

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of November 8, 2016

The Goshen Redevelopment Commission met in a regular meeting on November 8, 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: Laura Coyne, Cathie Cripe, Adam Scharf, Thomas Stump, Vince Turner and Brett Weddell

Absent: None

CHANGES TO THE AGENDA

Commission President Stump stated that there has been a request to make changes to the agenda. A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to remove Item #8 under New Business (Resolution 138-2016) and move Item #10 - Discussion of Goshen Brewing Company Expansion to Item #1.

There being no objection, the items were changed in the agenda. The motion was adopted unanimously.

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve the minutes of the October 11, 2016 regular meeting. The motion was adopted unanimously.

PRESENTATIONS

1) Umbaugh Annual Report: Jason Semler from Umbaugh was present and discussed the state of the TIF districts and passed out information regarding the current state of each TIF district. Mr. Semler also discussed Umbaugh's recommendations for the coming year.

UNFINISHED BUSINESS

1) Update on 2008 Bond

Jason Semler, Umbaugh representative, updated the Commission on the payoff of the 2008 Bond which occurred on October 21, 2016.

2) Resolution 128-2016 - Ratify Execution of the Agreement for the Sale Purchase of Real Estate with LaCasa for 1215 Hickory Street Lot # 7 &8.

Larry Barkes, City Attorney, explained how the City acquired the two lots; one through a tax sale and one through foreclosure. The lots were put out for proposals and LaCasa submitted a proposal to acquire both properties.

A motion was made by Commissioner Turner and seconded by Commissioner Weddell to approve Resolution 128-2016.

The motion was adopted unanimously.

3) Resolution 113-2016 - Approval of Updated Southeast TIF Area Five Year Project Funding Plan

Mark Brinson, Redevelopment Director, distributed a handout to explain the updates to the five year plan for the Southeast TIF Area and explained that this plan has some major changes from the last approved plan. He explained that the State Road 15/ Kercher Road Intersection Improvements were to be funded by TIF funds but will be using 1.2 million dollars from the Community Cross Roads Grant that was recently awarded. Also, he noted that the Goshen Industrial Park Storm Water Project will now be able to move forward more quickly due to the funds no longer needed for the intersection. He explained that the Commission's \$200,000 commitment for the Waterford Commons Business Park that would cover expenses above and beyond what the developer has committed has been included in the plan. The last major change he noted is the CR 40 water main extension needed to extend a water main that will serve the Keystone Expansion. Mark explained how all these changes are included in a handout from Redevelopment.

Dustin Sailor, City Engineer, further discussed the changes that will be made as part of the extension of the water main along CR 40. Discussion and questions from the Commission were addressed by Mark Brinson and Dustin Sailor. Commissioner Scharf commented on the cost of projects and his concern with borrowing funds for some of these projects; Waterford Commons in particular.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 113-2016. The motion was adopted unanimously.

4) Resolution 135-2016 - Ratify Execution of Agreement with Layne's Landscape and Lawn Care for Replacement Trees behind 65801 SR 15

Dustin Sailor, City Engineer, explained that this project deals with the South Link overpass and a line of trees/shrubs that are along the south side of the retention pond. The trees were removed during the project and they were a screen for the property to the south. He informed the Commission that former City Engineer, Mary Cripe, had made a promise to replace the trees before she left and this is adhering to that agreement.

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to approve Resolution 135-2016.

The motion was adopted unanimously.

NEW BUSINESS

Moved to Item #1 from #10 Discussion Goshen Brewing Expansion –Jesse Sensenig

Jesse Sensenig, Owner of The Goshen Brewing Company, provided a handout showing the proposed changes to the west side of the existing building, with four seasons seating that can be open in the summer and closed off in the winter. He explained that the addition will allow for approximately 60 seats with windows facing the Millrace Canal.

1) Resolution 127-2016 - Approve and Authorize Execution of an Agreement with H.J. Umbaugh & Associates.

Mark Brinson, Redevelopment Director, explained that this is the annual agreement with Umbaugh to analyze the TIF funding. Commissioner Scharf questioned whether or not there was an RFP for this service and Mark explained that Umbaugh has done a good job in the past and there has not been a need to make a change. It was

recommended that the Commission explore allowing other companies to bid on the financial service projects in the future.

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

The motion was adopted unanimously.

2) Resolution 130-2016 - Approve and Authorize Execution of Agreement with Abonmarche for Traffic Study of Fairfield Avenue and US 33

Dustin Sailor, City Engineer, spoke about a recent meeting with INDOT to address concerns regarding all of the proposed development in the and it is INDOT's recommendation to have the traffic study completed for the intersection at Lincolnway East/US 33 and Fairfield Avenue. The Engineering Department put the study out for RFP and Abonmarche was the lowest bid. Commissioner Scharf commented on bicycle traffic at Fairfield and US 33 as well as Plymouth Ave and US 33. Dustin explained that this study will also look at pedestrian traffic as well as motor vehicle traffic. There was further discussion on whether or not the City should expand the traffic study to other areas along US 33 and it was decided by the Commission to include the intersection of Lincolnway East/US 33 and Plymouth Avenue.

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to approve Resolution 130-2016. A subsequent motion was made by Commissioner Turner and seconded by Commissioner Scharf to amend resolution 130-2016 to add a traffic study that would include Plymouth Avenue at a cost not-to-exceed an additional \$5,000.00.

The motion was adopted unanimously as amended.

3) Resolution 131-2016 Declaratory Resolution to Amend the Boundaries of the Southeast Economic Development Area.

