

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of October 9, 2018

The Goshen Redevelopment Commission met in a regular meeting on October 9, 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

CHANGES TO THE AGENDA

Commissioner Stump stated that it has been requested to remove the Opening of the Proposals for the Goshen Millrace Redevelopment Area. The Norfolk Southern Flagging Agreement and the Third Street Design Contract were added to the agenda.

NO OBJECTION MADE

There being no objection, the Norfolk Southern Flagging Agreement and the Third Street Design Contract were added to the agenda.

MOTION TO ADD

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to add the Norfolk Southern Flagging Agreement and the Third Street Design Contract and remove the opening of the Millrace Redevelopment Area proposals from the agenda.

The motion was adopted unanimously.

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve the minutes of the September 11, 2018 regular meeting.

The motion was adopted unanimously.

PUBLIC HEARINGS

1. Public Hearing on Goshen Millrace Redevelopment Area.

Commissioner Stump opened the public hearing on the Goshen Millrace Redevelopment Area.

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

Res. 70-2018 Sale of Goshen Millrace Redevelopment Area

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 70-2018.

The motion was adopted unanimously.

Public Hearing – 65736 State Road 15

Commissioner Stump opened the public hearing on 65736 State Road 15.

No comments from the public. Mark Brinson, Community Development Director, spoke about the location of the property.

The public hearing was closed.

Res. 71-2018 – Sale of 65736 State Road 15

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 71-2018.

The motion was adopted unanimously.

Open Proposals – 65736 State Road 15 – No proposals were received.

Commissioner Stump asked what the status of the property was.

Larry Barkes, City Attorney, a notice will be issued that we will consider this 30 days from now and will solicit additional proposals. In the first round the proposals have to meet appraised value in the second round they do not. Additional proposals will be opened by the Board of Works and referred to back to Redevelopment.

UNFINISHED BUSINESS

Millrace Co-Housing Counter Proposal Request

(7:36) Becky Hutsell, Redevelopment Project Manager, reminded the commission about the proposal made to the Millrace group in August 2018 (Res. 46-2018) to provide 50% funding not to exceed \$100,000 for geotechnical assistance.

(8:27) Nancy Loewen – Chairperson for Millrace Co-Housing, spoke on behalf of the members. She explained that bids have been received for helical piers and engineered foundations. She explained the additional expenses are for Lot 13 common house and Lots 14 & 15 which are the lots along the canal. She stated they have budgeted very carefully and the group has worked hard to share the costs but the financial reality is that Lots 14 & 15 cannot go forward without additional help. If the lots don't get built on it would substantially change the site development. The original proposal was for 50% of the cost for the geotechnical issues not to exceed 100,000 and the new proposal is for the total amount \$100,000 which is 67% of the geotechnical expense.

There was discussion among Commission members and questions asked regarding costs and construction.

(27:41) Jeff Loucks, JR Construction, answered questions from the commission regarding the construction of the homes.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to Amend Res. 46-2018 to remove the 50% match and approve the \$100,000 payment.

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

Ayes: Johnson, Stump, Turner, and Weddell

Nays: Krider

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

NEW BUSINESS

1. Resolution 68-2018 – Policy to Solicit Professional Services

(42:45) Mark Brinson, Community Redevelopment Director, explained that the original policy was based on points, 75% of the points were awarded based on fees and 25% on qualifications and it has now been changed to 50% for fees and 50% for qualifications. The details are in the policy.

There was a discussion among members regarding funding sources. This policy is only for contracts that are not funded federally funded or funded by INDOT.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 68-2018.

The motion was adopted unanimously.

Resolution 69-2018 – Approval of Payments to the City of Goshen for a USEPA Loan

(1:01) Becky Hutsell, Redevelopment Project Manager, explained that in 2011 the city was awarded a USEPA Brownfield RLF loan grant. The \$1,000,000 grant was awarded to the city and the city loaned it to the Commission. The funding was utilized to clean up the salvage yard. \$838,500 was used for the actual cleanup and the remainder for administrative costs and per the Commission's agreement with the city it does need to be repaid. The city is establishing a RLF line and all the program details will go to the Board of Works. The money will be used for additional future brownfield assessment cleanup work. We are asking for the Commission to approve the repayment schedule based on the closeout guidelines from the EPA. The payment schedule is \$75,000 paid this year and \$50,000 biannual for two years and \$170,000 per year until paid in full in July 2024. This program is still available to the Commission.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 69-2018.

The motion was adopted unanimously.

Res. 72-2018 – Approve Execution of Change Order No. 1 for the Northwest Bike Trail

(1:08) Leslie Biek, Traffic Engineer, primary approval was granted for Change Order No. 1 in August and these are the actual quantities. This change order includes the excavation and backfill of unsuitable soils. The request is for \$143,868 and the city's share is 20%. There will be another change order in November for the farm drives and drainage and the intersection of Bashor Road and Old County Road 17.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 69-2018.

The motion was adopted unanimously.

Discussion of Meeting dates for 2019

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Redevelopment Commission meeting dates for 2019.

The motion was adopted unanimously.

Items added to the Agenda:

Third Street Design Contract

(1:18) Leslie Biek, Traffic Engineer, talked about the contract with JPR for the design of 3rd Street & Jefferson Street which was approved when the proposals were opened in July. The cost has increased because geotechnical work was added at the parking lot since it will be a pervious lot. The approved amount was \$14,600 and now is \$18,400. Project will be bid in spring 2019.

(1:20) Dustin Sailor, Director of Public Works, commented on the need for pervious pavers due to the lack of stormwater capacity within the 3rd Street corridor.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve the contract with JPR for the Design of Third Street & Jefferson Street and for the additional amount for the geotechnical services.

The motion was adopted unanimously.

Norfolk Southern Flagging Agreement for the Ninth Street Corridor Project

(1:32) Leslie Biek, Traffic Engineer, presented the agreement for Norfolk Southern Flagging for the Ninth Street Corridor project. This agreement is needed with Norfolk Southern for flagging when working so close to the railroad. The agreement amount is \$18,100 and this project is 80/20 with 80% federal funds and 20% with local TIF funds.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve the Norfolk Southern Flagging Agreement.

The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Turner and seconded by Weddell to amend the register of claims to include the claims submitted for JPR in the amount of \$17,185.00.

The motion was adopted unanimously.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve payment of Register of Claims as amended and submitted totaling \$247,110.07.

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

Richard Miller thanked the Commission for their support of the Millrace Co-Housing.

Dustin Sailor, Director of Public Works, updated the Commission on the status of Phase A of the Kercher Road Project.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for November 13, 2018 at 3:00 p.m.

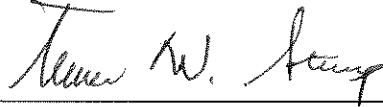
ADJOURNMENT

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

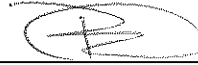
The regular meeting was adjourned at 4:32 p.m.

APPROVED on November 13, 2018.

GOSHEN REDEVELOPMENT COMMISSION



Thomas W. Stump, President



Brett Weddel, Secretary