

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of June 11, 2019**

The Goshen Redevelopment Commission met in a regular meeting on June 11, 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

### **APPROVAL OF MINUTES**

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve the minutes of the May 14, 2019 regular meeting and the May 14, 2019 executive session.

The motion was adopted unanimously.

### **PUBLIC HEARING – 65706 State Road 15**

No one spoke at the hearing.

### **OPEN PROPOSALS – 65706 State Road 15**

No proposals were received.

### **OLD BUSINESS**

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

(1:15) Mark Brinson, read a statement from Mayor Stutsman asking the board to delay the decision on the demolition of these homes.

(2:18) Becky Hutsell, Redevelopment Project Manager, in 2010 a River Race Advisory Committee was established. A map and handout were given the Commission members. The area house sits in an area identified a residential. Been planned for a long time. Being transparent thru this process. Can issue proposals for the lots or issue one with all the lots. Walked thru property with Building Inspectors and Commission members. The home needs a lot of work.

(8:16) Ron Hoke, Goshen, thanked the commission for responding to his letter and memo and for tabling of this until had chance to do research.

(9:10) Irvin Beck, 1402 #1 Pembroke Circle, on Board of Directors of the Historical Society, informed the Commission of the history of the home and area.

(15:25) Rebecca Aiken, 212 E Jefferson St, Volunteer at Goshen Historical Society, gave the history of this home which was built around 1851.

(23:04) Adam Scharf, Goshen, commented he hopes the Commission goes with the Mayor's urging and pause.

(26:06) Dave Pottinger, Goshen, commented on 3 structures that had previously been saved from demolition.

(37:45) Julia King, Goshen, thanked the Commission for tabling this and allowing and this conversation to happen.

(40:00) Michele, owns a business at 222 S 3<sup>rd</sup> Street, commented on why she felt the home was worth saving.

42:20 Julia Gautsche, Goshen, encouraged the Commission to delay decision on this and issue a RFP.

(43:19) Ron Hoke, Goshen, comments on infill and his thought on what to do.

(45:26) Mayor Jeremy Stutsman, explained his statement that Mark Brinson read at beginning of the meeting.

(47:20) Discussion among Commission members.

(48:15) Myron Grise, Assistant Building Commissioner, gave a report on the condition of the home.

(56:00) Discussion and comments from Commission members.

A motion was made by Commissioner Turner and seconded by Commissioner Garber to table the resolution 33-2019 for 90 days to develop a Request for Proposals.

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

Ayes: Garber, Johnson, Krider, and Turner

Nays: Stump

The motion was adopted by a vote of 4 in favor and 1 against

(1:03) Becky Hutsell, Redevelopment Project Manager, explained the Request for Proposals (RFP) process. Update at next month's meeting when the RFP will be available.

### **NEW BUSINESS**

Resolution 37-2019 – Authorize Execution of Contract Amendment with Stiver Lawn Care for 2019 Mowing.

(1:06) Becky Hutsell, Redevelopment Project Manager, 3 properties were added to the redevelopment mowing list. 2 properties on Hickory Street that LaCasa was going to redevelop but the funding fell thru and the other is at 102 Olive Street which will be demolished within the next few weeks.

A motion was made by Commissioner Garber and seconded by Commissioner Johnson to approve Resolution 37-2019. The motion was adopted unanimously.

**Resolution 38-2019** – Approve Request from Goshen Engineering to Advertise for Bids for Main Street Streetscape Project

(1:08) Leslie Biek, Traffic Engineer, requesting permission to advertise for Main Street Streetscape, advertise for bids June 22 & 29. Bids will be opened at the July 8 Board of Works and a recommendation brought to the July 9 Redevelopment meeting. Construction August-October. Presentation of a slide show detailing the project. Redevelopment has committed \$500,000 and more money coming from the state from the transfer of the road.

(1:20) Questions from Commission members for Leslie regarding no left turns.

(1:23) Comments from Commission members.

(1:28) Amy Worsham, 905 S 8<sup>th</sup> Street, spoke in support of the Main Street project.

(1:31) Richard Worsham, 905 S 8<sup>th</sup> Street, spoke in support of the Main Street project.

(1:35) Comments from Commission members.

(1:37) Leslie Biek, commented that can turn left just no dedicated left turn lane.

(1:39) Julia King, Goshen, expressed concern about Commission members raising voices.

(1:41) Julia Gautsche, Goshen, spoke in support of the Main Street project.

(1:45) Comments from Commission members.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve Resolution 38-2019.

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

Ayes: Garber and Johnson

Nays: Krider Turner and Stump

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

**Resolution 39-2019** – Approve Execution of Change Order Number 3, 4 & 5 with Rieth Riley Construction for Kercher Road Phase 1

(1:48) Leslie Biek, Traffic Engineer, these 3 change orders are related and no cost to the contract price. 2 of change order are for the intermediate completion date and the other is for the mix design for asphalt due to INDOT requirements.

