

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of April 13, 2021**

The Goshen Redevelopment Commission met in a regular meeting on April 13, 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

### **APPROVAL OF MINUTES**

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

The motion was adopted unanimously.

**CHANGES TO THE AGENDA** – a request was made to add Resolution 24-2021 Approve Request to Authorize Execution of a Brownfield Revolving Loan Fund Grant Agreement for 113 West Jefferson Assessment Work to the agenda.

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

The motion passed unanimously.

### **PRESENTATION** – Goshen Community Schools Manufacturing Academy

(1:50) Bob Krug, Manufacturing Process Teacher at Goshen High School, told the Commission about his background and how he became a teacher. Mr. Krug explained how this program will help students to go directly to a job, a two year technical school or a four year college. Also presented the five year budget and explained the expansions for each year.

(22:20) Commission President Turner commented that the next step is for staff to put together a resolution for next month's meeting for consideration and asked Commissioner Bradd Weddell, the school board representative, his perspective.

(24:12) Commissioner Bradd Weddell, stated this is what makes Goshen so great. Having these partnerships between the city and the school system and different commissions.

### **OPEN PROPOSALS** - 217 West Wilden Avenue

No proposals were received. The next round of proposals will be opened at the Board of Public Works meeting and brought to the May meeting.

### **NEW BUSINESS**

**Resolution 15-2021** – Interlocal Agreement with the County of Elkhart for the Consolidated County Court Site

(25:12) Larry Barkes, Commission Attorney, stated that this agreement is for joint projects with the county. Onsite projects will be funded by the county and offsite will be cost sharing between the city and county. Mr. Barkes explained the agreement.

(28:06) discussion between commission members and staff regarding the Commission cost participation and the terms of the agreement.

A motion was made by Commissioner Weddell and seconded by Commissioner Stump to approve Resolution 15-2021.

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.

**Resolution 16-2021** – Authorization to Sign Agreement for the Sale and Purchase of Real Estate at 2601 Woodland Drive, Goshen, IN 46526

(53:25) Larry Barkes, Commission Attorney, three proposals were received and would like to enter into an agreement with the highest proposal.

Mark Brinson stated that Mr. Garcia, the perspective buyer, was in the audience.

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve Resolution 16-2021.

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 unanimously.

**Resolution 17-2021** – Reimbursement of Part of the Purchase Price for Repairs to 613 South Third Street, Goshen, IN 46526

(59:20) Larry Barkes, Commission Attorney, discussed at last meeting that some reimbursement was appropriate and figures debated. The amount agreed upon is \$4875.00.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to amend the resolution to include \$4875.00 reimbursement.

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

Ayes: Garber Johnson Turner Weddell

Nays: Stump

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

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 17-2021 as amended.

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

Ayes: Garber Johnson Turner Weddell

Nays: Stump

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

**Resolution 18-2021** – Dedication of Public Right-of-Way at 102 Olive Street

(59:30) Becky Hutsell, Redevelopment Project Manager, as part of the Lincoln Avenue/Steury Avenue reconstruction project, the intersection at Olive Street and Lincoln Avenue will be widened. The home was acquired after it burnt and is not currently a buildable lot.

A motion was made by Commissioner Weddell and seconded by Commissioner Stump to approve Resolution 18-2021.

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 unanimously.

**Resolution 19-2021**- Approve Amendment of Agreement for the Lease and Development of Real Estate between the City of Goshen through the Goshen Redevelopment Commission and Goshen Brewing Company

(1:01:20) Larry Barkes, Commission Attorney, a request to extend the period of time for the property to be purchased. Mr. Barkes explained the amendment. The City will hold a mortgage of \$95,000

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve Resolution 19-2021.

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 unanimously.

**Resolution 20-2021** – Approve Request to Solicit Bids for the Lincoln Avenue/Steury Avenue Roadway Reconstruction and Drainage Improvement Project

(1:03:25) Becky Hutsell, Redevelopment Project Manager, seeking permission to bid this project as soon as it is ready. Design is nearly complete. Project will be bid after NIPSCO is finished relocating the electric poles.

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve Resolution 20-2021.

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 unanimously.

**Resolution 21-2021** – Approve Execution of Change Order No. 9 for Kercher Road Reconstruction Phase 2

(1:06:06) Dustin Sailor, Director of Public Works, this project is complete and now finalizing the construction records. This change order is to adjust the final quantities and explained the changes. This is an increase of \$38,313.46 and if funding is available from MACOG, this is eligible for 80/20 participation.

