

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of May 14, 2019

The Goshen Redevelopment Commission met in a regular meeting on May 14, 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, Vince Turner and Bradd Weddell
Absent: None

(:27) President Thomas Stump introduced Bradd Weddell the new Goshen Community Schools Representative.

APPROVAL OF MINUTES

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve the minutes of the April 9, 2019 regular meeting and the April 9, 2019 executive session.

The motion was adopted unanimously.

OPEN PROPOSALS – 627 South Third Street

Commissioner President Stump opened the proposal received from Fred Yoder and Dawn Renze. Full amount offer received. Need 2 volunteers to review with staff. Commissioner Johnson & Commissioner Krider volunteered.

NEW BUSINESS

Resolution 25-2019 – Annual Determination of Excess Assessed Value in the Plymouth Avenue Allocation Area

(2:55) Mark Brinson, Community Development Director, this is a yearly requirement to notify the underlying tax districts that are impacted by TIF and it is our intention not to release excess tax back to those taxing district. The capital plan includes all the available assessed value being used to fund the projects in the capital plan. This is done for each TIF area.

A motion was made by Commissioner Turner and seconded by Commissioner Krider to approve Resolution 25-2019

The motion was adopted unanimously.

Resolution 26-2019 – Annual Determination of Excess Assessed Value in the Southeast Allocation Area

(4:55) Commissioner Stump, this is the same as other resolution but this is for the Southeast Allocation Area.

A motion was made by Commissioner Johnson and seconded by Commissioner Krider to approve Resolution 26-2019

The motion was adopted unanimously.

Resolution 27-2019 – Annual Determination of Excess Assessed Value in the River Race/US33 Allocation Area

(5:27) Commissioner Stump, this is the same as others but for the River Race/US 33 Allocation Area.

A motion was made by Commissioner Garber and seconded by Commissioner Johnson to approve Resolution 27-2019

The motion was adopted unanimously.

Resolution 28-2019 – Annual Determination of Excess Assessed Value in the Lippert/Dierdorff Allocation Area

(6:20) same as the others, this is for the Lippert/Dierdorff Allocation Area which does not have any money at this time.

A motion was made by Commissioner Garber and seconded by Commissioner Turner to approve Resolution 28-2019

The motion was adopted unanimously.

Resolution 29-2019 - Approving the Water and Sewer Agreement for the Real Estate at 65706-1 State Road 15

(6:55) Larry Barkes, City Attorney, this is an agreement that has to be entered into when utilities are extended outside of city limits. A water main is within 300 feet of the property which requires connection once property is annexed. Sewer is not available at this time. Preparing the property to sell.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve Resolution 29-2019

The motion was adopted unanimously.

Resolution 30-2019 – Approve Sale of 102 East Kercher Road

(9:15) Mark Brinson, Community Development Director, The purchase agreement is from the Bucks who are offering \$145,000 for property and this is the best offered received. Close by the end of the month.

A motion was made by Commissioner Krider and seconded by Commissioner Garber to approve Resolution 30-2019.

Commissioner Turner abstained from vote due to a possible conflict of interest.

The motion was adopted 4-0 (1 abstention)

Resolution 31-2019 – Authorization to Proceed with Eminent Domain to Acquire Real Estate on East Lincoln Avenue

President Stump stated that Commissioner Brian Garber has asked to abstain from the vote

(11:10) Larry Barkes, City Attorney, four properties have been acquired on south side of Lincoln Avenue and there are another eight parcels to acquire. We know we are going to have at least one or maybe more that will need to go thru the formal eminent domain process because of the inability of current owners to provide clear titles to the property. Courts will decide who how funds are dispersed. Need to get this started so does not delay the project.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve Resolution 31-2019

The motion was adopted 4-0 (1 abstention)

Resolution 32-2019 – Approve and Authorize Execution of Agreement Amendment with River Arts, LLC

(15:30) Becky Hutsell, Redevelopment Project Manager, in March 2018 the commission entered into an agreement with River Arts. Per the original agreement, River Arts is to pay \$254,000 to the commission for 3rd Street real estate at end of the lease terms. The developer has requested a change to the wording, the \$254,000 will still be paid but the change is \$250,000 for the Hawks Building and \$4,000 for the 3rd Street real estate.

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve Resolution 32-2019

The motion was adopted unanimously.

Resolution 33-2019 Authorize Negotiation and Execution of a Contract for Demolition of 401 South Third Street and 204 West Madison Street

(17:27) Becky Hutsell, Redevelopment Project Manager, A new memo has been provided today showing bid results and a letter provided from the Goshen Historical Society. The Historical Society is asking for us to wait a month while they research the history relevance of these homes.

