

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of August 8, 2017

The Goshen Redevelopment Commission met in a regular meeting on August 8, 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, Felipe Merino, 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 Stump to approve the minutes of the July 11, 2017 regular meeting.

The motion to approve the minutes of the July 11, 2017 regular meeting was adopted unanimously.

Open Proposals

1. Open Proposals on 613 S. Third Street.

Commissioner Stump opened the proposal on the purchase of the property at 613 S. Third Street, Goshen from Jonathon Shetler. The offer for the property is for \$20,000.00 (Twenty Thousand Dollars). It was recommended that the proposal be referred to staff for recommendations and discussed at the next meeting.

UNFINISHED BUSINESS

1. Discussion –Family Restaurant

Scott Jarrett, 1909 Woodstone Ct. Goshen, Vicki Roeder 64769 Maxwells Gate Goshen. (4:33) Owners of the property at 65585 SR 15, Family Restaurant. Mr. Jarrett, explained his position on the condition of the Family Restaurant parking lot. Mr. Jarrett would like the Redevelopment Commission and the City to make the necessary repairs to the parking lot that were not included in the agreement between Redevelopment and the Jarret's. Mr. Jarrett claims there was a verbal agreement between himself and the former City Engineer to take care of any repairs necessary to the parking lot. After a lengthy discussion it was determined that this issue should be tabled until the Jarret's could obtain proposals for the repairs to the parking lot.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to Table this discussion until the next meeting.

The motion was adopted unanimously.

NEW BUSINESS

a. Resolution 51-2017 – Approve 2018 Redevelopment Budgets (51:10)

Mark Brinson, Community Development Director explained that this was the annual Redevelopment Budget that we are required to get approval of the Council and Commission.

(55:09) Dave Pottinger, Goshen Resident, gave an invitation to the Commission to look at the model prepared by the EID for the Main Street Improvements.

(57:58) Jonathon Wieand, Goshen Resident wanted to request that the Commission add the improvements to Main Street to the budget and Mark explained that this project could be added to the 5 year capital plan. It will go to the committee for review first and it will come back to the Commission for approval.

Discussion regarding budgets lines (1:02:33)

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 51-2017. (1:07:44)

The motion was adopted by a vote of 4-0 (1:07:52)

b. Resolution 52-2017-Ratify Execution of Lease Agreements for the Use of the Powerhouse.(1:08:21)

Mark Brinson, Community Development Director, explained that there was an interest by chain reaction bike project in renting the Powerhouse on September 30, 2017. This is the standard agreement with one change; this group is working with Goshen Brewing Company and will use their restrooms and we will not require them to rent the port-a-potties. (1:08:21)

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 52-2017. (1:09:11)

The motion was adopted unanimously.

c. Resolution 53-2017-Approve Supplemental Agreement #1 with CHA Consulting for the 9th Street Trail Project. (1:09:31)

Leslie Biek, City Engineering, this additional charge is for the public meetings and design alternatives before we decided on the final option. This is an increase to the design; the project cost does not increase.

Discussion (1:10:38)

Brian Clark from Lochmueller Group (1:12:40)

A motion was made by Commissioner Coyne and seconded by Commissioner Weddell to approve Resolution 53-2017. (1:19:52)

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

Ayes: Coyne, Scharf, and Stump

Nays: Turner and Weddell

The Motion was adopted by a vote of 3 in favor and 2 against. (1:20:43)

Discussion after the vote (1:21:04)

d. Resolution 54-2017-Approval of Goshen Brewing Site Plan (1:22:33)

Becky Hershberger, Bownfields Coordinator, explained that is a request for approval from the Commission for the Goshen Brewing Site Plan after Tech Review is completed. We were not able to go to Tech Review before this meeting and they are scheduled for later this week (on Thursday) and the plans will be reviewed at that time. They have provided us with renderings and they were included with the packet.

(1:24:03) Jesse Sensenig, 622, S. Third Street, Goshen, explained the proposed changes to the Commission and answered questions.

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to approve Resolution 54-2017. (1:26:01)

The motion was adopted unanimously.

e. Resolution 55-2017- Authorize Execution of Agreement Amendment #3 with Abonmarche Consultants, Inc., for the Steury Ave. /Lincoln Ave. Road Reconstruction & Drainage Improvement Design Project.

(1:26:30) Becky Hershberger, explained that there are additional charges for this project due to alterations to the pond design at an additional cost of \$14,500.00.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 55-2017. (1:29:18)

The motion was adopted unanimously.

f. Resolution 56-2017-Authorize Execution of a Contract Amendment with John Ward Concrete, Inc. for the Lincoln Ave. (SR 4) & Steury Ave. Intersection Improvements & Stormwater Basin Phase I

(1:29:49) Becky Hershberger, Brownfields Coordinator, reminded the Commission that at the May Meeting she had informed them that there were contamination issues in the new pond, that was formerly the salvage yard, and that there would be additional costs to mitigate those contaminants. The remedy for the contamination is explained in the attachments included in the packet. At this time the request is for approval from the Commission to do the additional work needed to complete the project.

(1:31:58) Discussion and questions from Commissioners

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to approve Resolution 56-2017. (1:33:13)

The motion was adopted unanimously.

f. Resolution 57-2017-Approve and Authorize Execution of Agreement Amendment with DLZ for Additional Survey Work to Redevelop River Race.

(1:33:48) Dustin Sailor, City Engineer, explained that there is a potential developer interested in the property along the River Race. The board previously authorized a survey and that work has been completed. After a review of that survey it was determined that there needs to be additional survey work along Third Street up to Washington Street. He is requesting that the Commission approve an additional \$1,765.00 to DLZ for the survey work.

(1:34:55) Questions from the Commission.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 57-2017. (1:36:30)

The motion was adopted unanimously.

h. Discussion –Goshen Industrial Park Drainage Evaluation

(1:36:48) Dustin Sailor, City Engineer gave an update on the project and the study that was done by DLZ. In their analysis of the entire industrial park storm water and their survey verification of the retention pond, they concluded that the retention pond is big enough for the Kercher storm water improvements and any improvements we want to do south of the rail road spur. They are moving into the second part of their study/design work and they are making plans for Industrial Park Drive. They will take a pipe from Eisenhower Drive South to Industrial

Park Drive and make the connection into the retention pond. Dustin included documents with the packet to explain the presentation.

(1:39:38) Discussion and questions from Commission.

APPROVAL OF REGISTER OF CLAIMS

(1:55:10) Commissioner Scharf had a question on the claim for the purchase of the Wilkinson Street Property

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve payment of the Register of Claims totaling \$249,287.74. (1:56:29)

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.

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 September 12, 2017 at 3:00 p.m.

ADJOURNMENT

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to adjourn the regular meeting of August 8, 2017 (1:57:06)

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

APPROVED on September 12, 2017.

GOSHEN REDEVELOPMENT COMMISSION

Thomas W. Stump, President

Laura Coyne, Secretary