

## GOSHEN REDEVELOPMENT COMMISSION

### Minutes of the Regular Meeting held March 13, 2007 at 4:00 pm

#### Call to Order:

The Goshen Redevelopment Commission met in a regular meeting on March 13, 2007 at 4:00 pm in the City Council Chambers, 111 E. Jefferson Street, Goshen Indiana.

The meeting was called to order by President Stump.

#### Roll Call:

Present: Laura Coyne, Wesley Culver, Daniel Grimes, Thomas Stark, Thomas Stump

Absent: none

Also present were City Attorney Larry Barks and Redevelopment Director Mike Puro

#### Approval of Minutes:

Upon motion by Commissioner Grimes and second by Commissioner Coyne the minutes of both the regular meeting and executive session held February 13, 2007 were approved unanimously.

#### Approval of Claims:

Upon motion by Commissioner Stark and second by Commissioner Culver to approve payment of the following claims was approved unanimously:

Vendor Name	Description	Claim #	Amount
Nye Appraisal Service	appraisal	450-530-00-453-	\$500.00
Elkhart County Treasurer	taxes on 303 S 3rd	450-530-00-453-	\$172.50
Dan's Snow Plowing		406-560-00-439-	\$35.00
Dan's Snow Plowing	Snowplowing	406-560-00-439-	\$35.00
Hawkins Water Tech, Inc	salt - 65750 S R 15	406-560-00-439-	\$48.40
Hawkins Water Tech, Inc	salt - 65752 SR 15	406-560-00-439-	\$24.20
Goshen Utilities	w/s 209 E Jefferson	406-560-00-439-	\$13.48
Goshen Utilities	w/s 303 S 3rd	406-560-00-439-	\$19.95
Dan's Snow Plowing		406-560-00-439-	\$70.00
Dara Revelli	installed claims data base	406-560-00-439-	\$47.50
NIPSCO	electric 65750 SR 15	406-560-00-439-	\$36.06
NIPSCO	electric 65752 SR 15	406-560-00-439-	\$41.92
NIPSCO	gas 65735 SR 15	406-560-00-439-	\$100.80
<b>Total</b>			<b>\$2,422.01</b>

Vendor Name	Description	Claim #	Amount
Wightman Petrie	US 33 improvements: prelim	476-560-00-431-	\$652.50
Wightman Petrie		476-560-00-431-	\$846.25
STS Consultants Ltd.	asbestos inspections	450-530-00-453-	\$2,250.00
Lawson-Fisher Associates P.C.	mill race improvement study	450-530-00-453-	\$39,899.15
Russell Appraisal Service	210 W Jefferson appraisal	450-530-00-453-	\$250.00
Wightman Petrie	prelim	476-560-00-431-	\$2,051.25
Barkes, Kolbus & Rife, LLP	C&E Excavating	475-560-00-431-	\$70.00
Barkes, Kolbus & Rife, LLP	Century Dr TIF	475-560-00-431-	\$70.00
Barkes, Kolbus & Rife, LLP	County Home Development	476-560-00-431-	\$70.00
Barkes, Kolbus & Rife, LLP	Kercher Road	474-560-00-431-	\$201.00
Barkes, Kolbus & Rife, LLP	Keystone RV TIF	473-560-00-431-	\$105.00
Barkes, Kolbus & Rife, LLP	Lawson Fisher	450-530-00-453-	\$175.00
Barkes, Kolbus & Rife, LLP	OmniSource acquisition	450-530-00-453-	\$1,140.75
Barkes, Kolbus & Rife, LLP	River Race Land Acquisition	450-530-00-453-	\$3,073.00
Barkes, Kolbus & Rife, LLP	River Race TIF	480-560-00-431-	\$70.00
Barkes, Kolbus & Rife, LLP	S Connector Rd/RE	474-560-00-431-	\$70.00
Nye Appraisal Service	213 S 3rd appraisal	450-530-00-453-	\$550.00
Faubion Plumbing & Heating	plumbing repair 109 E Madison	406-560-00-439-	\$322.02
Nye Appraisal Service	401 S 3rd appraisal	450-530-00-453-	\$350.00
Kramer Appraisal Services	617 S 3rd appraisal	450-530-00-453-	\$300.00
Hawkins Water Tech, Inc	65752 SR 15	406-560-00-439-	\$24.20
Hawkins Water Tech, Inc	softener salt 65752 SR 15	406-560-00-429-	\$24.20
Barkes, Kolbus & Rife, LLP	210 W Jefferson foreclosure	480-560-00-431-	\$28.00
Barkes, Kolbus & Rife, LLP	Economic Target areas	406-560-00-431-	\$175.00
Barkes, Kolbus & Rife, LLP	Keystone I Boundaries	473-560-00-431-	\$105.00
Barkes, Kolbus & Rife, LLP	Redevelopment Commission	406-560-00-431-	\$210.00
Barkes, Kolbus & Rife, LLP	Rental Management	406-560-00-431-	\$105.00
Barkes, Kolbus & Rife, LLP	Residentially distressed areas	406-560-00-431-	\$140.00
Barkes, Kolbus & Rife, LLP	River Race acquisitions	450-530-00-453-	\$3,164.00
Barkes, Kolbus & Rife, LLP	River Race TIF	480-560-00-431-	\$280.00
Barkes, Kolbus & Rife, LLP	South Peripheral Rd	474-560-00-431-	\$35.00
Barkes, Kolbus & Rife, LLP	Symbiont	406-560-00-431-	\$280.00
Omer Kroph	Purchase parcel 20-11-25-	473-560-00-442-	\$5,103.00
Mike Puro	property inspection and	406-560-00-429-	\$22.84
<b>Total:</b>			<b>\$62,212.16</b>

