

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of January 21, 2020**

The Goshen Redevelopment Commission met in a regular meeting on January 21, 2020 at 2:00 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, Brett Weddell and Bradd Weddell

Absent: Vince Turner

(:33) President Stump welcomed Commissioner Brett Weddell back to the Redevelopment Commission

### **APPROVAL OF MINUTES**

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve the minutes of the December 10, 2019 regular meeting, the executive session and the special meeting of December 13, 2019. The motion was adopted unanimously.

### **CHANGES TO THE AGENDA**

Commissioner Stump stated that a request was made to move Resolution 06-2020 to the beginning of the meeting and add Resolution 07-2020 Approve and Authorize an Additional Payment for the Real Estate Located at 708 East Lincoln Avenue and the other Real Estate Subject to the Eminent Domain.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to move Resolution 06-2020 to the start of the meeting and add Resolution 07-2020. The motion was adopted unanimously.

### **ELECTION OF OFFICERS**

Commissioner Weddell nominated Commissioner Stump for President of the Goshen Redevelopment Commission and Commissioner Garber seconded. There being no objections, Commissioner Stump was elected as President of the Goshen Redevelopment Commission for the 2020 calendar year.

Commissioner Johnson nominated Commissioner Turner for Vice President of the Goshen Redevelopment Commission and Commissioner Garber seconded. There being no objections, Commissioner Turner was elected as Vice President of the Goshen Redevelopment Commission for the 2020 calendar year.

Commissioner Weddell nominated Commissioner Johnson for Secretary of the Goshen Redevelopment Commission and Commissioner Garber seconded. There being no objections, Commissioner Johnson was elected as Secretary of the Goshen Redevelopment Commission for the 2020 calendar year.

(2:02) Commissioner Turner entered the meeting.

## **NEW BUSINESS**

### **Resolution 06-2020 Authorize Negotiation and Execution of an Agreement with Habitat for Humanity of Elkhart County, Inc. for Purchase of Hickory Street Real Estate**

(4:22) Mark Brinson, Community Development Director, a modified agreement was handed out to commission members, the change in the agreement is for a manhole and who is responsible for it. Goshen Utilities stated they will absorb the cost. Purchase price for the 2 lots is \$6,500.00. A single family home will be constructed this year and the other home in 2022. Greg Conrad, Executive Director of Habitat for Humanity is here if anyone has questions.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 06-2020. The motion was adopted unanimously.

### **Resolution 01-2020 Interlocal Agreement with Elkhart County for the County Road 40 Connector Road Project.**

(6:53) Larry Barkes, City Attorney, this is an agreement between Elkhart County and the City of Goshen for the County Road 40 Road Project. Since funding is coming from the commission, the agreement must be approved by the commission. The county and the city will each pay half of the costs.

(7:45) Mark Brinson, Community Development Director, stated that the county is doing a traffic analysis. Will bring the results of the study to the commission once completed and this will tell us more about the final alignment.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 06-2020. The motion was adopted unanimously.

### **Five Year Capital Plan Presentation**

(8:53) Becky Hutsell, Redevelopment Project Manager this capital plan is the biggest plan developed in some time with 19 new projects. Reminder that no project listed in this plan will move forward without further approval from the commission. Time line and estimates for project cost are subject to change and as always projects may shift. All budget numbers are based on Baker Tilly projections from their November 19, 2019 report and are based on conservative numbers to ensure we can cover all the projects. The goal is to find balance between infrastructures, quality of life and development assistance projects. Ms. Hutsell presented the power point of the 5 year capital plan starting with the River Race TIF and talked through current and new projects.

(29:00) questions and discussion from commission members about the projects in the plan.

(36:31) Jim McKee, Goshen, shared his concerns about the ice pavilion. Does it have to be along the canal? What about the property next to Fidler Pond? Mr. McKee also stated his concern about the jump in the price of the pavilion.

(38:00) Larry Barkes, City Attorney, told the commission they are not voting on any of the projects right now. If the capital plan is approved, then will come back to commission to amend. Just because it is in the plan does not mean have to do it, just means we can.

(39:48) comments from commission members

(44:00) commission members asked Ms. Hutsell for a percentage breakdown of the categories for the new projects.

**Resolution 03-2020 Approval of River Race TIF Area Five Year Project Funding Plan**

(47:45) Commissioner Stump asked if there were any further questions regarding the River Race TIF and there were none.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 03-2020. The motion was adopted unanimously.

