

GOSHEN REDEVELOPMENT COMMISSION

Minutes of the Regular Meeting held August 14, 2007 at 4:00 pm

Call to Order:

The Goshen Redevelopment Commission met in a regular meeting on August 14, 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: Stephen Oyer, Thomas Stark, Tomas Stump

Absent: Laura Coyne, Daniel Grimes

Daniel Grimes joined the meeting prior to New Business Resolutions being introduced.

Also present were Mayor Allan Kauffman, City Paralegal Shannon Marks, Director of Public Works Bob McCoige and Redevelopment Director Mike Puro.

Approval of Minutes:

Upon motion by Commissioner Stark and second by Commissioner Oyer the minutes of the regular meeting held July 10, 2007 were approved unanimously.

Approval of Claims:

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

Claims from 7/11 through 8/14

Account	Claims Date	Name	Amount Expended
406-560-00-429-0002		REDEV NON-	
	8/7/2007	Linway Ace	\$22.41
	8/7/2007	Mike Puro	\$23.92
		Account	\$46.33
406-560-00-431-0201		REDEV NON-	
	8/8/2007	Barkes, Kolbus & Rife, LLP	\$140.00
		Account	\$140.00
406-560-00-439-0900		REDEV NON-	
	7/17/2007	Goshen Utilities	\$13.01
	7/17/2007	Goshen Utilities	\$13.01
	7/17/2007	Goshen Utilities	\$90.71
	7/17/2007	Goshen Utilities	\$13.01

7/17/2007	NIPSCO	\$18.26
7/17/2007	NIPSCO	\$26.13
7/17/2007	NIPSCO	\$29.93
7/17/2007	NIPSCO	\$8.43
7/17/2007	NIPSCO	\$39.90
7/17/2007	NIPSCO	\$34.12
7/17/2007	NIPSCO	\$21.18
8/7/2007	NIPSCO	\$3.45
8/7/2007	NIPSCO	\$6.83
8/7/2007	Elkhart County Treasurer	\$20.60
8/7/2007	Goshen Utilities	\$12.88
8/7/2007	Goshen Utilities	\$42.41
	Account	\$393.86
406-560-00-499.0001	Non-	
8/7/2007	Goshen Utilities	\$558.00
	Account	\$558.00
450-530-00-396-0200	MAJOR MOVES/Redevelopment	
8/8/2007	Barkes, Kolbus & Rife, LLP	\$1,246.00
8/8/2007	Barkes, Kolbus & Rife, LLP	\$3,224.00
	Account	\$4,470.00
473-560-00-431-0501	KEYSTONE 1 TIF/Professional	
7/17/2007	Bank of New York	\$300.00
8/8/2007	Griffin Real Estate Services	\$1,650.00
8/8/2007	Barkes, Kolbus & Rife, LLP	\$175.00
	Account	\$2,125.00
473-560-00-442-0003	KEYSTONE 1 TIF/Capital	
8/8/2007	Lana J. Mills	\$46,720.00
	Account	\$46,720.00
475-560-00-431-0502	CENTURY DRIVE	
8/8/2007	Barkes, Kolbus & Rife, LLP	\$805.00
8/8/2007	Barkes, Kolbus & Rife, LLP	\$70.00
	Account	\$875.00
475-560-00-442-0005	CENTURY DRIVE TIF/Capital	
8/8/2007	Elkhart County Treasurer	\$612.98
8/3/2007	Kinder Morgan Cochin, L.L.C.	\$18,700.00
	Account	\$19,312.98
480-560-00-431-0504	RIVER RACE TIF/Professional	
8/8/2007	Barkes, Kolbus & Rife, LLP	\$140.00
8/8/2007	Barkes, Kolbus & Rife, LLP	\$175.00
7/17/2007	Elko Title Corp	\$125.00

