

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of October 10, 2017**

The Goshen Redevelopment Commission met in a regular meeting on October 10, 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, Jose Elizalda, Thomas Stump, Vince Turner and Brett Weddell

Absent: Adam Scharf

### **APPROVAL OF MINUTES**

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve the minutes of the September 12, 2017 regular meeting and the September 27, 2017 Special Meeting.

The motion to approve the minutes of the September 12, 2017 regular meeting and September 27, 2017 Special Meeting was adopted unanimously.

### **Presentations:**

Amy Worsham-Creative Arts Coordinator (1:17) updated the Commission on the various projects she is working on, including marketing and the projects with the Mayor's Arts Council. Amy explained that they are working on website that will showcase the local artists and the history of the Arts Council. It is not up and running yet but it should be very soon. There will be a pop up shop showcasing different Artists on November 3<sup>rd</sup> and 4<sup>th</sup>.

**Jason Semler-Umbaugh:** 10:24 (handout) Jason explained the contents of the documents that he handed out with the projected TIF numbers and obligations, for the next 5 years for both River Race and South East TIF. He explained that due to the projects in River Race TIF, it will be necessary to issue a bond to cover the expenses. He explained how the expenditures for South East TIF projects and bond and loan obligations will be covered by TIF revenue in that TIF District. Jason answered various questions that the Commissioners regarding the Umbaugh Report.

## **UNFINISHED BUSINESS**

### **a. Resolution 63-2017 – Approval of payment to Bloodhound for Ground Penetrating Radar Services at Prairie Cemetery (30:07)**

Dustin Sailor, City Engineer, explained that ground penetrating radar was necessary at the Prairie Street Cemetery to make sure when the road was widened that we did not have unmarked graves that would be in conflict. They needed to confirm that they had an all clear on that property for the environmental report that was submitted. Engineering received two quotes and Bloodhound came in as lowest quote for \$1,157.50.

**A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 63-2017.**

**The motion was adopted unanimously.**

## **NEW BUSINESS**

### **a. Resolution 64-2017 – Release of Mortgage for 324 S. 5<sup>th</sup> Street (32:02)**

Larry Barkes, City Attorney explained that this property was sold to Zach Tate with a mortgage requiring him to make necessary repairs to the property. The investment that was promised has been satisfied and it is necessary to release the mortgage.

**A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 64-2017.**

**The motion was adopted unanimously.**

### **b. Resolution 65-2017 – Accept Proposal and Approve the Execution of an Agreement to Purchase 613 S. Third Street with Jonathon Shetler (33:22)**

Jonathon Shetler was present for the meeting and told the Commission that he would like to purchase the property at 613 S. Third and he would be living in the property once updates and repairs are completed. Larry Barkes, City Attorney, explained that Jonathon's original proposal was to pay \$20,000.00 for the purchase of the property. It was agreed that the City would hold a mortgage in the amount of \$40,000.00 and payment in full would be due in 2021. It was also agreed that if he paid the \$40,000.00 early he would receive a discount all of which is explained in the attached agreement. Jonathon did have some concerns with the property. One of which is the air conditioning which is not working, but the listing agreement stated that it was in working condition. It was recommended by Commissioner Turner that the Commission pay for a portion of the expense of a new air conditioning unit and that amount would be taken off of the \$40,000.00. It was discussed and the Commission made a decision to pay 50% of the cost up to \$1,500.00.

**A motion was made by Commissioner Turner and seconded by Commissioner Weddell to amend Resolution 65-2017 to credit 50% of the cost of repairing or replacing the air conditioning unit up to \$1,500.00.**

**The motion to amend was adopted unanimously.**

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 65-2017 as amended.

The motion was adopted unanimously.

**Discussion –Supreme Court Request for Quotes:**

Dustin Sailor, City Engineer, (46:21) explained that the roadway is a dead end road that goes into an area that is not a cul-de-sac but into an interior drive. The City accepted it as a right of way but the road does not have all of the improvements you would normally see. Dustin explained the changes in the roadway that need to be made. Supreme is divesting their interest on the north side of Kercher road and part of that overall agreement is that they create a subdivision prior to selling off the property. Supreme is willing to dedicate additional property on the west side to allow for a 60 foot right of way which will include additional pavement and a drainage swale (green area on map) and additional property to allow for the City to install a cul-de-sac at the north end. Forest River already purchased property closest to horn ditch (see blue area on map) that will allow trailers better access to Kercher Road. Leslie has secured Community Crossing funding in the amount of \$173,270.00. Supreme has agreed to pay \$61,417.00 which includes pavement of the green area on the map for asphalt and dedication of right of way and then Redevelopment will pay \$249,500.00. This is all an engineer's estimates at this point and Dustin is looking for Commission support for design and they would like to secure a bid amount in the Spring. There was further discussion and questions from the Commission (54:00).

**Discussion –Lippert Expansion project on College Ave.-John Simon:(59:10)**

John Simon explained that Lippert is in negotiations to purchase approximately 153 acres from Steven Fidler to expand their operations. (see attached map) He is requesting expansion of the utilities to the proposed site for the new complex of building. It will be necessary to annex the properties into the City limits and establish a new TIF District in this area. There was further discussion and questions from the Commissioners.

**APPROVAL OF REGISTER OF CLAIMS**

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve payment of the Register of Claims totaling \$650,300.98.

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**

Dustin Sailor, City Engineer, gave an update on the Northwest Bike Trail (1:12:12)

**ANNOUNCEMENTS**

It was announced that the next regular meeting is scheduled for November 13, 2017 at 3:00 p.m.

**ADJOURNMENT**

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to Adjourn the October 12, 2017 Regular Meeting.

The motion was adopted unanimously

The regular meeting was adjourned at 4:20 p.m.

**APPROVED** on November 14, 2017.

**GOSHEN REDEVELOPMENT COMMISSION**

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Thomas W. Stump, President

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Laura Coyne, Secretary