

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of March 14, 2017

The Goshen Redevelopment Commission met in a regular meeting on March 14, 2017 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, Adam Scharf, Thomas Stump, Vince Turner and Brett Weddell

Absent: Felipe Merino

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve the minutes of the February 14, 2017 regular meeting.

The motion was adopted unanimously.

CHANGES TO THE AGENDA

Commissioner Stump stated that it has been requested to add Resolution 23-2017 to the agenda.

A motion was made by Commissioner Turner and seconded by Commissioner Weddell to add Resolution 23-2017 to the agenda.

The motion was adopted unanimously.

Goshen Theatre Gina Liechty

Gina Liechty gave the Commission an update on the progress of the Goshen Theatre. The theatre was granted a pledge of support of 4 million dollars from the Commission, contingent upon the theatre raising additional funds. In December they received confirmation that one of the grants they applied for would not be funded at the level that they had expected. The theatre applied for a five million dollar grant, but only received confirmation of one million dollars. The Theatre Board has decided to phase the project (see handout) due to the change in funding. Gina was not making a specific request the purpose of her presentation was to update the Commission on the progress of the funding for the Goshen Theatre.

UNFINISHED BUSINESS

a. Discussion on County Road 40 Sewer Project

Dustin Sailor City Engineer, explained that he fully intended to receive bids yesterday for this project, but he received notification from the design engineer that there are gas and electric utilities that are in direct conflict with the proposed sewer line. Without a secure method at getting the sewer back to the airport lift station, Engineering pulled the project and they are trying to secure additional property. They approached Keystone and suggested that they purchase the property, but Keystone has asked the City to secure the property which could take up to 120 days.

No action to be taken at this time, until the property can be secured and at that time Dustin will bring this back to the Commission for approval of the bid.

NEW BUSINESS

a. Resolution 18-2017 – Execution Indemnity Agreement for use of Real Estate on the Westside of the Millrace Canal

Mark Brinson, Community Development Director, introduced Ref Franson who is interested in leasing the property across from the Hawks Building during the First Friday's Green Day Festival on Friday, May 5, 2017 through May 7th. The group that Ref is a part of would like permission to use the property to camp with Volkswagen Buses for the weekend. There were questions from the Commission regarding the likely hood of contaminants from the buses leaking on the ground and Ref explained that they are air cooled and are properly maintained and would not leak any contaminants. Ref will be in attendance the entire weekend and has his own restored VW bus.

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to approve Resolution 18-2017.

The motion was adopted unanimously.

b. Resolution 19-2017-Authorize Execution of Demolition Contract to the Lowest Responding Bidder for the Demolition of 409 S. Third Street Goshen

Becky Hershberger, Brownfields Coordinator, explained that this is a rental property on South Third Street and it was brought before the Commission last fall because it had a leaking roof. At that time the decision was made not to make any repairs because the plan was to demolish the property when the lease term ended in March of 2017. The houses on either side have been demolished and this property is on one of the next blocks chosen to begin redeveloping. Bid specs have been prepared and she is requesting the Commission's permission to issue them and move forward with the demolition.

An amendment to the resolution is necessary due to the fact that a date on the Resolution is incorrect. It should be March 20, 2017 instead of April 20, 2017. A motion to amend Resolution 19-2017 and change the date was made by Commissioner Scharf and seconded by Commissioner Weddell, the motion was adopted unanimously.

A motion was made by Commissioner Coyne and seconded by Commissioner Weddell to approve Resolution 19-2017.

The motion was adopted unanimously.

c. Resolution 20-2017-Approve Execution of Contract Amendment No. 2 with American Structure Point for Appraisals

Dustin Sailor, City Engineer, explained that the original Kercher Road Appraisal Agreement signed in 2015 and it was based on a 2008 appraisal schedule that INDOT followed for appraisal reimbursement. In July of this year INDOT increased the appraisal reimbursement amount. Engineering found correspondence in the file to Structure Point acknowledging that the city would agree to pay 20% of the increased appraisal amount and the remaining 80% would be paid by INDOT. Dustin spoke with a representative from INDOT and they are encouraging the City to pay the 20%. The original contract was for \$304,215.00 and the increased appraisal amount is \$72,135.00.

A motion was made by Commissioner Coyne and seconded by Commissioner Scharf to approve Resolution 20-2017.

ROLL CALL

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

Ayes: Coyne, Scharf, Stump, Turner, and Weddell

Nays: None

The motion was adopted by a vote of 5 in favor and 0 against.

