

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of March 9, 2021

The Goshen Redevelopment Commission met in a regular meeting on March 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.

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

ELECTION OF OFFICERS

Commissioner Stump nominated Commissioner Turner for President of the Goshen Redevelopment Commission and Commissioner Weddell seconded. A motion was made by Commissioner Weddell and seconded by Commissioner Stump to close the nominations. The motion was adopted unanimously and Commissioner Turner was elected as President of the Goshen Redevelopment Commission for the 2021 calendar year.

Commissioner Weddell nominated Commissioner Garber for Vice President of the Goshen Redevelopment Commission and Commissioner Stump seconded. A motion was made by Commissioner Weddell and seconded by Commissioner Stump to close the nominations. The motion was adopted unanimously and Commissioner Garber was elected as Vice President of the Goshen Redevelopment Commission for the 2021 calendar year.

Commissioner Weddell nominated Commissioner Johnson for Secretary of the Goshen Redevelopment Commission and Commissioner Garber seconded. A motion was made by Commissioner Weddell and seconded by Commissioner Stump to close the nominations. The motion was adopted unanimously and Commissioner Johnson was elected as Secretary of the Goshen Redevelopment Commission.

APPROVAL OF MINUTES

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve the minutes of the February 9, 2021 regular meeting and executive session.

The motion was adopted unanimously.

OPEN PROPOSALS - 2601 Woodland Drive

Commission President Turner opened the following proposals from:

Len & Marci Morris - \$260,000

Brian Moore - \$255,000

Mario Garcia - \$275,000

Mark Brinson, Community Development Director, asked for volunteers to be on the review committee and Commissioner Weddell and Commissioner Johnson volunteered.

NEW BUSINESS

Resolution 11-2021 – Release of Mortgage on 401 South Third Street and 204 West Madison Street (7:15) Larry Barkes, Commission Attorney, stated that all the required improvements have been made and asking for release of the mortgage.

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve Resolution 11-2021.

The motion was adopted unanimously.

Mark Brinson, Community Development Director, stated for the record that an inspection confirmed that all improvements have been made.

Resolution 12-2021 – Approve Request to Issue a Request for Proposals for College Avenue Reconstruction Phase 2

(9:00) Dustin Sailor, Director of Public Works, stated that the City was awarded \$7,485,600.00 from Federal Highway Administration (FHWA) Group II Surface Transportation Program Group (STBG) for the reconstruction of College Avenue between Ninth Street and US 33. Mr. Sailor explained the project. The STBG funds will provide 80% of the projects total anticipated cost with the local portion expected to be around \$1,900,000. Construction slated to begin in 2027.

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve Resolution 12-2021.

The motion was adopted unanimously.

Resolution 13-2021 – Approve Execution of Change Order No. 5 for Ninth Street Multi-Use Path

(10:40) Josh Corwin, City Engineer, stated this is the final change order. The net value of the adjustments and total value of this change order is \$1884.78 bringing the final contract amount to \$1,240,835.78.

A motion was made by Commissioner Weddell and seconded by Commissioner Stump to approve Resolution 13-2021.

The motion was adopted unanimously.

Resolution 14-2021 – Approve Request to Solicit Bids for the Crossing Stormwater Drainage System Project

(11:45) Becky Hutsell, Redevelopment Project Manager, this project has been developed over the past two years and provides benefit to the Plymouth Avenue TIF. This will be funded using all of the existing TIF funds for Plymouth Avenue TIF, which has now expired, as well as stormwater funding. The plan is to have the project completed this year.

A motion was made by Commissioner Weddell and seconded by Commissioner Stump to approve Resolution 14-2021.

The motion was adopted unanimously.

DISCUSSION

Vault Grant Program

(14:37) Dustin Sailor, Director of Public Works, stated at the last meeting Clear Creek & Associates were present and gave their report of the vault assessment. Mr. Sailor explained the rating system. The Redevelopment Commission participated in the closure program from 2012-2017 and explained the process of the program. A summary of how much has been spent over time was included in the memo in the packet. Asking if the Commission would reconsider starting the program again and be willing to cover the fill amount at approximately \$5,000 per site for a total of approximately \$100,000 and 100% of the sidewalk replacement.

(18:42) Questions and discussion between staff and Commission members regarding costs.

All Commissioners agreed they would like to see a list of properties, who the owners are and the grade of their vaults to see if the problems were present in 2012-2017 before making a commitment. Mr. Sailor said he would provide that information.

613 South Third Street

(27:00) Larry Barkes, City Attorney, stated he was contacted with a request to for credit for certain conditions that were not identified at time of purchase. Photos were included in the packet. The first condition, which he supports, is the many of layers of shingles on roof. The cost for removal of the extra layers is \$6850. Second is terminate damage that was not seen until the siding was removed and third for removal of asbestos.

(29:19) Clay Shetler, indicated the asbestos was found in the attic when they were trying to insulate it. Mr. Shetler indicated they noticed the home had been treated for termites but did not see the damage. The issue with the roof came to light when the insurance company would not insure the house because the shingles were too old and the roof had to be replaced. A & M Home Services replaced the roof and other items for a total cost of \$16,000. He is seeking relief in the amount of \$6850 for the extra cost due to the excessive layers of roofing material.

(38:00) Comments and discussion between Mr. Shetler and Commission members regarding costs. It was determined that there will be relief from \$3425.00 to a maximum of \$4800.00

(46:34) Larry Barkes, Commission Attorney, stated that a resolution will be prepared for the Commission to consider and will leave the amount blank and will decide at the April Commission meeting.

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 \$208,426.06

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. Mr. Brinson thanked the Commission members for taking a tour of the Manufacturing Academy at Goshen High School.

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 April 13, 2021 at 3:00 p.m.

ADJOURNMENT


A motion was made by Commissioner Stump and seconded by Commissioner Weddell to adjourn the meeting.

The motion was adopted unanimously.

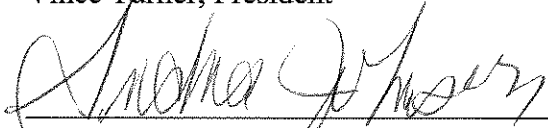
The regular meeting was adjourned at 3:50 p.m.

APPROVED on April 13, 2021

GOSHEN REDEVELOPMENT COMMISSION



Vince Turner, President



Andrea Johnson, Secretary