

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of December 13, 2016

The Goshen Redevelopment Commission met in a regular meeting on December 13, 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

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to approve the minutes of the November 8, 2016 regular meeting.

The motion was adopted unanimously.

PUBLIC HEARINGS

1. Public Hearing on Amendment of the Boundaries of the Southeast Economic Development Area

Commissioner Stump opened the public hearing on Amendment of the Boundaries of the Southeast Economic Development Area.

No one spoke during the public hearing, and the public hearing was closed.

UNFINISHED BUSINESS

1. Resolution 140-2016 Adoption of the Confirmatory Resolution for the Southeast Economic Development Area

City Attorney, Larry Barkes, spoke on the next step in the expansion of the Southeast Economic Development Area and the Commission's Adoption of the Confirmatory Resolution.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 140-2016.

The motion was adopted unanimously.

NEW BUSINESS

1. Resolution 141-2016 Authorize Negotiation and Execution of an Agreement for Survey and Subdivision Services for 315 W. Washington Street (Goshen Brewing Co. Site)

Becky Hershberger, Brownfields Coordinator, explained that a Request for Quotes was sent out for survey services needed prior to the expansion of Goshen Brewing Company's building. The RFQ was a request for Survey Services including, Rule 12 Boundary, Topographic, and Subdivision Survey for this lot. Three companies were contacted to submit quotes for the work; Progressive and DLZ did not respond to the request due

to the timing needed for the quotes. Brads Ko/Abonmarche was the only company to respond with a quote of \$9,400.00. It was requested that the quotes be in two parts; one for the Boundary and Topographic Survey which was \$4,400.00 and one for the Subdivision services which was \$5,000.00. She requested permission to move forward with their proposal and to ratify the agreement next month.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 141-2016.

The motion was adopted unanimously.

2. Resolution 142-2016 - Authorize Agreement Amendment with Abonmarche for the Traffic Study at Lincolnway East (LWE) and Fairfield Avenue to include Plymouth Avenue

Becky Hershberger, Brownfields Coordinator, speaking for City Engineer, Dustin Sailor, explained that the proposal from last month's meeting to expand the traffic study to include Plymouth Avenue was going to be slightly more than the Commission had agreed to fund, because of the time of year. Staff met and decided internally to go ahead with the study, even though the amount was \$7,500.00 instead of the \$5,000.00 that was previously agreed upon to pay for the traffic study.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 142-2016.

The motion was adopted unanimously.

3. Resolution 143-2016 Waterford Mills Parkway Change Order No.5 and No. 6 (JN:2008-0078)

Becky Hershberger, Brownfields Coordinator, explained that there are additional charges to complete the Waterford Mills Parkway. Change Order No. 5 includes the addition of pedestrian signals at a cost of \$1,671.40 and Change Order #6 includes temporary pavement markings due to the weather and Phend Brown being ahead of schedule. To allow the roadway to be used for the winter months, there is a need for temporary markings at a cost of \$8,312.66, for a total increase of \$9,984.06. The project is near completion and the markings that were in the original bid were for spring/summer.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 143-2016.

The motion was adopted unanimously.

4. Resolution 144-2016 - Agreement with DLZ for Design Goshen Industrial Park Storm Sewer (JN:0007-0052)

Dustin Sailor, City Engineer, indicated that this project ties in with retention pond on Kercher Road and provides an overflow for the storm sewer down Industrial Park Drive and then across Genesis's property on the north side to tie in to the retention pond. There has been a review of the 5 proposals and DLZ was identified as the most responsive proposal.

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to approve Resolution 144-2016.

The motion was adopted unanimously.



5. Discussion 2017 - Redevelopment Commission Meeting Schedule

There were no changes to the proposed meeting schedule except for the January meeting due to the fact that Tom Stump, Commission President, would be out of town at a seminar. The decision was made to change the meeting date to January 17, 2017 and meet in the Annex Conference Room, 204 East Jefferson Street.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to adopt the 2017 Meeting Schedule with the exception of the change in the date of the January meeting to January 17, 2017 and move the meeting to the Annex Conference Room.

The motion was adopted unanimously.

6. Discussion - Umbaugh TIF Analysis

Commission members discussed the need to clarify some of the aspects of TIF and how the City should be utilizing TIF. The Commission decided that it would be beneficial to have Umbaugh come to the January meeting to answer questions and clarify.

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 \$787,696.49.

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.

Mark wanted to remind everyone about the ribbon cutting for the South Link Road on December 14th and that due to the weather there would be warming buses.

OPEN FORUM

Cathie Cripe, Goshen School Board and Commission Member, wanted to acknowledge Dustin Sailor, City Engineer and his participation in World Affairs Conference at Goshen College.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for January 17, 2017 at 3:00 p.m.

ADJOURNMENT

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

The regular meeting was adjourned at 4:04 p.m.

APPROVED on January 17, 2017.

GOSHEN REDEVELOPMENT COMMISSION

Thomas W. Stump, President

Laura Coyne, Secretary