

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of September 13, 2016

The Goshen Redevelopment Commission met in a regular meeting on September 13, 2016 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 Commissioner, Vince Turner. On call of the roll, the members of the Goshen Redevelopment Commission were shown to be present or absent as follows:

Present: Laura Coyne, Cathie Cripe, Adam Scharf, Vince Turner and Brett Weddell

Absent: Thomas Stump

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve the minutes of the August 9, 2016 regular meeting. The motion was adopted unanimously.

OPEN PROPOSALS

1) Purchase of Third Street/Jefferson Street Real Estate:

Mark Brinson reported that no offers have been received for the property.

2) Purchase of 1215 Hickory Street Real Estate

Mark Brinson reported that no offers have been received on the property.

PUBLIC HEARINGS (and Related Matters)

1) Public Hearing concerning whether Redevelopment should sell 401-403 East Jefferson Street

Commissioner Turner opened the public hearing concerning whether Redevelopment should sell 401-403 East Jefferson Street.

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

2) Resolution 101-2016 – Approve Sale of 401-403 East Jefferson Street

Larry Gautsche with LaCasa informed the Commission that they're interested in the East Jefferson Street properties as part of their tax credit application that includes the development of the north half of the Hawks building. Mr. Gautsche indicated that the completion of the south end of the Hawks has brought in tenants to downtown Goshen and that their upcoming proposal will include the addition of 23 new apartments in the Hawks Building and 10 single family homes into Goshen's already established neighborhoods. He noted that it has been difficult for developers to match the existing neighborhoods character and that LaCasa will be adding two story homes with garages on this property.

Brad Hunsberger with LaCasa handed out a packet of information with renderings of the proposed houses that will match the existing properties at 403 East Jefferson Street. The actual address will be 7th Street since the house will face 7th Street.

No questions were raised. LaCasa offered a purchase price of \$7,000.00 and covers the expenses the City incurred for the demolition of the fire damaged property.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 101-2016. The motion was adopted unanimously.

3) Resolution 102-2016 – Approve and Authorize Execution of the Agreement for the Sale and Purchase of Real Estate with LaCasa of Goshen, Inc. for 401-403 East Jefferson Street.

Larry Barkes, City Attorney, advised that the agreement between the City and LaCasa was pretty basic but there have been some additional costs due to the purchase being from a tax sale. The fee for the extra title insurance is \$1,500.00 per lot. Commissioner Scharf asked why it could not be done in a more traditional way to so we could avoid extra fees but Mr. Barkes advised that the title company charges more due to a tax deed.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 102-2016. The motion was adopted unanimously.

4) Public Hearing concerning whether Redevelopment should sell 307 South Seventh Street

Commissioner Turner opened the public hearing concerning whether Redevelopment should sell 307 South Seventh Street.

Mark Brinson informed the Commission that this property is similar to the East Jefferson Street property along with the agreement with LaCasa. Brad Hunsberger explained that this property, like the one on East Jefferson Street, would match the neighborhood, but will be a little easier to develop.

Commissioner Weddell asked if there would be garages on the property and Mr. Hunsberger answered in the affirmative.

Commissioner Scharf asked if the lease had a purchase option and Mr. Hunsberger again answered in the affirmative that there would be an option to purchase the property after 15 years. Mr. Hunsberger also reported that this lease term has been successful in the past and the leasee will be paying property taxes.

The public hearing was closed.

5) Resolution 103-2016 – Approve Sale of 307 South Seventh Street

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to approve Resolution 103-2016. The motion was adopted unanimously.

6) Resolution 104-2016 - Approve and Authorize Execution of the Agreement for the Sale and Purchase of Real Estate with LaCasa of Goshen, Inc. for 307 South Seventh Street

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 104-2016. The motion was adopted unanimously.

UNFINISHED BUSINESS

1) Resolution 105-2016 – Ratify Execution of Contract with HRP Construction, Inc. for the Construction of the Waterford Commons Business Park Projects

Dustin Sailor, City Engineer, presented the HRP Construction agreement for Waterford Commons Development. Hoogenboom/ Nafziger fronted the money for the project and will be reimbursed through TIF funds generated through the development per the executed TIF reimbursement agreement.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 105-2016.

Comments: Commissioner Scharf would like to abstain from the vote and wants to object to the project. He disagrees with the subsidy portion of the agreement.

Dustin reported that there have been changes to the overall project. When the project was put out to bid it did not contain the necessary roadway improvements along Dierdorff Road, including a left turn lane and a passing blister, and that Brads-Ko has since designed the additional improvements resulting in additional costs. These costs need to be brought to the attention of the contractor and there will be further discussion later on how the additional cost will be covered.

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

Ayes: Coyne, Turner, and Weddell

Nays:

The motion was adopted by a vote of 3 in favor and 0 against. 1 Abstention, Commissioner Scharf.

The motion was adopted.

Mark Brinson explained to the Commissioners that there is a need for a special meeting to discuss the additional cost for the project on Dierdorff Road. It was decided to schedule a Special Meeting of the Commission on September 27, 2016.

2) Resolution 106-2016 – Ratify Execution of Contract Amendment #5 with RGB Sales, LLC for Brownfield Remediation Services at 317 West Douglas Street

Becky Hershberger reported that fill work has been done and RGB has begun final work on the Millrace Canal bank from Douglas to Purl. The project is on track to have all work completed and transfer of the property in the next few weeks.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 101-2016. The motion was adopted unanimously.

