

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of May 11, 2021

The Goshen Redevelopment Commission met in a regular meeting on May 11, 2021 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 Vince Turner. 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 Stump and seconded by Commissioner Weddell to approve the minutes of the April 13, 2021 regular meeting as amended and executive session.

A change in the meeting minutes to read: The meeting was called to order by President Vince Turner.

The motion was adopted unanimously.

OPEN PROPOSALS – 620 East Douglas Street

No proposals were received.

NEW BUSINESS

Resolution 24-2021 – Annual Determination of Excess Assessed Value in the Plymouth Allocation Area

(2:30) Larry Barkes, Commission Attorney, stated these resolutions are to determine if TIF revenue generated is an amount in excess of what is needed to do a project. If no excess is determined, pass resolution and if there is excess would have to identify what the excess is.

A motion was made by Commissioner Weddell and seconded by Commissioner Stump to approve Resolution 24-2021.

The motion was adopted unanimously

Resolution 25-2021 – Annual Determination of Excess Assessed Value in the Southeast Allocation Area

(3:44) same as other resolution but for the Southeast allocation area.

A motion was made by Commissioner Weddell and seconded by Commissioner Stump to approve Resolution 25-2021.

The motion was adopted unanimously.

Resolution 26-2021 – Annual Determination of Excess Assessed Value in the River Race/US 33 Allocation Area

(3:58) same as other resolutions but for the River Race/US33 allocation area

A motion was made by Commissioner Weddell and seconded by Commissioner Stump to approve Resolution 26-2021.

The motion was adopted unanimously.

Resolution 27-2021 – Annual Determination of Excess Value in the Lippert/Dierdorff Allocation Area
4:20) same as other resolutions but for the Lippert/Dierdorff allocation area.

A motion was made by Commissioner Weddell and seconded by Commissioner Stump to approve Resolution 27-2021.

The motion was adopted unanimously.

Resolution 28-2021- Allocate Funding from Southeast TIF for Goshen Community Schools for Advanced Manufacturing Academy

(4:41) Mark Brinson, Community Development Director, this starts in 2021 for 5 years and Mr. Brinson referred to the memo in the packet which indicates the amount each year.

(5:45) comments from Commission members.

A motion was made by Commissioner Stump and seconded by Commissioner Johnson to approve Resolution 28-2021.

The motion was adopted unanimously.

Resolution 29-2021 – Ratify Execution of Agreement for Lawn Services with Colin Avila d/b/a Yardshark

(9:50) Larry Barks, City Attorney, stated this is the annual mowing contract.

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve Resolution 29-2021.

The motion was adopted unanimously.

Resolution 30-2021 – Granting Temporary Easement at 217 West Wilden Avenue

(10:30) Larry Barks, City Attorney, this property is currently owned by the City of Goshen. Have started the process to sell the home and need to reserve temporary easement for a road project.

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve Resolution 30-2021.

The motion was adopted unanimously.

Resolution 31-2021 – Approve Request to Order New Appraisals for Pike Street Properties (11:40) Mark Brinson, Community Development Director, referred to the map in the packet. Now in the planning process for the River District and these properties have been identified for future redevelopment. The appraisals are from 2018 and are no longer valid.

(13:27) Questions and discussion between Commission members and staff.

The Commissioners agreed that they would like to see the assessed value of each of the properties.

A motion was made by Commissioner Stump and seconded by Commissioner Johnson to table Resolution 31-2021 until the June meeting.

The motion was adopted unanimously.

Resolution 32-2021- Approve Downtown Vault Assistance Program

(17:22) Dustin Sailor, Director of Public Works, stated the Commission had requested additional information and unfortunately we do not have a comprehensive list of all property owners that were provided a notification list. Did provide a list of property owners who submitted an evaluation of their vaults so they are aware they have vaults and six (6) of them are in the comprehensive C category. Referred to the details in the resolution.

(19:40) Commissioner Weddell asked if this was the same offer as before and commented on habitual users who ignored this in the past and ignoring it now. Commissioner Weddell proposed an amendment on people who have a letter C vault that were provided information should have to pay 100 percent of costs.

(20:28) Mayor Stutsman, told the Commission that he has properties downtown and his vaults have been taken care of and that he has a family member on the property list. He reminded the board of the options given last time to property owners.

(21:00) Comments and discussion regarding the inspections.

(23:06) Mayor Stutsman told the Commission that the majority of the sidewalks have been recently replaced at no expense to the building owners and that would be the reason for the increase for complete replacement of the sidewalks to keep it fair.

(25:14) Commissioner Weddell stated he would like to withdraw his motion.

Commissioner Stump made a motion to amend the resolution to say 50% of sidewalk replacement instead of 100% sidewalk replacement.

(26:21) Questions from Commission members to Dustin Sailor about the sidewalk replacement.

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to amend the Resolution 32-2021 to change from 100% sidewalk replacement to 50% sidewalk replacement.

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

Ayes: Garber Stump Turner Weddell

Nays: Johnson

The motion was adopted with 4 in favor and 1 against.

(31:00) Commissioner Weddell asked Larry Barkes to prepare for city council for when the dates of this expire on 12/31/21 so City Council can take action if any choose not to proceed with this offer.

Clarification this program is for everyone that has a vault regardless of the category.

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve Resolution 32-2021 as amended.

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 unanimously.

DISCUSSION –Gateway Report Submission

(31:15) Tracee Norton, Administrative Assistant, City of Goshen, told the Commission that the annual Gateway report has been submitted to the state.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve payment of the Register of Claims totaling \$62,570.89

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 unanimously.

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.

(35:49) Commission President Turner talked about a poster/flyer that outlined the completed and current projects by the Redevelopment Commission. Would like to do it again. There was discussion about the different options.

OPEN FORUM

(37:52) Commissioner Weddell stated at the last City Council meeting that Mark presented the annual report. It was asked if there is another way to list the claims other than the pages and pages in the annual report and asked if it could be put into categories. One suggestion is to print the report by the line used in the budget. It was decided a new way of reporting the claims will be used.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for June 8, 2021 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.

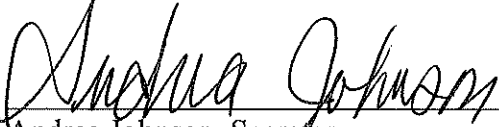
The regular meeting was adjourned at 4:40 p.m.

APPROVED on June 8, 2021

GOSHEN REDEVELOPMENT COMMISSION



Vince Turner, President



Andrea Johnson, Secretary