

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of February 9, 2021**

The Goshen Redevelopment Commission met in a regular meeting on February 9, 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.

Commission President Thomas Stump indicated that all Commission members were attending in person except Commissioner Johnson who was attending via Zoom.

### **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

### **CHANGES TO THE AGENDA**

Commissioner Stump stated that a request was made to add the Opening of Proposals for the Purchase of Real Estate at 2601 Woodland Drive. Commissioner Stump indicated that no proposals were received and it would be extended for 30 days.

### **APPROVAL OF MINUTES**

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve the minutes of the January 12, 2021 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.

### **PRESENTATION**

**Baker Tilly** – Impacts of TIF on Local Government Budgets and Revenue

(3:25) Jason Semler presented a power point about the impacts of TIF on local government budgets and revenue. Copies were handed out to Commission members and were available for anyone attending.

Comments and questions between Commission members, staff and Mr. Semler.

**Clear Creek and Associates** – Downtown Vault Evaluation

(34:37) Dustin Sailor, Director of Public Works, provided a memo to the Commission regarding the evaluation of the downtown vaults. Mr. Sailor explained the ratings of the vaults and stated that seven additional vaults were discovered.

(37:39) Michael Blough, Clear Creek and Associates, explained the evaluation process and answered questions from Commission members.

(38:00) Questions from Commission members regarding city's liability.

(43:44) Jason Munson, Clear Creek and Associates, explained the locations of the additional vaults.

**NEW BUSINESS**

**Resolution 04-2021** – Authorize Execution of Contract Amendment with Clear Creek and Associates for Downtown Vault Structural Evaluations

(46:44) Dustin Sailor, Director of Public Works, as explained in the presentation, seven additional vaults were discovered and evaluated. Asking the Commission to approve the contract amendment with Clear Creek and Associates for the evaluation of the additional vaults for \$3562.00.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 04-2021.

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 05-2021** – Approve Request for Professional Service Fee for the Traffic Study for the Consolidated County Court Complex

(47:36) Dustin Sailor, Director of Public Works, the City's responsibility for the project is to have a traffic study done. The county has a deadline of late February or early March and the time to get through the RFP process would be outside that deadline. JPR submitted a proposal to complete the work and meet the deadline. The agreement was approved at the February 1, 2021 Board of Public Works and Safety meeting. Engineering does not have money in the budget for this and asking the Commission participation.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 05-2021.

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 06-2021** – Request Approval of Recommended Alternative for the Reconstruction of Madison Street Bridge – Bridge #302

(51:25) Josh Corwin, Civil City Engineer, DLZ has completed the study and has provided the City with a recommend alternative. Mr. Corwin presented a power point showing the three options and explained each option. After a progress meeting with DLZ a recommended alternative was agreed upon. The city will construct the bridge and the county will maintain it as they do with all bridges in Elkhart County. Some design options still need to be decided. Construction will be this year.

(58:55) Questions from Commission members regarding the alternative choice.

(1:01:15) Pedro Trana, DLZ, talked of the maintenance of each of the options.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 06-2021.

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 07-2021** – Approve Request to Authorize Execution of a Purchase Agreement for 113 West Jefferson Street

(1:04:52) Becky Hutsell, Redevelopment Project Manager, For the reconstruction of West Jefferson Street it was agreed to acquire the property at 113 West Jefferson, former D&T Muffler Shop, which has been vacant for a year. Two appraisals have been completed and the average of the two is \$227,000. An offer was made and accepted by the property owners. The offer was made contingent upon the completion of environmental assessments.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 07-2021.

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 08-2021** – Approve Request to Authorize Execution an Agreement with Heron Environmental, LLC for a Phase 1 Environmental Site Assessment at 113 West Jefferson Street

(1:01:15) Becky Hutsell, Redevelopment Project Manager, prior to purchasing the property at 113 West Jefferson Street, the Commission is required to complete a Phase 1 Environmental Site Assessment. Three quotes were requested and Heron Environmental, LLC provided the lowest quote at \$1,400.00 and the report will be completed within two weeks of given the notice to proceed.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 08-2021.

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 09-2021** – Approve Request to Execute an Agreement with BKV Group for the New South Fire Station Study

(1:08:40) Becky Hutsell, Redevelopment Project Manager, In November 2020, the Commission accepted the recommendation of the selection committee to move forward with an agreement with BKV Group. The agreement has a not-to-exceed cost of \$12,500. The timeline for the project is four months from the date the agreement is executed and they are given the notice to proceed.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 09-2021.

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 10-2021** - Approve Request to Negotiate and Execute an Agreement for the Sale of the Monroe Street Parcels

(1:10:20) Mark Brinson, Community Development Director, in December an RFP was issued for the surplus property on Monroe Street. A proposal was received from Roland Weaver with a purchase price of \$12,000 and he will construct a single family residence which he will occupy.

(1:14:00) Roland Weaver, 61873 CR 7 Elkhart, stated that was going to start construction this year.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 10-2021.

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**

Arts & Cultural District

(1:16:32) Becky Hutsell, Redevelopment Project Manager, as part of the grant award to the Goshen Arts Council, which is still active and working in calibration with the City to apply for an Arts & Cultural District for downtown. There are only 11 in the state that have this distinction. A survey is available on the city's website and Facebook seeking feedback from community residents.

### **UPDATE**

Goshen Community Schools Manufacturing Academy

(1:19:32) Mayor Stutsman, in 2019 the Commission gave \$100,000 to Goshen Community Schools for the Advanced Manufacturing Academy. Recently meet with Dr. Hope and would we like to reinstate that program at 100,000 per year. This is cooperation between Goshen Community Schools and Ivy Tech. This program will help the future workforce within our community.

(1:24:27) Commissioner Bradd Weddell stated that part of our referendum in the strategic plan is to continue to bring these courses back into the school that have been lost over that few decades and to reintroduce these into the community.

### **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 \$89,027.96

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 March 9, 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.

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.

The regular meeting was adjourned at 4:25 p.m.

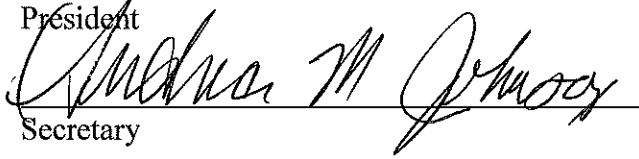
**APPROVED** on March 9, 2021

**GOSHEN REDEVELOPMENT COMMISSION**



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President



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Secretary