

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of November 13, 2018**

The Goshen Redevelopment Commission met in a regular meeting on November 13, 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 October 9, 2018 regular session.

The motion was adopted unanimously.

### **OPEN PROPOSALS** - Goshen Millrace Redevelopment Area

Two proposals were received for the Millrace Redevelopment Area and will be forwarded to staff for review.

Anderson Partners – \$93,250

Insite Development – \$93,255

Commissioner Stump asked for volunteers from the Commission to review the proposals and Andrea Johnson and Brett Weddell volunteered.

### **PRESENTATION**

#### **American Structure Point – Multi-use Pavilion**

Dan McCloskey, Senior Project Manager with American Structure Point presented a power point with an update of the multi-use pavilion. Mr. McCloskey gave a brief history of the pavilion and presented information about the amenities, parking areas and location of the pavilion.

(20:00)Becky Hutsell, Redevelopment Project Manager, answered questions from the Commission regarding site conditions and location of the pavilion.

#### **Jason Semler, Umbaugh – Annual presentation of information for the governing bodies of all taxing units within an allocated area.**

(27:40) Mark Brinson, Community Redevelopment Director, explained the new state requirements that passed during the special legislative session in 2018. House Enrolled Act 1242, Section 32 of the act requires redevelopment commissions to hold an annual meeting to provide certain information to the taxing districts that overlap a TIF allocation area. Invites were sent to the six overlapping taxing districts to attend this meeting. Umbaugh's report covers those requirements. Handout provided and also in packet.

(31:00) Jason Semler – Umbaugh, Jason explained the contents for the documents that were handed out with projected TIF numbers and obligations for the next 5 years for the River Race, Southeast and Plymouth Avenue. He was asked to present an illustration showing that if there are projects and no money available for them could the River Race TIF support a 5.5 million bond. Jason explained the new impact analysis requirement to the overlapping taxing district. Jason answered questions from the commissioners regarding the reports.

## **NEW BUSINESS**

### **Resolution 73-2018 – Rejection of Bids and Authorization to Seek Proposals from Realtors to Sell 102 East Kercher Road**

(50:00) Mark Brinson, Community Redevelopment Director, explained one (1) offer was received for \$80,000 which is \$125,000 less than what offering property for which is close to market value. After review of the proposal it is recommend to reject the offer and move forward with seeking a local broker to list the property. Also included in the RFQ are properties that are by the new overpass that are not quite ready to be marketed yet. The RFQ are due in December and is included in the packet.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 73-2018.

The motion was adopted unanimously.

### **Resolution 74-2018 – Ratify Execution of Powerhouse Lease Agreement**

(54:17) Mark Brinson, Community Redevelopment Director, is requesting to ratify an agreement that was approved for an event that happened on November 10, 2018.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 74-2018.

The motion was adopted unanimously.

### **Resolution 75-2018 – Request for a Loan from Major Moves Construction Fund**

(55:07) Mark Brinson, Community Redevelopment Director, This is something that has been done before when projects happen in a short time frame which causes cash flow issues There are 2 options to address this, a bond and if you look at Umbaugh's report you can see the expenses related to bond issues. There is approximately 6 million dollars of projects that are planned for 2019 which is highly unusual to have many in a year. There is a deficit for the next 3 years and our proposal is to borrow short term from major moves. The loan may not be needed given assted values and the trends or if we have a project moved out a year or two. If we need the loan we would like to have authorization to borrow from the city. This resolution gives us the authority to request these funds as needed. Mark also requested that may want to authorize up to 2 million dollars due to the concern of the recent prices and our original estimates may a little light.

(57:19) Larry Barkes, City Attorney, commented that we have asked for this authorization in the past and sometimes needed to borrow the money and sometimes not and this may be the case depending on the timing of the projects.

There was discussion among commission members regarding loan balances and interest rates.

A motion was made by Commissioner Weddell and seconded by Commissioner Krider to amend Resolution 75-2018, item #2 to say a rate up to two percent (2%) per annum.

The motion was adopted unanimously.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to amend Resolution 75-2018 from not to exceed \$1,850,000 to not to exceed 2,000,000.

The motion was adopted unanimously.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 75-2018 as amended.

The motion was adopted unanimously.

**Resolution 76-2018 – Approve Execution of Change Order No. 2 for Supreme Court Road Reconstruction**

(1:09) Leslie Biek, Traffic Engineer, explained that this change order is for the final adjustment to the quantities. This is a \$29,772.28 decrease to the contract for a total contract of \$389,815.47.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 76-2018.

The motion was adopted unanimously.

**Resolution 77-2018 – Approve Execution of Change Order No. 2 Northwest Bike Trail**

(1:10) Leslie Biek, Traffic Engineer, explained that this change order is for the improved farm approaches and additional pipe for stormwater improvements. This increases the contract by \$48,049.778. This is an 80/20 project and the City's portion is \$9,609.96.

