

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of September 8, 2020

The Goshen Redevelopment Commission met in a regular meeting on September 8, 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 Turner and seconded by Commissioner Weddell to approve the minutes of the August 11, 2020 regular meeting and August 28, 2020 executive session. The motion was adopted unanimously.

OLD BUSINESS

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

(.55) Becky Hutsell, Redevelopment Project Manager, stated Commissioner Weddell and Commissioner Johnson volunteered to be part of the selection committee to review the four offers received and recommend a purchase agreement with Nathan & Amber Butler. Purchase price is \$50,000 with \$30,000 due at closing and the city will hold a mortgage for the remaining \$20,000. This is contingent on them selling their current home.

(2:50) Nathan Butler, 120 N Indiana Avenue, stated he didn't feel it would be a problem selling his home since it is currently maintained and in a nice location.

(4:03) Questions and comments from Commission members regarding the proposal and any additional right of way needed.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 47-2020.

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 49-2020 – Authorization to Negotiate and Execute an Agreement with JPR for the Downtown River District Revitalization Plan

(6:35) Becky Hutsell, Redevelopment Project Manager, A review committee of 9 members including city staff, Commission members and stakeholders scored the four proposals received and it was determined the top 2 scoring firms would be interviewed. Interviews were held this morning and the committee recommends proceeding with negotiation and execution of an agreement with JPR. Total cost is \$75,000 with a six month project timeline.

(8:00) Questions and comments from Commission members regarding how consultant was selected.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 49-2020.

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 50-2020 – Approve and Authorize Execution of Agreement with Barak Group LLC

(10:25) Becky Hutsell, Redevelopment Project Manager, gave history of the project. In August the Barak Group indicated they are not ready to proceed due to uncertainty in the market. Redevelopment Commission funding needs to be committed before the end of 2020 as the TIF expired at the end of 2019. The project will continue minus the stormwater improvements on the Barak Group land/Crossing Subdivision. All obligations in the agreement with Pilgrim Partners, LLC and MR Realty, LLC will be satisfied with the city project. Ms. Hutsell explained the new agreement with the Barak Group.

(14:01) Questions from Commission members regarding the funding and how the stormwater will work.

(18:54) Questions from Commission members regarding effects of new school infrastructure will have on area.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 50-2020.

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 51-2020– Approve Request to Issue a Request for Proposals for New South Fire Station Study

(21:10) Becky Hutsell, Redevelopment Project Manager, stated the commission's approved five year capital plan includes \$200,000 for design in 2020 and \$2,500,000 towards construction in 2022. The RFP will develop a Program of Requirements for the elements to be included in the new station. Proposals are due October 12, 2020.

(22:16) Questions from Commission members regarding the Commission's responsibility on funding and location of the new station in a TIF district.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 51-2020.

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 52-2020 – Approve Request to Issue a Request for Proposals for Professional Services for Madison Street Bridge Replacement

(27:58) Dustin Sailor, Director of Public Works, requesting permission to issue the RFP for professional services for the design of the bridge. The cost of the professional design services is estimated to be \$50,000 and proposals are due September 25, 2020.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 52-2020.

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 53-2020 – Approve Request to Issue a Request for Proposals for Professional Services for West Jefferson Streetscapes

(30:02) Dustin Sailor, Director of Public Works, stated the reconstruction of West Jefferson is in the 5 year plan. An initial design focus has been completed. Due to the current work load in the Engineering department we are requesting approval to issue the RFP.

(30:42) Questions from Commission members regarding if the water and sewer will be replaced and stormwater capacity in the area.

(33:35) Question from Commission member asking if this is being done to bring new business to the area and Ms. Hutsell responded.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 53-2020.

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 54-2020 – Authorize Negotiation and Execution of an Agreement with Clear Creek Associates for the Downtown Vault Structural Evaluation

(36:00) Dustin Sailor, Director of Public Works, stated the RFP was sent to six firms with structural engineers. Received proposals from Clear Creek & Associates, JPR and Frost Engineering. Mr. Sailor outlined the requested work per the memo in the packet. Requesting approval to enter into an agreement with Clear Creek & Associates in the amount of \$14,250.00.

(39:23) Discussion among Commission members and staff about enforcement and liabilities if problems are found.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 54-2020.

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 55-2020 – Approve and Authorize Execution of Agreement Amendment with Interra Credit Union for Lease of Parking Spaces

(46:54) Theresa Sailor, Environmental Resilience Department, the Redevelopment Commission owns this property and has a 30 year lease with Interra regarding parking spaces. Asking the Commission to approve an agreement amendment to the lease with Interra to allow 3 spaces for the EV charging station. Ms. Sailor told the Commission about the matching grant.

(49:19) Questions and comments from Commission members and staff regarding funding and charging options.

(55:00) Comments and discussion among Commission member and staff regarding possible incentives with downtown businesses.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 55-2020.

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 56-2020 – Approve Execution of Change Order No. 7 for Kercher Road Reconstruction Phase 2

(1:00:56) Dustin Sailor, Director of Public Works, stated this change order is for pavement grooving to extend the life of the pavement markings. This was not included in phase 2 of the project. The amount of this change order is \$13,392.99.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 56-2020.

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 57-2020 – Approve Execution of Change Order No. 8 for Kercher Road Reconstruction Phase 2

(1:02:20) Dustin Sailor, Director of Public Works, stated this change order is for the adjustment in the chemical modifier from 4 percent in the contract to 5 percent. The cost of this change order is \$7,850.54

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 57-2020.

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.

DISCUSSION – Kercher Road Phase 1 Change Order No. 5

(1:03:14) Dustin Sailor, Director of Public Works, stated MACOG is still working on this. Will turn in Change Order 7 & 8 to MACOG for their final decision and will report back once determination is made.

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 \$229,364.01

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 the Commission members that were part of the review committees.

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 October 13, 2020 at 3:00 p.m.

ADJOURNMENT

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

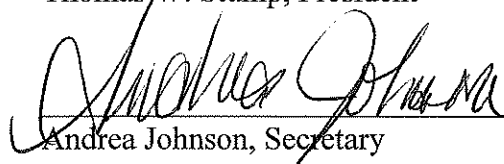
The regular meeting was adjourned at 4:06 p.m.

APPROVED on October 13, 2020

GOSHEN REDEVELOPMENT COMMISSION



Thomas W. Stump, President



Andrea Johnson, Secretary