

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of February 12, 2019

The Goshen Redevelopment Commission met in a regular meeting on February 12, 2019 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: Brian Garber, Andrea Johnson, Brian Krider, Thomas Stump and Vince Turner

Absent: Amanda Qualls

APPROVAL OF MINUTES

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve the minutes of the January 15, 2019 regular meeting.

The motion was adopted unanimously.

(41) Commissioner Stump introduced Brian Garber the City Council appointment to the Redevelopment Commission.

NEW BUSINESS

(2:50) Discussion – Goshen Theater Loan – Larry Barkes, City Attorney, the \$850,000 that was committed to the theater was originally going to be paid from the River Race TIF, but a preferred method is thru a loan agreement with the loan being forgiven after a period of time as long as certain standards are met. Terms of the agreement and issues that are currently still being worked out were presented to the commission.

(9:40) Doug Nisley, Goshen Theater Manager, said it is hard to say exactly what type of events will be held at the theater. One of the items in the agreement state that 75% of events need to be private. He would like to see that number around 50% for the first 5 years.

(14:32) Mr. Nisley and Ms. Burgess answered questions from the commission about the events at the theater.

(34:00) Discussion among commission members about the percentage of public vs private events and possible competition with private businesses.

(37:37) Councilman Adam Sharf, Goshen, thanked the commission for raising the issue of competition with private businesses since he and his wife have similar businesses. Mr. Sharf stated that it does cut the other way and that bringing the River Bend Film Festival in and venue like his can benefit from that.

(39:33) Mayor Jeremy Stutsman, in 2015 Regional Cities got started and Mayor Kauffman signed the paperwork committing the city to the 20 percent. He reminded the commission that were are not here today or next month to decide if we give money, it is how to give the money. Want to make sure we are

moving forward since a long term commitment has been made. Really important project for the city of Goshen.

Election of Secretary – Commissioner Turner nominated Commissioner Andrea Johnson for Secretary of the Goshen Redevelopment Commission and Commissioner Krider seconded it. There being no objections, Commissioner Johnson was elected as Secretary of the Goshen Redevelopment Commission for the 2019 calendar year.

Resolution 07-2019 – Award Bid and Authorize Payment to INDOT for Kercher Road Construction Phase 2 Dierdorff Road to US33

(42:24) Leslie Biek, City Traffic Engineer, the bids were received for Kercher Road Phase 2 from Dierdorff Road to US 33. The estimate was over \$4.5 million and favorable bids were received with Rieth Riley being the lowest at just over \$3.7 million. INDOT handles all construction related to Rieth Riley and the invoice has not been received for the 20%, which will be \$751,600.00. We are asking for the approval for the payment to INDOT. Construction is set for 2019.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve Resolution 07-2019.

The motion was adopted unanimously.

Resolution 08-2019– Approve Amendment to the Agreement with JPR for Design and Survey for 3rd Street, Jefferson Street and River Race Drive Modifications.

(45:03) Leslie Biek, Traffic Engineer, last year a contract was entered into with JPR to do survey work and bid documents for the 3rd Street, Jefferson Street and River Race Drive Modifications. JPR did phase 1 last year and phase 2 is to extend River Race Drive farther north, add pervious pavers, sidewalk and storm improvements for the River Arts development. Part of the design will impact the parking at Crowder Law Offices so this amendment is for the survey of the parking lot on private property and the survey of the city's parking lot on the southwest corner of 3rd Street and Washington Street to see if we can offset some of the parking impact by extending parking and designating those spots to Crowder Law Office.

A motion was made by Commissioner Johnson and seconded by Commissioner Turner to approve Resolution 08-2019

The motion was adopted unanimously.

Res. 09-2019 – Authorize Acceptance and Execution of Purchase Agreement of 102 East Kercher Road

(49:16) Becky Hutsell, Redevelopment Project Manager, at last month's meeting the commission approved the listing agreement with Patty Miller of Century 21. The property has been listed and we have received one offer and per the original agreement if it met 2 qualifications, full asking price and conventional mortgage or cash. This offer is for full purchase price however, they are requesting to utilize a VA loan which is not what was previously approved. The proposed buyers have agreed to put \$5,000 above and beyond the listing price for repairs that are needed. Agreeing to close or before April 30, 2019. Requesting approval from the commission to move forward with this.

(50:50)Larry Barkes, City Attorney, if the VA loan requires repairs in excess of \$5,000, both parties can void the agreement.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve Resolution 09-2019.

The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Garber Johnson and seconded by Commissioner Turner to approve payment of the Register of Claims totaling \$526,638.32

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Mark Brinson, Community Development Director, updated the commission about the townhome project. Negotiating final terms with Insite Development and the plan is to present it to the commission in March. Mr. Sivan will be here to give an overview of the project.

Becky Hutsell, Redevelopment Project Manager, updated the commission on the status of the Hawks building project. Goal is to be under full construction by March.

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 March 12, 2019 at 3:00 p.m.

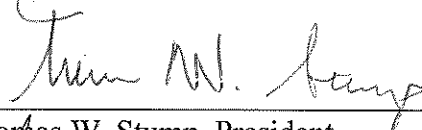
ADJOURNMENT

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

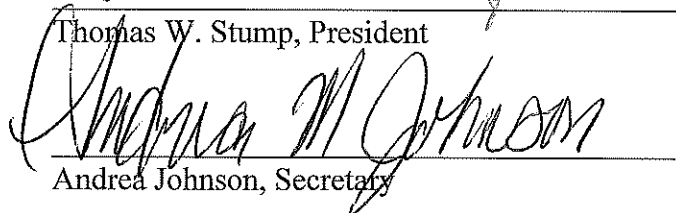
The regular meeting was adjourned at 3:54 p.m.

APPROVED on March 12, 2019.

GOSHEN REDEVELOPMENT COMMISSION



Thomas W. Stump, President



Andrea Johnson, Secretary