A motion was made by Commissioner Johnson and seconded by Commissioner Weddell to approve Resolution 77-2018.

After discussion, on call of the roll, the motion was carried by the following vote: 3-2

Ayes: Johnson, Stump, and Weddell

Nays: Krider and Turner

The motion was adopted by a vote of 3 in favor and 2 against.

**Resolution 78-2018 – Approve Execution of Agreement with Lochmueller for Kercher Road Phase 2 Construction Engineering Services**

(1:24) Leslie Biek, Traffic Engineer, is requesting approval for an agreement with Lochmueller for an amount up to \$516,500 for Construction Engineering Services for the Kercher Road Phase 2 project. This is an 80/20 project and the City's local share is \$103,300.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 79-2018 pending approval from the Legal Department.

The motion was adopted unanimously.

**Resolution 80-2018 – Approve Execution of Agreement with Abonmarche Consultants for Ninth Street Construction Engineering Services for 9<sup>th</sup> Street Corridor.**

(1:26) Leslie Biek, Traffic Engineer, is requesting approval for an agreement with Abonmarche Consultants for an amount up to \$140,800 for Construction Engineering Services for the 9<sup>th</sup> Street Corridor. This is an 80/20 project and the City's local share is \$28,160. This project will start in the spring of 2019.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 80-2018 pending approval from the Legal Department.

The motion was adopted unanimously.

**Resolution 81-2018 – Approval of an Agreement to Provide Funding to the Millrace Neighborhood, LLC Regarding Geotechnical Remedies**

(1:27) Larry Barks, City Attorney, stated that staff has reviewed the request by Nancy Loewen of the Millrace Neighborhood to add additional language to the agreement and have no objection.

A motion was made by Commissioner Johnson and seconded by Commissioner Turner to approve Resolution 81-2018.

The motion was adopted by a vote of 4-1.

**Resolution 82-2018 – Authorize Negotiation and Execution of Agreement with Umbaugh to Provide Financial Advisory Services for the Goshen Theater Renovation Project**

(1:29) Mark Brinson, Community Development Director, explained Resolution 82-2018 is tied with Resolution 83-2018 and both are for the Goshen Theater Renovation Project. The agreement with Umbaugh is for financial services. There are two options on how to fund this project, the first is to take ownership and bid as a public project. This option could cost more and slow the project down. The second option is creating a forgivable loan, not a grant. The redevelopment commission cannot do this directly but can fund a loan that is made by the Economic Development Commission. This will require approval from the Redevelopment Commission, Economic Development Commission and the City Council.

(1:32) Jason Selmer with Umbaugh confirmed to the commission that this is a legal structure of the loan.

(1:35) Doug Nisley with the Goshen Theater introduced theater manager Amber Burgess who has been with the theater since June. She had coordinated 23 public events since she has been with the theater. Mr. Nisley thanked the commission for their participation in this project stated that they plan to start construction in May 2019 and should be completed in less than a year.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner Weddell to approve Resolution 82-2018.

The motion was adopted unanimously.

**Resolution 83-2018 – Authorize Negotiation and Execution of Agreement with Ice Miller to Provide Legal Services for the Goshen Theater Renovation Project**

(1:38) Commissioner Stump stated that Mark Brinson explained that this agreement is tied to Resolution 82-2018 and this agreement is with Ice Miller for financial services for the Goshen Theater Renovation Project. Legal Department has not reviewed the agreement yet so approval is pending their review.

A motion was made by Commissioner Johnson Weddell and seconded by Commissioner Johnson to approve Resolution 83-2018 pending approval from the Legal Department.

The motion was adopted unanimously.

#### **Discussion – MACOG Call for Information**

(1:39) Leslie Biek, Traffic Engineer, wanted to let the commission know that they submitted three perspective project to MACOG call for projects and two are on Redevelopment list of potential projects.

#### **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 \$634,212.14

The motion was adopted unanimously.

#### **MONTHLY REDEVELOPMENT STAFF REPORT**

Community Development Director Mark Brinson offered to answer any questions about the monthly report; Mark stated the updated 5 year Capital Plan will be presented at the December meeting.

#### **OPEN FORUM**

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 December 10, 2018 at 3:00 p.m.

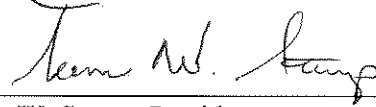
#### **ADJOURNMENT**

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to adjourn the November 13, 2018 regular meeting.

The regular meeting was adjourned at 4:43 p.m.

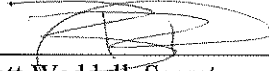
APPROVED on December 11, 2018.

**GOSHEN REDEVELOPMENT COMMISSION**



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Thomas W. Stump, President



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Brett Weddell, Secretary