

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of October 13, 2020

The Goshen Redevelopment Commission met in a regular meeting on October 13, 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 Weddell and seconded by Commissioner Turner to approve the minutes of the September 8, 2020 regular 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.

OPEN PROPOSALS – New South Side Fire Department Study

Commission President Thomas Stump opened proposals from the following:

Abonmarche

Alliance Architects

BKV Group

DKGR, LLC

EPOCH Design

JPR

Keystone Architecture

KIL Architecture

KZF Design, Inc.

Old McGuire Shook Architecture

(10:08) Mark Brinson, Community Development Director stated the review committee will consist of staff from engineering, fire and redevelopment and asked for a volunteer from the Commission to be on the committee and Commissioner Garber volunteered.

PRESENTATION

(11:05) Jason Semler, Baker Tilly, Annual presentation of information for the governing bodies of all taxing units within an allocated area.

- a. The Commission's budget with respect to allocated property tax proceeds.
- b. The long term plans for allocation area.
- c. The impact on each of the taxing units.

(30:53) Questions from Commission members.

(34:02) Mark Brinson, Community Development Director, stated the other part of this meeting is to share our long range plans for capital projects which is updated each year. Copies of the Capital Plan were available. Mr. Brinson talked through the yearly process and asked for two volunteers from the Commission to be on the committee and Commissioner Stump and Commissioner Turner volunteered.

CHANGES TO THE AGENDA

Commissioner Stump stated it has been requested to add Resolution 63-2020 – Approve Final Payment for Ninth Street Multi Use Path to the agenda.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to add Resolution 63-2020 to the agenda.

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 58-2020- Approve Execution of Change Order No. 7 for Main Street Streetscapes

(37:55) Dustin Sailor, Director of Public Works, stated this is a balancing change order. The Commission allowed the addition of sidewalk on North Main and the work is complete. Increased project cost by \$1523.60 for a revised contract amount of \$867,398.78.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 58-2020.

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 59-2020 – Approve Request from Goshen Engineering to Advertise for Bids for Eisenhower Drive North and South Pavement Replacement.

(40:00) Dustin Sailor, Director of Public Works, this project will remove and replace pavement along with reconstruction of the railroad crossing. The railroad crossing is a private spur that is managed by an association that indicates they have no money. To keep the project going, the railroad crossing will be incorporated into the public project which will start in the spring of 2021.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 59-2020.

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

Ayes: Garber Johnson Stump Turner Weddell

Nays:

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

Resolution 60-2020 – Approve Request to Issue a Request for Proposals for Fidler Pond Connector Path Design College Avenue Connection

(42:20) Becky Hutsell, Redevelopment Project Manager, Fidler Pond trail is heavily used with no pedestrian access to the park. Applied to MACOG but was not awarded funds. The owners of 403 Oak Lane are willing to grant an easement to allow for the path to be constructed. Engineer estimates included in packet. Asking permission to proceed with the RFP for the design of Phase 1 which includes survey of the full area, establishing the exact path location and construction of the connector from the north end of Oak Lane to the park.

(45:12) Questions regarding the crossing on US 33 to Fidler Pond and different path locations.

(47:48) Adam Scharf spoke in favor of the project.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 60-2020.

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 61-2020– Authorization to Negotiate and Execute an Agreement with DLZ for Evaluation of Options and Design of Madison Street Bridge (Bridge #302)

(50:25) Becky Hutsell, Redevelopment Project Manager, In September the Commission approved issuance of a RFP which was issued September 23, 2020. Proposals received from DLZ and Lawson Fisher. After reviewing and scoring proposals based upon the Policy to Solicit Professional Services, staff is recommending DLZ. Based on proposal, all work will be completed by the end of April 2021 with a not to exceed cost of \$101,300. Construction to begin in July 2021.

(51:48) Questions regarding if bridge repair or replacement.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 61-2020.

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 62-2020 – Approve Request for Contribution toward the Infrastructure Necessary for the New Court Complex

(54:05) Mayor Jeremy Stutsman, gave history of the project to the commission members.

The sites have been narrowed down to US 20 & CR 17 in Elkhart and US 33 & CR 17 in Goshen. At the County budget hearing I asked Mayor Robinson to join Goshen to present the idea to see renovations and keep courthouses downtown and did not get a lot of interest. Couple weeks later the City of Elkhart presented a proposal to put all the courts in downtown Elkhart. Feels renovation process would be ideal for downtowns, but if they are going to consolidate need to encourage them to pick the US 33 & CR 17 site. This site does have developmental challenges that the City of Goshen and Redevelopment Commission can assist with. Mayor Stutsman talked about the site conditions and positives of the location. The site is on the transit line but will need additional stop. The site is serviced by city utilities.

Estimate from Elkhart County is 2 million for intersection/road improvements. Final decision will be made by the Council on November 14, 2020. Here today to ask the Commission to commit up to 1.5 million for this project.

(1:02:07) Question regarding the intersection of CR 17 & US 33 and if changes will be made to it and Mayor Stutsman replied a traffic study would be needed to evaluate.

(1:06:00) Comments from Commission members.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 62-2020.

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 63-2020 – Approve Final Payment for Ninth Street Multi Use Path

(1:09:00) Larry Barkes, City Attorney, The contract price plus change orders is \$1,238,951.00 and the final project cost is \$1,261,026.12. INDOT has approved all costs and have paid their 80% match. City portion is \$4415.02. Asking for the invoice to be added to the register of claims.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 63-2020.

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.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve payment of the amended Register of Claims totaling \$173,868.27

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

(1:12:45) Becky Hutsell, Redevelopment Project Manager updated the commission about the sale of 65736 State Road 15 regarding the damage from wires being cut and the pending insurance claim.

OPEN FORUM

No one from the Commission of the public spoke during the open forum.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for November 10, 2020 at 3:00 p.m.

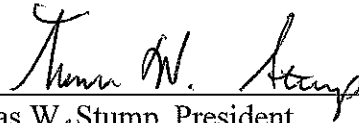
ADJOURNMENT

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

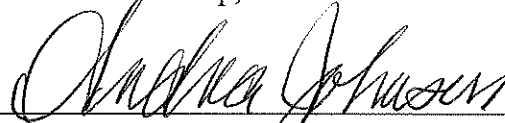
The regular meeting was adjourned at 4:20 p.m.

APPROVED on November 10, 2020

GOSHEN REDEVELOPMENT COMMISSION



Thomas W. Stump, President



Andrea Johnson, Secretary