

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of November 10, 2020

The Goshen Redevelopment Commission met in a regular meeting on November 10, 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 announced that Commissioner Andrea Johnson and Commissioner Brett Weddell are participating via Zoom.

APPROVAL OF MINUTES

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve the minutes of the October 13, 2020 regular meeting and executive session.

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.

CHANGES TO THE AGENDA

Commission President Thomas Stump stated that a request was made to add Resolution 66-2020 Approve Funding Request for Eisenhower Drive Railroad Track Removal and remove the Claim Procedure as a discussion item.

A motion was made by Commissioner Turner and seconded by Commissioner Garber to add Resolution 66-2020 to the Agenda and remove the Claim Procedure.

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 64-2020 – Ratify Execution of Agreement with JPR for Downtown River District Revitalization Plan

(2:07) Becky Hutsell, Redevelopment Project Manager, in September the Commission approved the proposal from JPR to be the selected consultant for the Downtown River District Revitalization Plan. Bringing the completed document to the Commission for ratification.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve Resolution 64-2020.

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 65-2020 – Authorization to Negotiate and Execute an Agreement with BKV Group for the New South Fire Station Study

(3:15) Becky Hutsell, Redevelopment Project Manager, in September the Commission approved the issuance of a Request for Proposals for the New South Side Fire Station Study and 10 proposals were received. A selection committee of staff and Commissioner Garber scored the proposals and the top three firms were interviewed. The selection committee recommends moving forward with an agreement with BKV Group who has extensive experience with fire station design. A not-to-exceed price of \$12,500 and the project timeline is four months.

(4:49) Commissioner Garber comments on the committee selection of BKV Group.

(5:10) Larry Barkes, Commission Attorney, commented that this project and the Eisenhower Drive Track Removal will need to be added to the project list for the Southeast TIF.

A motion was made by Commissioner Garber and seconded by Commissioner Turner to approve Resolution 65-2020.

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 66-2020 – Approve Funding Request for Eisenhower Drive Track Removal

(6:31) Dustin Sailor, Director of Public Works, stated the tracks are a private spur and the association that manages it indicate they have no funds. This impacts all the business in the corridor. One track is live and the secondary track is part of an old switch track. Berry Plastics is the only company that uses it and we have requested their railroad consultant serves on our behalf and they will cover the costs associated with that. A not to exceed price of \$6,000 and approximately one week to complete.

(9:06) Questions clarifying the repair and removal of track.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve Resolution 66-2020.

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

2021 Meeting Dates

(13:13) Mark Brinson, Community Development Director, presented the 2021 Redevelopment Commission meeting dates and Commissioner Stump commented that he is available for regular meeting date in January. Date will be changed to second Tuesday in January.

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve the amended 2021 Redevelopment Commission meeting dates.

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.

Kercher Road Change Orders

(14:23) Dustin Sailor, Director of Public Works, updated the Commission on MACOG's participation in the Kercher Road Phase 2 change orders. They will assist with Change Order No. 3, 4, 6, 7, & 8 but not No. 5 as they do not have the funds so it will be non-participating.

(16:00) Question asking who was responsible for identification of the soils in Change Order No. 5.

Parcels at River Race Drive and Monroe Street

(18:23) Mark Brinson, Community Development Director, the map in packet shows the vacant parcels at River Race Drive and Monroe Street. The home was demolished for the River Race Drive project. Have had some interest in the parcels. Will have to go through the RFP process and explained the process. Asking the Commission if there is interest in selling these parcels.

(20:34) Questions about long term plans for these properties and of selling the property.

(25:50) Roland Weaver spoke and told the Commission he wants to build a 2 story structure there.

CRHH Site Plan Review

(27:36) Mark Brinson, Community Development Director, stated that one of the requirements of the contract is that he brings a site plan to the Commission for review and comment. Site plan included in packet.

(29:06) Chris Russell told the Commission of the changes made to home and future plans. End use of property will be a realtor office. Mr. Russell also thanked the Commission for this opportunity to save this home.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Garber and seconded by Commissioner Turner to approve payment of the Register of Claims totaling \$90,158.28.

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

(32:48) Mark Brinson reminded the Commission of the Goshen Theater tour and indicated there would not be an Executive Session.

OPEN FORUM

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

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for December 8, 2020 at 3:00 p.m.

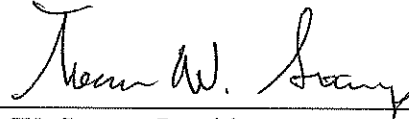
ADJOURNMENT

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

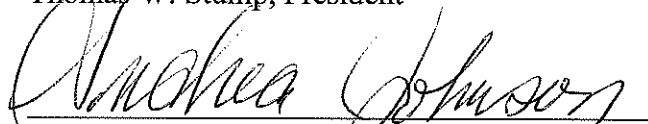
The regular meeting was adjourned at 3:34 p.m.

APPROVED on December 8, 2020

GOSHEN REDEVELOPMENT COMMISSION



Thomas W. Stump, President



Andrea Johnson, Secretary