### Unfinished Business:

There was no unfinished business discussed.

### New Business:

- a. Public Hearing regarding Keystone I Economic Development Area. President Stump opened the public hearing. No one asked to speak and the public hearing was closed.
- b. Resolution 18-2007 – A Confirmatory Resolution to Amend the Boundaries and the Economic Development Plan for the Keystone I Economic Development Area in the City of Goshen, Indiana. Upon motion by Commissioner Culver and second by Commissioner Stark the Resolution was approved unanimously.

- c. Resolution 19-2007 – Approving an Amendment to the Agreement to Annex with DJ Construction Co., Inc. for the Plymouth Avenue Professional Park. James C. Schrock, Vice-President of DJ Construction explained that the City had asked for changes at the Plymouth Avenue Professional Park after the original agreement was signed. This request is for an increase of the annual reimbursement to DJ Construction for infrastructure improvements from 50% of annual TIF proceeds to 85% of annual TIF proceeds. Upon motion by Commissioner Grimes and second by Commissioner Coyne the Resolution was passed unanimously.
- d. Resolution 20-2007 – A Resolution to Ratify the Execution of the Contract to Purchase the Real Estate at 617 S. Third Street, Goshen, Indiana. Redevelopment Director Puro explained that since the last Redevelopment Commission meeting a purchase agreement with the owner of 617 S. Third Street has been signed for a purchase price of \$80,000 subject to appraisals. This Resolution ratifies that action. Upon motion by Commissioner Stark and second by Commissioner Culver the Resolution passes unanimously.
- e. Resolution 21-2007 – prior to the meeting the petitioner requested that Pete Liegl annexation agreement modification be removed from the agenda.
- f. Resolution 22-2007 – Authorizing Purchase of Real Estate at Tax Sale or Sheriff's Sale. City Attorney Barkes explained that this Resolution would allow for purchase of property at Tax Sale or Sheriff's Sale in a manner that complies with state purchase requirements. Upon motion by Commissioner Coyne and second by Commissioner Stark the Resolution was passed unanimously.
- g. Rental Property Management Agreement. Redevelopment Director Puro stated that it was likely that an agreement to manage the Redevelopment Commission's rental properties would be signed within a few days.

**Reports:**

- a. River Race – Tim Salyer, President of Innovative Communities, updated the Commission on the environmental Phase I and II process and other requirements that are needed in order to qualify for the two EPA grants for River Race properties.
- b. Redevelopment Advisory Council – Commissioner Laura Coyne reported that the Council recently met and is in the process of re-energizing the group.

**Open Forum:**

There was no discussion during the Open Forum.

**Adjournment:**

The regular meeting was adjourned at 4:45 pm.

Approved on this 10<sup>th</sup> day of April, 2007.

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Thomas W. Stump, President

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Daniel B. Grimes, Secretary

**GOSHEN REDEVELOPMENT COMMISSION**  
**Minutes of the Executive Session held March 13, 2007 at 4:45 pm.**

**Call to Order:**

The Goshen Redevelopment Commission met in executive session on March 13, 2007 at 4:45 pm. in the City Council Chambers, 111 East Jefferson Street, Goshen, Indiana.

The executive session was called to order by President Stump.

The members of the Redevelopment Commission were shown to be present or absent as follows:

Present: Laura Coyne, Wesley Culver, Daniel Grimes, Thomas Stark, Thomas Stump

Absent: none

Also present were City Attorney Larry Barks and Redevelopment Director Mike Puro.

**Purpose of Executive Session:**

The executive session was held as authorized by Indiana Code 5-14-1.5-6.1(b)(2)(D) for the discussion of strategy with respect to the purchase or lease of real property by the Redevelopment Commission up to the time a contract or option to purchase or lease is executed by the parties.

No subject matter was discussed in the executive session other than the subject matter specified in the public notice/agenda.

**Adjournment:**

The executive session was adjourned at 5:55 pm.

Approved this 10<sup>th</sup> day of April, 2007.

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Thomas W. Stump, President

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Daniel B. Grimes, Secretary