

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of February 11, 2020

The Goshen Redevelopment Commission met in a regular meeting on February 11, 2020 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, Brett Weddell and Bradd Weddell

Absent: None

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve the minutes of the January 21, 2020 regular meeting. The motion was adopted unanimously.

CHANGES TO THE AGENDA

Commissioner Stump stated that it has been requested to add Resolution 18-2020 - Approve Request for Authorization to Construct New Water Main North of the Hawks Building to the agenda and there were no objections.

PRESENTATION – Dr. Woodworth & Mr. Brian Bechtel, Goshen Community Schools, Update on Manufacturing Academy

(1:57) Dr. Woodworth, Superintendent of Goshen Community Schools and Mr. Brian Bechtel, Assistant High School Principal gave a handout to commission members. Talked about the equipment that was purchased with the money from the commission. Also told the commission how students can earn their certificates. The space is also used for adults in the evening who are updating their skills.

Quiet Zone

(19:30) Leslie Biek, Traffic Engineer, explained what a quiet zone is and gave an update of what has been done and what is left to do.

NEW BUSINESS

Resolution 08-2020 – Approve Request from Goshen Engineering to Advertise for Bids for the River Race Drive Extension Project,

(30:46) Leslie Biek, Traffic Engineer, this project will widen River Race Drive from Jefferson Street north to the alley and improving the east/west alley.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 08-2020. The motion was adopted unanimously.

Resolution 09-2020 – Approve Execution of Change Order Number Three (3) for Ninth Street Corridor Muli Use Path

(32:13) Larry Barkes, Commission Attorney, stated that the Legal Department would like this resolution tabled until next month.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to table Resolution 09-2020. The motion was adopted unanimously.

Resolution 10-2020 – Approve Execution of Change Order Four (4) for Ninth Street Corridor Multi Use Path

(33:39) Leslie Biek, Traffic Engineer, stated this change order is for the size of the shrubs. The specifications called for a 36 x 48 shrub which was not available so an 18 x 24 shrub was used instead. Deduction of \$12,500.49 to the contract price.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 10-2020. The motion was adopted unanimously.

Resolution 11-2020 - Authorization to Negotiate and Execute an Agreement with JPR for Design of the Winona Trail Project

(34:39) Leslie Biek, Traffic Engineer, the current Winona Trail ends at the south side of Waterford Elementary. Bethany Christian is currently in design to redevelopment their athletic fields and have expressed interest in making the vehicular crossing into a pedestrian crossing and making emergency access from the south through Winchester Trails. Joining forces with Bethany and making the crossing into a public pedestrian crossing and adding a bike path on the west side of Bethany athletic field and connecting to Winchester Trails where it would be signed thru Winchester and connect to the existing trail on Regent Street. The not to exceed price is \$16,750.00.

(36:50) Questions from Commission members.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 11-2020. The motion was adopted unanimously.

Resolution 12-2020 – Authorization to Negotiate and Execute an Agreement with American Structurepoint for Design Services for College Avenue Reconstruction

(39:19) Leslie Biek, Traffic Engineer, the city has gone through the project consultant selection procedure and American Structurepoint was selected. They have submitted the consulting contract with a not to exceed price of \$651,210.00. This is a federally funded project with 80% federal funds and 20% local funds.

40:12: Larry Barkes, Commission Attorney asked that this be subject to Legal Department review.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 12-2020. The motion was adopted unanimously.

Resolution 13-2020 Local Major Moves Construction Fund Loan to Goshen Redevelopment Commission

(41:02) Commissioner Stump that it has been requested to table Resolution 13-2020.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to table Resolution 13-2020. The motion was adopted unanimously.

Resolution 14-2020 Authorize Acceptance and Execution of Purchase Agreement of 65706 State Road 15

(41:27) Commissioner Stump announced that his son is the relator and he will not be participating in any discussion or vote on this resolution.

(42:02) Larry Barkes, Commission Attorney, stated that just received proposed changes from the original purchase agreement. Originally it was \$3000 in closing costs and now requesting \$4500. Acceptance is on the condition that the purchaser agrees to be annexed and connect to city water within 90 days and connect to sewer when it becomes available.

(44:48) Erica Neal, Goshen, commented that she is aware of the annexation and asking for a more money because of repairs needed.

(45:11) Mark Brinson, Community Development Director, clarified that the original offer is for \$150,000 with \$3000 in closing costs and so asking an additional \$1500 from the commission.

A motion was made by Commissioner Turner that in lieu of repairs the seller to increase contribution to a total of \$4500 for buyer closing costs and was seconded by Commissioner Weddell. The motion was adopted 4-0 with 1 abstention.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 14-2020 as amended. The motion was adopted 4-0 with 1 abstention.

Resolution 16-2020 – Approve Request to Negotiate and Execute an Asbestos Abatement Agreement with TecServ Environmental for 622 East Lincoln Avenue and 704 East Lincoln Avenue.

(50:33) Becky Hutsell, Redevelopment Project Manager, stated that last fall the commission approved an asbestos assessment with TecServ for eight homes on East Lincoln Avenue that were acquired for the Steury Avenue/Lincoln Avenue road project. There are two properties with confirmed asbestos. Requested three quotes and the only one received was from TecServ. The quote proposed \$3425 per house for a not to exceed price of \$6850. The work will be completed by March 13, 2020.

