

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of December 10, 2019

The Goshen Redevelopment Commission met in a regular meeting on December 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 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: None

David Daugherty, Goshen Theater, shared the news with the commission regarding the 1 million dollar gift the Goshen Theater received.

APPROVAL OF MINUTES

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve the minutes of the November 12, 2019 regular meeting. The motion was adopted unanimously.

OLD BUSINESS

Committee Recommendation for 401 South Third Street/204 West Madison Street
Commissioner Stump stated that Mr. Scharf was not here yet so will proceed with new business.

NEW BUSINESS

Resolution 70-2019 Approve and Authorize Execution of Agreement for the Sale and Purchase of Real Estate Located at 621 ½ South Third Street

Larry Barkes, City Attorney, this agreement is with Emily Moore for the home at 621 ½ South Third Street. This home approaches into the city right of way, which is acknowledged in this agreement. Will close on the property by the end of the year.

A motion was made by Commissioner Garber and seconded by Commissioner Johnson to approve Resolution 70-2019. The motion was adopted unanimously.

Resolution 71-2019 – Approval of the Agreement with Barkes, Kolbus, Rife & Shuler, LLP for Attorney Services

(:30) Larry Barkes, City Attorney, explained that this agreement is because he will no longer be an employee of the City of Goshen as of February 1, 2020 but will still be providing services to the Redevelopment Commission.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve Resolution 71-2019. The motion was adopted unanimously.

Resolution 72-2019 – Approve Execution of Change Order No. 2 with Niblock Excavating, Inc. for Main Street Streetscapes

(1:04) Leslie Biek, Traffic Engineer, explained that change order 2.1 is for buried fuel tanks were found between Clinton and Pike Street. One was empty and the other was filled for an additional cost of \$2172.80 and change order 2.2 is because it was determined that the existing brick storm structures did not need to be replaced, only have to replace the top row with brick for an additional cost of \$11,900.00. This will increase the contract by 1.42% but will result in a \$5,600.00 saving at the end.

A motion was made by Commissioner Garber and seconded by Commissioner Turner to approve Resolution 72-2019. The motion was adopted unanimously.

Resolution 73-2019 – Approve Execution of Change Order No. 3 with Niblock Excavating, Inc. for Main Street Streetscapes

(4:14) Leslie Biek, Traffic Engineer, change order 1 was for a conditional time extension on current phase of this project including concrete, sidewalks and curb ramps. The contractor did not meet the November 1st deadline. Will revert back to the original October 15th deadline. A time delay of 24 days total which 2 days were waived due to the tank issue. This will result in \$6,600.00 of liquidated damages.

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve Resolution 73-2019. The motion was adopted unanimously.

Resolution 74-2019 – Ratify Execution of Agreement with Quality Excavating, Inc. for the Temporary Parking Lot Removal in the 400 Block of South Third Street

(6:20) Becky Hutsell, Redevelopment Project Manager, stated at the last meeting a quote was brought to the Commission for approval for the removal of the temporary parking lot on South Third Street. Completion date of December 31 but the work has already been completed.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve Resolution 74-2019. The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

Commissioner Stump stated that a motion is needed to amend to the register of claims to add the following claims, Infinitus Computers \$639.99, Abonmarche \$7005.72, Elkhart County Treasurer \$6000.00 and \$62,500.00.

A motion was made by Commissioner Turner and seconded by Commissioner Garber to amend the register of claims.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve the Register of Claims as amended in the amount of \$426,872.79. The motion was adopted unanimously.

OLD BUSINESS

Committee Recommendation for 401 South Third Street/204 West Madison Street

(9:00) Larry Barkes, City Attorney, stated that the review committee of himself, Mark Brinson, Becky Hutsell, Andrea Johnson and Brian Garber reviewed the proposal. The recommendation of the

committee is that lots 1, 2 & 3 be retained by the Redevelopment Commission and lots 4 & 5 be sold to Adam Scharf, Rethinking Buildings or another entity. Mr. Barkes indicated the purchase price is \$25,000 credited against that amount would be the cost of the demo for lot 5. Renovation of the existing building on lot 4 with items that were listed in original proposal. The committee indicated not willing to fund several requests from Mr. Scharf in the proposal. The committee recommends acceptance of those terms.

(10:50) Adam Scharf, Rethinking Buildings Goshen, stated that a number of value propositions to the commission in this proposal. The primary one is the only structure in the entire River Race development area that predates the canal would be saved and restored and also talked thru the other recommendations. Mr. Scharf talked the possibilities of low/medium density residential development of the lots retained by the commission and also talked of the development challenges for more dense development. Mr. Scharf stated he has had conversations with four interested parties. All four parties agreed that the structure that is being retained is in excellent condition. Restoration of the home would occur in 2020.

(16:21) Commissioner Stump asked Mr. Barkes about the three remaining lots and he replied that they would stay the redevelopment commission and there would be no special offer to Mr. Scharf for them. Will do an additional proposal for the sale of the lots in the future. Mr. Scharf replied that he does not think this would be a viable project if the three lots were made into a parking lot. Does not think he could sell/rent the home if next door to a large parking lot. Mr. Barkes replied that the committee made no recommendation one way or the other. Mark Brinson commented that the committee recommendation was to support limited commercial use as an option.

(19:07) Commissioner Johnson stated she agrees with Mr. Scharf about the lots not becoming a parking lot and would prefer residential development.

(19:50) Commissioner Stump stated that his vision for the lots are small commercial or offices but once the two lots are sold this mostly likely will not happen.

(21:35) Dave Pottinger, 107 Gra-Roy Drive, stated his support for restoration versus demolition.

(26:08) Mark Brinson, Community Development Director, stated that we have a recommendation and if the commission decides to accept the recommendation and move forward the next phase is an agreement between the commission and the developer.

A motion was made by Commissioner Garber and seconded by Commissioner Johnson to approve the committee's recommendation.

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

Ayes: Garber, Johnson, Turner

Nays: Stump

The motion was adopted by a vote of 3 in favor and 1 against.

OPEN FORUM

(28:07) Becky Hutsell, asked the commission for a special meeting regarding the project for the Plymouth Avenue TIF that is set to expire this year. Ms. Hutsell briefly described to the commission all the pieces of the project. A special meeting is scheduled for December 13, 2019 at 2:00 p.m.

(38:00) Ms. Hutsell also updated the commission about the recent court hearing regarding Johnson Controls clean up.

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 but Mr. Brinson updated the commission about the 5 year capital plan which will be presented at the January meeting. An update on the Quiet Zone will be given by Leslie Biek, Traffic Engineer, at the February meeting.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for January 21, 2020 at 2:00 p.m.

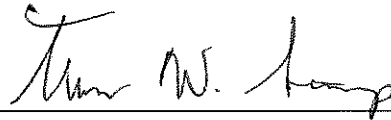
ADJOURNMENT

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

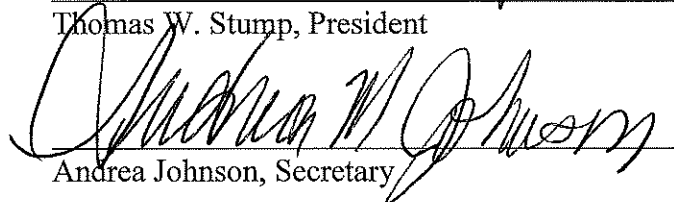
The regular meeting was adjourned at 3:58 p.m.

APPROVED on January 21, 2020

GOSHEN REDEVELOPMENT COMMISSION



Thomas W. Stump, President



Andrea Johnson, Secretary