

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of November 14, 2017

The Goshen Redevelopment Commission met in a regular meeting on November 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: Jose Elizalda, Adam Scharf, Thomas Stump, Vince Turner and Brett Weddell

Absent: Laura Coyne

Approval of Minutes

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve the minutes of the October 10, 2017 regular meeting.

The motion was adopted unanimously.

NEW BUSINESS

a. Resolution 66-2017 Approval of the updated Southeast TIF Five Year Project Funding Plan

Mark Brinson, Community Development Director, explained the projects proposed for the next five years for the Southeast TIF and the funding required to complete those projects. (1:14)

*(Commissioner Coyne entered the meeting)

Commissioner, Adam Scharf (5:26) had a question regarding Century Drive Reconstruction he wanted to know what the life expectancy of the road is if it is just repaved and Dustin Sailor City Engineer explained that it would be 20 years after full reconstruction but if it is just repaved it would be approximately 5 years before it would need repair.

Discussion among the Commissioners regarding the TIF Projects (17:30)

Commissioner Scharf (24:40) suggested that the Commission add the Fire Training Facility to the list of recommended projects for the Southeast TIF. No vote was necessary; the project will be added to the list that is rated for relevance for 2019-2024.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 66-2017.

The motion was adopted unanimously.

b. Resolution 67-2017-Approval of the Updated River Race TIF Five Year Project Funding Plan

Becky Hershberger Brownfields Coordinator, (1:19) updated the commission on the projects for the River Race TIF and explained the new projects for the five year plan. (documented in the power point included in packet)

Julia King (35:49) had questions regarding the pedestrian crossing at E. Lincoln and Cottage. Dustin Sailor, City Engineer explained that there were no plans right now for a pedestrian crossing at that intersection but he did explain where other pedestrian crossings were planned.

Julia King (40:35) also had questions regarding the parking for the Ice Rink and Mark Brinson Community Development Director explained that the amount of parking spaces is just conceptual at this time.

A motion was made by Commissioner Scharf (44:57) to Amend the Five Year plan and remove the funds from the Pike Street Real Estate Acquisition and use the \$500,000.00 to purchase property on Lincoln Avenue “Shoot to Thrill” for the Goshen Police Department and it was seconded by Laura Coyne.

Commissioner Scharf (45:30) went on to explain his position and why he would like to amend the five year plan and there was discussion amongst the Commissioners before the vote.

Ayes: Coyne, Scharf (1:12:53)

Nays: Stump, Turner, and Weddell

The motion was defeated by a vote of 2 in favor and 3 against

The acquisition of the Shoot to Thrill property will be added to the list of projects to be rated for the 2019-2024 five year plan.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 67-2017 as submitted.

Ayes: Coyne, Stump, Turner, and Weddell (1:13:51)

Nays: Scharf

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

c. Resolution -68-2017 Approve Change Order No.2 with Walsh and Kelly, Inc. for the Intersection of Dierdorff Road and Ardmore Court.

Dustin Sailor, City Engineer, explained that this change order is necessary to balance out the fund. It decreases the contract by \$5,592.26 due to the fact that the project is complete

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 68-2017.

The motion was adopted 4 to Present-Scharf.(1:15:06)

d. Resolution 69-2017- Approve Change Order No. 3 with HRP for Waterford Commons Business Park Tract 2

Dustin Sailor, City Engineer, this also a completion of the Waterford Commons Business Park this reduces the contract price by \$70,821.87.

(1:15:50) Commissioner Scharf had a question regarding the movement of these funds and reallocate them to cover the cost of the intersection at Dierdorff. The City agreed to cover the cost up to \$200,000.00 and the agreement was that any monies that were left over from HRP's investment would be used first before the \$200,000.00 was used.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 69-2017.

The motion was adopted 4-1-Scharf (opposed 1:17:40).

e. Resolution 70-2017 Approve Change Order No. 10 with INDOT for Waterford Mills Parkway

Leslie Biek, City Engineering, explained that this change order is necessary due to an incorrect line item number for the signs on Waterford Mills Parkway. This is a zero dollar amount change order.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 70-2017.

The motion was adopted unanimously.

f. Discussion-Proposed TIF District –Dierdorff Economic Development Area (1:18:55)

Mark Brinson, Community Development Director, introduced the idea of a new TIF area called the Dierdorff TIF (map attached highlighted in yellow) The projects (also highlighted on the map) anticipated in this new TIF area could generate 20 million dollars in new assessed value. There are also other projects including extending the water and sewer out County Road 36. This new TIF would also include any new projects along the US 33 Corridor. None of these projects are included on the current capital plan. Staff wanted to present the possibility of this new TIF and more details are to come after the first of the year.

g. Discussion of Meeting dates for 2018 (1:36:47)

The Commissioners agreed to continue the Redevelopment Commission Regular Meetings on the second Tuesday of each month at 3:00 p.m. for 2018. Official dates for each month will be submitted at the December meeting.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to amend the Register of Claims and add \$875.00, \$14,360.00, and \$2,500.00 for a total amended amount of \$752,652.51

The motion was adopted unanimously.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve the Register of Claims as amended.

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

ADJOURNMENT

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

The motion was adopted unanimously.

The regular meeting was adjourned at 4:45 p.m.

APPROVED on December 12, 2017.

GOSHEN REDEVELOPMENT COMMISSION

Thomas W. Stump, President

Laura Coyne, Secretary