(52:00) Larry Barkes, Commission Attorney, stated that we have acquired the last property but still have issue with relocation and waiting on possession.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 16-2020. The motion was adopted unanimously

Resolution 17-2020 – Approve Purchase Agreement with Rethinking Buildings, LLC for 401 South Third Street and 204 West Madison

52:56 Mark Brinson, Community Development Director, talked about the memo summarizing the agreement handed out to commission members that was omitted from the packet.

(53:14) Adam Scharf, Rethinking Buildings Goshen, was present at the meeting and available to answer questions.

(53:20) Larry Barkes, Commission Attorney, wanted to point out that this agreement is different that it was originally. Purchase price of \$25,000 with the demo of 204 West Madison credited against the purchase price.

(54:40) Mark Brinson, talked about the changes in the agreement. One item is that commission agrees not to build a parking lot unless for a development. Possibly small single family structure and Mr. Scharf replied that that was ranking #3 on the list, #1 is a single family home with detached garage on the second parcel and #2 is light use commercial business. Agreement would state we would support a variance.

(57:11) Larry Barkes, a mortgage of \$30,000 will be held on the property until repairs are made and then we will release it. Also agree to subordinate that mortgage to a mortgage company that would provide the funding to do the renovations.

(58:11) Questions from commission members.

(59:24) Commissioner Turner asked about the restrictions in the agreement that limit development on the parcels we still own and Mr. Brinson replied that this was a request from Adam Scharf.

(1:00:27) Larry Barkes, Commission Attorney, stated the only limitation is that no public parking lot will be built on the parcels.

(1:01:00) Commissioner Stump stated that his only objection to the agreement is the limitation of no parking lots especially with the new pavilion/event center.

(1:03:18) Commissioner Johnson stated that she feels with the new parking lot and other parking in the area will be sufficient for the new pavilion and does not want to see a parking lot there.

(1:04:00) Commissioner Garber asked Mr. Scharf who was the head of this and Mr. Scharf replied that he is bottom lining it and still open to other that would like to take it on and he would consist and consult.

(1:04:24) Commissioner Turner asked Mr. Brinson is he had concerns and Mr. Brinson replied that it was the only issue that he was really concerned about. The same reason because you never know and do hesitate to make a commitment since we have no firm plans on what we are doing with that property.

(1:05:00) Commissioner Turner made a motion to amend to agreement to remove the clause from the agreement and there was no second motion.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 17-2020.

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

Ayes: Garber, Johnson, Turner, Weddell

Nays: Stump

The motion was adopted by a vote of 4 in favor and 1 against.

Resolution 18-2020 Approve Request for Authorization to Construct New Water Main North of the Hawks Building

(1:07:16) Becky Hutsell, Redevelopment Project Manager, when LaCasa owned the Hawks Building water taps and fire line were installed per LaCasa's plans. The building has been sold to InSite

Development and their plan was to use the same taps. With the design change in adding apartments on the main level, the current taps will not work. The City will install a new water main and fire hydrant with a not to exceed price of \$19,600 and InSite development will be responsible for installing their service and abandoning existing taps along River Race Drive.

(1:12:00) Questions and comments from commission members.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 18-2020. The motion was adopted unanimously

UPDATE - Capital Plan Funding Categories

(1:15:00) Becky Hutsell, Redevelopment Project Manager, talked through the funding categories for the projects in the capital plan and the percentage of each type of project per the memo in the packet.

(1:17:11) Comments from commission members.

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 \$119,956.06. 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

(1:21:52) Larry Barkes, Commission Attorney, stated a proposal for the purchase of the northern part of the Western Rubber property. The southern property will be a Park Department project. The last proposal for this property was in 2014. If no proposals are received will go out for an additional 30 days.

(1:24) Questions and comments from commission members.

(1:27) Commissioner Weddell asked if there are any plans to deal with the 3' of grass that is rutted with truck tires and Ms. Biek responded that they are to meet with the industry in area to develop a truck route.

(1:29:55) Commissioner Stump commented on the new pavilion/event center and the cost associated with the bridge repair. Said if there is any hesitation on the part of the Redevelopment Commission please voice it now.

(1:31:12) Mark Brinson, Community Development Director, stated the resolution was tabled till next month since the Mayor was out of town.

(1:31:45) Commissioner Weddell also commented on his questions about the pavilion.

(1:32:00) Commissioner Stump commented on the pavilion and questioned who will be using it.

ANNOUNCEMENTS

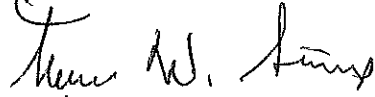
It was announced that the next regular meeting is scheduled for March 10, 2020 at 3:00 p.m.

ADJOURNMENT

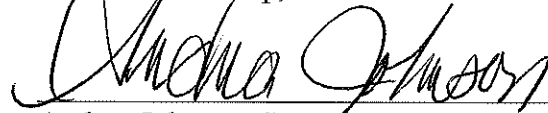
The regular meeting was adjourned at 4:33 p.m.

APPROVED on March 10, 2020

GOSHEN REDEVELOPMENT COMMISSION



Thomas W. Stump, President



Andrea Johnson, Secretary