

2018 GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of June 12, 2018

The Goshen Redevelopment Commission met in a regular meeting on June 12, 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.

The Executive Session was called to order at 2:31 p.m. and adjourned at 3:00 p.m. Commissioners Stump, Weddell, Turner and Johnson were present for the Executive Session

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: Andrea Johnson, Jose Elizalde, Brian Krider, Thomas Stump, Vince Turner and Brett Weddell

Absent: None

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve the minutes of the May 8, 2018 regular meeting.

The motion to approve the minutes of the May 8, 2018 regular meeting was adopted unanimously.

PUBLIC HEARINGS

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

Commissioner Stump opened the public hearing on the Lippert/Dierdorff Economic Development Area at 3:05 p.m.

Larry Barkes, City Attorney, explained that the Public Hearing was opened at the May, 2018 Meeting and due to procedural rules was to remain open until the June meeting so that the Common Council could confirm Confirmatory Resolution 41-2018 regarding the Lippert/Dierdorff Economic Development Area.

No one spoke during the public hearing, and the public hearing was closed.

UNFINISHED BUSINESS

1. Millrace Co-Housing

Becky Hershberger, Redevelopment Project Manager, stated that at the last meeting it was brought to the Commission's attention that there were geotechnical issues on multiple lots on the Millrace Co-Housing Development. Included in this month's packet are two quotes as well as a report from Progressive Engineering.

(4:30) Ann Kauffman-1205 Berkey Ave. Goshen, she and her husband purchased Lot #15 in Millrace Co-Housing. This is one of the lots that are impacted by the geotechnical issues. She is concerned that without funds from the City they will not be able to build on the lot.

(6:07) Merritt Lehman, 23035 Sheri Lane, Elkhart, he and his wife purchased a lot in the Millrace Co-Housing Development that is currently under construction, they liked the idea of a close knit community. Their lot is not affected by the geotechnical issues, but if the lots in question are not able to be built it will affect the HOA and it will be a burden to the homeowners. They will have to pay an additional \$20,000.00 per lot if all 14 lots cannot be built upon. The Millrace Co-Housing, Inc. is putting the money into the development of the property, it is a not for profit development.

(10:22) Mary Lehman-Yoder 1408 Kentfield Way, also purchased a lot in the Millrace Co-Housing Development and she explained all of the amenities along the millrace and she does not want this project to not continue because of the additional cost. She is asking that the Commission to consider helping to fund the project so that it can be completed.

(13:20) Maryellen Myer, 645 River Race Dr. Goshen, she and her husband built the first home on the millrace site. She would like to see the project completed and is asking that the Commission help with the additional cost to the project. She commented on all of the unique qualities and positive amenities that living along the millrace has brought to her family.

(16:55) Julia Gautsche, City Councilor representing the District that includes the Millrace Co-Housing Development stated that she would like to encourage the Commission to help the owners of the effected lots.

It was suggested that staff and 2 commission members meet before the next meeting to discuss possible recommendations and that those recommendations be included on the July meeting agenda.

NEW BUSINESS

Resolution 36-2018 –Approval of Release of Mortgage on 1375 Lincolnway East.

Larry Barkes, City Attorney, explained that this has to do with the Park 33 project, at the beginning of the project there was a mortgage against the project to insure that an investment was made by the developer. Emmert was required to invest five million dollars (\$5,000,000.00) into the project and at that time we would agree to release the mortgage. At this point in time they have invested Four Million Five Hundred Thousand dollars (\$4,500,000.00) and with the cost of the land acquisition of (\$5,000.00) they have fulfilled their obligation.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 36-2018.

The motion was adopted unanimously.

Resolution 37-2018 – Approval of Reimbursement to Luke Gascho for Retaining Wall at 2514 S. Main

Dustin Sailor, City Engineer, explained that the property in question was part of the Kercher Road project. There was a letter of commitment to replace the retaining wall or install a retaining wall. There were three quotes and the leeter of commitment stated that we would take the average of the quotes and the Gascho's would like to get back the investment they have in the wall.

A motion was made by Commissioner Johnson and seconded by Commissioner Turner to approve Resolution 37-2018.

The motion was adopted unanimously.

Resolution 38-2018 Ratify Agreement with Jerry Reed Excavating for the Demolition of 231, 219, & 223 S. Third Street

Becky Hershberger, Redevelopment Project Manager, explained that the Commission approved the quote from Jerry Reed, it was the lowest quote for the demolition of the three structures. At this time we are asking for a ratification of the contract and everything is per the quote provided. The total cost is \$40,250.00 including asbestos abatement. Deadline for the completion of the demolition is June 17, 2018 and work is well underway.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 38-2018.

The motion was adopted unanimously.

Resolution 39-2018 Re-Approval of Purchase Agreements for 307 S. 7th Street, 401 E. Jefferson Street, and 1215 Hickory Street

Becky Hershberger, Redevelopment Project Manager, explained that in 2016 the Commission entered into purchase agreements with LaCasa to purchase three properties. LaCasa included the lots along with the north end of the Hawks Building in a tax credit application. The purchase agreement was contingent upon LaCasa receiving the tax credit. In March of 2017 they learned that they did not receive the funds. LaCasa is in the process of re-submitting the tax credit application which will include these parcels along with other properties in the City. These properties will be single family and lease to own. We are providing updated copies of the agreements with updated dates, but the price is the same as what was approved in the 2016 agreements.

