

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of July 10, 2018**

The Goshen Redevelopment Commission met in a regular meeting on July 10, 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: 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 June 12, 2018 regular meeting

### **AGENDA ADDITIONS:**

#### **Request to add the following Resolution to the Agenda:**

**(:52) Resolution 50-2018** Approve and Authorize Execution of Release and Settlement Agreement with Matthews Millrace, LLC

There were no objections and Resolution 50-2018 was added to the agenda by a unanimous vote.

### **UNFINISHED BUSINESS**

#### **Resolution 39-2018 – Re-Approval of Purchase Agreements with LaCasa of Goshen, Inc for 307 S. 7th Street, 401 E. Jefferson Street, and 1215 Hickory Street Goshen**

(1:46) Larry Barkes, City Attorney, explained that additions were made to the original Agreement as discussed at the June Meeting, but there was no vote at that time. The additions are detailed in the Resolution.

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

The motion was adopted unanimously.

## **NEW BUSINESS**

### **Resolution 42-2018 – Declaratory Resolution to Amend the Economic Development Plan for the Consolidated River Race/US 33 Economic Development Area and Allocation Area**

(6:04) Larry Barkes, City Attorney, explained that there are certain properties that need to be acquired, but no additional projects. The list of properties is attached to the Resolution.

Commissioner Stump made a suggestion that it might be beneficial to add the property on Olive Street to Exhibit “A” of the Resolution.

A motion was made by Commissioner Weddell and seconded by Commissioner Krider to amend Resolution 42-2018 to include the property on the North East corner of Olive Street.

The amendment was approved unanimously.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 42-2018 as amended.

### **Resolution 43-2018 Approval of Additional Payment to Jerry Reed Excavating for Removal of Trees and Debris at 213, 219 and 223 S. Third Street.**

(11:14) Becky Hershberger, Project Manager, explained that after the structures were demolished it came to our attention that three trees, an abandoned utility pole, an empty oil tank and other debris would have to be removed. Jerry Reed offered to remove and dispose of everything at a cost of \$2,500.00.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 43-2018.

The motion was adopted unanimously.

### **Resolution 44-2018- Approval of a Contribution for the Goshen Fire Department Training Facility**

(12:37) Mark Brinson, Community Development Director, explained that the cost to build the Fire Department Training Facility will be \$375,000.00. The County has committed \$50,000.00 to the project based on the provision that the Township Fire Departments have access to the facility. We are requesting \$50,000.00 from the Commission to help pay for the facility.

A motion was made by Commissioner Turner and seconded by Commissioner Weddell to approve Resolution 44-2018.

The motion was adopted unanimously.

**Resolution 45-2018** Award Bid and Authorize Negotiation and Execution of Agreement for Demolition at 311 N. 9th Street

(14:37) Becky Hershberger, Project Manager, explained that on June 25<sup>th</sup> bids were sent out and Jerry Reed was the only responding bidder at \$8,500.00. We are requesting approval to move forward with Jerry Reed to demolish the structure at 311 N. 9<sup>th</sup> Street.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 45-2018.

The motion was adopted unanimously.

**Resolution 46-2018** Approval of Contribution to the Millrace Neighborhood LLC, Regarding Geotechnical Assistance

(16:21) for the past two months we have been discussing the issues regarding the geotechnical issues on the property. Staff and two Commissioners discussed recommending the Commission contribute 50% of the cost not to exceed \$100,000.00.

(20:52) Commissioner Weddell questioned whether or not the Millrace Neighborhood LLC, had done any soil borings to establish whether or not due diligence was done before construction had started and he was told that the only samples taken were by Redevelopment, but those would not have been geotechnical samples.

The following audience attendees spoke in favor of the Millrace Neighborhood project and made their request for funding from the Commission:

(21:31) Richard Miller –Goshen

(23:32) Nancy Lowen-419 S. Seventh Street-Co-Housing Member and Chair of the Association.

(26:35) Mike Landis 1102 Prairie Ave, Goshen.(Board of Works Member)

(31:05) Julia Gautsche Goshen City Council Member

(32:01) Jeremy Stutsman, Mayor, City of Goshen

(33:40) Commissioner Turner gave his opinion on the Commission contributing to this project as long as it does not exceed \$100,000.00

(35:50) Commissioner Krider also gave his opinion regarding the contribution and did not agree with contributing any money.

(38:50) Commissioner Johnson's opinion is that the \$100,000.00 is aggregable with a \$100,000.00 contribution.

(40:13) Commissioner Stump spoke in support of the \$100,000.00 contribution. He feels there were unforeseen circumstances in this project.

(41:24) Maryellen Myers-Goshen spoke in support of the project.

(44:06) Larry Gautsche –Goshen also spoke in support of the project.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve Resolution 46-2018.

The motion was adopted unanimously.

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

Ayes: Johnson, Stump, Turner, Weddell

Nays: Krider

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

**Resolution 47-2018** Ratify execution of Lease Agreement for Powerhouse

Mark Brinson, Community Development Director, explained that this is the usual agreement used for rental of the Powerhouse.

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

The motion was adopted unanimously.

**Resolution 48-2018** Approve Execution of Change Order No. 1 with Niblock Excavating, Inc. for Supreme Court Reconstruction Project.

Dusting Sailor, City Engineer, explained that soils under the old asphalt had a swath of unsuitable material that was inconsistent with anything around it and it was unsuitable for road backfill. Engineering has asked the contractor to remove it and they are asking the Commission to approve the change order in the amount of \$16,689.80.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner Weddell to approve Resolution 48-2018.

The motion was adopted unanimously.

**Resolution 49-2018** Award Bid and Authorize Negotiation and Execution of Agreement for Design of River Race Dr. by Jefferson Street

Leslie Biek, City Engineering, sent out request for quotes for design and a little survey work, for Jefferson River Race Drive and Third Street to accommodate the changes to Third Street that have been discussed at previous meetings. Received five (5) responses and JPR was the lowest quote. Engineering is requesting that the Commission award the project to JPR in the amount is \$14,600.00.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 49-2018.

The motion was adopted unanimously.

**Resolution 50-2018** Approve and Authorize Execution of Release and Settlement Agreement with Matthews Millrace, LLC

(51:47) Larry Barkes, explained that this agreement was discussed at the last meeting. We will be receiving the property back and the intention is to put it up for proposals and they agree to that and they will be executing a deed. Copies included are a copy of the deed, executed release and settlement, but we have not recorded the actual Warranty Deed, because we just received the documents today.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 50-2018.

The motion was adopted unanimously.

(Approved 4-0 Brett Weddell left the Council Chambers before the vote)

**APPROVAL OF REGISTER OF CLAIMS**

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve payment of the Register of Claims totaling \$363,931.24.

The motion was adopted by a vote of 4-0 (Brett Weddell was absent for the vote).

**MONTHLY REDEVELOPMENT STAFF REPORT**

Community Development Director Mark Brinson offered to answer any questions about the monthly report;

Mark informed the Commission that the Park 33 Apartments had 90 units leased, mostly people coming to Goshen not people that currently live in Goshen.

**OPEN FORUM**

(1:02) Julia Gautsche expressed her thanks for how Park 33 was being handled and the response from Staff

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 August 14, 2018 at 3:00 p.m.

**ADJOURNMENT**

A motion was made by Commissioner Johnson and seconded by Commissioner Turner to adjourn the regular meeting.

The regular meeting was adjourned at 3:57 p.m.

**APPROVED** on August 14, 2018.

**GOSHEN REDEVELOPMENT COMMISSION**

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Thomas W. Stump, President

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Brett Weddle, Secretary

