

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of August 14, 2018

The Goshen Redevelopment Commission met in a regular meeting on August 14, 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 July 10, 2018 regular meeting

The motion to approve the minutes of the July 10, 2018 regular meeting was adopted unanimously.

PUBLIC HEARING

Commissioner Stump opened the public hearing at approximately 3:02 p.m. regarding Amending the Economic Development Plan for the Consolidated River Race/US 33 Economic Development Area and Allocation Area.

Anita Shannon, 708 E. Lincoln, had questions regarding her property and the possibility of the acquisition of her property.

Paul Happner 704 E. Lincoln Ave. had questions regarding anticipated improvements with the new plan.

The Public Hearing was closed at 3:05 p.m.

NEW BUSINESS

1. Resolution 51-2018- Confirmatory Resolution to Amend the Economic Development Plan for the Consolidated River Race/US 33 Economic Development Area and Allocation Area

Larry Barkes, City Attorney explained that this last step in the process of adding these properties to the Economic Development Area.

Brian Garber, 921 E. Lincoln, requested that a correction be made to the Confirmatory Resolution to change 912 E. Lincoln to 921 E. Lincoln, 912 does not exist. City Attorney Barkes, requested a motion to amend.

Commissioner Weddell made a motion to amend Resolution 51-2018 to change 912 E. Lincoln to 921 E. Lincoln, Commissioner Turner seconded the motion and it was adopted unanimously.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 51-2018 as amended

The motion was adopted unanimously.

Resolution 52-2018 Authorize Acquisition of Real Estate at 624 East Lincoln Avenue and 700 East Lincoln Ave

(15:41) Larry Barkes, City Attorney, explained that these properties are two of the properties listed in the Confirmatory Resolution and requesting authorization to purchase the properties for future development.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 52-2018.

The motion was adopted unanimously.

Resolution 53-2018 Partial Release of Real Estate Mortgage –Millrace Neighborhood LLC

(17:48) Larry Barkes, City Attorney, explained that these are two properties that have been completed in the Millrace neighborhood and are being released from the mortgage.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 53-2018.

Resolution 54-2018 Approve and Authorize Execution of Waterford Mills Parkway Change Order No. 12 with Indiana Department of Transportation

(20:15) Leslie Biek, City Engineering, explained that there was a final change order in May that was an adjustment to quantities. INDOT found additional line items that need to be adjusted to balance what was used verses what was proposed. We are still under the bided amount.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 54-2018.

The motion was adopted unanimously.

Resolution 55-2018 Approve and Authorize Execution of Agreement with Barak Group, LLC for the Development of Stormwater Facilities

(22:37) Dustin Sailor, City Engineer, presented the commission with a map of the subject area and explained that the Crossing Subdivision is east of CR 19 and south of SR 119. The City has a TIF area, the Plymouth Ave. TIF, which includes this subdivision, Park Meadows Subdivision, Fairhaven Physicians, and the Birthing Center. There was significant flooding in this area in 2008 and in order to allow the Crossing to develop further, we need to assist in creating a defined drainage pattern and stormwater release. It has been worked out with the Barak

Group to have them take out some of the proposed development lots and convert them into stormwater drainage to slow the water down and also identify a drainage swale. This should also help Park Meadows Subdivision, Fairhaven, and the Birthing Center that have the potential to flood when there is a heavy rain.

Brad Mosness, Abonmarche Consultants, 1009 S. 9th Street, spoke on behalf of the Barak Group.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 55-2018.

The motion was adopted unanimously.

Resolution 56-2018 -Award bid for the construction of CR 40 Sewer Project

(32:33) Dustin Sailor, City Engineer, explained that four (4) bids were received for the CR 40 Sewer Project. Niblock Excavating turned in a bid for \$782,919.75 and they were the lowest responsible and responsive bidder. Engineering is requesting that Mark Brinson be given the authority to approve and award the bid.

Motion was made by Commissioner Weddell and seconded by Commissioner Johnson to Amend Resolution 56 to include Niblock Excavating and \$782,919.75 as the awarded bid

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 56-2018 as amended.

The motion was adopted unanimously.

Resolution 57-2018 Approve and Authorize Execution of Supplemental Agreement #2 with DLZ for Kercher Road Phase II Reconstruction.

(37:09) Leslie Biek City Engineering, explained that this agreement is related to the Synergy Property and the property at 2216 East Kercher and was discussed when supplemental agreement #1 was presented to the Commission. This is a no cost change order, moving funds from the translator line to cover the cost of the appraisal services and move funds to that line.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 57-2018.

The motion was adopted unanimously.

Resolution 58-2018 Ratify Agreement with American Structurepoint for Professional Architectural/Engineering Services for the Ice Rink/Multi-Use Pavilion Project

(39:15) Mark Brinson, Community Development Director, reminded the Commission that American Structurepoint was awarded the contract in June, but it has taken time since then to negotiate some of the fine points of the contract and to have it ready for approval. He is requesting that the Commission Ratify the Agreement.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 58-2018.

Resolution 59-2018 Approve Execution of Change Order No. 1 for Northwest Bike Trail

(41:09) Leslie Biek, City Engineering, explained that as they started the Northwest Bike Trail it was discovered that there was more topsoil in certain areas. There was a geotechnical done before the projected was started but this exceeds what they expected. The contractor will have to excavate the top soil and replace it with suitable soils. Engineering is bringing this to the Commission to see if they would support the additional cost at just under \$50,000.00. This is a federally participating item. Engineering spoke with MACOG and they said they would support the 80/20 split assuming they had the funding, which they do at this time.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 59-2018.

The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to Amend the Claims to reduce the amount by \$1,987.59 for a new total amount of \$156,859.19

The motion was adopted unanimously.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve payment of the Register of Claims as Amended totaling \$156,859.19

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Community Development Director Mark Brinson offered to answer any questions about the monthly report; Mark, explained that the Supreme Court Project will be removed from the project list. He also explained that since the offer to Co-Housing of \$100,000.00 has not been formally accepted at this time, they are waiting on quotes.

OPEN FORUM

(54:51) Adam Scharf, Goshen, had comments regarding the 9th Street Corridor and problems with the zoning of the area.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for August 14, 2018 at 3:00 p.m.

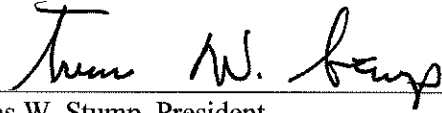
ADJOURNMENT

A motion was made by Mr. Elizalda and seconded by Commissioner Krider to adjourn the regular meeting.

The regular meeting was adjourned at 4:01 p.m.

APPROVED on September 11, 2018.

GOSHEN REDEVELOPMENT COMMISSION



Thomas W. Stump, President



Brett Weddell, Secretary