

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Special Meeting of May 19, 2020

The Goshen Redevelopment Commission met in a special meeting on May 19, 2020 at 1:00 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, Thomas Stump, Vince Turner, Brett Weddell and Bradd Weddell
Absent: Andrea Johnson

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve the minutes of the April 14, 2020 regular meeting and executive session.

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

Ayes: Garber Stump Turner Weddell
Nays: None

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

NEW BUSINESS

Resolution 28-2020 – Annual Determination of Excess Assessed Value in the Plymouth Avenue Allocation Area

(1:55) Larry Barkes, Commission Attorney, stated we do this each year in order to establish that it is our intent to use all of the revenue that is generated by each of the TIF districts. This is for the Plymouth Avenue TIF.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 28-2020.

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

Ayes: Garber Stump Turner Weddell
Nays: None

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

Resolution 29-2020 – Annual Determination of Excess Assessed Value in the Southeast Allocation Area

(3:26) Commissioner Stump stated this is the same as the previous resolution but for the Southeast Allocation Area.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 29-2020.

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

Ayes: Garber Stump Turner Weddell

Nays: None

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

Resolution 30-2020 – Annual Determination of Excess Assessed Value in the River Race/US33 Allocation Area

(4:01) Commissioner Stump stated this is the same as the previous resolutions but for the River Race/US 33 Allocation Area.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 30-2020.

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

Ayes: Garber Stump Turner Weddell

Nays: None

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

Resolution 31-2020– Annual Determination of Excess Assessed Value in the Lippert/Dierdorff Allocation Area.

(4:44) Commissioner Stump stated this is the same as the previous resolutions but for the Lippert/Dierdorff Allocation Area.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 31-2020.

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

Ayes: Garber Stump Turner Weddell

Nays: None

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

Resolution 32-2020 – Approve Execution of Environment Restrictive Covenants for the 213, 219 and 223 South Third Street and Adjacent Parcels.

(5:15) Dustin Sailor, Director of Public Works, stated he was here on Becky Hutsell's behalf and read the memo submitted in the packet.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 32-2020.

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

Ayes: Garber Stump Turner Weddell

Nays: None

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

Resolution 33-2020 – Authorize Payment to Abonmarche for Consulting Contract for the Ninth Street Multi-Use Path

(8:50) Dustin Sailor, Director of Public Works, gave background of the project. There were multiple change orders between city and contractor and he summarized those change orders. The total amount of contract change for inspection services is \$41,814 and has been reviewed by Goshen Legal Department.

(11:27) Larry Barkes, Commission Attorney, stated there are two issues with this request, the timing of the request and how the additional compensation was calculated and read through the contract. The additional work done should have been calculated at the hourly rate and not a lump sum amount.

(13:50) Dustin Sailor, Director of Public Works, the engineer that was the project manager for this project is no longer with the city. There were conversations during progress of this work and Abonmarche is here today to provide comments. .

(15:57) Brad Mosness, Abonmarche, stated that Chad Knip the project manager had conversations with Leslie Biek throughout the process with each change order.

(16:13) Chad Knip, Abonmarche Project Manager and JD McPhail, Abonmarche Project Inspector, gave a summary of their conversations with Leslie Biek and about the change orders.

(18:50) Questions and comments from Commission members and response from Brad Mosness and Chad Knip

(19:08) Questions from Commission members regarding compensation and response from Chad Knip.

(23:19) Commissioner Weddell commented he feels it is the design firm responsibility and Commissioner Turner agrees with him. Questions the follow up of these requests.

(25:09) Comments from Dustin Sailor about requests.

(27:00) Questions and comments from commission members regarding paper trail of change orders, is it on record and response from Chad Knip.

(28:15) Mayor Stutsman comments that Abonmarche has been a great partner with the City of Goshen and trusts them.

(29:00) Commissioner Stump need to determine the hourly rate and Brad Mosness of Abonmarche said they will provide that information to the Commission.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to table Resolution 33-2020.

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

Ayes: Garber Stump Turner Weddell

Nays: None

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

Resolution 34-2020 – Approve Subordination Agreement with Centier Bank and River Art, LLC

(33:10) Larry Barks, Commission Attorney, approximately a year ago we passed the exact same resolution and agreement except now a few dates have been changed.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 34-2020

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

Ayes: Garber Stump Turner Weddell

Nays: None

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

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 \$171,187.73.

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

Ayes: Garber 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.

OPEN FORUM – Suspended Due to COVID-19

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for June 9, 2020 at 3:00 p.m.

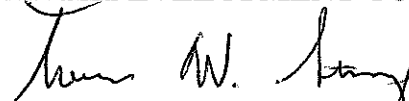
ADJOURNMENT

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

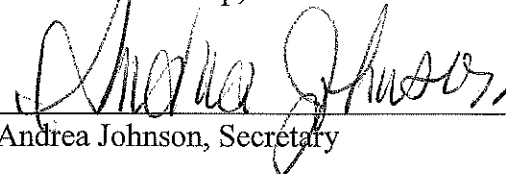
The regular meeting was adjourned at 4:35 p.m.

APPROVED on June 9, 2020

GOSHEN REDEVELOPMENT COMMISSION



Thomas W. Stump, President



Andrea Johnson, Secretary