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve Resolution 39-2019. The motion was adopted unanimously

**Resolution 40-2019** – Approve Execution of Agreement for Temporary Use of Real Estate between Redevelopment and River Arts, LLC/Insite Development

(1:51) Becky Hutsell, Redevelopment Project Manager, the Commission has contracted HRP Construction for the parking lot at 3<sup>rd</sup> & Jefferson. Insite Development will be constructing the River

Art apartments on the half block north with construction starting spring 2020. Insite is willing to let HRP Construction utilize the vacant area for staging.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve Resolution 40-2019. The motion was adopted unanimously

**UPDATE** – Purchase Agreement for 627 South Third Street

(1:52) Mark Brinson, Community Developer Director, the sale was approved last month but the roof is now leaking from the recent hail storm. Getting quotes for repair to the flat section.

**DISCUSSION**

Redevelopment Property for SR 15 Staging Area

(1:54) Becky Hutsell, Redevelopment Project Manager, during the construction of the Waterford Mills Parkway, Phend & Brown used the property at 65736 SR 15 to stage. Last month we were notified that Phend & Brown, who was working on the State Road 15 paving project, was again using that property for staging without an agreement. A letter was provided that releases us from any liability and they will restore to condition prior to staging.

**Proposals Requested for College Avenue Widening**

(1:55) Leslie Biek, Traffic Engineer, updated the Commission on the project. Construction 2025.

**Proposals Requested for US33 Fairfield Ave Project**

1:57 Leslie Biek, Traffic Engineer, this request has changed significantly. INDOT is now looking to widen US33 to 5 lanes from Kercher Road to Plymouth Avenue and trying to get them to widen to Monroe Street. Does not make sense to put in a turn lane. This project will be the pedestrian island at Fairfield Avenue. Construction 2022. Will bring proposals to the July meeting for consideration.

**APPROVAL OF REGISTER OF CLAIMS**

4 claims were added \$4,564.05 for a new total of \$54,840.05

A motion was made by Commissioner Turner and seconded by Commissioner Krider to approve payment of the Register of Claims totaling \$54,840.05 as amended.

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**

(2:00) Amy Worsham – asked if there was a protocol for when a property is acquired by Redevelopment and the maintenance for possible historic building/structures. Larry Barkes, City Attorney, stated that it depends what the kind of property and we work thru a property management company to manage the properties.

(2:03) Commissioner Garber asked about the status of 102 Olive Street, Becky Hutsell commented in that NIPSCO should be done with their work in a week, then demo can begin.

(2:08) Mayor Jeremy Stutsman, requested any of the Commission members who had one of the no votes to make a motion to reconsider Resolution 38-2019.

A motion was made by Commissioner Stump to reconsider Resolution 38-2019 and seconded by Commissioner Krider.

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

Ayes: Garber, Johnson, Krider, Stump and Turner  
Nays: None

The motion was adopted by a vote of **5** in favor and **0** against.

The motion was adopted unanimously.

(2:09) Mayor Jeremy Stutsman, thanked the commission for reconsidering, this group agreed to fund this project. Have been working on this for about a decade. A significant amount time is invested by staff, all the public meetings. Repaving existing road, striping with paint so if it fails, it can be undone.

(2:11) Commissioner Stump indicated his willingness to change his vote because of the non-permanence of the bump outs.

(2:13) Mayor Jeremy Stutsman, made the commitment that would not come back to Commission if has to changed back. This is cheapest and most effective way to add parking. To be very clear, I have never told a commission member how I want them to vote. I will respect your vote but I want you to know my opinion on this.

(2:15) Commissioner Turner, his concern is not angled parking but taking 4 lanes down to 2.

(2:17) Mayor Jeremy Stutsman, before any lane marking happens, we can come back and talk more about with staff and commission members.

(2:18) Commissioner Krider made a motion amend the Resolution by taking away the striping and there was no second.

(2:19) Leslie Biek commented that if we take it out then would it bid without any striping and we would then have to add it as a change order that could increase the cost I recommend to keep it in there and we can modify.

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve Resolution 38-2019.

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

Ayes: Garber, Johnson, Krider, Stump and Turner  
Nays: None

The motion was adopted by a vote of **5** in favor and **0** against.

The motion was adopted unanimously.

### **ANNOUNCEMENTS**

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

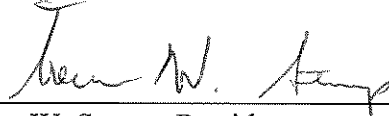
**ADJOURNMENT**

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

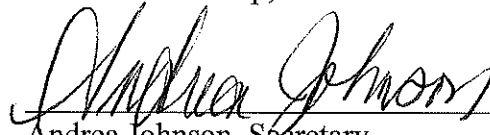
The regular meeting was adjourned at 5:22 p.m.

**APPROVED** on July 9, 2019.

**GOSHEN REDEVELOPMENT COMMISSION**



Thomas W. Stump, President



Andrea Johnson, Secretary