(30:32) Brad Hunsburger, V.P of Real Estate Development for LaCasa, explained that LaCasa would like the previous agreement to be amended to a straight donation instead of LaCasa paying for the lots. They are proposing the development of these four lots with new 4 bedroom houses for families below the 80 percent median income range (\$40,000.00 per year or less). The modification to a straight donation shows more involvement and support from RDC which will better LaCasa's chances for the tax credit grant.

Mayor Stutsman, explained that in 2016 the cost of the demolition was paid for by the City and the City is fine with amending the agreement to a straight donation.

Commissioner Stump added that he would have no problem donating the properties if it is for private ownership or a lease purchase, but if it is going to be a rental, the agreement stands as it is.

After discussion by the Commissioners it was agreed that the Resolution should be tabled until the July 10, 2018 meeting.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to **table** Resolution 39-2018.

The motion was adopted unanimously.

Resolution 40-2018 Authorization to Negotiate and Execute an Agreement with American Structure Point for Architectural /Design Services for the Ice Rink/Multi Use Pavilion

(53:51) Becky Hershberger, Redevelopment Project Manager, explained that the request for proposals went out on March 30, 2018, for the design of the Ice Rink. We received six (6) proposals on April 30th and staff along with two (2) Commission Members spent the month of May reviewing and scoring the proposals. After initial review we interviewed American Structure Point, KIL Architecture, and JPR. The consensus was to recommend moving forward with American Structure Point. We are asking today for approval to move forward with negotiation and execution of the agreement that we will bring to the July meeting for ratification.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 40-2018.

The motion was adopted unanimously.

Resolution 41-2018 Confirming the Declaratory Resolution to Establish the Boundaries and Economic Development Plan for Lippert/Dierdorff Economic Development Area

(1:04:38) Larry Barkes, City Attorney, explained that this Resolution has been brought before the Commission previously, it was approved by the Planning Commission, and was in front of the Common Council for two different meetings. We had a public hearing at the beginning of the meeting and no one spoke and it is before the Commission for final approval.

At the time that the Resolution was before the City Council there were changes made to the Resolution in point six (6) on page five (5) the US 33 improvements particularly roadway, the curbing, and center turn lane.

(1:07:19) Commissioner Weddell made a motion to amend the Resolution to match what the City Council passed seconded by Commissioner Johnson.

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

Ayes: Johnson, Stump, Weddell

Nays: Krider, Turner

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

A motion was made by Commissioner Weddell and seconded by Commissioner Krider to approve Resolution 41-2018 as Amended.

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

Ayes: Krider, Stump, and Weddell

Nays: Johnson and Turner

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

Discussion: Crossing Subdivision Agreement

(1:11:26) Larry Barkes, City Attorney, explained that he did not have an agreement ready and would have something for a subsequent meeting.

Discussion: Proposed Accelerated Schedule with Rieth Riley for Kercher Road Phase I Project RR to Deirdorff

Dustin Sailor City Engineer, explained that Rieth Riley would like to accelerate the schedule of the project at a cost of \$237,500.00. Engineering does not support this request due to the extra cost.

Discussion: Supporting Education through TIF

Mayor, Jeremy Stutsman, explained that it came to his attention that the Redevelopment Commission can donate, for education purposes, to the school systems within the same TIF district. At this time he is requesting that the Commission approve Fifty Thousand dollars (\$50,000.00) from each TIF district or One Hundred Thousand dollars(\$100,000.00) per year for five years to be used for education programs.

(1:20:04) Diane Lawson, Goshen School Superintendent, explained that they have been speaking with some of the local industries to see what they would need to help students with specific job training in advanced manufacturing. They would also like to offer programs after hours for retraining adults.

(1:34:31) Dustin Sailor, City Engineer, presented an add on discussion item and memo regarding Lippert-College Avenue Development -TIF Reimbursement. (Memo added to meeting packet)

There are two different options that made it to final consideration that the Commission needs to consider for the construction of a lift station at the southwest corner of Lippert's property. After meeting with Lippert, and Abonmarche it was determined that the first concept/option is the most beneficial.

After questions from the Commissioners it was agreed that the first concept would be the most beneficial in the long term and could be considered for TIF reimbursement.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve payment of the Register of Claims totaling \$141,690.82.

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

(1:49:20) Adam Scharf, Goshen Councilor, spoke to the Commission regarding some of his constituent's concerns about the parking at the new office for the Parks Department. They are also concerned about additional traffic on East Jackson Street. He also had a question about the 10 foot bike path that will go past Lippert and out to County Road 31 and wondered if it was still on the long term plan and the time line for the property acquisition. Mark Brinson explained that it was still on the long term and there was no immediate plan for property acquisition.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for July 10, 2018 at 3:00 p.m.

ADJOURNMENT

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to adjourn the June 12, 2018 regular meeting.

The regular meeting was adjourned at 4:57 p.m.

APPROVED on July 10, 2018.

GOSHEN REDEVELOPMENT COMMISSION

Thomas W. Stump, President

Brett Weddle, Secretary

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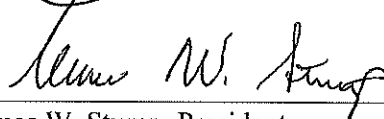
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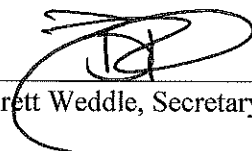
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