NEW BUSINESS

1) Resolution 107-2016 – Approve Amendment to Agreement for Sale, Purchase and Development of Real Estate with Millrace Neighborhood, LLC

City Attorney Larry Barks reported that the City was adding a different entity that will end up with the property, the original entity is staying in place.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 107-2016. The motion was adopted unanimously.

2) Resolution 108-2016 – Approve and Authorize Execution of Agreement with B&T Door for Garage Door Replacement

Project Manager, Becky Hershberger, reported that in July of 2016 the Commission approved quotes for new garage doors at a building on the south side of Plymouth Avenue. Culp door submitted quotes, but it turned out to be more than originally anticipated and B&T came in with a lower bid for all of the work needed to replace the doors and jams. She requested that the Commission move forward with the bid from B&T Door which is just under \$3,000.00 and that work will be completed by October of this year.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 108-2016. The motion was adopted unanimously.

3) Resolution 109-2016 – Authorize Advertising for Bids for Demolition Project at 1375 Lincolnway East

Project Manager, Becky Hershberger, reported that the Emmert Group, LLC would begin construction as soon as demolition of the former Goshen Inn is complete. The City will oversee the demolition of the property and the Commission will need to authorize advertising for bids. All assessments are complete to allow demolition to begin in October. Bids will be due October 3, 2016.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 109-2016. The motion was adopted unanimously.

4) Resolution 110-2016 – Award Bid and Authorize Execution of Agreement for Demolition Project at 828 East Lincoln Avenue

Project Manager, Becky Hershberger, discussed a Memo that was distributed to the Commissioners regarding the Phase I Demolition Project for 828 E. Lincoln Ave. Four bids were received for the demolition of the existing structures as well as removal of debris. R&R Excavating, Inc. was the lowest bidder and work is scheduled to be completed within 45 days at a cost of \$26,050.00.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 110-2016. The motion was adopted unanimously.

5) Resolution 111-2016 – Ratify Execution of Indemnity Agreement with Downtown Goshen, Inc. for Use of Real Estate

Community Development Director Mark Brinson reported on the agreement to allow the Volks Fest to take place at the real estate across from the Hawks building on September 3-5.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 111-2016. The motion was adopted unanimously.

6) Resolution 112-2016 – Approve Additional Appropriations

Community Development Director Mark Brinson reported on the September Additional Appropriations

1. \$986,000.00 to fund Waterford Commons (to be paid by the Developer)
2. \$500,000.00 for the River Race fund to help pay off the 2008 bond with the balance of funding to come from Major Moves.
3. Non-reverting operating fund to pay for mowing services

A motion was made by Commissioner Weddell and seconded by Commissioner Scharf to approve Resolution 112-2016. The motion was adopted unanimously.

7) Discussion on Former Holiday Inn Parcel, Legacy Utility

Utilities Engineer Dustin Sailor discussed the storm water pipe on the east side of US 33. He indicated that Utilities has been able to trace the pipe up to Eastlake Fitness Club and that this line terminates at the west drive of the entrance. He advised that the City owns the pipe and runs beneath US 33 towards Fidler Pond and that the easement does not go directly to Fidler Pond. Over the years extensions were made to extend the pipe to the pond. Fidler just used segments of pipe fitted together to extend the pipe and they are in poor condition. Dustin is proposing that the pipe along Fairfield Ave. be abandoned and the portion that goes under US 33 be filled in with mortar. On the east side of the property, the proposal is to remove the structures from that site and leave the

pipe as is and make sure the property owner is aware of the easement. Dustin and City Attorney, Larry Barkes, discussed with owner of East Lake Fitness how they will be impacted by abandonment. The City smoke tested at the fitness site and it appears that there will be no additional cost to the fitness club owner with his storm sewer, but this will need to be verified by a survey. There were questions regarding cost of the abandonment, Dustin explained that there were a lot of unknowns at this time and no clear idea of cost.

8) Discussion/Update on Community Crossings Matching Grant Award for State Road 15 and Kercher Road Intersection Improvement Project

Civil City Engineer Mary Cripe discussed the One Million Dollar Community Crossing Matching Grant (\$1,000,000.00) applied for by the City with 50% coming from the grant and matching funds to come from either MVH, Rainy Day Fund or Special LOIT. Due to this there will be no funds out of the Redevelopment Budget. Mark Brinson, Redevelopment Director, discussed possible changes to the plan that will be discussed at the October meeting.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve payment of the Register of Claims totaling \$463,941.67. The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Community Development Director Mark Brinson explained that due to work load there is no monthly report for September.

OPEN FORUM

Allen Brenneman, Westoria Drive, Goshen, spoke on behalf of Schaeffer-Green which is a LA based company. They are requesting exclusive rights to develop the power house after a feasibility study is complete. Mr. Brenneman explained that the project would be privately funded by Schaefer Green. Mr. Brenneman submitted a handout to the Commission with a summary and photos of other hydro plants constructed and maintained by Schaeffer Green.

Per the Mill Race power generation handout, turbines will generate 350 kilowatts renewable energy. SGE would like to install turbines in half of the main floor of the powerhouse. Schaeffer Green Company is a WBE and has experience in developing power generation all around the world. They would like to have exclusive rights to develop the plant after a feasibility study is complete.

It was noted that notice will go out regarding the discussed Special Meeting regarding the Waterford Commons development scheduled for two weeks from today on September 27th in the Annex Conference Room at 4:00 p.m.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for October 11, 2016 at 3:00 p.m.

ADJOURNMENT

The regular meeting was adjourned at 4:16 p.m.

APPROVED on October 11, 2016.

GOSHEN REDEVELOPMENT COMMISSION

Thomas W. Stump, President

Laura Coyne, Secretary