



GOSHEN REDEVELOPMENT COMMISSION

MINUTES OF THE REGULAR MEETING HELD JUNE 14, 2016

CALL TO ORDER / ROLL CALL

The Goshen Redevelopment Commission met in a regular meeting on June 14, 2016 at 3:00 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 (arrived late)

Absent: Cathie Cripe

APPROVAL OF MINUTES

A motion was made by Commissioner Scharf and seconded by Commissioner Coyne to approve the minutes of the April 25, 2016 Executive Session. The motion was adopted unanimously.

A motion was made by Commissioner Coyne and seconded by Commissioner Scharf to approve the minutes of the May 10, 2016 Regular Meeting and May 10, 2016 Executive Session. The motion was adopted unanimously.

A motion was made by Commissioner Turner and seconded by Commissioner Coyne to approve the minutes of the June 7, 2016 Special Meeting. The motion was adopted unanimously.

Commissioner Weddell arrived at this point in the meeting.

OPEN PROPOSALS – GOSHEN INN REDEVELOPMENT PROJECT

Commission President Stump opened proposals from the following:

Emmert Group Properties, LLC of Brazil, IN
Journey Ministries, CR 138, Goshen, IN
The Woda Group, Inc., Indianapolis, IN
Legacy Development Group, Bristol, Indiana
Gardner Capital Development Indiana, LLC, Clayton, MO

The proposals were turned over to Redevelopment Staff for review and evaluation. Commissioner Turner and Commissioner Scharf volunteered to sit on the review committee.

PRESENTATION – THE CROSSINGS SUBDIVISION DRAINAGE

Dustin Sailor, City Utilities Engineer, informed the Commission of the drainage and flooding issues discovered during and since phase one of The Crossings development was completed. He explained there is an opportunity to assist with funding through the Plymouth Avenue TIF Area, which is generating TIF increment through December of 2019.

Mr. Sailor introduced Bob McCoige, 406 Waneta Drive, Goshen, representing GRC Development. Mr. McCoige told the Commission they are requesting the Commission postpone or delay the water main loop project in the Plymouth Avenue TIF and prioritize The Crossings drainage project.

City Attorney Larry Barkes informed the Commission this project was added to the list of projects for the Plymouth Avenue TIF area. The purpose of this presentation is to establish priority between this project and the water main loop project. It is anticipated that this project will exhaust the funds currently in the TIF area, as well as the funds to be received through the TIF's expiration in December, 2019.

There were no objections from the Commission to prioritizing The Crossings drainage project over the water main looping project.

PUBLIC HEARING

Commission President Stump opened the public hearing for the Adoption of Declaratory Resolution to Amend the Economic Development Plan for the Consolidated River Race / US 33 Economic Development Area.

No one from the public or the Commission spoke during the public hearing. Commission President Stump closed the public hearing.

UNFINISHED BUSINESS

a. **Resolution 58-2016 – Confirming the Declaratory Resolution to Amend the Economic Development Plan for the Consolidated River Race / US 33 Economic Development Area**

Kent Oyer, 405 Franklin Street, Goshen; owns property at 304 W. Pike. He inquired why this property was not included in the updated plan. Mark Brinson explained that at the time this plan was updated, the anticipated cost of the property would make it prohibitive for the City to purchase, however, since the US 33 re-route plans have been finalized, it makes sense to add this property into the plan.

Paul and Chris Troyer, Goshen, owners of several rental properties listed in the updated plan, expressed their reluctance to sell any of their rental properties. Mr. Brinson explained that being included in this list is not a determination that the City is going to acquire these properties; it just allows the Redevelopment Commission to negotiate directly with the property owner and to utilize TIF funds to acquire the property.

Commissioner Weddell conveyed to the property owners that if they are ever interested in selling, they now know there is a potential buyer.

Commissioner Scharf asked that in order to make the corridor plan consistent with point 19, 7A needs to say 9th Street from College to Lincoln. He would also like to add the possible construction of sidewalk improvements on the north side of College from 9th to 12th Street, contingent upon this area being in the TIF area. Also, in item 17, change "increase" to "alter" to allow the possibility of reduction of flow, if necessary, and remove "and vegetation" from that item.

