

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of April 11, 2017**

The Goshen Redevelopment Commission met in a regular meeting on April 11, 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, 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 Coyne to approve the minutes of the April 11, 2017 regular meeting.

The motion was adopted unanimously.

### **UNFINISHED BUSINESS**

#### **a. Resolution 27-2017 – Ratify Contract with Walsh and Kelly, Inc. Reconstruction of Dierdorff Road at Ardmore Ct.**

Dustin Sailor, City Engineer, explained that the agreement with Walsh and Kelly for \$212,602.80, was approved at the March meeting and he is requesting that the Commission ratify the agreement.

A motion was made by Commissioner Turner and seconded by Commissioner Coyne to approve Resolution 27-2017.

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.

**b. Resolution 28-2017 Approval of 9th Street Trail Project Design and Location**

Leslie Biek, City Engineer, updated the commission on the final decision on the design and location of the 9<sup>th</sup> Street Trail Project. After meeting with the property owners, commissioners and bicyclists the decision was made to go back to the original plan with a multi-use path on the east side for as far as possible, on College to Jackson then switching to the west side and continue north to Pearl Street. There will also be some landscaping, parking improvements and pavement. Engineering will do as much as they can and still stay within the current budget.

Evan Bontrager, Cannel Street, Goshen, spoke to the commission in support of the design that was presented.

A motion was made by Commissioner Turner and seconded by Commissioner Scharf to approve Resolution 28-2017.

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

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

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

**c. Resolution 29-2017-Ratify Contract with Jerry Reed Excavating, Demolition of 409 S. Third Street**

Becky Hershberger, Brownfields Coordinator, explained that this bid was brought to the commission for approval at the March meeting. The contract is for demolition of the property south of Madison Street on S. Third Street and she is requesting ratification of the bid in the amount of \$6,800.00 with Jerry Reed Excavating.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 29-2017.

The motion was adopted unanimously.

**d. Resolution 30-2017 –Approve and Authorize Execution of Agreement with Amy Worsham for Creative Arts Coordinator Services**

Becky Hershberger, Brownfields Coordinator, explained that Amy’s proposal for the Creative Arts Coordinator Position was presented to the Commission at last month’s meeting and a request for permission to negotiate the contract was also brought before the commission at that time. The agreement will be funded by the Live, Work, Play Grant from the Conventions and Visitors Bureau. It is a two year, Fifty Thousand dollar per year grant. Amy introduced herself and explained briefly what the two main projects will entail. She will be establishing a business plan for the Art Market and will come back and update the Commission periodically over the next two years. After the initial two years the plan is for the Art Market to be self-sustaining.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 30-2017.

The motion was adopted unanimously.

## **NEW BUSINESS**

### **a. Resolution 24-2017 – Authorize Acquisition of Real Estate at 103 W. Wilkinson Street, Goshen**

Mark Brinson, Redevelopment Director, explained that the City desired to acquire the property at 103 W. Wilkinson and he referred to a map showing the location of the property along with two other potential properties on Wilkinson. The agreed upon price for 103 W. Wilkinson is \$29,000.00. There was some discussion by the Commission on whether it was necessary to purchase the property at this time. Dustin Sailor, City Engineer, explained that just to the west of the bridge on Wilkinson there is a pipe that crosses the creek and the main function of that pipe is to service just these properties. Dustin further explained that it would be the utilities goal to get rid of that pipe in the near future and if there are no properties there to service, the pipe would be unnecessary.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 24-2017.

The motion was adopted unanimously.

### **b. Resolution- 25-2017- Approval of Contract with Stiver Lawn Mowing**

Mark Brinson, Redevelopment Director, presented the contract for mowing the Redevelopment properties. It was put out to bid and Dave Stiver of Stiver Lawn Mowing was the only bid received and he has been the only bidder for the last 5 years.

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to approve Resolution 25-2017.

The motion was adopted unanimously.

