

# **GOSHEN REDEVELOPMENT COMMISSION**

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

The Goshen Redevelopment Commission met in a regular meeting on July 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, 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 Scharf to approve the minutes of the June 13, 2017 regular meeting.

The motion was adopted unanimously.

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to approve the minutes of the June 26, 2017 executive session.

The motion was adopted unanimously.

### **Open Proposals**

**613 S. Thirds Street-** No proposals were submitted to Mark Brinson, Community Development Director. City Attorney, Larry Barkes explained that this property will be carried over to the August 8, 2017 meeting for proposals and will be accepted for below the asking price of \$95,000.0.

### **NEW BUSINESS**

#### **a. Resolution 47-2017 – Authorize Acquisition of Real Estate at 105 W. Wilkinson Street and 107 W. Wilkinson Street, Goshen**

City Attorney, Larry Barkes, explained that Redevelopment would like to acquire the properties at 105 & 107 W. Wilkinson Street, Goshen. The City currently owns the other property on this street and it is in the best interest of the City for Redevelopment to purchase these two properties. Redevelopment would not take possession of the property for one year and allow the tenants to finish the current lease agreement with the owners.

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to approve Resolution 47-2017.

The motion was adopted unanimously.

**b. Resolution 48-2017 –Approve Execution of Change Order No. 2 with C&E Excavating, Inc. for Eisenhower Drive North Water Main Extension Project –Phase II**

Dustin Sailor, City Engineer, explained this is a balancing change order and will close out the project. There were some increases associated with pavement and other balancing items the total amount was \$8,676.88.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 48-2017.

The motion was adopted unanimously.

**c. Resolution 49-2017- Approve and Authorize Execution of Change Orders No. 8 and No. 9 for Waterford Mills Parkway**

Leslie Biek, City Engineering, presented a change order from Phend & Brown change order No. 8 is due to an error in pavement markings on the Waterford Mills Parkway in the amount of \$172.80 and change order No. 9 is to require the contractor to electronically submit payroll and is a no additional cost change order, it is necessary because the contractor requires that we still go through the change order process even though there is no additional cost.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 49-2017.

The motion was adopted unanimously.

**d. Resolution 50-2017 Ratify Execution of a Contract with Niblock Excavating, Inc., for County Road 40 Water Project.**

Dustin Sailor, City Engineer, explained that this contract was approved at the special meeting on June 27, 2017 and Mark Brinson Community Development Director signed the contract. We have obtained signatures from NIBLOCK and we are bringing the contract back today to ratify the executed contract.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 50-2017.

The motion was adopted unanimously.

**e. Discussion of Family Restaurant Issues-** Vicki Roeder of 64769 Maxwells Gate, Goshen, Indiana is one of the owners of the property that the Family Restaurant on SR 15, Goshen, sits on and she is requesting that the City repair the parking lot that she claims was damaged by contractors hired by the City. She claims that there were promises made to them as owners of the property, by a former City Engineer and those promises were not kept. She would like the Redevelopment Commission to address the parking issues and landscaping issues due to the changes that were made when the entrance was moved to the rear of the restaurant. There is a contract that was signed by Scott Jarrett (co-owner of the property) that did not require the City to make any upgrades or changes to the parking lot. There is a packet of documents addressing her concerns, an email from David Zehr, timeline of the project and a response and pictures from City Engineering. After discussion between the Commission and Vicki it was concluded that it was necessary to continue this matter until the August meeting.

### **APPROVAL OF REGISTER OF CLAIMS**

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to amend the Register of Claims from a total of \$487,294.80 to \$491,381.75

The motion was adopted unanimously.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve payment of the Register of Claims totaling \$491,381.75.

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**

Mark Brinson, Community Development Director announced that a webinar titled the “Misconceptions of TIF” will be

It was announced that the next regular meeting is scheduled for August 8, 2017 at 3:00 p.m.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to adjourn the regular meeting of July 11, 2017.

The meeting was adjourned at 4:50 p.m.

**APPROVED** on August 8, 2017.

**GOSHEN REDEVELOPMENT COMMISSION**

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Thomas W. Stump, President

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Laura Coyne, Secretary