

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of July 14, 2020**

The Goshen Redevelopment Commission met in a regular meeting on July 14, 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

Commission President Thomas Stump stated that the following Commissioners are present in person, Brian Garber, Brett Weddell and Thomas Stump and attending online are Andrea Johnson and Vince Turner.

### **APPROVAL OF MINUTES**

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve the minutes of the June 9, 2020 special meeting.

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

Ayes: Garber Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 5 in favor and 0 against.

### **NEW BUSINESS**

**Resolution 38-2020** – Approve Execution of Change Order No. 1 for River Race Drive Extension (2:02) Dustin Sailor, Director of Public Works, the 15” pipe identified to go underneath River Race Drive was in conflict with the storm sewer. It was determined that a 12” pipe would meet stormwater requirements and the pipe material was changed. The material price is \$5,308.16 53 a 2.31 % increase.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 38-2020.

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

Ayes: Garber Johnson Stump Turner Weddell-

Nays: None

The motion was adopted by a vote of 5 in favor and 0 against.

**Resolution 39-2020** – Approve Execution of Change Order No. 5 for Main Street Streetscapes (3:40) Dustin Sailor, Director of Public Works, stated that change order number 5 & 6 go together. The original contract amount was \$929,657.60 and this change order is for a reduction of \$9,122.80. This change order decreased the total contract by \$135,961.22 for a revised contract amount of \$802,819.18.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 39-2020.

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

Ayes: Garber Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 5 in favor and 0 against.

**Resolution 40-2020** – Approve Execution of Change Order No. 6 for Main Street Streetscapes

(5:35) Dustin Sailor, Director of Public Works, the focus when repaving Main Street was to get better drainage. Had some areas that were high and kept in current position and lost curb exposure. Niblock will replace curb and sidewalk in front of the courthouse and the north end of Lincoln to Clinton for \$63,056.00 and complete by October 1, 2020. Thermoplastic brick pattern material cost is \$55,000 and the Street Department will become certified so they can install. This will be installed at all intersections except Lincoln Avenue.

(8:05) Questions and comments from commission members.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 40-2020.

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

Ayes: Garber Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 5 in favor and 0 against.

**Resolution 41-2020**– Approve Request to File Application to Goshen Plan Commission for Lincoln Avenue Subdivision

(10:03) Becky Hutsell, Redevelopment Project Manager, in 2018 an application was made to create a minor subdivision on Lincoln Avenue. Multiple parcels combined into 2 lots which allowed for the selling of the parking lot to East Gate Market which is complete. The subdivision was never finalized and the decision was made to acquire the residential properties to the west for the roadway project. We are now amending the subdivision to include a third lot for future redevelopment.

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve Resolution 41-2020.

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

Ayes: Garber Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 5 in favor and 0 against.

**Resolution 42-2020** – Approve and Authorize Execution of Amended Purchase Agreements with LaCasa of Goshen, Inc. for 307 South Seventh Street and 401 East Jefferson Street

(14:60) Becky Hutsell, Redevelopment Project Manager, in 2016 the Commission approved purchase agreements with LaCasa for four properties. These properties were included in their 2016 tax credit application which they did not receive. Applied again in 2018 and not selected. In January 2020 they were selected by IHCA to participate in Homeownership Innovation Project and will have access to up to 2 million dollars for single family housing to low/moderate incomes. Two lots on Hickory Street have been sold to Habitat for Humanity. LaCasa asking for the lots to be donated to facilitate the points needed to bring additional funding to the project. Lots to be developed in 2021/2022.

(17:37) Commissioner Brett Weddell told the Commission that he serves on the Board of Directors of LaCasa and has no financial interest in LaCasa.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 42-2020.

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

Ayes: Garber Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 5 in favor and 0 against.

**Resolution 43-2020** – Authorize Execution of Contract Amendment #2 with Advanced Excavating LLC for the Demolition of 708 East Lincoln Avenue

(18:25) Becky Hutsell, Redevelopment Project Manager, stated when the contract amendment for the demolition of 708 East Lincoln Avenue was approved at the June meeting we did not have possession of 708 E Lincoln. When the homeowners moved they left a substantial amount behind and the pictures in the packet show the extent not including items in and in front of the home. Not included in the original bid specs were two parcels. The cost to remove items left behind is \$1500 and \$4500 for fencing and foundation removal on the other parcels.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 43-2020.

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

Ayes: Garber Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 5 in favor and 0 against.

**Resolution 44-2020** – Approve Request to Issue a Request for Proposals for the Development of a Downtown River District Revitalization Plan

(21:30) Becky Hutsell, Redevelopment Project Manager, stated this is similar to what was completed for the River Race area. Ms. Hutsell talked about the different parcels available. A copy of the map and the RFP are in the packet. This has been shared with Elkhart County and they are a partner in this project.

(23:05) Mark Brinson, Community Development Director, stated that like any other planning exercise their will be an opportunity for public input.

(24:00) Commissioner Stump asked if the county had reviewed this and Ms. Hutsell responded that they have and this idea came from conversations with them. Elkhart County will be part of the steering committee as they are a major stakeholder.

(24:23) Comments and discussion among commission members and staff.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 44-2020.

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.

### **UPDATE**

#### **Hawks Building**

(44:38) Becky Hutsell, Redevelopment Project Manager, stated they are two weeks behind schedule. The intention is for Abonmarche to have possession in September and the rest of the building opening in October.

(45:02) Commissioner Stump asked about the other projects in the area and Ms. Hutsell replied that their intention is to complete the Hawks Building and they would like to do a spec townhome so people could see it. River Arts will be fully designed this year with construction next year.

#### **Main Street**

(46:05) Dustin Sailor, Director of Public Works, infrastructure substantially complete with the approvals of the change orders today. Have not received any negative feedback. Mr. Sailor thanked the Commission for their support.

(49:09) Discussion regarding the 50/50 sidewalk program.

### **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 \$401,383.14

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

Ayes: Garber Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 5 in favor and 0 against.

### **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. Mr. Brinson thanked Theresa Sailor for all her help with the Zoom meetings.

### **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 August 11, 2020 at 3:00 p.m.

### **ADJOURNMENT**

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

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

Ayes: Garber Johnson Stump Turner Weddell

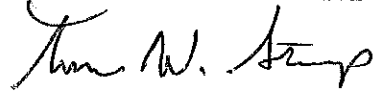
Nays: None

The motion was adopted by a vote of 5 in favor and 0 against.

The regular meeting was adjourned at 3:57 p.m.

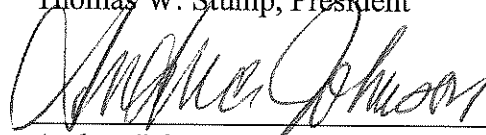
**APPROVED** on August 11, 2020

**GOSHEN REDEVELOPMENT COMMISSION**



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Thomas W. Stump, President



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Andrea Johnson, Secretary