

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of December 11, 2018**

The Goshen Redevelopment Commission met in a regular meeting on December 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, Thomas Stump, and Brett Weddell

Absent: Brian Krider, Jose Elizalde and Vince Turner

### **APPROVAL OF MINUTES**

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

The motion was adopted unanimously.

### **OPEN PROPSOALS** – Real Estate Broker Services 102 East Kercher Road

Commissioner Stump opened the proposal from Patty Miller with Century21. Commissioner Stump submitted the proposal to Mark Brinson for review and Mark will report back in January.

### **OLD BUSINESS**

Status of Proposals for 65736 SR 15 – No proposals received

(2:10) Mark Brinson, Community Development Director, stated that this property is not related to the proposal received today. This property had been advertised for sale and no proposals were received. It was indicated in Request for Proposals (RFP) that the Commission may elect in the future to list with MLS.

**3:05 Commissioner Turner entered the meeting.**

### **NEW BUSINESS**

**Resolution 79-2018 – Approving and Authorizing the Execution of the Project Coordination Contract with the State of Indiana for the US 33 Auxiliary Lanes from Plymouth Avenue to Fairfield Avenue**

(5:01) Leslie Biek, Traffic Engineer, this is an INDOT/LPA contract and last November this was submitted call for projects thru MACOG for federal funding and it was approved. Approved for 80% federal funding for design, construction and inspection. This contract spells out what INDOT is responsible and what the City is responsible for.

(1:35) Commissioner Weddell commented that has been discussed at City Council and there is concern among the Council about the location of the crosswalk and they would like to keep updated on this. City Council is very interested in having some input in the location of the crosswalk.

(7:03) Commissioner Stump asked about a traffic light at the intersection. Ms. Biek said traffic warrants were done at Plymouth and Fairfield to see if signals would be warranted. They could be warranted at Plymouth but not Fairfield. So moving the crossing so it is out of the unsignalized intersection.

(7:53) Adam Sharf, Goshen, asked about the level of certainty of the design and if there was any flexibility in it. Ms. Biek stated that it has not been designed yet so can still look at options.

(12:10) Mayor Jeremy Stutsman, it was talked about at the council meeting that the council would be kept up to date. If there any issues then it will be brought back to council. This is a preliminary design from Goshen Engineering and there will also be consultants and INDOT involved in the final design.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 79-2018

The motion was adopted unanimously.

**Resolution 84-2018 – Allocate funding from Southeast TIF for Goshen Community Schools Advanced Manufacturing Parkway**

(17:31) Mark Brinson, Community Development Director, stated that this is a follow up to a presentation the Mayor made in June about a possible partnership with Goshen Community Schools whereby the Redevelopment Commission could help fund a worker training program they developed.

(18:07) Mayor Jeremy Stutsman commented that in June he suggested that the Redevelopment Commission make a commitment of \$100,000 year for 5 year period to the school system to help with projects but it has been found that this money has to be directly tied to a project. This request is something I support and at this point the previous request of a 5 year commitment is off the table. This is a great program that will help train for manufacturing. This money will help buy equipment they need. Once equipment is installed would like to have a tour for those who are interested and get update of the project.

(19:21) Steve Hope, Assistant Superintendent of Goshen Community Schools, stated that Goshen High School has not had a manufacturing program until this year. We are currently working with architects to build a space for a premier manufacturing pathway. This pathway would serve current high students so they would graduate with certification that business need. Local business could also use this space to train their incumbent workforce after school hours. The money provided for this would be mostly used for manufacturing machinery.

(20:55) Commissioner Stump asked about the location for this and Mr. Hope stated that it will be in the current high school back wing where the technology classes are now. Will be expanding in that area with the new addition next year.

(21:15) Commissioner Weddell stated that he saw the plans and it is his understanding and depending on the bids that come in for the new intermediate school that this section may be one of the first sections to get cut if there is not proper funding and if that happens would this money still be utilized? Mr. Hope stated that it is his hope this does not get cut and if it does the machinery would still be installed and would renovate existing space.

(21:58) Commissioner Turner asked about how much input have current manufacturers have had in designing curriculum and Mr. Hope responded that they have talked extensively with manufacturers.

(22:35) Commissioner Stump asked if he was aware of a program like this thru Elkhart County. Mr. Hope responded that Horizon Education Alliance is trying to put a manufacturing pathway in every high school in the county with Ivy Tech being a postsecondary partner. With Goshen being the manufacturing hub we would like to have the premier facility here in Goshen.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 84-2018.

The motion was adopted unanimously.

