

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of September 11, 2018

The Goshen Redevelopment Commission met in a regular meeting on September 11, 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, Brian Krider, Thomas Stump, Vince Turner and Brett Weddell

Absent: Jose Elizalde

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve the minutes of the August 14, 2018 regular meeting.

The motion to approve the minutes of the August 14, 2018 regular meeting was adopted unanimously.

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve the minutes of the August 29, 2018 special meeting.

The motion to approve the minutes of the August 29, 2018 special meeting was adopted unanimously.

PUBLIC HEARINGS

1. Public Hearing - Sale of 102 E. Kercher

Commissioner Stump opened the public hearing on

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

OPEN PROPOSALS – 102 E. KERCHER

No proposals were submitted.

NEW BUSINESS

Resolution 60-2018 – Ratify Execution of Indemnity Agreement with Goshen Band Boosters, Inc. for Use of Real Estate

(10:55) Mark Brinson, Community Development Director, explained that this is an annual agreement for event overflow parking.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 60-2018.

The motion was adopted unanimously.

Resolution 61-2018- Partial Release of Real Estate Mortgage – Millrace Neighborhood LLC

(12:13) Larry Barkes, City Attorney, explained that these are two properties that have been completed in the Millrace Neighborhood and are being release from the mortgage.

A motion was made by Commissioner Turner and seconded by Commissioner Weddell to approve Resolution 61-2018.

The motion was adopted unanimously.

Resolution 64-2018- Authorize Negotiation and Execution of Agreement for 9th Street Corridor Inspection Consultant

Leslie Biek, City Traffic Engineer, stated the process for consultant selection entails advertising thru INDOT's system. All consultants must be INDOT qualified and meet their requirements. Five proposals were received and they were scored based on INDOT score sheet and the selected consultant was picked based on the lowest rank which was Abonmarche Consultants. Project will bid in 2019 and is a one year construction. A discussion was held to understand INDOT scoring system.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 64-2018.

The motion was adopted unanimously.

Res. 65-2018 Authorize Negotiation and Execution of Agreement for Kercher Road Phase 2 Inspection Consultant

Leslie Biek, City Traffic Engineer, stated five proposals were received and were scored based on INDOT score sheet and the selected consultant was picked based on the lowest rank which was Lochmueller Group. Project will bid in 2019.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 65-2018

The motion was adopted unanimously.

Res. 66-2018 Award Bid and Authorize Negotiation and Execution of Agreement for 3rd Street Improvements

(38:32)Leslie Biek, City Traffic Engineer, said that 2 bids were received on September 10, 2018 and the lowest bid was provided by Walsh & Kelly in the amount of \$180,756.65. Resolution amended to add Walsh & Kelly.

A motion was made by Commissioner Johnson and seconded by Commissioner Weddell to approve Resolution 66-2018 as amended.

The motion was adopted unanimously.

Discussion NIPSCO Utility Relocation for the River Art Redevelopment Project

(44:25)Becky Hutsell, Redevelopment Project Manager, updated the Commission about the utility relocation for River Art Development as part of the contract with Insite Development. The original cost estimate was \$180,000

and since working with NIPSCO's new business development division they have provided a substantial assistance and the cost estimate came in at \$154,765.

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 \$889,400.98.

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.

Mark Brinson talked about updating Redevelopment Commission 5 Year Capital Plan. He stated he is looking for volunteers from the Commission to be part of the committee and comeback to the Commission with the recommendation. Thomas Stump and Vince Turner volunteered to be part of the committee.

Mark Brinson stated that Redevelopment is waiting on a second appraisal on the Millrace Townhome site and once that is received would issue a RFP for the site next month.

OPEN FORUM

Leslie Biek, City Traffic Engineer, is requesting permission for approval prior to the next month's meeting for Parcel 4, 6, 7 & 10 parcels of right-of-way acquisition for the Kercher Road Phase 2 project.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner for approval to purchase right of way for parcel 4, 6, 7 & 10 for Kercher Road Phase 2.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for October 9, 2018 at 3:00 p.m.

EXECUTIVE SESSION

Pursuant to the provisions of the Open Door Law and Indiana Code § 5-14-1.5-6.1(b)(2)(D), the Goshen Redevelopment Commission will meet in executive session at the conclusion of the regular meeting for discussion of strategy with respect to the purchase or lease of real property.

AJOURNMENT

The regular meeting was adjourned at 3:52 p.m.

APPROVED on _____, 2018.

GOSHEN REDEVELOPMENT COMMISSION

Thomas W. Stump, President

Brett Weddle, Secretary

