

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of March 12, 2019**

The Goshen Redevelopment Commission met in a regular meeting on March 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: None

### **CHANGES TO THE AGENDA**

Commissioner Stump stated that it has been requested to add Resolution 16-2019 Approve and Authorize Execution of Listing Agreement with Patty Miller of Century 21 Affiliated for 65736 State Road 15 to the agenda.

### **APPROVAL OF MINUTES**

A motion was made by Commissioner Garber Johnson and seconded by Commissioner Krider to approve the minutes of the February 12, 2019 regular meeting and the minutes of the February 21, 2019 special meeting.

The motion was adopted unanimously.

### **PRESENTATION** – Scott Sivan – Millrace Townhomes, LLC

(01:12) Scott Sivan of Millrace Townhomes, LLC gave an update on the Hawks Building North which he states should be done this time next year and the River Arts project will probably start this fall with 14-15 months of construction. Mr. Sivan presented a power point showing the rendering of the townhomes and talked thru the units and placement of them and answered questions from the commission and the public. Mr. Sivan did request some assistance with the utility abandonments.

**Resolution 15-2019** – Approve and Authorize Execution of Purchase Agreement with Millrace Townhomes, LLC

(14:21) Becky Hutsell, Redevelopment Project Manager – There is only one outstanding issue which is easements for storm water. The final copy does not mention Mr. Sivan's request of today regarding assistance with the abandonment of the excess water laterals. We have calculated that fee with him and it is \$12,800. A mortgage will be put on the property and there are ways for that to be released over time. Updated commission on environmental obligations.

(20:00) Questions from commission members regarding environment obligations.

A motion was made by Commissioner Turner and seconded by Commissioner Krider to amend Resolution 15-2019 to add that the commission will be responsible for the removal of excess water laterals at a cost of \$12,800.

The motion was adopted unanimously.

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve Resolution 15-2019 as amended.

The motion was adopted unanimously.

### **NEW BUSINESS**

**Resolution 12-2019** – Resolution of the Goshen Redevelopment Commission Authorizing Tax Increment Expenditure and Approving Loan and Trust Agreement

(25:00) Mark Brinson, Community Development Director, the comprehensive agreement approved before refers to the loan agreement between the Economic Development Commission (EDC) and Goshen Theater and the role of the Redevelopment Commission is pledging TIF dollars to the project.

(28:50) Larry Barkes, City Attorney, this agreement is the structure of the loan and the amount is the same.

(29:57) Mark Brinson, discussed terms of the agreement.

A motion was made by Commissioner Garber Johnson and seconded by Commissioner Garber to approve Resolution 12-2019.

The motion was adopted unanimously.

**Resolution 13-2019** – Approve Amendment #2 to the Agreement with JPR for Design and Survey of 3<sup>rd</sup> Street, Jefferson Street and River Race Drive Modifications

(31:04) Leslie Biek, Traffic Engineer, this amendment is a request from Engineering to separate the remaining project into two phases due to River Arts construction. The parking lot will be bid this year and River Race Drive next year. The fee of \$4,130 would be to prepare another bid package. The revised total contract amount is \$35,630.

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve Resolution 13-2019.

The motion was adopted unanimously.

**Resolution 14-2019** – Approve Request from Goshen Engineering to Advertise for Bids for River Race Parking Lot

(33:04) Leslie Biek, Traffic Engineer, requesting to advertise for bids on March 22 & 29 with opening of bid at the Board of Works meeting on April 8 and then back to the commission in April for approval. There will be 61 spots with 3 handicapped spots and designated parking for the Hawks building.

A motion was made by Commissioner Garber Johnson and seconded by Commissioner Krider to approve Resolution 14-2019.

The motion was adopted unanimously.

**Resolution 16-2019** – Approve and Authorize Execution of Listing Agreement with Patty Miller of Century 21 Affiliated for the listing of 65736 State Road 15.

(39:05) Mark Brinson, Community Development Director, this home is a 4-plex that was acquired for right of way but was not needed and is now surplus property. Went thru required RFP process last fall with no offers. Still working on final sales price. The price before was \$175,000 based on appraisals.

**Update** – 102 East Kercher Road – Mark Brinson, Community Director, approved a full price purchase agreement at last month's meeting, however it was conditioned on VA loan approval. Purchaser committed \$5,000 in escrow for repairs but according to the appraiser there were quite a few items that needed to be addressed and the deal was terminated. There was an open house recently and about 30 people came thru.

#### **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 \$835,091.66.

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

Commission members inquired about name plates at last meeting. It was decided to order all member of the commission name plates.

#### **OPEN FORUM**

Commissioner Johnson asked if it was possible to get the packet information sooner and it was decided if items are available it can be sent earlier.

#### **ANNOUNCEMENTS**

It was announced that the next regular meeting is scheduled for April 9, 2019 at 3:00 p.m.

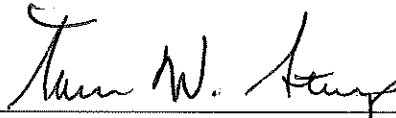
#### **ADJOURNMENT**

A motion was made by Commissioner Turner and seconded by Commissioner Garber Johnson

The regular meeting was adjourned at 3:50 p.m.

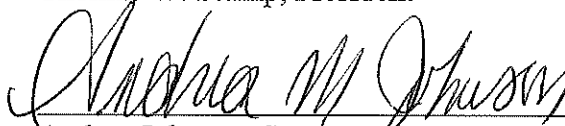
APPROVED on April 9, 2019.

**GOSHEN REDEVELOPMENT COMMISSION**



---

Thomas W. Stump, President



---

Andrea Johnson, Secretary