

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of October 11, 2016

The Goshen Redevelopment Commission met in a regular meeting on October 11, 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.

CALL TO ORDER/ROLL CALL

The meeting was called to order by President Thomas Stump. On call of the roll, the members of the Goshen Redevelopment Commission were shown to be present or absent as follows:

Present: Cathie Cripe, Adam Scharf, Thomas Stump, Vince Turner and Brett Weddell

Absent: Laura Coyne

CHANGES TO THE AGENDA

Commissioner Stump stated that it has been requested to add Resolution 125-2016, Resolution 126-2016, and Resolution 127-2016.

There being no objection to adding, Resolution 125-2016, Resolution 126-2016, and Resolution 127-2016 were added to the agenda.

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to add Resolution 125-2016, Resolution 126-2016, and Resolution 127-2016 to the agenda.

The motion was adopted unanimously.

APPROVAL OF MINUTES

A motion was made by Commissioner Scharf and seconded by Commissioner Weddell to amend the minutes of the September 12, 2016 regular meeting by correcting the comments by Commissioner Scharf regarding Resolution 105-2016 on the discussion portion of the minutes. He did not disapprove of the project; only the subsidy portion (the second page of unfinished business). The motion to approve the minutes as amended.

After discussion, on call of the roll, the motion to amend the minutes of the September 12, 2016 regular meeting was carried by the following vote:

Ayes: Scharf, Stump, Turner, and Weddell

Nays: None

The motion was adopted by a vote of 4 in favor and 0 against.

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to approve the minutes of the Special Meeting on September 27, 2016.

The motion was adopted unanimously.

PROPOSALS

A proposal from LaCasa was submitted for the Hickory Street properties for the cost incurred by the City in the amount of \$5,995.00.

No proposals for Third Street/Jefferson Street were submitted.

UNFINISHED BUSINESS

1. Resolution 120-2016 - Phase 1 Demolition Project with R&R Excavating.

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to approve Resolution 20-2016.

The motion was adopted unanimously.

NEW BUSINESS

1. Resolution 114-2016 - Annexation Agreement with Lippert Components Mfg. and Keystone RV Company.

Larry Barkes explained that the agreement is for 3 parcels. Parcels 1 & 2 are owned by Lippert and Parcel 3 is owned by Keystone. There was discussion on the agreement and Commissioner Scharf had questions regarding the reimbursement agreement and how this would affect any future development in the area.

Bob Petit from Keystone RV, 2642 Hackberry Drive, was present and available to answer questions.

Commissioner Scharf questioned whether there should be a uniform matter of practice for all projects. Commission Stump explained that there is a standard of practice, but there should be some flexibility for each project.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 114-2016.

After discussion, on call of the roll, the motion was carried by the following vote:

Ayes: Scharf, Stump, Turner, and Weddell

Nays: None

The motion was adopted by a vote of 4 in favor and 0 against.

2. Resolution 115-2016 - Approve and Authorize Execution of Change Order #1 with HRP Construction for Waterford Commons Business Park

Dustin Sailor explained that the Change Order is a \$750.00 increase in the total contract amount for additional work that has been identified.

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to approve Resolution 115-2016.

The motion was adopted unanimously.

3. Resolution 117-2016 - Authorize Issuance of Request for Proposals for a Design of Goshen Industrial Park Drainage

Dustin Sailor, City Engineer, requested the Commission's permission to release a Request for Proposals for the design work necessary to improve the drainage with the Goshen Industrial Park. He explained that the work will include extension of new storm sewer infrastructure within Industrial Park Drive directing the drainage to the newly constructed retention pond. He showed the location of a planned control structure that will direct excess storm water to the new pond in the event that the existing storm system exceeds its capacity. He reminded the Commission that the design costs are currently included in the five (5) year plan.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 117-2016.

The motion was adopted unanimously.

4. Resolution 118-2016 - Authorize Issuance of Request for Proposals for Traffic Study of the Fairfield Avenue and US 33 Intersection

Mary Cripe, City Engineer, indicated that proposals were received today at noon and subsequently reviewed by the selection committee. She advised that Abonmarche was the highest ranking firm and that the Engineering Department is requesting the Commission's permission to move forward with the negotiation and execution of an agreement with Abonmarche for the project. She noted that the contract will be brought before the Commission at the next meeting. She explained that the study is necessary because of the planned development of the new apartments and new Glo Hotel.

A motion was made by Commissioner Scharf and seconded by Commissioner Weddell to approve Resolution 118-2016.

The motion was adopted unanimously.

5. Resolution 119-2016 - Designation of Employee of Responsible Charge

Mary Cripe, City Engineer, explained that in order for the City to receive Federal Funding, the City must designate an Employee of Responsible Charge and INDOT requires that person to be EM certified. She indicated that she has been the Employee of Responsible Charge, but due to the fact that she will be leaving, there will need to be someone else appointed by the Commission. She noted that the only other person in the Engineering Department certified is Khylei Boyer making her the obvious choice to take over that responsibility.

