

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of May 8, 2018

The Goshen Redevelopment Commission met in a regular meeting on May 8, 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, Brian Krider, Thomas Stump, Vince Turner, Brett Weddell and Andrea Johnson

Absent: Brett Weddell

APPROVAL OF MINUTES

A motion was made by Commissioner Johnson and seconded by Commissioner Krider to approve the minutes of the April 10, 2018 Regular Meeting.

The motion to approve the minutes of the April 10, 2018 special meeting was adopted unanimously.

PUBLIC HEARINGS

1. Public Hearing on Lippert/Dierdorff Economic Development Area.

Before the public hearing was opened Larry Barkes, City Attorney, explained that the public hearing had been published and we will hear from anyone from the public that would like to speak during this meeting. It will remain open until the Common Council has accepted the written approval issued by the Plan Commission, which they have not done and we will continue the hearing until the next meeting.

Commissioner Stump opened the public hearing on the Lippert/Dierdorff Economic Development Area

No one spoke during the public meeting.

The Public Hearing remains open until the June 12, 2018 Regular Meeting.

Discussion TIF funding for the Fire Training facility

(Vince Turner entered the meeting 3:36 p.m.)

(7:40) Stefan Schrock, Battalion Chief and former training coordinator, Goshen Fire Department, explained the need for a fire training facility. A location is needed to create live training for real time fire training experience. The proposed facility would be open to surrounding townships and the departments would train together. The Goshen City Council approved funding in the amount of \$375,000.00, which would include the structure along with ground prep, foundation work, soil boring, utilities, and repairs to the existing fire behavior props.

Mayor, Jeremy Stutsman added that \$100,000.00 from the Redevelopment Commission would be a good contribution, but they would be happy with any monies Redevelopment would be willing to give toward the project.

A Resolution to approve funding for the facility will be presented at a later date, after it is determined how much we can use from TIF funds.

Commissioner Stump suggested that we move the Discussion of the Mill Race Co-Housing Development up in the agenda due to the number of people attending for this discussion:

Discussion of the Mill Race Co-Housing Development:

(26:03) Becky Hershberger, Brownfields Coordinator, explained that she is working with the General Contractor for the project and they are in the process of getting all of the information, necessary, but for today it is just a discussion item.

Issue #1 At the time we executed the purchase agreement, we completed environmental remediation and received closure from IDEM for all of the greenspace on the lots. We knew at that time there would be additional soils that would need to be excavated, transported and disposed of at the landfill. Included in the purchase agreement was information detailing the removal of the soil and debris. JL Construction, the general contractor, put together some estimates of how much soil and debris is coming out of the project and it looks like this portion of the project will cost \$8000.00 to dispose of the debris at the land fill.

Issue #2 On the top two lots (on the handout) it was discovered that there are geotechnical issues. When the contractor was digging the basement for lot #15, (NW corner) they got down 8ft and they encountered large chunks of concrete and various debris, they kept digging and at 12 feet there was cinder and rubber. Due to the recent heavy rain the ground water level is high and the cinder is mixing with the ground water causing a quick sand like consistency. A consultant was called and he did borings, one on lot #14 and one on Lot #15 and he concluded that the cinder layer went down another 10 feet. The material cannot be compacted and is sitting in the ground water and clean fill cannot be put on top of that mixture. It will be necessary to use helical piers to stabilize the foundations and we believe it is due to the way the canal used to be constructed. At one time it was much wider and the fill materials were used to build up the industrial lots. They received one quote and are waiting for two more quotes. It is looking like it will be a substantial cost to put the helical piers in and without them it is questionable whether or not the lots can be developed. Even if it is not a basement, but instead a slab foundation, they will still need to use the helical piers. The piers are steel and are expected to be 35 feet deep.

(36:32) Jeff Loucks, from JL Construction explained that the Kauffman's house could sit on the lot where the common house is expected to be built, but that will not alleviate the problem, because the only place the commons house would fit is on Lot #15 and we would still need to use the helical piers. The biggest obstacle is it will be tough to move the houses because they have been designed to sit on the lot they had planned to be built on.

(38:33) Ann Kauffman, 1205 Berkey Ave. spoke regarding the disappointment she and her husband have experienced with all of the delays on this project. She would like to expedite this process and not lose out on another building season.

(40:05) Richard Miller, Project Developer, 702 Emerson St. spoke to the commission and invited the Commissioners to go out and look at the building site at all of debris. There are layers of debris that he felt was done purposely to fill the site.

NEW BUSINESS

1. Resolution 28-2018 – Ratify Agreement with Umbaugh and Associates for Financial Advisory Services –Tax Increment Analysis

Mark Brinson, Community Development director explained that this TIF analysis was requested by the Goshen City Council. Adam Scharf, Goshen City Councilor, requested that an analysis be done parcel by parcel to see if there is any reduction in the circuit breaker. Umbaugh is willing to do this analysis at a cost of \$4,000.00.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve Resolution 28-2018.