Commissioner Turner also reiterated that 304 W. Pike should be added to the plan as well.

There were no objections to the changes proposed by Commissioner Scharf or the addition of 304 W. Pike Street from the Commission.

Commissioner Scharf does not feel the properties p through cc listed in real property #6, the parcels between the river and 1st Street and Pike and Lincoln meet the findings in the declaratory resolution and would like these properties to be removed.

A motion to remove the properties p through cc listed in real property #6 was made by Commissioner Scharf. There was no second and the motion dies.

A motion was made by Commissioner Scharf and seconded by Commissioner Weddell to table Resolution 58-2016 until the next meeting. The motion was adopted unanimously.

b. **Discussion – Review of Unfunded Project Priority Consolidated Rankings for Southeast and Consolidated River Race / US 33 TIF Areas**

Mark Brinson reminded the Commission they requested to see the final rankings from the special meeting last week and briefly touched on the top three projects for each TIF area. He explained the next step is to take these rankings and look at the five year capital plans to see if any of these projects can be added to the five year plan, however he does not anticipate much change due to the lack of availability of funds.

NEW BUSINESS

a. **Resolution 59-2016 – Ratify Authorization for Installation of Additional Pavement for Eisenhower Drive North Water Main Extension Project**

Dustin Sailor, City Utilities Engineer, informed the Commission during the installation of the water main, the pavement edge deteriorated. Contractor's price to repair was excessive. Engineering chose to go with the street department personnel and pay material costs only.

A motion was made by Commissioner Turner and seconded by Commissioner Weddell to approve Resolution 59-2016. The motion was adopted unanimously.

b. Resolution 60-2016 – Approve Change Order No. 4 with HIS Constructors, Inc. and Ratify Understanding of Compensation with Property Owners for the Wilson Avenue Storm Sewer Phase 1 & Hartzler Canal Bank Stabilization Project

Dustin Sailor informed the Commission negotiations with the City, HIS Constructors, Inc., the contractor and the Hartzlers, the property owners led to ending the contract with HIS giving up final restoration & having them provide \$4,500 credit toward the final restoration. The property owners & their contractors will complete the final restoration and the City will provide additional top soil for 6" coverage over the property.

Greg Hartzler, 1245 Wilson Avenue, Goshen informed the Commission this has been a messy situation, however, they are conceptually ok with this solution.

A motion was made by Commissioner Turner and seconded by Commissioner Coyne to approve Resolution 60-2016. The motion was adopted unanimously.

c. Resolution 61-2016 – Approve Change Order #2 with Phend & Brown, Inc. for the South Link Road Project

Mary Cripe, Civil City Engineer, informed the Commission this change order provides traffic shifting from three phases to two phases, reducing the impact to traffic flow, which increases the contract by \$27,884.25. No TIF funds are being utilized for construction of this project.

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to approve Resolution 61-2016. The motion was adopted unanimously.

d. Resolution 62-2016 – Approve Transfer of Funds for Right-of-Way Acquisition for Kercher Road Reconstruction Project from Railroad to Dierdorff Road

Mary Cripe informed the Commission in order to keep everything moving forward in a timely manner, Engineering is asking the Commission to transfer the property acquisition funds for this project in a lump sum to a line provided by the Clerk Treasurer. This will allow for the processing and tracking of claims and reimbursements to be done in Engineering, approved by Board of Public Works on weekly basis, with a year end and project completion reconciliation to be provided to Redevelopment.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 62-2016. The motion was adopted unanimously.

e. Resolution 63-2016 – Award Bid and Authorize Negotiations for Construction Engineering Services for the Kercher Road Reconstruction Project from the Railroad to Dierdorff Road

Mary Cripe informed the Commission seven bids were received, reviewed and evaluated by a review committee. They are being presented to the Mayor for double-checking the scoring and to INDOT for their review.