**Resolution 85-2018 – Approve Request from Goshen Engineering to Issue a Request for Proposals for Engineering Services for the US 33 Auxiliary Lanes from Plymouth Avenue to Fairfield Avenue**

(24:40) Leslie Biek, Traffic Engineer, is requesting permission to issue a Request for Proposals (RFP) using INDOT's procedure for design. In the past when talking about inspections the question came up as to whether we could add a cost option to submit costs for the proposals. A response was received from MACOG citing legal federal guidelines and was passed to legal department for review. MACOG and INDOT stance is that it is not applicable. Requesting permission to go with INDOT standard procedure.

After discussion among the Commission members this resolution will be tabled until Legal Department has time to review the information provided by Leslie Biek.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to **table** Resolution 85-2018.

The motion was adopted unanimously.

**Resolution 86-2018 – Approval of Updated River Race TIF Area Five Year Funding Plan**

(32:00) Mark Brinson, Community Development Director, explained that this is an annual update to the 5 year capital plan. A review committee was formed to review the potential project list and the projects were scored by the committee members. It was discussed in the last meeting about the possibility of short term borrowing from major moves. Cash flow projections are included in the packet.

(34:25) Becky Hutsell, Redevelopment Project Manager, presented the power point and explained each current and future projects within the River Race TIF.

(47:45) Discussion among commission members regarding the capital plan.

**Audience Comments:**

(57:42) Evan Miller, 612 South Third Street, expressed his concern with the additional traffic that will be generated with the Millrace Pavilion and how will it be managed.

(1:01) Becky Hutsell, Redevelopment Project Manager, reminded the commission that last year a contract was executed with Traffic Engineering Consultants with the intention of coming up with a traffic plan for this area.

(1:04) Councilman Adam Sharf, Goshen, had a question on the acquisition of the Ozinga property and the Tocon Site (Old Johnson Controls.) Mark Brinson explained that the Tocon site has been added to the list but not the capital plan.

Mr. Sharf commented that there are different kinds of angled parking. Head out angle parking has a lot of advantages.

Mr. Sharf commented that he thought College Avenue project would be under the Lippert/Dierdorff TIF but is currently in the Southeast TIF. Ms. Hutsell explained that the Southeast TIF serves all of Century Drive which is accessed from College Avenue. Mark Brinson explained that the Lippert TIF is not an option at this time.

Mr. Sharf also states that it his opinion the bike trail along Rock Run creek is a waste. He questions who the actual users will be. The destination is Fider Pond Park and the users are the residents that are to the west and south. Mr. Sharf states that he thinks it is a better use of public funds to connect the trail system on the east side of US33 instead of building along Rock Run creek.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 86-2018.

The motion was adopted unanimously.

#### **Resolution 87-2018 – Approval of Updated Southeast TIF Area Five Year Project Funding Plan**

(1:14) Becky Hutsell, Redevelopment Project Manager, presented the power point and explained current and future projects within the Southeast TIF.

Audience Comments:

(1:22) Councilman Adam Sharf, Goshen, asked if the College Avenue project will still be done if the development to the east is not built?

(1:23) Leslie Biek, Traffic Engineer, commented that the development played a role in it but with traffic issues already she feels we should consider doing some improvements. INDOT working on design. Construction in 2021.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 87-2018.

The motion was adopted unanimously.

#### **Resolution 88-2018 – Selection of Preferred Developer for Millrace Townhome Site and Authorization to Negotiate a Development Agreement**

(1:26) Mark Brinson, Community Development Director, Insite Development and Anderson Partners submitted proposals and that were opened at the last meeting After reviewing the proposals with our committee, our recommendation is that we focus our negotiation with Insite Development. Once an agreement is negotiated, we would invite the developer to come make a presentation and go thru the entire project. Recommendation was based on several considerations, Insite Development has strong track record with completing urban residential projects. Construction starting next summer and completing in spring of 2020.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve Resolution 88-2018

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 Register of Claims to increase the amount by \$3,444.60 for lawn mowing for a new Register of Claims totaling \$ 468,989.42.

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**

(1:30) Councilman Adam Sharf, Goshen, had a question about how the governing units were invited to the presentation last month per the recent state statute.

Mark Brinson stated that a letter was sent out to the units of government including the Goshen City Council.

(1:33) Larry Barkes, City Attorney, stated it was sent to the government units not to individual persons.

**ANNOUNCEMENTS**

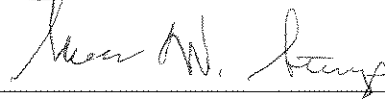
It was announced that the next regular meeting is scheduled for January 15, 2019 at 3:00 p.m.

**ADJOURNMENT**

The regular meeting was adjourned at 4:35 p.m.

**APPROVED** on January 15, 2019.

**GOSHEN REDEVELOPMENT COMMISSION**



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Thomas W. Stump, President



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Brett Weddell, Secretary