

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of November 12, 2019**

The Goshen Redevelopment Commission met in a regular meeting on November 12, 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, and Vince Turner

Absent: Bradd Weddell

### **APPROVAL OF MINUTES**

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve the minutes of the October 8, 2019 regular meeting. The motion was adopted unanimously.

### **OPEN PROPOSALS -**

1213 & 1215 Hickory Street – No proposals received.

Third and Madison Street Properties – No proposals received.

(:58) Commissioner Stump commented that no new proposals were received for Third and Madison Street and we still have the proposal from Adam Scharf and need to take action, either accept or deny it

(1:20) Mark Brinson, Community Development Director, answered that action can be taken or it can also be tabled. When a proposal is received we have a committee review it. When the committee previously reviewed the proposal it was determined not to be a qualifying proposal and now it can be considered. The same committee will review the proposal.

A motion was made by Commissioner Turner and seconded by Garber to refer the proposal for Third and Madison Street to the committee for a recommendation. The motion was adopted unanimously.

(2:37) Becky Hutsell, Redevelopment Project Manager, stated that since no qualifying proposals were received for the Hickory Street lots it will be open for an additional 30 days and Mark Brinson stated that the additional 30 days will be after the December meeting so any proposals received will be opened up by the Board of Public Works. The same committee will review proposals and make recommendations.

**PRESENTATION** - Jason Semler, Baker Tilly – Annual presentation of information for the governing bodies of all taxing units within an allocated area.

(5:10) Jason Semler, Baker Tilly, did a power point slide presentation and explained the documents that were handed out with project TIF numbers and obligations for the next 5 years for River Race, Southeast and Plymouth Avenue TIF. This information is used for the 5 year capital plan.

(21:00) Mark Brinson, Community Development Director, explained the requirements of the new law. Talked about the current capital plan and current projects for each TIF. Pointed out projects for next year.

## **OLD BUSINESS**

**Resolution 60-2019** – Approve Agreement and Authorize Acquisition of Real Estate at 921 East Lincoln Avenue, Goshen

(26:45) Commissioner Garber abstained and left the room.

(27:18) Becky Hutsell, Redevelopment Project Manager, stated that this property is needed to improve the turning radius on Lincoln Avenue to Steury Avenue. The purchase price is \$119,000 with an additional reimbursement of \$2,479.15 for relocations expenses, appraisal and title search. Owner has possession until January 15, 2020.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson Turner to approve Resolution 60-2019 with Commissioner Garber abstaining. The motion passed 3-0 with 1 abstention.

## **NEW BUSINESS**

**Resolution 64-2019** – Ratify Execution of Agreement with TecServ Environmental, Inc. for Asbestos Assessment for Eight (8) Structures on East Lincoln Avenue.

(30:51) Becky Hutsell, Redevelopment Project Manager, at last month's meeting requested the commission approve the scope for TechServ to complete asbestos assessment at 8 properties. At that time the agreement was not in place. Asking the commission to ratify the agreement. 6 of the 8 homes have been assessed. Waiting for access for the others.

(31:43) Betsy Garber, 921 East Lincoln, asked when results would be available and if the homeowner will be notified and Becky Hutsell replied that she has received email conformation that only 2 homes have asbestos and hers is not one of them.

A motion was made by Commissioner Garber and seconded by Commissioner Johnson to approve Resolution 64-2019. The motion was adopted unanimously.

**Resolution 65-2019** – Authorize Execution of Contract Amendment with Stiver Lawn Care for 2019 Mowing.

(33:25) Becky Hutsell, Redevelopment Project Manager, requesting permission to approve contract amendment No 4 with Stiver Lawn Care. Last year the commission approved the demolition of 103, 105 & 107 West Wilkinson Street. These lots were not part of the mowing contract and need to be added at a lump sum price of \$800 for the remainder of the season.

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve Resolution 65-2019. The motion was adopted unanimously.

**Resolution 66-2019** – Approval of Amendment to Agreement for the Lease and Development of Real Estate

(34:45) Mark Brinson, Community Development Director, stated that this is for Goshen Brewing at 315 West Washington Street which is currently owned by the city and leased with an option to purchase by 2021. Jesse Sensing, President of Goshen Brewing, has meet with city staff to discuss the proposal to add solar panels to the property which have to be approved by the commission since it was not in the

original lease. In addition to amending the lease, Mr. Sensing has advised of this intent to exercise the option to purchase the building for \$95,000 which is also a part of the lease agreement.

(36:00) Jese Sensenig, President of Goshen Brewing, commented on the addition of the solar panels.

(37:45)—Commissioner Turner asked if he is exercising the option to purchase, why need our approval and Mark Brinson responded that he is giving his intent and would not be closing until 2021.

(38:02) Mr. Sensenig commented that it was brought to the table when meeting with city staff so that maybe could potentially exercise that right so would not have to go thru this process if there was anything in the next year.