### **c. Resolution 26-2017-Submission of 2016 Annual Report**

Mark Brinson, Redevelopment Director, submitted the 2016 Annual Report to the Commission and explained the content of the report. The report is the same every year and is due to the State on or before April 17<sup>th</sup>.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 26-2017.

The motion was adopted unanimously.

**d. Resolution 31-2017-Approval of Agreement with American Structure Point Kercher Road Reconstruction from Railroad to Dierdorff Road**

Dustin Sailor, City Engineer explained that this agreement addresses some additional work for the Kercher Road project in particular an additional retention pond to take care of storm water. Part of this lump sum proposal is \$6,700.00 for necessary archeological work. There are two structures on Kercher that are on the National Register that will need to be accommodated for at a cost of \$5,100.00. There is a hazardous waste comment from INDOT that needs to be addressed at a cost of \$3,500.00 and \$2,700.00 for the Winona Trail and Yoder Farmstead also on the National Registry. The total cost to perform the additional environmental work is \$18,000.00.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 31-2017.

The motion was adopted unanimously.

**e. Resolution-32-2017 – Approve and Authorize Execution of Waterford Mills Parkway Change Order No. 7**

Leslie Biek, City Engineering, explained that due to an error in design the street signs for the Waterford Mills Parkway were labeled incorrectly and this change order is necessary to have the signs replaced.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 32-2017.

The motion was adopted unanimously.

**f. Resolution-33-2017- Authorize Negotiation and Execution of Sub-Grant Agreement Between Redevelopment and the Goshen Theater, Inc.**

Mark Brinson, Redevelopment Director, explained that this is part of the Live Work Play Grant program, a three year grant, \$50,000.00 per year. When Redevelopment applied for the grant the intention for the first year was to support the Goshen Theatre in their fund raising campaign. There needs to be a sub-grant agreement between Redevelopment and the Goshen Theatre in order for the funds to be transferred to the Theater. Redevelopment will receive the funds from the CVB and we will re-grant the funds to Goshen Theater, Inc.

Commissioner Coyne made a motion to change the spelling of capitol in the third paragraph to “capital” it was seconded by Commissioner Scharf. The motion to change the spelling was passed unanimously.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 33-2017.

The motion was adopted unanimously.

#### **g. Discussion of Multi-Use Pavilion/Ice Rink Feasibility Study**

Mayor, Jeremy Stutsman presented to the Commission the possibility of a multi-use pavilion/ ice rink. In 2015 Regional Cities requested that each city create a list of potential projects. Last year the Theater was the project picked for the first round with the anticipation that the multi-use pavilion /ice rink would be on the list for the second round and those decisions will be made in August. The Mayor is proposing an outdoor skating rink that would be covered and could also be used during the summer for concerts, weddings, etc. The location that was discussed is the property across from the Hawks Building. The multi-use pavilion/ ice rink would be owned by the City of Goshen and managed by the Parks Department. Funding services would be through Regional Cities and some small donations from private donors. There would not be a public campaign like the Theater is doing, so that we don't take donations away from the Theater project. The funding for the feasibility study would come from Community Visitors Bureau, the City of Goshen and the Redevelopment Commission each one contributing a third of the cost and the estimated total cost would be \$25,000.00 to \$35,000.00.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to fund 1/3 of the expense of the feasibility study for the Multi-Use Pavilion/Ice Rink.

The motion was adopted unanimously.

#### **h. Discussion of Change to the amount Redevelopment Director has to authorize contracts**

A motion was made by Commissioner Scharf and seconded by Commissioner Coyne to raise the amount that the Redevelopment Director is allowed to authorize contracts to \$15,000.00.

The motion was adopted unanimously.

#### **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 **\$78,745.29**.

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.

Goshen Brewing will be presenting the preliminary building report at the next meeting. They are not seeking any funds from the Commission.

#### **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 **May 9, 2017** at 3:00 p.m.

**ADJOURNMENT**

The regular meeting was adjourned at 4:28 p.m.

**APPROVED** on May 9, 2017.

**GOSHEN REDEVELOPMENT COMMISSION**

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Thomas W. Stump, President

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Laura Coyne, Secretary