Larry Barks, City Attorney, discussed a plan that will add three tracts of land to the Southeast Economic Development Area and he provided a handout to the Commission. He explained that this addition will allow for project funding through a reimbursement agreement for the water and sewer projects. Commissioner Scharf stated that he would like a sunset provision that will not alter the reimbursement agreement but change the end date for the three tracts of land to be included in the TIF district. Commissioner Scharf offered the following wording be added to the resolution "the allocation provisions and expiration dates for the real estate already in the Allocation Area shall remain unchanged. The expiration date for the three (3) new tracts of real estate shall expire on the earlier of May 1, 2031 or the date on which all reimbursements owed to Keystone are paid in full". There was further discussion and Commissioner Stump asked for a second to the motion. After hearing no second on the amendment, the motion died.

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to approve Resolution 131-2016.

The motion was adopted unanimously.

4) Resolution 132-2016 - Approve and Authorize Execution of Change Order #2 with HRP Construction, Inc. for Waterford Commons Building Park Projects

Dustin Sailor, City Engineer, explained that two items were not included in the bid tabulations that need to be added to complete the project. He noted that they are a curb stop valve and box for the services for an increase in the total contract of \$27,583.60. He stated that these would have been required items in the bid and were an oversight.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 132-2016.

The motion was adopted unanimously.

5) Resolution 133 – 2016 Approve Major Moves Loan Agreement

Larry Barkes, City Attorney, requested approval of a \$700,000.00 loan by the Goshen City Council from the Major Moves Fund to fund a portion of the water main project. He explained that the overall project will cost \$1,600,000.00 and that Keystone will be paying half. He further explained that the remaining portion will be reimbursed through a reimbursement agreement. Beginning on July 31, 2018, he noted that the money will be reimbursed at the rate of \$100,000.00 per year and that, if there are excess TIF funds, the payments will be more and speed up the repayment of the loan.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 133-2016.

The motion was adopted unanimously.

6) Resolution 136-2016 – Ratify Execution of Lease Agreements of the use of the Powerhouse

Mark Brinson, Redevelopment Director, explained that this was a standard request to lease the Powerhouse.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 136-2016.

The motion was adopted unanimously.

7) Resolution 137-2016 – Ratify execution of Contract Amendment #1 with R&R Excavating - Phase 1 Demolition Project at 828 E. Lincoln Avenue

Becky Hershberger, Brownfield Coordinator, explained that NIPSCO did not complete retirement of the power lines until last week resulting in the need for an extension to R&R Excavating's demolition contract. She noted that the request is to provide an additional 20 days for the completion of the work needed at the site.

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to approve Resolution 137-2016.

The motion was adopted unanimously.

9) Resolution 139-2016 – Authorize Negotiations and Execution of Agreement for the design Goshen Industrial Park storm water project.

Dustin Sailor, City Engineer, explained that this project is the extension of the stormwater infrastructure down Industrial Park Drive to allow for the connection into the retention pond currently being developed on Kercher Road. There were two proposals; one from DLZ and one from American Structurepoint. He advised that staff recommends an agreement with DLZ due to a significant difference in price. Both were close in their scope of work but DLZ was substantially less in price at \$43,600.00 which was lower than the assigned budget of \$50,000.00. He stated that the recommendation is to go ahead with DLZ for this project and requested that the Commission authorize negotiation and execution of an agreement with DLZ.

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to approve Resolution 139-2016.

The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve payment of the Register of Claims totaling \$399,827.76.

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Mark Brinson, Redevelopment Director, offered to answer any questions about the monthly report.

Commissioner Scharf had a question about the Goshen Theatre and the \$1.8 Million Regional Development Authority portion. He questioned whether the reduced award to Goshen Theater, Inc. would bring the match from the Redevelopment Authority down to the 20% matching ratios. Mr. Brinson explained that the RDA, through the Regional Cities Program, will only match 20% of the total project cost so if the budget comes down for the total project, the Regional City's funding would also come down staying at 20%. The \$1.8 Million is not a new amount and that it is the amount recommended by the RDA and approved by the State. That amount is the maximum the Theatre would qualify for and they could only get the maximum if the project has a total cost of at least \$9 Million.

OPEN FORUM

Dustin Sailor, City Engineer, received a call from HRP Construction before the meeting. He explained that there was some pavement sub-grade failure out on the new road at Waterford Commons Tract #2. The initial proposal to fix the road from HRP was \$37,000.00 and Mr. Sailor had proposed to them an amount that would be half of that, but it needed to be approved by the Commission.

Commission President Stump suggested that the Commission approve the authorization to pay the repair in the amount of one half of the total cost of \$37,000.00.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve funding one half of the proposed amount of \$37,000.00 and the remaining half to be paid by HRP to fix the damaged roadway.

After discussion, on call of the roll, the motion to approve funding for the damaged roadway was carried by the following vote:

Ayes: Coyne, Stump, Turner

Nays: Scharf, Weddell

The motion was adopted by a vote of 3 in favor and 2 against.

The motion was adopted unanimously.

ANNOUNCEMENTS

Dustin introduced Leslie Biek, the new Traffic Engineer for the City.

It was announced that the next regular meeting is scheduled for December 13, 2016 at 3:00 p.m.

ADJOURNMENT

The motion was made by Commissioner Scharf and seconded by Commissioner Coyne to adjourn the regular meeting.

The regular meeting was adjourned at 5:00 p.m.

APPROVED on December 13, 2016.

GOSHEN REDEVELOPMENT COMMISSION

Thomas W. Stump, President

Laura Coyne, Secretary