

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of September 10, 2019

The Goshen Redevelopment Commission met in a regular meeting on September 10, 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 Vice President Vince Turner. 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, Vince Turner and Bradd Weddell
Absent: Thomas Stump

APPROVAL OF MINUTES

A motion was made by Commissioner Krider and seconded by Commissioner Garber to approve the minutes of the August 14, 2019 regular meeting. The motion was adopted unanimously.

OPEN PROPOSALS – 401, 405, 409 & 411 South Third Street, 204 W Madison Street

(1:00) Commissioner Turner opened the proposal received from Rethinking Buildings LLC with a bid of \$237,000.

(2:18) Larry Barkes, City Attorney, Qualifying bid but still have to go through the review process.

(2:28) Mark Brinson, Community Development Director, need volunteers from the Commission to review proposal with staff. Commissioner Johnson and Commissioner Garber volunteered.

PUBLIC MEETING – Sale of 621 ½ South Third Street

(3:06) Larry Barkes, City Attorney – process to see if anybody in audience would like to comment on the City's proposal to sell 621 ½ South Third Street. There were no comments from the audience or Commission members.

Resolution 51-2019 – Ratify Execution of Agreement for the Sale and Purchase of Real Estate at 704 East Lincoln Avenue

(3:55) Larry Barkes, City Attorney, requesting approval of an agreement with Paul & Sharon Hapner for the purchase of the 704 East Lincoln Avenue for the Lincoln Avenue project. Purchase price is \$34,000.

(5:20) Commissioner Garber asked about the move out date and Larry Barkes replied that the house was vacant.

A motion was made by Commissioner Garber and seconded by Commissioner Krider to approve Resolution 51-2019. The motion was adopted unanimously.

Resolution 52-2019 – Ratify Execution of Agreement for the Sale and Purchase of Real Estate at 622 East Lincoln Avenue

(6:40) Larry Barkes, City Attorney, requesting approval of agreement for the purchase of 622 East Lincoln Avenue. Purchase price is \$74,000 with a move out date of 9/30/19. Negotiations with the tenants is ongoing, an agreement has been sent to the tenants regarding funding to find alternative location.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve Resolution 52-2019. The motion was adopted unanimously.

Resolution 54-2019 – Release of Real Estate Mortgage Executed by Millrace Neighborhood LLC

(8:15) Larry Barkes, City Attorney, stated that this was an agreement that a lien be held on the development until there was a 2 million dollar investment. It has been determined that it has meet the requirement.

A motion was made by Commissioner Garber and seconded by Commissioner Johnson to approve Resolution 54-2019. The motion was adopted unanimously.

Resolution 55-2019 – Approve Execution of Change Order No. 1 & Change Order No. 2 for the Ninth Street Corridor Multi-Use Path.

(9:27) Leslie Biek, Traffic Engineer, stated that Change Order No. 1 is for 8 days delay for NIPSCO gas and Change Order No. 2 is for 14 days delay for NIPSCO electric. This moves the completion date from August 30 to September 27, 2019.

A motion was made by Commissioner Garber and seconded by Commissioner Johnson to approve Resolution 55-2019. The motion was adopted unanimously.

Resolution 56-2019 – Approve Selection of Real Estate Broker for City Owned Properties

(12:00) Mark Brinson, Community Development Director, commented the 2 proposals that were opened at last month's meeting from Century 21 and Coldwell Banker were reviewed by a committee of staff members and Commissioner Johnson and Commissioner Garber. The committee recommendation is Century 21 managing broker Patty Miller. This is effective through 2020.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve Resolution 56-2019. The motion was adopted unanimously.

Resolution 57-2019 – Authorize Issuance of Request for Proposals for 1213 & 1215 Hickory Street

(14:15) Mark Brinson, Community Development Director, stated that both lots are vacant. Previously had an agreement with LaCasa and they were to build two new homes but they were unable to get funding. Asking for authorization to issue a new Request for Proposals (RFP) for the lots.

15:17 Dustin Sailor, Director of Public Works, stated that the sanitary sewer is not readily available to the second lot so if developed separately will need to make accommodations. Larry Barkes replied that the language stating this was in last RFP and will be the same in the new one.

A motion was made by Commissioner Krider and seconded by Commissioner Garber to approve Resolution 57-2019. The motion was adopted unanimously.

Discussion – Release of Real Estate Appraisals Prior to Sale of Property.

(16:18) Larry Barkes, City Attorney, stated that there was a recent request about releasing appraisals ahead of time to obtain proposals. He stated Redevelopment is not required to do so and those do not become public information until an award of the proposal and at that point becomes public property.

(17:40) questions and comments from Commission members

(20:01) Adam Scharf, Goshen, commented on the RFP just issued that will consider proposals to purchase all 5 parcels, one parcel or any combo of parcels, but yet there is one number for the entirety of the asking price.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Krider and seconded by Commissioner Johnson to approve payment of the Register of Claims totaling \$467,241.23. 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

(21:40) Commissioner Krider informed the Commission and audience that he is stepping down effective October 1, 2019. The mayor has accepted his resignation and stated that it has been an honor to serve on the Commission.

Vice President Turner thanked Commissioner Krider for his service.

ANNOUNCEMENTS

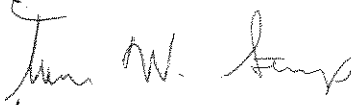
It was announced that the next regular meeting is scheduled for September 10, 2019 at 3:00 p.m. The Goshen Theater tour will be rescheduled.

ADJOURNMENT

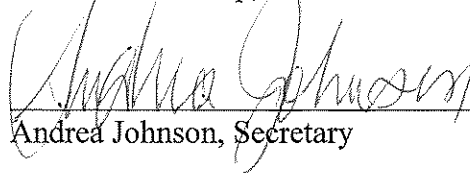
A motion was made by Commissioner Garber Johnson and seconded by Commissioner Krider. The regular meeting was adjourned at 3:24 p.m.

APPROVED on October 8, 2019.

GOSHEN REDEVELOPMENT COMMISSION



Thomas W. Stump, President



Andrea Johnson, Secretary