 was adopted unanimously.

The motion to approve Resolution 36-2015, as amended, was made by Commissioner Weddell and seconded by Commissioner Coyne. The motion was adopted unanimously.

b. Resolution 37-2016 – Approve Major Moves Construction Fund Loan to Redeem Taxable Tax Increment Bonds of 2008

Larry Barkes informed the Commission this is the start of the process to redeem the taxable bonds on which the Commission is currently paying over 8% in interest. The proposal is to use the \$2,000,000 previously committed to the Southeast TIF area, in addition to \$500,000 cash, to pay off the bond.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 37-2016. The motion was adopted unanimously.

c. Discussion – Temporary Parking Proposal for 313 S. 3rd Street

Becky Hershberger, Brownfields Coordinator, informed the Commission J.C. & Katherine Schrock, the owners of the 313 S. 3rd Street property, have requested the Commission to consider additional parking for their building in the near future. When the property was sold to them, it was the intention to build a city public parking lot north of their property, but that provision was subsequently removed from the River Race Drive project.

They are currently utilizing the vacant title company building's parking lot, but want to have an alternative parking plan in place in the event the building is sold. They use 5-6 spaces at the title company building lot, however, they have 2 office suites still available for rent. For now, they could use 10 spaces, but residents of the Hawks Building are using another 7-8 spaces at the title company building lot as well, so eventually there will be a need of at least 20 spaces.

Commission President Stump recommended they continue utilizing the title company building's parking lot until such time as it gets sold or leased, then request to rent some of the spaces or consider construction of a parking lot at that time.

Mary Cripe, City Civil Engineer, suggested using some of the millings from the road construction projects currently happening to build a temporary parking lot.

Becky Hershberger introduced J.C. Schrock, representing the property at 313 S. Third Street, which they purchased about a year and half ago and refurbished into office suites. At time of entering into purchase agreement, they understood a 27 space public parking lot to the north of their building was to be built for their staff to park. Since that parking lot was removed from the project, they would like to know there is a contingent plan in place.

Mark Brinson mentioned that LaCasa is somewhat in limbo with the north half of the Hawks Building at this time since they did not receive funding during the last application period. They plan to apply again in the late fall. This will create a need for additional parking.

It was decided to bring this issue back to the next meeting with comparative costs between constructing temporary parking vs. constructing permanent parking.

d. Resolution 38-2016 – Consent to Assignment of Agreement for the Sale, Purchase and Development from Millrace Neighborhood, LLC to Millrace CoHousing, Inc.

Larry Barkes informed the Commission we currently have an agreement with Millrace Neighborhood, LLC and they have informed us that when they take title, they want it in the name of Millrace CoHousing, Inc.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 38-2016. The motion was adopted unanimously.

e. **Resolution 39-2016 – Approve Extension of Lease Agreement with Falling Waters, LLC**

Mark Brinson reminded the Commission that Falling Waters, LLC had requested an extension of the lease agreement. He introduced David Snyder with Falling Waters, LLC, who informed the Commission that Falling Waters, LLC would like to take at least a two year recess from Goshen in order to garner the cash to go forward and work on other projects in the tri state area in the meantime. Mr. Snyder indicated they want out of the lease unless they can come back in two years or so, but then only with a guarantee that they can lease the powerhouse as well.

There was discussion regarding installing turbines back in the powerhouse. Mr. Snyder indicated they could have turbines installed as soon as they are manufactured and indicating they could be up and running electricity the next year if they had the powerhouse building now.

Commission Coyne voiced concern regarding the efforts of Goshen Historical Society and Goshen College students creating a historical exhibit for the building. The use of the building as a rental facility for numerous social events was also mentioned. Mayor Stutsman indicated that he would not support any plan that utilizes the restored powerhouse building.

A motion was made by Commissioner Turner and seconded by Commissioner Weddell to table Resolution 39-2016. On call of the roll, the motion to table was adopted 4-1 with Commissioner Scharf dissenting.

f. **Resolution 40-2016 – Acknowledgement of Withdrawal of Qualifying Proposal for Goshen Inn Redevelopment Project**

Larry Barks informed the Commission that the NRP Group has withdrawn their proposal for the Goshen Inn Redevelopment Project. An extension of time to submit proposals without a qualifying price will now be extended to June 14, 2016.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 40-2016. The motion was adopted unanimously.

g. **Resolution 41-2016 – Approve Agreement Amendment #1 with American Structurepoint for Translator Services for Right of Way Acquisition Phase for the Kercher Road Reconstruction Project from the Railroad to Dierdorff Road**

Mary Cripe informed the Commission this Amendment is necessary to include a translator in case one is necessary.

Mary Cripe provided a copy of a Subconsultant Acknowledgement Form with David Araujo, a local Goshen resident, for these translation services and requested the Commission's approval to sign the form.