The motion was adopted unanimously.

d. Resolution 21-2017 –Award Bid and Authorize Negotiation and Execution of Reconstruction Agreement for Dierdorff Road at Ardmore Ct.

(Mr. Merino was in attendance for the remainder of the meeting)

Dustin Sailor, City Engineer, received bids for Reconstruction of Dierdorff Road and Ardmore Ct intersection. Of the 5 bids submitted, Walsh and Kelly was the lowest at \$212,602.81. Dustin would recommend that the Commission award the contract to Walsh and Kelly

Amend Resolution 21-2017 to include Walsh and Kelly in the three blanks on the Resolution. A motion to Amend was made by Commissioner Weddell and seconded by Commissioner Coyne.

Motion to Amend passes unanimously.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 21-2017.

The motion was adopted unanimously.

ROLL CALL

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

Ayes: Coyne, Stump, Turner, and Weddell

Nays: Scharf

The motion was adopted by a vote of 4 in favor and 1 against.

e. Resolution 22-2017 –Approval of the agreement Amendment with the Elkhart County Convention Visitor’s Bureau for the Live Work Play Capacity Grant

Becky Hershberger, Brownfields Coordinator, requesting approval to amend the agreement with the CVB for the Live Work Play Grant, originally entered into an agreement in June of 2016 we agreed to contribute to the funding of the feasibility study for the Goshen Theater and to create a Arts Coordinator position for years two and three, but we did not have a fully developed scope at that time. This amendment defines the scope more clearly based on the request for proposals issued for years two and three. This amendment also covers additional information for year one regarding the feasibility study. The amendment modifies the ability to draw from years one and two at the same time. The CVB is allowing both projects to be funded concurrently and this amendment will cover through June of 2019.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 22-2017.

The motion was adopted unanimously.

d. Resolution 23-2017 Approve Agreement with Amy Worshman for the Creative Arts Coordinator

Becky Hershberger, Brownfields Coordinator, explained that at the February 14, 2017 meeting the Commission opened 8 proposals for the Creative Arts Coordinator position. There is a subcommittee consisting of three Mayors Arts Council Members, Mayor Stutsman, Becky and a City Council Representative. They have spent the last month thoroughly going over the proposals. They are recommending that the Commission approve Amy Worshman as the new Creative Arts Coordinator. The funding for this is 50,000.00 per year for 2 years provided by the grant from the CVB.

Carrie Lee Bland Kendall, the new chairman of the Mayor’s Arts Council, was in attendance to answer any questions regarding Amy Worsham and the Creative Arts Coordinator position. Carrie explained that the Mayor’s Arts council comprised of 11 Artists and Art Patrons from the Community, will supervises this position. Amy will be a contract employee and she will make monthly presentations to the Commission and quarterly reports to the CVB.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 23-2017.

The motion was adopted unanimously.

Discussion of 9th Corridor

Leslie Biek –City Traffic Engineer- presented the Options for the 9th Street Plan (Bike Path).

Leslie explained the costs of each option and the federal funds available at this time. There was a stake holder meeting on February 14, 2017 and she explained two of the most popular options that would stay within the 1.3 million dollars which represents the maximum construction costs before the City would have to pay 100 percent.

Option 1: keep bike path 5 feet from the road and keep the path consistent but narrow it around the poles on the and Jackson Street where it would have to cross over.

Option 2: Is similar to option 1 except we would keep the path consistent but there would be an added curb to keep separated both and again we have to cross over at Jackson.

On both options north of Jackson to Pearl there would need to be added sharrows.

Minimum cost for both options would be 1.1 million and this cost would be just for the bike path and does not include paving or parking improvements.

Evan Bontrager, Debbie Riegsecker, and Andrea Millen from the community, spoke at the meeting and let the Commission know their concerns and opinions on the different options. City Councilor Julia Gautsche also spoke as a property owner and this area is within her district.

There was further discussion between the Commission Members and it was decided that there should be another public meeting before the next Redevelopment Commission meeting in April.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Turner and seconded by Commissioner Weddell to approve payment of the Register of Claims totaling **\$165,345.45**

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

No one from the Commission or the public spoke during the open forum.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for April 11, 2017 at 3:00 p.m.

ADJOURNMENT

A motion was made by Commissioner Turner and seconded by Commissioner Weddell to adjourn the regular meeting of March 14, 2017

The regular meeting was adjourned at 5:05 p.m.

APPROVED on April 11, 2017.

GOSHEN REDEVELOPMENT COMMISSION

Thomas W. Stump, President

Laura Coyne, Secretary