The motion was adopted unanimously.

Res. 29-2018-Approve Supplemental Agreement #3 with DLZ for Northwest Bike Trail

Leslie Biek, City Engineering, explained that this is a no cost agreement amendment. Engineering made modifications where the trail crosses old US 17, and we didn't need as many right of way services after those changes were made.

A motion was made by Commissioner Johnson and seconded by Commissioner Turner to approve Resolution 29-2018.

The motion was adopted unanimously.

Res. 30-2018 Approve final acceptance from INDOT for Waterford Mills Parkway Overpass

Leslie Biek, City Engineering, explained that the contractor has fulfilled all of their obligations and the punch list items have been completed. Engineering is asking Redevelopment to approve the acceptance.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve Resolution 30-2018.

The motion was adopted unanimously.

Res. 31-2018 -Annual Determination of Excess Assessed Value in the Plymouth Avenue Allocation Area

Mark Brinson, Community Development Director, explained that this is the annual report that is submitted stating that all TIF monies collected are used and there is no excess.

A motion was made by Commissioner Johnson and seconded by Commissioner Turner to approve Resolution 31-2018.

The motion was adopted unanimously.

Res. 32-2018 Annual Determination of Excess Assessed Value in Southeast Allocation Area

Mark Brinson, Community Development Director, explained that this is the annual report that is submitted stating that all TIF monies collected are used and there is no excess. (this is the same for all of the TIF Districts)

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve Resolution 32-2018.

The motion was adopted unanimously.

Res. 33-2018 Annual Determination of Excess Value in the Consolidated River Race/US 33 Allocation Area

Mark Brinson, Community Development Director, explained that this is the annual report that is submitted stating that all TIF monies collected are used and there is no excess. (this is the same for all of the TIF Districts)

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve Resolution 33-2018.

The motion was adopted unanimously.

Res. 34-2018 Approving the Annexation with Keystone RV Company

(1:04:15) Larry Barkes, City Attorney, explained that this agreement covers four parcels of real estate that Keystone has acquired that are west of US 33 and north of County Road 40. This provision provides how we will provide infrastructure including a sewer main. A previous agreement addressed a water main, so that is not included in this agreement. Keystone is aware of the necessity of the project and they plan to use the properties for an RV storage area with only a single building less than 5,000 square feet, it is their plan to connect to their existing system and use a grinder pump that will cover their existing need. Keystone and the City acknowledge that there may be a desire to get a better source for a sewer main in the future. We have agreed to include them in an economic development area to get them reimbursed for any monies they provide for the sewer main and we assured them that they will not be fronting all of the monies to get the project done when it becomes necessary.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve Resolution 34-2018.

The motion was adopted unanimously.

Discussion update on proposals for Ice Rink/Multi-Use Pavilion

Becky Hershberger, Brownfields Coordinator, explained that we issued a request for proposals and received six (6) responses. We have established a review committee including two Commission Members, Engineering, Planning, Redevelopment Staff, and the Mayor. Those proposals will be reviewed and initial scoring will be done on Wednesday, May 9th and a Special Meeting is scheduled for May 23rd at 3:00 p.m. to make recommendations for a consultant.

Discussion update on 3rd Street Traffic Study:

Leslie Biek, City Engineering, explained that an updated study is not complete at this time. Engineering put cones on Third Street to see what would happen with new lanes. We did receive some feedback from truck drivers and they felt it was too narrow to get around the curve. Engineering widened the cones and that seemed to work better and there was positive feedback. Engineering is doing a speed study while the cones are out and then after the cones are removed. They will continue to look at the speeds to see if there is a difference. They did not see any backups in traffic during the time the lanes were reduced.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Johnson and seconded by Commissioner Turner to approve payment of the Register of Claims totaling **\$857,100.59**.

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

Doug Nissley, Goshen, Elkhart Township Board would donate \$7,000.00 to the fire training facility. They would like to have the City train the Township Fire Department and they will pay the City for that training.

Adam Scharf suggested that the Commission purchase name plates for the Commission Members.

Tom Stump wanted to bring to Engineering's attention to how low the man holes are on Indiana Ave. Dustin Sailor, City Engineer, explained that the Contractor will come back and core them out and adjust the castings.

ANNOUNCEMENTS

It was announced that the Special Meeting will be May 23, 2018 at 3:00 p.m.

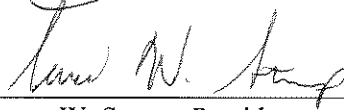
It was announced that the next regular meeting is scheduled for June 12, 2018 at 3:00 p.m.

ADJOURNMENT

A motion was made by Commissioner Johnson and seconded by Commissioner Turner to adjourn the regular meeting and the regular meeting was adjourned at 4:31 p.m.

APPROVED on June 12, 2018.

GOSHEN REDEVELOPMENT COMMISSION



Thomas W. Stump, President



Brett Weddell, Secretary