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to approve Resolution 119-2016.

The motion was adopted unanimously.

6. Resolution 121-2016 - Award Bid and Authorize Negotiations and Execution of Agreement for Demolition Projects at 1375 Lincoln Way East

Becky Hershberger, Brownfield Coordinator, informed the Commission that twelve (12) bids were received for the demolition of the former Goshen Inn at 1375 LWE and recommended that permission is being requested to authorize and the execution of a contract with E.T. Mackenzie Company as the low bidder. She advised that the request is to move forward with both Items 1 and 2 of the contract. The total contract price is \$457,480.00 and the time line for the work will be ninety (90) days from Notice to Proceed. She indicated that the City has not worked with this company before but that they are a national company with experience in large-scale projects.

A motion was made by Commissioner Turner and seconded by Commissioner Weddell to approve Resolution 121-2016.

The motion was adopted unanimously.

7. Resolution 122-2016 - Authorize Negotiations and Execution of a Purchase Agreement for Hickory Street Lot #7

Mark Brinson, Director of Community Development, discussed the proposal from LaCasa to purchase Hickory Street Lot# 7. Larry Gautsche, President of LaCasa, was present to answer questions. Commissioner Weddell commented on the positive feedback he has received from the neighborhood association regarding LaCasa's proposal.

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to approve Resolution 122-2016.

The motion was adopted unanimously.

8. Resolution 123-2016 - Authorize Negotiations and Execution of a Purchase Agreement for Hickory Street Lot #8

Mark Brinson, Director of Community Development, explained that LaCasa also submitted a proposal to purchase Hickory Street Lot #8. Larry Gautsche, President of LaCasa, was again available for questions.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 123-2016.

The motion was adopted unanimously.

8. Resolution 124-2016 - Approve Additional Payment for Waterford Commons Business Park Infrastructure

Larry Barkes, City Attorney, explained that the additional amount discussed at the Commission's Special Meeting was incorporated into a formal document.

Commissioner Scharf chose to abstain from voting.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 124-2016.

On call of the roll, the motion was carried by the following vote:

Ayes: Stump, Turner, Weddell

Nays: None

Abstention: Scharf

The motion was adopted by a vote of 3 in favor and 0 against.

9. Resolution 125-2016 - Authorize Abandonment of Drainage Easement

Larry Barkes City Attorney, explained that this request has to do with a drainage easement that runs parallel to Fairfield Avenue and is part of the former Goshen Inn property at 1375 LWE. He explained that the City is selling the land to Emmert Group and that the intent is to abandon the easement as the infrastructure will be removed and this drainage option extending to Fidler Pond will no longer be permitted.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 125-2016.

The motion was adopted unanimously.

10. Resolution 126-2016 - Dedication of Public Right of Way

Larry Barkes, City Attorney, explained that this resolution goes along with the previous resolution regarding abandonment of the drainage easement along Fairfield Avenue. He indicated that, as part of the sale of the land to Emmert Group, that the City will be retaining an additional ten (10) feet of right-of-way and that the new right-of-way needs to be dedicated prior to the transfer of the land.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 126-2016.

The motion was adopted unanimously.

11. Resolution 127-2016 - Authorize Negotiation and Execution of Agreement with Abonmarche for a Traffic Study for Lincoln Way East

As discussed previously in the meeting, Engineering requested permission to negotiate and execute an agreement with Abonmarche for the traffic study. It was noted again that the study is needed to properly plan for the future traffic at the intersection of Lincolnway East and Fairfield Avenue once the Fidler Cover apartment complex is constructed as well as the Glo Hotel adjacent to Fidler Pond.

A motion was made by Commissioner Turner and seconded by Commissioner Weddell to approve Resolution 127-2016.

The motion was adopted unanimously.

12. Discussion on Genesis Reimbursement Agreement

Mark Brinson, Director of Community Development, discussed the proposed plan by Genesis Products to purchase land at 1846 Eisenhower and the adjacent properties needed to connect to the City's storm water system. He explained that staff is proposing a reimbursement agreement with Genesis.

Dustin Sailor, City Engineer, explained the details of the project.

Barry Pharis, Brads-Ko Abonmarche, was present to represent the Builder and Developer and explained their part in the project. Mark Brinson explained that there will be more updates at the next meeting regarding this project.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to approve payment of the Register of Claims totaling \$431,789.64.

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.

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OPEN FORUM

Commissioner Scharf discussed the possible changes to the uses of the Power House and requested that the Commission consider transferring the responsibility for the building to the Parks Department. Larry Barks, City Attorney, explained that it would not be possible to do so for various reasons.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for November 8, 2016 at 3:00 p.m.

ADJOURNMENT

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to adjourn the meeting.

The regular meeting was adjourned at 4:10 p.m.

APPROVED on November 8, 2016.

GOSHEN REDEVELOPMENT COMMISSION

Thomas W. Stump, President

Laura Coyne, Secretary