

GOSHEN REDEVELOPMENT COMMISSION
Minutes for the Regular Meeting of March 13, 2018

The Goshen Redevelopment Commission met in a regular meeting on March 13, 2018 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 Elizalde, Andrea Johnson, Brian Krider, Thomas Stump, Vince Turner and Brett Weddell

Absent: None

CHANGES TO THE AGENDA

Commissioner Stump stated that it has been requested to add Resolution 20-2018 and Resolution 21-2018

There being no objection, Resolution 20-2018 and Resolution 21-2018 was added to the agenda.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to add Resolution 20-2018-Partial release of real estate mortgage executed by Mill Race Neighborhood LLC. Resolution 21-2018-Authorize solicitation of quotes of the demo at 213 to the agenda.

The motion was adopted unanimously.

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve the minutes of the February 13, 2018 regular meeting.

The motion to approve the minutes of the February 13, 2018 regular meeting was adopted unanimously.

NEW BUSINESS

1. Resolution 13-2018- Declaratory Resolution to Establish the Boundaries and Economic Development Plan for the Lippert/Dierdorff Economic Development Area

(1:50) Larry Barkes, City Attorney, explained that Resolution 19-2018 should be looked at with Resolution 13-2018, because Resolution 19-2018 carves out an area of 4 parcels from the South East TIF that will be included in the new Economic Development Area (Resolution 13-2018). These Resolutions create a new economic development area known as the Lippert/Dierdorff TIF(exhibit "A" shows what the new TIF will look like). He also explained the procedures for creating the new TIF, the schedule for approval by the City and Commission and the schedule for the public meetings.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 13-2018.

The motion was adopted unanimously.

2. Res. 14-2018- Amendment to Promissory Note and Loan Agreement for the Goshen Theater

(Members of the Theater Board were not in attendance and ready to present their request to amend the promissory note, so this resolution was moved until after Resolution 21-2018).

(35:52) Dave Daugherty, Vice President of the Theater Board explained that they are in the process of raising funds for the Theater project. He is asking that the first payment of the note be moved to July 1, 2020, because that will give the Board time to raise the funds and get the project underway. The Board is hoping to start the renovation project by 2019. The first payment was to be made in 2016 and this request will only change the term of the 1st payment and everything else stays the same including the accruing interest.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 14-2018.

The motion was adopted unanimously.

3. Resolution 15-2018 – Request for Permission to Issue RFP for River Race Pavilion Engineering and Design

(12:20) Becky Hershberger, Brownfields Coordinator, explained that the Commission was given a draft of the request for proposals for the Rive Race Pavilion . There are a few things that will need to be “tweaked” and it will be ready to issue this week. We should have the proposals back next month and at that time we will need commission members to be a part of the review committee to review the proposals.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 15-2018.

The motion was adopted unanimously.

4. Res. 16-2018- Approve and Authorize Execution of Waterford Mills Parkway Change Order No. 11 with Indiana Department of Transportation

(19:01) Leslie Biek, City Engineering, explained that this resolution is the final change order for the Waterford Mills Parkway overpass project and it is the final adjustment for quantities.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 16-2018.

The motion was adopted unanimously.

5. Res. 17-2018- Authorize Payment to INDOT for the Northwest Bike /Pedestrian Trail Project

(20:54) Dustin Sailor, City Engineer, explained that this resolution is to approve the payment of the funding that is necessary for the Northwest Bike Trail Project. The bids will be received tomorrow and since there is a short turnaround time for funding, approximately 10 days, Engineering is asking for the anticipated funding in the amount of \$435,800.00. At this time Engineering is requesting that the Redevelopment Commission authorize Mark Brinson to sign the agreement and authorize payment, assuming the bids come in as anticipated. This amount has been budgeted in the approved capital plan.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 17-2018.

The motion was adopted unanimously.

6. Res. 18-2018- Award Bid and Authorize Negotiation and Execution of Agreement for Reconstruction of Supreme Court.

(29:54) Dustin Sailor, City Engineer, explained that the bids came in under the engineer's estimate at \$419,587.75, with Niblock being the lowest responsible and responsive bidder. This is a joint project with funds from Redevelopment, Supreme and Community Crossing funding from State of Indiana.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 18-2018.

The motion was adopted unanimously.