(38:44) Becky Hutsell, Redevelopment Project Manager commented that her opinion that the Legal Department proposed inserting that option is because ownership of the electric becomes complicated with NIPSCO, we own building but he has the agreement with NIPSCO for the solar power by having that language inserted into agreement it demonstrates to NIPSCO that he will be the owner.

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve Resolution 66-2019. The motion was adopted unanimously.

**Resolution 67-2019** – Approve Execution of Change Order No. 6 with Rieth Riley Construction for Kercher Road Reconstruction Phase 1

(40:10) Leslie Biek, Traffic Engineer, stated that this change order will increase the contract price by \$13,164.81. Last year when the contractor was installing a storm sewer they realized that NIPSCO fiber had not been marked. This was talked about in Change Order No. 1. There was a delay because of the conflict. INDOT is stating that this is a utility delay and they will not cover so this will be 100% local funds.

(41:45) Commissioner Stump asked if NIPSCO had any responsibility in this and Ms. Biek responded it is the intent of NIPSCO that we can pass on any additional fees to them if that is what we chose to do.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve Resolution 67-2019. The motion was adopted unanimously.

**Resolution 68-2019** – Approve Execution of Change Order No. 3 for Northwest Bike Trail

(43:03) Leslie Biek, Traffic Engineer, stated this change order is for time extension for the project. Based on previous change orders the project was delayed and intermediate completion date was September 21, 2018 but due to very wet weather last fall they were unable to complete the final landscaping restoration improvements. This change order is to change the intermediate completion date from September 21, 2018 to May 11, 2019. No cost change order.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve Resolution 68-2019. The motion was adopted unanimously.

**Resolution 69-2019** – Approve Request to Execute Contract with Quality Excavating for the Temporary Lot Removal in the 400 Block of South Third Street

(44:32) Becky Hutsell, HRP Construction relocated the millings from the temporary parking lot along Jefferson Street to the temporary parking lot on South Third Street. The parking lot on Jefferson Street

is not complete and requested quotes from contractors and Quality Excavating provided the only quote. They are proposing to remove the millings, import top soil and seed the yard this year with a not to exceed price of \$9,675. Work to be completed by mid-December.

A motion was made by Commissioner Garber and seconded by Commissioner Johnson to approve Resolution 69-2019. The motion was adopted unanimously.

## **DISCUSSION**

### **Committee for 5 Year Capital Plan**

(47:00) Mark Brinson, Community Development Director, stated that this is an annual update to the five year capital plan. This is a committee process then come back to commission with a recommendation. Looking for 2 volunteers from commission to work with staff. Commissioner Stump and Commissioner Turner volunteered.

### **2020 Meeting Date**

Commissioner stump has a conflict with the meeting in January. The meeting will be changed from January 14 to January 21, 2020 @2:00.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve the meeting dates for 2020. The motion was adopted unanimously.

## **UPDATE**

### **Kercher Road Traffic**

(50:09) Leslie Biek, Traffic Engineer, stated that currently working on punch list items but Phase 1 of Kercher Road Reconstruction is basically complete. Phase 2 is now open to two way traffic and will remain two way traffic for the duration of the project.

## **APPROVAL OF REGISTER OF CLAIMS**

Commissioner Garber stated he is abstaining.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve payment of the Register of Claims totaling \$404,052.83. The motion was adopted 3-0 with 1 abstention.

## **MONTHLY REDEVELOPMENT STAFF REPORT**

Mark Brinson, Community Development Director talked the Waterford Mills Parkway project from State Road 15 to County Road 40. This is a joint venture between Elkhart County and the City.

## **OPEN FORUM**

(54:00) Commissioner Turner talked about the dedication ceremony for the new 9<sup>th</sup> Street path that was recently held. He commented that he felt it is a terrific project and a great addition to the neighborhood. Commissioner Turner thanked Becky Hutsell for all her hard work on this project.

(55:00) Betsy Garber, 921 E Lincoln Avenue, read a letter regarding her home and the history of the property. Also commented on the process of buying homes based on appraisal price vs. resale price and hoping there can be a better way in the future.

## **ANNOUNCEMENTS**

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

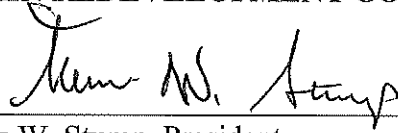
## **ADJOURNMENT**

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

The regular meeting was adjourned at 3:59 p.m.

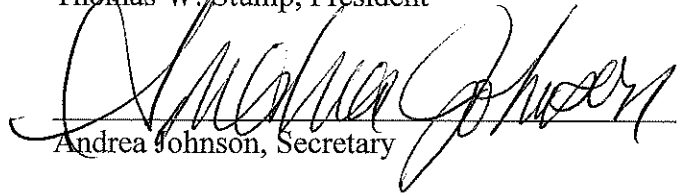
**APPROVED** on December 10, 2019.

**GOSHEN REDEVELOPMENT COMMISSION**



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Thomas W. Stump, President



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Andrea Johnson, Secretary