

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of July 9, 2019

The Goshen Redevelopment Commission met in a regular meeting on July 9, 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, Thomas Stump, Vince Turner and Bradd Weddell

Absent: Brian Krider

APPROVAL OF MINUTES

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve the minutes of the June 11, 2019 regular meeting and executive session. The motion was adopted unanimously.

Commissioner Krider entered the meeting at 3:01p.m.

CHANGES TO THE AGENDA

Commissioner Stump stated that it had been requested to add Resolution 46-2019 Ratify Execution of Subordination Agreement with Centier Bank and River Art, LLC to the agenda.

A motion was made by Commissioner Garber and seconded by Commissioner Johnson to add Resolution 46-2019 to the Agenda. The motion was adopted unanimously.

NEW BUSINESS

Resolution 41-2019 – Approving Sale of 627 South Third Street

(2:00) Mark Brinson, Community Development Director, received one proposal from the current tenant at full asking price of \$112,500. There was damage from the hail storm, it has been repaired and now ready to proceed with agreement.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve Resolution 41-2019. The motion was adopted unanimously.

Resolution 42-2019 – Ratify Execution of an Agreement with Abonmarche Consultants, Inc. for Steury Avenue/Lincoln Avenue Roadway Reconstruction & Drainage Improvement

Commissioner Stump stated that Commissioner Garber will be abstaining from the vote since this resolution affects his property.

(3:10) Becky Hutsell, Redevelopment Project Manager, in May 2019 the Commission approved the Agreement with Abonmarche Consultants at a not to exceed price of \$84,625.00. As the agreement was being prepared additional items were identified, a second parcel is needed, a second right-of-way staking

and temporary right-of-way at a cost of \$2,125.00. Requesting the commission approve the modified agreement with Abonmarche Consultants for a total of \$87,250.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve Resolution 42-2019. The motion was approved 4-0 with Brian Garber abstaining.

Resolution 43-2019 – Authorize Negotiation and Execution of a Contract with American Structurepoint for Engineering Services for the College Avenue Project from US 3 to the Railroad Tracks

(4:40) Leslie Biek, Traffic Engineer, informed the commission that six proposals were received. The proposals were evaluated by Becky Hutsell, Leslie Biek and Brian Garber. Based on the rankings for the proposals we are recommending American Structurepoint the design and right of way services for this project. Ms. Biek stated that American Structurepoint was the designer for Kercher Road Phase 1.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve Resolution 43-2019. The motion was adopted unanimously

Resolution 44-2019 – Authorize Negotiation and Execution of a Contract for Engineering Services for the US 33 from Fairfield Avenue to Plymouth Avenue Project.

(6:40) Leslie Biek, Traffic Manager, handed out an updated memo regarding the scoring of the proposals. Four proposals were received that were evaluated by Becky Hutsell, Leslie Biek, Andrea Johnson. Based on the ranking for the scores, A & Z Engineering was selected for the design services.

(7:30) questions from commission members about A & Z Engineering.

A motion was made by Commissioner Turner and seconded by Commissioner Garber to amend Resolution 44-2019 to add A & Z Engineering to the contract for Engineering Services for the US 33 from Fairfield Avenue to Plymouth Avenue Project. The motion was adopted unanimously

A motion was made by Commissioner Garber and seconded by Commissioner Turner to approve Resolution 43-2019 as amended. The motion was adopted unanimously

Resolution 45-2019 – Approve Execution of Change Order No. 1 for Kercher Road Reconstruction Phase 2

(9:30) Leslie Biek, Traffic Engineer, informed the Commission that this Change Order is similar to the previously approved for Kercher Road Phase 1. This change order is the design mix for the asphalt that INDOT is requiring and is no cost to the contract.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve Resolution 45-2019. The motion was adopted unanimously

Resolution 46-2019 - Ratify Execution of Subordination Agreement with Centier Bank and River Art, LLC

(10:45) Larry Barks, City Attorney, informed the Commission that this agreement is our agreement to subordinate any interest we have in property development funded by Centier bank.

(12:01) Comments from Commissioner Turner about the agreement.

(13:02) Discussion among Commission members regarding agreement.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve Resolution 46-2019. The motion was adopted unanimously.

DISCUSSION

65736 State Road 15 – Tenant Move Out

(14:40) Mark Brinson, Community Development Director, property purchased for the Waterford Mills Parkway overpass. Have listed with Century 21 and get feedback from showings. The apartments are cluttered and do not show well according to the realtor. The recommendation is that we vacate the property. My suggestion is that we do that once the tenants find other suitable housing. LaCasa does have a couple units available with rents comparable.

17:00 Questions and discussion from commission members

UPDATE – RFP for 401 South Third/204 West Madison

(22:50) Mark Brinson, Community Development Director, we committed to doing a Request for Proposals (RFP). There is clean that needs to be done then the properties can be appraised. Hoping to have the RFP ready for the next meeting. Historical Society has requested to tour property but clean up needs to take place first.

APPROVAL OF REGISTER OF CLAIMS

Additional claims added at a total of \$20,429.23 with the total claims submitted at \$421,916.98

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve payment of the Register of Claims totaling \$421,916.98 as submitted. The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Community Development Director Mark Brinson thanked Commissioner Johnson and Commissioner Garber for evaluating the proposals and updated the Commission on the construction underway at Goshen Theater. Mr. Brinson offered the Commission members the opportunity to tour the Theater if interested.

OPEN FORUM

Commissioner Turner asked about the landscaping on the US 33 corridor along the railroad track, Mark Brinson indicated the trees had to be relocated. Commissioner Turner asked about restoration. Dustin Sailor, Director of Public Works, stated that the trees were originally placed outside of the pole line but when the railroad put in the additional rail line they had to be moved and NIPSCO will not allow trees under their pole lines.

(30:24) Commissioner Turner asked about the trolley stops at Peddlers Village regarding shelters or benches to keep riders safe and off of the roads. Dustin Sailor responded that are working on for the stop at Martin's but not currently anything for Peddlers Village.

(32:50) Adam Scharf, Goshen, commented on the one sided signs for the trolley stops.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for August 13, 2019 at 3:00 p.m.

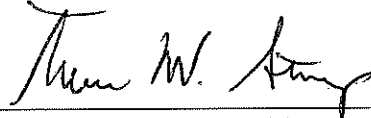
ADJOURNMENT

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to adjourn the regular meeting of the Redevelopment Commission. The motion was adopted unanimously.

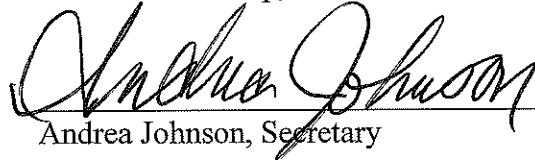
The regular meeting was adjourned at 3:35 p.m.

APPROVED on August 13, 2019.

GOSHEN REDEVELOPMENT COMMISSION



Thomas W. Stump, President



Andrea Johnson, Secretary