

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of December 8, 2020

The Goshen Redevelopment Commission met in a regular meeting on December 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 Weddell and seconded by Commissioner Turner to approve the minutes of the November 10, 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.

NEW BUSINESS

Resolution 67-2020 – Ratify Execution of Agreement with DLZ for Design Services for Madison Street Bridge Reconstruction

Mark Brinson, Community Development Director, stated that approval was given to execute the contract and now bringing to Commission to ratify.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 67-2020.

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 68-2020 – Authorize Issuance of Request for Proposals for two (2) Parcels at Monroe Street and River Race Drive

Mark Brinson, Community Development Director, the Commission has owned these parcels since the home was demolished for construction of River Race Drive. It is a buildable lot but will require some variances to meet setbacks.

Larry Barks, Commission Attorney, stated that the RFP in the packet has an incorrect due date of January 21, 2021 the correct date is January 12, 2021.

Questions from Commission members regarding appraisals and possibly keeping property as green space.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve Resolution 68-2020.

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

Ayes: Garber Johnson Stump Weddell

Nays: Turner

The motion was adopted by a vote of 4 in favor and 1 against.

Mark Brinson, Community Development Director, asked for volunteers from the Commission to be on the committee to review proposals make a recommendation and Commissioner Johnson and Commissioner Garber volunteered.

Commission President Thomas Stump stated that Resolution 71-2020 Award Bid and Authorize Negotiation and Execution of Agreement for Eisenhower Drive North & South Reconstruction needed to be added to the agenda and there were no objections.

Resolution 69-2020 – Approve Execution of Change Order No. 2 for River Race Drive Extension
Dustin Sailor, Director of Public Works, this is a balancing change order for a reduction of \$16,727.38 for a revised contract amount of \$213,057.87, a 7.28 percent decrease.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 69-2020.

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 70-2020 – Approve Request to Amend Agreement for the Sale and Purchase of Real Estate at 65736 State Road 15

Becky Hutsell, Redevelopment Project Manager, in September the Commission approved the proposal to process with a purchase agreement for the sale of 65736 State Road 15. Gave details of the purchase agreement. In October the home sustained damage in the basement due to theft of electrical wiring and plumbing. Ms. Hutsell explained the damage and the amended purchase agreement. Purchase price reduced.

Questions from commission members regarding the agreement. Discussion about insurance coverage and claims.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 70-2020 contingent of Legal Department review of insurance claim.

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 71-2020 – Award Bid and Authorize Negotiation and Execution of Agreement for Eisenhower Drive North & South Reconstruction

Dustin Sailor, Director of Public Works, four bids were received and opened at the December 9, 2020 Board of Public Works and Safety. Phend & Brown was the lowest responsible and responsive bidder with a bid of \$1,787,372.45.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 71-2020.

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

TIF Consolidation

Mark Brinson, Community Development Director, stated in 2012 individual TIF's were combined into a consolidated TIF's for both River Race and Southeast allowing funding of more projects, Connecting them together will provide more flexibility to fund and prioritize projects. Shared a map of current TIF areas. An example of a project that could benefit from the consolidation is Elkhart County fiber network. Mr. Brinson indicated that Mayor Stutsman is in support of the consolidation.

Questions and discussion regarding the consolidation.

Claim Procedure

Adam Scharf, Clerk Treasurer, presented a memo outlying the current claim approval and processing. Mr. Scharf explained the options.

After discussion among staff and commission members, it was decided to eliminate Board of Works approval for claims.

Annual Report Revision

Adam Scharf, Clerk Treasurer, presented a memo outlining the amendment to the 2019 Commission Annual Report. The parcels for the Lippert/Dierdorff TIF which was created in 2018 and the Reimbursement Agreements with developers were added to the 2019 Commission Annual Report.

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 \$219,448.13

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.

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 January 12, 2021 at 3:00 p.m.

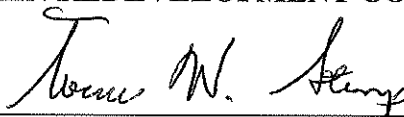
ADJOURNMENT

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

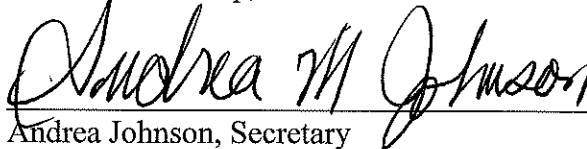
The regular meeting was adjourned at 4:04 p.m.

APPROVED on January 12, 2021

GOSHEN REDEVELOPMENT COMMISSION



Thomas W. Stump, President



Andrea Johnson, Secretary