

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of March 10, 2020

The Goshen Redevelopment Commission met in a regular meeting on March 10, 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 and Brett Weddell

Absent: Vince Turner and Bradd Weddell

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve the minutes of the February 11, 2020 regular meeting. The motion was adopted unanimously.

OPEN PROPOSALS – 620 E Douglas Street

Mark Brinson, Community Development Director, stated that no proposals were received. The second round of proposals are due at noon on April 14, 2020.

UNFINISHED BUSINESS

Resolution 09-2020 - Approve Execution of Change Order No. 3 for Ninth Street Corridor Multi Use Path

(1:26) Dustin Sailor, Director of Public Works, stated this change order is for time extension with the date adjusted to October 21, 2019 to address connection of service walks & drives. No cost change order.

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

(3:47) President Thomas Stump requested a revote since the resolution was approved with the wrong resolution number.

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

NEW BUSINESS

Resolution 18-2020 – Approve and Authorize Execution of Agreement Amendment with Lawson-Fisher Associates for Construction Representative Services for Northwest Bike Trail.

(4:28) Dustin Sailor, Director of Public Works, stated Lawson Fisher is the onsite representative during construction and has requested an agreement amendment due to issues outside of their ability to control. The contract was extended by 184 days. Recommending to set the not to exceed amount to \$217,000.

(6:18) Larry Barkes, Commission Attorney, stated that legal has reviewed this and from a legal stand point it has to be less than \$225,000 and also has to be 12.5% of construction costs. This board can waive this if they choose to.

Dustin Sailor, Director of Public Works, INDOT and MACOG said they are willing to support this, but need approval prior the end of their fiscal year.

(7:36) Jared Huss, Lawson Fisher & Associates, stated the primary reason for this request is the contract added 184 days. Per the agreement with the City of Goshen, it required us to be on site to manage, observe and track construction and this is why it went above the 12.5% of the bid amount plus with any change orders approved by this commission.

(8:47) Commissioner Weddell stated his concerns with the design of the project by DLZ and questions if they ever walked the site and checked for potentials drainage issues. He also stated he was not against Lawson Fisher's request but feels with responsibility falls upon DLZ.

(9:22) Commissioner Stump asked if DLZ paid for part of the added construction cost and stated that he agreed with Commissioner Weddell that DLZ was at fault in certain areas.

(10:03) Dustin Sailor commented that Lawson & Fisher and Rieth Riley have been working on numbers and have reached point of final agreement. Next step is Notice of Termination.

(10:47) discussion and comments regarding final contact amount and removing the cap.

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

Resolution 19-2020 – Approve Execution of Change Order No. 4 for Kercher Road Reconstruction Phase 2

(12:37) Dustin Sailor, Director of Public Works, stated change order is to meet INDOT standards for subgrade material which required purchase of additional cement. Additional cost requested by Rieth Riley and has been reviewed by Lochmueller Group. The amount of the change order is \$13,595.46.

(1:04) Question from commission member about the process involved.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 19-2020. The motion was adopted unanimously.

Resolution 20-2020 – Award Bid and Authorize Negotiation and Execution of Agreement for River Race Drive Extension Project.

(15:00) Dustin Sailor, Director of Public Works, stated four bids were received for River Race Drive Extension Project and opened at the March 02, 2020 Board of Public Works meeting. Niblock Excavating was the lowest responsible and responsive bidder at \$229,785.25. The bid was below the Engineer estimate of \$400,000.00

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 20-2020. The motion was adopted unanimously.

Resolution 21-2020 – Award Bid and Authorize Execution of Agreement for Demolition of Seven Properties along East Lincoln Avenue

(16:50) Becky Hutsell, Redevelopment Project Manager, stated two bids were received and opened at the March 9, 2020 Board of Public Works meeting. The lowest responsible and responsive bidder was Advanced Excavating with a bid of \$72,600 with an alternate bid for 708 E Lincoln. All work will be completed by the end of April.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 21-2020. The motion was adopted unanimously.

UPDATE – Madison Street Bridge

(20:00) Dustin Sailor, Director of Public Works, presented the 2020 Madison Street Bridge Inspection Report to the Commission prepared by DLZ.

(22:59) discussion between commission members and staff about recommendations within the inspection report and repairing bridge cost versus replacing the bridge. Discussed options for a study.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve payment of the Register of Claims totaling \$35,899.69. The motion was adopted unanimously.

DISCUSSION

(42:00) Larry Barkes, Commission Attorney, 401 South Third Street and 204 West Madison Street an agreement was approved at the December meeting with Adam Scharf for these properties. Also discussed at that time was the option of another entity or person in place of Adam

Chris Russell, CRHH LLC P.O. Box 163 Goshen, introduced himself and told the commission about his past projects and plans for these properties. Wants to return this to a home and have no commercial interests.

(46:42) Commissioner Weddell asked Mr. Russell if he had any concerns about the parking stipulations in the agreement. Discussion between Mr. Barkes, Commission members and Mr. Russell.

(48:00) Commissioner Stump asked about the historical renovation of 401 South Third Street. Mr. Barkes stated there is a list of repairs listed in the agreement.

(49:45) Larry Barkes, Commission Attorney stated the Commission should decide what to do since it is a signed and executed agreement. Can insert his name (Mr. Russell) and get a release from Mr. Scharf.

(50:13) Mark Brinson, Community Development Director, stated staff is comfortable moving forward.

(51:36) Commissioner Johnson stated that she and Commissioner Graber agreed with reassignment.

(51:45) Commissioner Stump stated he feels these homes should have been torn down and also stated we should be careful what is promised about the parking lots. Feels should not restrict ourselves on the use since we don't know what we need.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to change the name and the agreement for the renovation and purchase of 401 South Third Street and 204 West Madison Street.

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

Ayes: Graber, Johnson and Weddell

Nays: Stump

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

OPEN FORUM

(55:35) Commissioner Garber asked about the Quiet Zone and Dustin Sailor stated the evaluation is done and it is estimated to be 12-18 months out. Will work on the other crossings this year with the help of the Street Department. Still evaluating the outstanding issue of the pedestrian mazes.

(56:40) Commissioner Weddell asked the muck and mud along the 9th Street path. Mr. Sailor replied that it is designed muck to deal with stormwater. Discussion about options available.

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.

ANNOUNCEMENTS

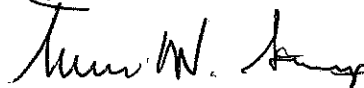
It was announced that the next regular meeting is scheduled for April 14, 2020 at 3:00 p.m.

ADJOURNMENT

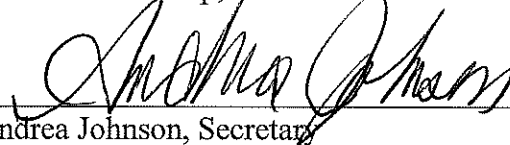
A motion was made by Commissioner Johnson and seconded by Commissioner Garber to adjourn the meeting. The regular meeting was adjourned at 4:03 p.m.

APPROVED on April 14, 2020.

GOSHEN REDEVELOPMENT COMMISSION



Thomas W. Stump, President



Andrea Johnson, Secretary