(18:33) Mark Brinson, spoke with Ron Hoke and he did not think he could make it to the meeting today and indicated a representative of the Historical Society would be there. Mr. Hoke provided a letter asking to have this resolution tabled for 30 days while they evaluate the property.

(19:00) Commissioner Stump asked if waiting a month will delay the project. Becky Hutsell stated that we can accommodate a 1 month delay. She talked to the demo contractor and if this waits till the June meeting they can push back their schedule two weeks and keep things moving.

(19:25) Mark Brinson, the tenants will be moved out by the end of May so if anyone is interested in going thru the property it could be done then.

(20:27) discussion among commission members about waiting 30 days.

(21:16) JC Schrock, 1516 S Indiana Ave, is here to discuss the temporary parking at 401 S Third which will affect his wife's business at 313 S Third. Not saying against or for the question of demo and to discuss the temporary parking situation.

(23:00) Becky Hutsell, Redevelopment Project Manager, If we can proceed in June with demolition then this plan would work, if at the June meeting the decision is made to save home then the alternative is to shift temporary parking to the lot just south of property. It is not ideal as there is not adequate curb cuts to facilitate a parking lot.

23:25 Adam Sharf, Goshen, stated he would like to voice an objection to the demolition of the structures. It is definitely a building of historic merit that is in good shape, very restorable shape. If there are any foundation issues it may be related to sapling trees due to lack of maintenance. The brick structure dates to the 1880's and are in fine shape and is occupied by 2 families that as of today when I spoke to them neither one of them have specific next housing options lined up. They have a May 31 deadline to vacate. I would encourage the commission to give someone a chance to step up and take responsibility and to give folks the chance to do so. Put out a Request for Proposals (RFP) for the property before eliminating that possibility by tearing it down.

(26:15) Mark Brinson asked Adam if his objection is for both parcels. Adam stated that the original brick home and John from the Historical Society has more details on the second structure. The original brick structure and the additional garage extension to the west. I would be surprised if it is historical. Not coming here to object to blanket alteration to home or removing the extension on the back to make a driveway or something. The house could be easily be detached then have 2 free standing single family homes and there a lot of options there worth exploring. Because they fit the scale and character of the neighborhood. This could compliment the development and even allow as alternative parking to facilitate what the new use might be.

(27:00) John, Goshen, talked about the handout that was passed out to the commission members. He stated that there would be a lot of people who would be sad to see it torn down. If could at least find out what people are thinking, would appreciate it. Not sure who would be willing to take over responsivity. His understanding is that the structure in back is actually historically as well.

28:53 Larry Barkes, City Attorney, rental is not a long term solution.

29:00 Becky Hutsell, this was brought to commission at beginning of year because the tenants were complaining about water in the basement. Our building inspectors went and evaluated the property. A lot of work needs to be done. Invest in the property or the long term goal is to develop this lot. The commission made the decision to give the tenants 3 month free of rent to allow them to find another place.

(30:00) Mark Brinson, if interested in tabling the resolution, we can have a couple commissioner members go thru the property and come with a recommendation at next month's meeting. Building inspectors will also do an inspection of the properties.

Discussion among commissioners regarding extending the lease until June 30.

33:36 Commissioner Turner made a motion to table the resolution until next month's regular scheduled meeting. Also extend the lease until June 30, 2019 so they have additional time, but they need the understanding that it is possible that we will not rent this property. The additional 30 days gives us an opportunity to hear from Historical Society about historical value and the level of that value.

A motion was made by Commissioner Turner to table the resolution until next month's regular scheduled meeting and ask to extend the lease for 30 days, until June 30, 2019 and seconded by Commissioner Krider to table Resolution 33-2019.

The motion was adopted unanimously.

(36:00) Discussion among commission members about how this will proceed. Commissioner Stump and Commissioner Turner volunteered to tour the properties.

Resolution 34-2019 – Approve Execution of Change Order No. 1 with HRP Construction for Jefferson Street/River Race Parking Lot

(38:23) Leslie Biek, Traffic Engineer, at the last meeting the contract with HRP Construction was approved with a not to exceed price. Did not have the price for the double luminaire lights at that time. The price for double lights is \$6752.20 for a new contract total of \$771,078.68.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve Resolution 34-2019

The motion was adopted unanimously.