A motion to table Resolution 63-2016 was made by Commissioner Weddell and seconded by Commissioner Scharf. The motion was adopted unanimously.

f. Resolution 64-2016 – Award Bid and Authorize Negotiations for Construction Engineering Services for the Northwest Bike Trail Project

Mary Cripe informed the Commission seven bids were received, reviewed and evaluated by a review committee. They are being presented to the Mayor for double-checking the scoring and to INDOT for their review.

A motion to table Resolution 64-2016 was made by Commissioner Weddell and seconded by Commissioner Turner. The motion was adopted unanimously.

g. Resolution 65-2016 – Approve Funding of River Race Drive Temporary Parking Area and Driveway Cut Reconstruction

Mary Cripe informed the Commission the Street Department did a great job on this project. It was discovered there is a drive cut off Third Street that may be mistaken as a drive into the temporary parking lot, which could be a traffic issue on Third Street. She also stated that in July of 2018, Third Street will become a State Highway and the City would have to get INDOT approval to close the driveway cut then.

Commission President expressed his preference to wait before filling in the driveway cut and recommended putting in a temporary barrier until it is determined what will happen in that area.

There was no motion on Resolution 65-2016.

h. Resolution 66-2016 – Approve Lease Agreement with Gleason Industrial Projects, Inc. for Semi Trailer Parking

Larry Barkes informed the Commission this is a renewal of the current lease with the following minor changes – 1) one year term, automatically renews in six month increments; 2) rent increases to \$600/month from \$500/month; 3) the number of trailers is now limited to 20; and 4) Redevelopment is committing to fixing the garage doors.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 66-2016. The motion was adopted unanimously.

i. Resolution 67-2016 - Ratify Authorization of Installation of Poles by Middlebury Electric for South Link Road Utility Relocation

Mary Cripe informed the Commission these poles needed to be temporarily placed; they will eventually go underground.

A motion was made by Commissioner Turner and seconded by Commissioner Scharf to approve Resolution 67-2016. The motion was adopted unanimously.

j. Resolution 68-2016 – Approve ECCVB Live Work Play Capacity Grant Program Agreement

Mark Brinson informed the Commission the City was approached by ECCVB, partnering with the ECC, who is providing funding for improving downtowns. The City was invited to submit an application for funding, which was done as the Downtown Goshen Creative Arts Initiative, which met the established criteria for the Capacity Grant Funds. It is a 3 year program, with the first year to be dedicated to Goshen Theater for the fundraising feasibility study. Several arts programs were included in the application and the City is looking for new projects and programs to utilize the funding for the 2nd and 3rd years.

Commissioner Turner inquired whether Redevelopment should be involved in programs vs. infrastructure? Mark Brinson indicated the City was approached to apply; and there is no funding requested from the Redevelopment Commission. He further stated that arts are an important part of Redevelopment. City Attorney Barkes indicated that this is fine as long as no TIF funds are expended.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 68-2016. The motion was adopted unanimously.

k. Resolution 69-2016 - Authorize Negotiation of an Agreement with Keramida for Asbestos Assessment for former Goshen Inn Property

Becky Hershberger, Brownfields Coordinator, informed the Commission that prior to putting out the RFP for the former Goshen Inn, a Phase I was conducted that noted the likelihood of asbestos in the building. Regardless of whether the buildings will be rehabilitated or demolished, she indicated it would be beneficial for the City to conduct an asbestos assessment.

A motion was made by Commissioner Turner and seconded by Commissioner Weddell to approve Resolution 69-2016. The motion was adopted unanimously.

l. Resolution 70-2016 – Authorization Negotiation of an Agreement with TecServ Environmental for an Asbestos Assessment for 311 East Kercher Road

Becky Hershberger informed the Commission that prior to the demolition of 311 East Kercher Road, IDEM requires an asbestos assessment be completed to determine if abatement is necessary. This is one of the two properties that remain after demolishing 3 properties; 309 East Kercher Road still has tenant occupying the house.