A motion to amend Resolution 41-2016 to include approval to sign the Subconsultant Acknowledgment Form was made by Commissioner Weddell and seconded by Commissioner Coyne. The motion passed unanimously.

A motion was made by Commissioner Turner and seconded by Commissioner Weddell to approve Resolution 41-2016, as amended. The motion was adopted unanimously.

h. **Resolution 42-2016 – Declaratory Resolution to Amend the Economic Development Plan for the Consolidated River Race / US 33 Economic Development Area**

Larry Barks, City Attorney, informed the Commission they have been provided a revised version (of the Declaratory Resolution from the version that was included in the meeting packet. He indicated there were several significant changes made to this version of the Economic Development Plan, however, this process includes review by the Plan Commission, Common Council and will then come back to the Redevelopment Commission as a Confirmatory Resolution for final approval.

A motion to amend Resolution 42-2016 to substitute the revised version of the Declaratory Resolution was made by Commissioner Weddell and seconded by Commissioner Scharf. The motion to amend Resolution 42-2015 was adopted unanimously.

The motion to approve Resolution 42-2016, as amended, was made by Commissioner Weddell and seconded by Commissioner Coyne. The motion was adopted unanimously.

i. Resolution 43-2016 – Category Transfer for Consolidated River Race / US 33 TIF Fund

Mark Brinson informed the Commission this is a category transfer from the capital projects line to the contractual services line to cover current contracts.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 43-2016. The motion was adopted unanimously.

j. Discussion – Jefferson Street Railroad Crossing

Mary Cripe informed the Commission there is a public meeting scheduled on Tuesday, April 26th at 6:30 pm at the site. They are contemplating closing the crossing to vehicular traffic and just leaving it open for pedestrian and bicycle traffic. There are approximately 40 to 50 residents still living in this area north of Madison.

k. Discussion – Special Meeting Scheduling for Annual Update to Priority Rankings for TIF Projects - Tuesday, June 7th at 2:00 pm in the Annex Building Conference Room

l. Northwest Bike Trail Revised Route - Mary Cripe requested that another issue come before the Commission and handed out a revised route map for the Northwest Bike Trail for the Commission to consider. Mary stated the Mayor intended to present this at last month's meeting in her absence, but the meeting ran too long. Mary indicated a public meeting was recently held to consider the route for the Northwest Bike trail and, from feedback received at that meeting, they took a look at the route again and came up with this revised routing of the trail. Mary is requesting approval of this revised route map for the Northwest Bike Trail and an agreement amendment with DLZ and stated she needs a decision tonight since this was to be presented at last month's meeting.

Commission President Stump indicated he does not like this new route and prefers the old route. He also mentioned that the route has been changed so many times that, at this point, we should just proceed forward. He further stated this is a federally funded project and if we lose the federal funding, the project will not be built.

Commissioner Scharf indicated there are pros and cons to this revised route; however, he would like to see public feedback on the revised route before making a decision.

Andrea Milne, 538 Indiana Avenue, expressed concern that this item was not on the agenda and she hadn't had the opportunity to see the revised route map. She attended the last public meeting and the input she heard was very positive for the previous route. She doesn't understand revising the route map and requesting its approval at the last minute.

A motion was made by Commissioner Coyne and seconded by Commissioner Weddell to approve the revised route map as provided at this meeting for the Northwest Bike Trail. The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

Council President Stump advised the following additional claims have been submitted since the time the register of claims was provided in the meeting packet:

1. Barkes, Kolbus, Rife & Shuler – Legal Services for Kercher Road/SR 15 – condemnation of parcel #8 = \$128.00
2. Augustin Ramirez – City's purchase of four (4) used RV's & Steel storage racks = \$5,000.00.

A motion to amend the Register of Claims was made by Commissioner Weddell and seconded by Commissioner Scharf. The motion to amend the Register of Claims was adopted unanimously.

The motion to approve payment of the Register of Claims, as amended, was made by Commissioner Turner and seconded by Commissioner Weddell. 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

Evan Bontrager, S. 8th Street, inquired about the status of the Ramirez' move; he saw a March 18th action item and is quite concerned that no action has been taken. Mr. Bontrager pointed out that Ramirez does not have a history of meeting his deadlines and encouraged the Commission to act on the deadlines.

Larry Barkes reported that Ramirez has been moving rather quickly in the last 30 days, has filled 5 storage containers and has moved a number of cars from the property. Mr. Barkes stated that we are in simultaneous possession of the property at this time.

ANNOUNCEMENTS

It was announced the next Redevelopment Commission meeting is scheduled for May 10, 2016 at 4:00 p.m.

ADJOURNMENT

The regular meeting was adjourned at 6:28 p.m.

APPROVED on May 10, 2016.

Goshen Redevelopment Commission

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

/s/Laura Coyne
Laura Coyne, Secretary