Resolution 35-2019 – Approve Execution of Change Order No. 1 with Abonmarche Consultants, Inc. for Ninth Street Corridor Multi-Use Path

(42:02) Leslie Biek, Traffic Engineer, this change order is for construction on 9th Street. Abonmarche sent proposal for contractor Walsh & Kelly. Already did preliminary tree removal and found some additional trees to be removed. Removal of the 48” tree is almost \$6,000 and INDOT stated they will not participate with federal funds because they do not consider this to be in the construction zone and not a part of the project. The homeowner requested that we remove it so this change is due to the property owner request. Can get a quote from another contractor to remove at a cheaper price before the contractor gets there. Still have to confirm with INDOT that it not an issue. For the 30” trees they are bid items 1 of the 3 so that wouldn’t be an additional cost as the contractor is expected to remove with the bid price, it would be the 2 additional trees at \$1000 each and would be federally funded 80%. The original design has the path going around the trees and coming back. If the tree is removed the path can continue straight which is ideal. Can bring quotes back to next meeting and see how want to proceed.

A motion was made by Commissioner Turner and seconded by Commissioner Krider to amend Resolution 35-2019 to say removal of 4 trees to 2, increase total contract by \$2000 for a new contract total of \$1,253,500.

The motion was adopted unanimously.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to change Abonmarche Consultants to Walsh & Kelly.

The motion was adopted unanimously.

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve Resolution 35-2019 as amended.

The motion was adopted unanimously.

Resolution 36-2019 – Approve and Authorize Execution of Agreement Amendment with Abonmarche Consultants, Inc. for Steury Avenue/Lincoln Avenue Roadway Reconstruction & Drainage Improvement Project

(52:00) Becky Hutsell, Redevelopment Project Manager, in 2014 the commission entered into an agreement with Abonmarche Consultants for the roadway and drainage design. At that time, the intention was do pond first and

then Lincoln Avenue then the following year Steury Avenue. About 60% of the design work is complete and at this point we want to continue to move forward. Since that time a lot things have changed and the details of the added scope of work is included in the memo. A not to exceed amount of \$84,625. Question is do we bid as one project or 2 phases.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve Resolution 36-2019.

The motion was adopted unanimously.

Discussion – Temporary Parking at 401 South Third Street

(59:00) Becky Hutsell, talked about map commission member have regarding the temporary parking lot. In 2016 the city constructed the temporary because there was a need for it as it served as overflow for Hawks building and nearby business. At the time we had already planned to have a parking lot as part of the C&E contract. Because plans for north end of Hawks building changed we pulled the parking lot from their contract to wait and see what the overall development plans were. The temporary parking lot is made out of millings from the Street Department and has served well for the last two years. HRP has been hired to construct new parking lot, mobilizing to the site to start mid to late June and one of the first things they will do is remove the millings. The intention was to put temp parking at 401 S Third but with timing of the decisions to be made, our best bet may be to put on the parcel south on a vacant lot. The new parking lot will be done by the end of the year.

(1:01:16) JC Schrock, 1516 S Indiana Avenue, when we bought 313 S Third from the redevelopment commission, the contract did call for a 30 lot parking lot to the north of our property. We have 9 parking spots and initially that worked ok, only had 3 people in office and now have 7. Concern is where customers will park and we can park in public lots close. Point of coming today is to remind commission that when I bought the property and before investing in fixing up that there would be a parking lot to the north and in October of this year the lot will be bigger and more convenient, I am concerned about next 5 months of transition and how we can successfully manage that. Understand that the parking lot cannot be done in phases.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Turner and seconded by Commissioner Krider to approve payment of the Register of Claims totaling \$845,523.77.

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. Mark stated that the Goshen Theater project is underway with a completion date of Feb 2020

OPEN FORUM

No one from the Commission or the public spoke during the open forum.

ANNOUNCEMENTS

A motion was made by Commissioner Turner and seconded by Commissioner Krider to adjourn the May 14, 2019 regular meeting.

It was announced that the next regular meeting is scheduled for June 11, 2019 at 3:00 p.m.

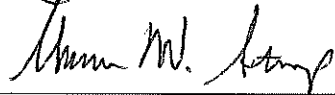
ADJOURNMENT

A motion was made by Commissioner Turner and seconded by Commissioner Krider to adjourn the May 14, 2019 regular meeting.

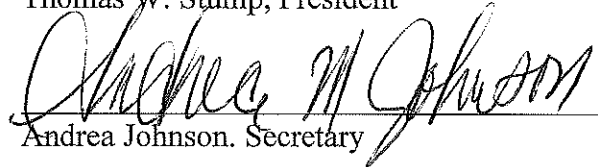
The meeting was adjourned at 4:14 p.m.

APPROVED on June 11, 2019

GOSHEN REDEVELOPMENT COMISSION



Thomas W. Stump, President



Andrea Johnson. Secretary