A motion was made by Commissioner Weddell and seconded by Commissioner Stump to approve Resolution 21-2021.

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 unanimously.

**Resolution 22-2021** – Request to Approve Use of Pro Time Metal Roofing for Roof Replacement at 65736 State Road 15 and Release of Insurance Funding to Contractor

(1:10:02) Becky Hutsell, Redevelopment Project Manager, In January 2021, the Commission sold the property to Nate & Amber Butler. A claim was made to the City's insurance carrier for damages to the roof caused by hail. The money received from that claim is held in an escrow account. To remain in compliance with the purchase agreement, requesting Commission approval to utilize Pro Time Metal Roofing and requesting the insurance funds currently held in escrow be released directly to Pro Time.

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve Resolution 22-2021.

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 unanimously.

**Resolution 23-2021**- Approve Request to Negotiate and Execute an Agreement with Heron Environmental, LLC for a Phase 2 Environmental Site Assessment (ESA) at 113 West Jefferson Street

(1:10:07) Becky Hutsell, Redevelopment Project Manager, In February the Commission approved an agreement with Heron Environmental to complete Phase 1 at 113 West Jefferson and that report has been completed and a Phase II ESA is recommended. Ms. Hutsell explained the scope of work. The proposal includes a not-to-exceed cost of \$5,450 to complete the scope of work. An application was made to the City's Brownfield Revolving Loan Fund.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 23-2021.

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 unanimously.

**Resolution 24-2021** – Approve Request to Authorize Execution of a Brownfield Revolving Loan Fund Grant Agreement for 113 West Jefferson Assessment Work

(1:12:57) Becky Hutsell, Redevelopment Project Manager, an application was by made to the City's Brownfield Revolving Loan fund program requesting assistance for the cost of the Phase II and the Advisory Committee recommended a grant for \$5450. The agreement was approved by the Board of Public Works & Safety on April 12, 2021.

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

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 unanimously.

**DISCUSSION - Sale of 209 West Monroe Street**

(1:13:45) Mark Brinson, Community Development Director, the home was acquired in 2006 as part of the River Race Drive construction project. The home is currently a rental and the tenant expressed interest in purchasing the property. The map included in the packet shows the Commission owned and private owners of properties in the block. Don't have any other use of the property unless the Commission is envisioning a larger redevelopment of this entire block, we would then have to acquire the additional properties. Could sell the lots for development.

(1:17) Commissioner Stump stated that he thought we would own the entire block and envisioned a commercial development there. He does not want to sell the additional properties.

Commissioner Johnson stated that she is in support of selling the home and the vacant properties.

Commissioner Garber indicated he is willing to sell the home but not the vacant properties.

(1:20:26) Adam Scharf, Clerk Treasurer, spoke in favor of selling the lots for residential builds.

(1:21:53) Mark Brinson, Community Development Director, will get appraisals for the home only and start the RFP process.

**DISCUSSION – Vault Grant Program**

(1:22:04) Dustin Sailor, Director of Public Works, information was provided as requested by the Commission. Summarized the grading system of the vaults.

(1:25) discussions and comments between Commission members and staff.

It was decided that the Commissioners would like to see a report that identifies vaults with the grade of C from previous inspections and Mr. Sailor said he would get that information.

**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 \$29,934.87

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**

(1:30) Community Development Director Mark Brinson offered to answer any questions about the monthly report; however the Commission did not have any questions.

(1:32) Becky Hutsell, Redevelopment Project Manager, a potential new project. The owner of a property on Eisenhower Drive is wanting to sell a vacant lot to Genesis but the property is located in the well head protection area and they are finding the options for stormwater are limited. The City has been approached by Genesis to see if any opportunity for the City to participate in the construction of a stormwater connection. The Commission members stated they are in favor of this.

(1:35) Dustin Sailor, Director of Public Works, explained stormwater connections in the area.

### **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 May 11, 2021 at 3:00 p.m.

### **ADJOURNMENT**

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

The motion was adopted unanimously.

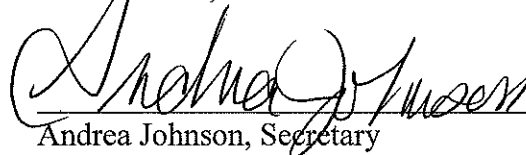
The regular meeting was adjourned at 4:41 p.m.

**APPROVED** on May 11, 2021

### **GOSHEN REDEVELOPMENT COMMISSION**



Vince Turner, President



Andrea Johnson, Secretary