

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of August 11, 2020

The Goshen Redevelopment Commission met in a regular meeting on August 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: Andrea Johnson Thomas Stump, Vince Turner, Brett Weddell and Bradd Weddell

Absent: Brian Garber

Commission President Thomas Stump stated the following commissioners were physically present, Andrea Johnson, Vince Turner, Brett Weddell and Thomas Stump. Bradd Weddell is participating by electronic communication

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve the minutes of the July 14, 2020 regular meeting.

The motion was adopted by a vote of 4 in favor and 0 against.

CHANGES TO THE AGENDA

(1:37) Commissioner Stump stated a request has been made to add Resolution 48-2020 to the agenda. There being no objection Resolution 48-2020 was added to the agenda.

OPEN PROPOSALS - Downtown River District Revitalization Plan

(2:13) Commissioner Stump opened the following proposals:

MS Consultants - 115 W Washington St, Indianapolis, IN

Jones Petrie Rafinski - 300 Nibco Parkway, Elkhart IN

Lakota Group – 116 W Illinois St, Chicago IL

Abonmarche Consultants - 1009 S 9th St, Goshen, IN

Commissioner Turner and Commissioner Johnson volunteered to be on the review committee.

NEW BUSINESS

Resolution 45-2020 – Partial Forgiveness of a Loan to Goshen Theater

(6:45) Larry Barkes, Commission Attorney, our agreement with Goshen Theater provided forgiveness of certain obligations if improvements were made and that obligation has been met. There is still an option to forgive the rest if they continue to operate at 51% of performances are available to the general public for a period of 5 years. A COVID-19 condition was added.

(8:59) Doug Nisley, Goshen Theater, stated it has been a great project and we are excited about it.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 45-2020.

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

Ayes: Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 4 in favor and 0 against.

Resolution 46-2020 – Approve Funding Request for Kercher Road Phase 2 Multi-Use Path

(9:47) Dustin Sailor, Director of Public Works, stated that in Phase 1 & 2 of the project there was a segment of sidewalk/multi-use path that originally was part of the intersection project at Kercher & Dierdorff that was not included in either project or the environmental for either project. A survey has been completed and design for the path will be done in house. Preliminary engineer estimate is \$80,000.

(10:50) Questions from commission members regarding why not included in project and type of material and Dustin Sailor responds.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 46-2020.

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

Ayes: Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 4 in favor and 0 against.

Resolution 47-2020 – Approve Sale of 65736 State Road 15

(12:52) Mark Brinson, Community Development Director, gave history of the property and stated that 4 proposals were received, which are included in the packet. Staff recommendation is to establish a committee to review the proposals and interview possible buyers and bring the recommendation to next meeting.

(17:25) Nathan and Amber Butler told the commission of their plans for the property.

(18:00) Questions and comments from commission members regarding the history of the home.

A motion was made by Commissioner Johnson and seconded by Commissioner Weddell to table Resolution 47-2020.

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

Ayes: Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 4 in favor and 0 against.

Commissioner Weddell and Commissioner Johnson volunteered to be on the review committee.

Resolution 48-2020 – Approve Request to Reimburse Roof Repair Expenses at 401 South Third Street

(20:05) Becky Hutsell, Redevelopment Project Manager, earlier this year the City began investigating insurance recovery for City and Redevelopment owned properties from the June 2019 hail storm and damage was identified at 401 South Third Street. The cash value of the claim is \$6920.16. In 2020 a purchase agreement was executed with Chris Russell and per the agreement it was sold as is and has yet to be transferred to Mr. Russell. The insurance recovery had not started when the agreement was put into place.

(21:30) Comments from commission members regarding the claim.

(26:50) Comments from Chris Russell regarding insurance coverage and how new roof will improve home.

(28:45) Larry Barkes, Commission Attorney, stated in the process of preparing the closing documents and can add the requirement that the funding to be used for the purpose of replacing the roof.

(29:51) Comments from commission members regarding time of the insurance claim and Dustin Sailor commented on the process.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to adopt Resolution 48-2020.

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

Ayes: Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 4 in favor and 0 against.

DISCUSSION – Structural Analysis of Main Street Vaults

(36:24) Dustin Sailor, Director of Public Works, gave the history of the downtown vault program. Program was successful with 30 vaults eliminated. Current visual assessment is 27 good, 6 ok and 9 visually bad. Would like to hire structural engineer. Asking commission to fund the structural evaluations.

(41:18) Comments and discussion among commission members and staff.

(49:44) Comments from Mayor Stutsman

(50:02) Discussion between commission members and staff.

UPDATE – Crossing Subdivision

Postponed until next month.

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 \$231,433.50

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 4 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. Commissioner Stump asked Dustin Sailor about the sidewalks on State Road 119 and Mr. Sailor responded that the state is repaving from State Road 15 to Greene Road. Mr. Sailor told the commission about the upgrades at the wastewater treatment plant.

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 September 8, 2020 at 3:00 p.m.

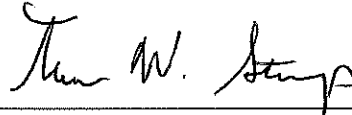
ADJOURNMENT

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to adjourn the meeting. The motion was adopted by a vote of 4 in favor and 0 against.

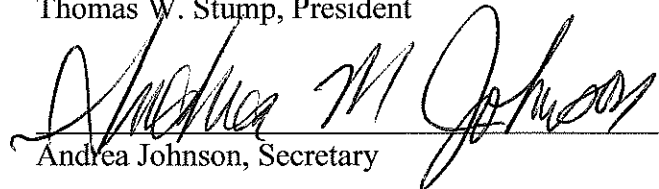
The regular meeting was adjourned at 4:12 p.m.

APPROVED on September 8, 2020

GOSHEN REDEVELOPMENT COMMISSION



Thomas W. Stump, President



Andrea Johnson, Secretary