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to approve Resolution 70-2016. The motion was adopted unanimously.

m. Resolution 71-2016 – Authorize Execution of Agreement Amendment #2 with Abonmarche Consultants, Inc. for the Steury Avenue/Lincoln Avenue Roadway Reconstruction & Drainage Improvement Design Project

Becky Hershberger informed the Commission that the design has been tweaked and the property will now be subdivided into three lots. The City is working with East Gate Market to move their parking from the front to the side of their building.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 71-2016. The motion was adopted unanimously.

n. Resolution 72-2016 – Authorize Negotiation and Execution of Contract Amendment #5 with RGB Sales, LLC to include Canal Bank Restoration at the Millrace Neighborhood Site

Becky Hershberger informed the Commission the native landscaping along the canal bank from Douglas to Purl did not take, even after several different plantings by JF New. This area is very visible from the trail on the west side of the canal. Once property is transferred to the Millrace Neighborhood, the City will not have access to get in there to work on it. RGB has provided a quote for this work for \$26,000.

Commissioner Scharf inquired about recouping money from JF New for the failed attempts of this project? Becky indicated it would have to be a legal battle if the Commission chose to do so.

Commissioner Turner inquired about having trouble getting into this area after it's sold and asked how we would maintain it? Attorney Barks indicated he would need to research the easement details.

A motion was made by Commissioner Turner and seconded by Commissioner Weddell to table Resolution 72-2016. The motion was adopted unanimously.

o. Resolution 73-2016 – Ratify Authorization for Additional Work to Jarrett Building (Joanna's Restaurant) for South Link Road Project

Mary Cripe informed the Commission during construction of the restaurant's entrance, the contractor discovered issues that need to be addressed while the modifications were being made. The additional work completed cost \$34,576.83, increasing the total cost of the project to \$174,576.83.

A motion was made by Commissioner Turner and seconded by Commissioner Weddell to approve Resolution 73-2016. The motion was adopted unanimously.

p. Resolution 74-2016 – Authorize Issuance of Request for Proposals for 1215 Hickory Street, Goshen, Indiana

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to add Resolution 74-2016 to the Agenda.

Larry Barks informed the Commission that both of these properties have now been transferred to Redevelopment. The house was demolished, however, there may be a garage that remains on the second (adjacent) lot.

Commissioner Scharf inquired whether notice is given to the adjoining property owners. Commissioner Weddell informed the Commission the Neighborhood Association has been following this closely as they want to be certain the property remains residential.

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to approve Resolution 74-2016. The motion was adopted unanimously.

q. Discussion – Powerhouse Request for Proposals

Mark Brinson inquired if the Commission was ready to go back out to request proposals and indicated the City was approached by a group interested in investigating putting electricity back in the powerhouse. Also, concerns have been raised about using this space other than community space.

Commissioner Turner is not in favor of using the powerhouse to generate power and would prefer to have public input regarding the use of the building before going back out for proposals. He indicated with the success of Goshen Brewing Company, the proposed use of west side of the canal, and how that property

has become an attraction and event area, he's not sure we want to put a powerhouse in there. He further stated there are more options for use now than when the lease was entered into with Falling Waters.

Commissioner Scharf reminded the Commission that there is still the ability for hydraulic power at the Goshen Dam.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Turner and seconded by Commissioner Coyne to approve payment of the Register of Claims totaling \$80,966.86. 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 of the dates for the SR 15 / Kercher Road Intersection Improvement project construction.

Commissioner Scharf mentioned since there's been an increase for design engineering for the Northwest Bike Trail project, he hopes to see savings from construction.

Andrea Milne, 538 S. Indiana Avenue, Goshen, told the Commission the overhead utility lines are unsightly in the alley between Main and Third, from Jefferson Street to Lincoln Avenue. She asked the Redevelopment Commission to work with the utility companies to improve the aesthetics by possibly burying the lines. Commission President Stump indicated that, in working with utility companies on numerous projects throughout the City, it is cost prohibitive to bury utility lines.

ANNOUNCEMENTS

It was announced the next regular Redevelopment Commission meeting is scheduled for July 12, 2016 at 3:00 p.m.

ADJOURNMENT

The regular meeting was adjourned at 5:40 p.m.

APPROVED on July 12, 2016.

Goshen Redevelopment Commission

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

/s/Laura Coyne
Laura Coyne, Secretary