(48:00) Becky Hutsell, Redevelopment Project Manager, talked through the power point presentation regarding the Southeast TIF, Plymouth Avenue TIF.

(50:01) questions from commission members.

(52:55) Ms. Hutsell continued with power point presentation.

(1:04) questions from commission members

**Resolution 02-2020 Approval of Southeast TIF Area Five Year Project Funding Plan**

(1:07) Commissioner Stump asked if there were any further questions regarding the Southeast TIF and there were none.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 02-2020. The motion was adopted unanimously.

(1:08) comment from commission members

(1:12) Becky Hutsell, Redevelopment Project Manager presented the power point on the Lippert/Dierdorff TIF.

(1:16) questions from commission members

Comments from the audience on the Lippert/Dierdorff TIF or Plymouth Avenue TIF.

(1:18) Andrew Cunningham, Jones, Petrie, Rafinski, 325 S Lafayette Blvd South Bend, speaking on behalf of Winona trail extension. Currently working with Bethany school and appreciate the support.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve the 5 Year Capital Plan for Plymouth Ave TIF and Dierdorff/Lippert TIF. The motion was adopted unanimously.

**Resolution 04-2020 Approve Execution of Change Order Number Two (2) with HRP Construction for Jefferson Street/River Race Parking Lot**

(1:19) Leslie Biek, Traffic Engineer, stated this is a balancing change order for a deduction of \$12,807.58 for a final contract amount of \$751,518.90.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 04-2020. The motion was adopted unanimously.

**Resolution 05-2020 Project Coordination Contract with the State of Indiana for the College Avenue Auxiliary Lanes Project.**

(1:20) Larry Barkes, City Attorney, stated that this is a 5 million project which at present time the state is only committing \$985,600 and under the terms of this agreement we are agreeing to pick up the difference if the state decides later not to fund. Usually the state ends up doing an 80/20 split, but at this time it is undetermined.

(1:21) Leslie Biek, Traffic Manager, told the commission that this is a MACOG funded project and they allocate federal funds for the region and they approved this contract with the dollar amount stating that it would be funded 80/20 for design, right of way and construction. Ms. Biek stated that they are committed to this project. INDOT actually only shows what is in their financial plan which goes out only a few years. It will be included going forward. Don't think there will be a concern.

(1:22) questions from commission members.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 05-2020. The motion was adopted unanimously.

**Resolution 07-2020 Approve and Authorize Additional Payment for the Real Estate Located at 708 East Lincoln Avenue and the Other Real Estate Subject to Eminent Domain**

(1:25) Larry Barkes, City Attorney, have acquired, or have under contract, all of the Lincoln Avenue homes with the exception of 708 E Lincoln because of the circumstances. Had to file a condemnation suit due to the fact that substantially more money was owed on the property than what it is worth. Have paid what the court appointed appraiser said the property was worth to the court and the creditors have worked an arrangement that will fund it if we pay additional \$5,000 dollars. Our appraiser said the home was worth \$3800 more that the court appointed appraiser, so only \$1200 more than the original offer.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 07-2020. The motion was adopted unanimously.

**DISCUSSION**

Hawks Water Main Extension – Becky Hutsell requested to postpone this to the February meeting.

**APPROVAL OF REGISTER OF CLAIMS**

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve payment of the Register of Claims totaling \$807,231.09. The motion was adopted unanimously.

**MONTHLY REDEVELOPMENT STAFF REPORT**

Mark Brinson thanked everyone for being a part of the Capital Plan 5 year committee.

**OPEN FORUM**

No one from the Commission or the public spoke during the open forum.

**ANNOUNCEMENTS**

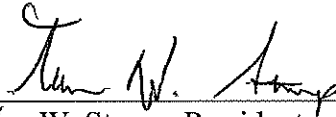
It was announced that the next regular meeting is scheduled for February 11, 2020 at 3:00 p.m.

**ADJOURNMENT**

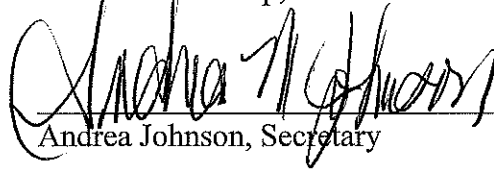
A motion was made by Commissioner Weddell and seconded by Commissioner Turner to adjourn the meeting. The regular meeting was adjourned at 3:28 p.m.

**APPROVED** on February 11, 2020.

**GOSHEN REDEVELOPMENT COMMISSION**



Thomas W. Stump, President



Andrea Johnson, Secretary