

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of August 13, 2019

The Goshen Redevelopment Commission met in a regular meeting on August 13, 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

Absent: Brian Krider and Bradd Weddell

APPROVAL OF MINUTES

(:24) Commissioner Turner commented that Commissioner Stump was absent at the special meeting. The special meeting minutes noted Commissioner Stump was absent but the minutes stated that Commissioner Stump calling the meeting to order but Commissioner Turner called the meeting to order.

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve the minutes of the July 9, 2019 regular meeting, executive session and special meeting of July 19, 2019 as amended. The motion was adopted unanimously.

OPEN PROPOSALS – Real Estate Broker Request for Proposals (RFP)

(1:08) Commissioner Stump opened the 2 proposals received. Patty Miller of Century 21 Affiliated, Emmon Schmucker of Coldwell Banker. Proposal's given to Mark Brinson for staff and commission member review.

(3:04) Mark Brinson, Community Development Director, this is joint RFP for Redevelopment and Civil City properties thru 2020.

NEW BUSINESS

Resolution 49-2019 – Ratify Execution of Indemnity Agreement with Goshen Band Boosters, Inc. for Use of Real Estate

(4:03) Mark Brinson, Community Development Director, this agreement is for the Marching Band Invitational to be held on September 14, 2019.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve Resolution 49-2019. The motion was adopted unanimously.

Resolution 50-2019 – Approve Final Development Plans for the River Art Residential Development

(6:03) Mark Brinson, Community Development Director, a conceptual plan was approved as part of the development agreement with InSite Development for the Third Street apartments. The agreement states the final plans submitted should be consistent with the conceptual plans. Mark read a memo from Becky Hutsell, Redevelopment Project Manager.

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve Resolution 50-2019. The motion was adopted unanimously.

DISCUSSION – 621 ½ S Third Street

(8:10) Mark Brinson, Community Development Director, commented that the property is no longer needed. While preparing RFP the as built drawings were reviewed and it did not show the change in right-of-way. Last year right-of-way was dedicated along River Race Drive and it resulted in this property having the right-of-way going thru the middle of the house. Mr. Brinson explained the options

(11:45) Larry Barkes, City Attorney, commented the idea original idea was to have consistent right-of-way along River Race Drive so there would be room for additional utilities in the future.

(12:43) Mark Brinson, Community Development Director, commented on the number of parcels along River Race Drive and how many would need to be purchased to get full right of way.

(14:20) Emily Moore, 619 S Third St, commented that she is interested in purchasing this for a small apartment for her parents who visit from out of town.

(14:58) Comments from commission members

(16:06) Larry Barkes, City Attorney, disagrees with selling this property because of the need to create easements for the long term for possible additional utilities in the future.

(18:11) Comments from commission members

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve payment of the Register of Claims totaling \$552,799.38. The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Community Development Director Mark Brinson stated that the Request for Proposals for the Third Street/Madison Street property and will be opened at the next meeting in September.

OPEN FORUM

(23:42) Adam Scharf, Goshen, talked about head out angle parking on one side of Lincoln Avenue. Talked about the advantages of it. Will provide information and petition from business owners on the north side of Lincoln Avenue. Asked who makes this decision, and Larry Barkes responded that it is Traffic Commission's recommendation to Board of Works.

(34:43) Larry Barkes, City Attorney, in process of preparing agreement for the purchase of 704 East Lincoln Avenue and the owner would like to close before end of month and there is no RDC meeting before then. If agreeable, will bring to September meeting for ratification.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for September 10, 2019 at 3:00 p.m.

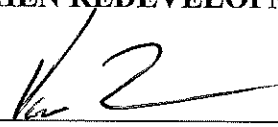
ADJOURNMENT

A motion was made by Commissioner Garber and seconded by Commissioner Johnson to adjourn the meeting.

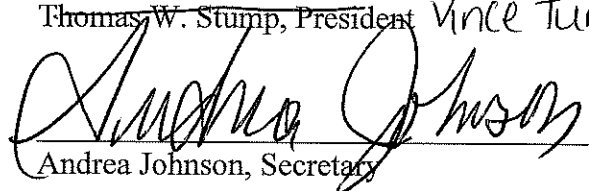
The regular meeting was adjourned at 3:37 p.m.

APPROVED on September 10, 2019.

GOSHEN REDEVELOPMENT COMMISSION



Thomas W. Stump, President Vince Turner VP.



Andrea Johnson, Secretary