7. Res.19-2018- Declaratory Resolution to Amend the Boundaries of the Southeast Economic Development Area

(9:57) Commissioner Stump explained that it was necessary to move this resolution to the beginning of the meeting due to the fact that it was essentially a part of Resolution 13-2018. This resolution will go through the same process as Resolution 13-2018.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 19-2018.

The motion was adopted unanimously.

8. Res. 20-2018- Partial release of real estate mortgage executed by Mill Race Neighborhood LLC

(31:36) Larry Barkes, City Attorney, explained that this is part of the Richard Miller project and when the project started we secured a mortgage against the property to be released once Mr. Miller invested two million (\$2,000,000.00) dollars into project. The City agreed as individual properties were ready to be sold that the City would release the completed properties from the mortgage so they can be sold and the project can progress. The first of the properties is ready to be sold and eventually will be occupied. There are still a few things that need to be completed before the certificate of occupancy can be issued. We are releasing this property from the mortgage, but not releasing the mortgage.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 20-2018.

The motion was adopted unanimously.

9. Res. 21-2018- Authorize solicitation of quotes of the demo at 213 S. Third Street, 219 S. Third Street, and 223 S. Third Street

(35:00) Larry Barkes, City Attorney, explained that these three buildings are currently on the property Scott Sivan will acquire in his agreement with the City and they need to be demolished in order to get them out of the way. He is asking the commission to authorize the solicitation of bids to have these demolitions to occur.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 21-2018.

The motion was adopted unanimously.

Discussion Main Street Survey:

(46:05) Leslie Biek, City Engineering wanted to inform the Board that between now and the next meeting Engineering will solicit requests for proposals to survey Main Street from Pike to Madison, so that Engineering can design bump outs, see if it is possible to reduce traffic lanes, do lane reconfigurations, and move catch basins. It is necessary to do the survey now so that next year the City can start to take ownership of Main Street.

Discussion College Ave. Traffic Study

(50:55) Leslie Biek, City Engineering, explained that Engineering will be submitting a request for proposals to do a traffic study in the College Avenue area. This is the area where the previously discussed annexation is happening. The purpose of the traffic study is so the City will know how we can fill the gap between what the State is doing and what Lippert is doing. This will help us to be able to answer questions on traffic conditions and the best way to improve the intersection. The State is planning on making improvements in 2020 to the intersection, including adding turn lanes and improving the signals.

Discussion update from Dustin Sailor on Two-Stage Ditch, post flood

(53:12) Dustin Sailor, City Engineer, explained the Horn Ditch project to the Commission Members who were not part of the Commission when this project took place. During the flooding in February this project was a complete success and there was no loss of property in the area, like there had been before the two-stage ditch.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve payment of the Register of Claims totaling \$994,374.50.

The motion was adopted unanimously.

(59:06) Discussion regarding use of non-reverting funds, Larry Barkes, City Attorney explained that Community Development would like the board to consider using some funding from the non-reverting fund to be used for at least one of the unsafe building projects. The procedure is to fix the properties so that they can either be sold or rented and any monies collected will be used to replenish the fund. This is just a discussion point at this time and if we would need to use the funds we would come back at a later date when the funding is needed.

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 April 10, 2018 at 3:00 p.m.

ADJOURNMENT

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to adjourn the March 13, 2018 regular meeting

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

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Executive Session of March 13, 2018

The Goshen Redevelopment Commission met in an executive session on March 13, 2018 at the conclusion of the Commission's regular meeting at 4:25 p.m. pursuant to the notice given. The executive session was held 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 executive session 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: Andrea Johnson, Jose Elizalde, Adam Krider, Thomas Stump, Vince Turner and Brett Weddell

Absent: None

PURPOSE OF EXECUTIVE SESSION

The executive session was held as authorized by Indiana Code § 5-14-1.5-6.1


(b)(2)(D) for discussion of strategy with respect to the purchase or lease of real property by the Goshen Redevelopment Commission up to the time a contract or option to purchase or lease is executed by the parties.

ADJOURNMENT

The executive session was adjourned at 4:50 p.m.

APPROVED on April 10, 2018.

GOSHEN REDEVELOPMENT COMMISSION



Thomas W. Stump, President *Vince Turner, V. President*



Brett Weddell, Secretary