	8/8/2007	Barkes, Kolbus & Rife, LLP	\$280.00
	8/8/2007	Barkes, Kolbus & Rife, LLP	\$140.00
	8/8/2007	Barkes, Kolbus & Rife, LLP	\$1,400.00
	8/8/2007	Barkes, Kolbus & Rife, LLP	\$630.00
	8/8/2007	Barkes, Kolbus & Rife, LLP	\$204.00
	8/8/2007	Barkes, Kolbus & Rife, LLP	\$140.00
	8/8/2007	Barkes, Kolbus & Rife, LLP	\$70.00
		Account	\$3,304.00
480-560-00-431-0505		RIVER RACE TIF/Services	
	7/17/2007	Appraisal Solutions, Inc	\$300.00
		Account	\$300.00
		Grand Total	\$78,245.17

Unfinished Business:

There was no unfinished business.

New Business:

- a. Resolution 33-2007 – A Resolution to Ratify the Execution of the Contract to Purchase the Real Estate at 3427 Kercher Road, Goshen, Indiana which is more commonly known as the Northwest Corner of US 33 and Kercher Road. Upon motion by Commissioner Oyer and second by Commissioner Stark the Resolution was approved unanimously.
- b. Resolution 34-2007 – A Resolution to Enter into Contract with Traffic Engineering Consultants, P.C.
Director of Public Works, Bob McCoige, discussed the benefits of having a traffic study done in the area south of Plymouth Street. Joe Dervin, 1701 Woodward Place, Goshen questioned the need for this study and why the money couldn't be used for improvements on streets we already have. He stated his opposition to the south peripheral road. Commissioner Grimes stated that this is a comprehensive look at our current and future traffic and will support changes that can be made to improve traffic. Commissioner Stump stated he tends to support Joe Dervin and that Engineering staff can do this study. Commissioner Oyer stated that there may be many opinions as to what needs to be done but they conflict. This study would sort that out and find the best solution. Mayor Kauffman expressed his support for the study. Upon motion by Commissioner Stark and second by Commissioner Grimes, the Resolution was passed on a three to one vote with Commissioner Stump voting against the Resolution.
- c. Resolution 35-2007 – A Resolution to Reimburse the City of Goshen Utilities Department.
Director of Public Works, Bob McCoige, explained that the Corrie Drive project was to have water and sewer extensions reimbursed by TIF funds. The developer decided to extend those utilities themselves, saving Redevelopment the reimbursement cost. City Utilities are out \$37,808.16 in tap fees that they would

have received if Redevelopment had reimbursed. Utilities is requesting that those fees be paid by Redevelopment. Upon motion by Commissioner Stark and second by Commissioner Oyer the Resolution was approved unanimously.

- d. Resolution 36-2007 – A Resolution Authorizing the Demolition of Building at 211 W. Monroe.

Redevelopment Director Mike Puro stated that city employees will be used to demolish the block building at 211 W. Monroe at minimal cost to Redevelopment. Removal of the building is desirable as there is structural damage, debris surrounds the building and removing the structure would be a benefit to the neighborhood. Upon motion by Commissioner Stark and second by Commissioner Grimes the Resolution was approved unanimously.

Reports:

Property Disposal: Redevelopment Director Mike Puro reported that a shed and the debris inside was removed from 209 W Monroe in an agreement that did not cost the Redevelopment any money.

River Race Open House: Redevelopment Director reported that a tentative Open House to promote the River Race project and to fulfill the EPA grant requirement for public education about the clean-up is scheduled for October 5th and will be part of the 1st Friday downtown celebration. The Farmer's Market has agreed to rent there facilities to hold the Open House. Commission members agreed that the Open House should take place.

Open Forum: Bob McCoige, Public Works Director, forwarded a request from Kroph Family Real Estate asking that the annexation agreement which allows for fifty percent of project generated TIF dollars to be used for reimbursement for infrastructure improvement at CR 38 and CR 31 be changed to seventy five percent. Commissioner Grimes noted that the Redevelopment Commission does fifty percent reimbursement, why would we want to do seventy five percent. Bob McCoige stated that normally there are other projects off site that need funding, this project has no other projects to be funded. Commissioner Stark noted that fifty percent is what the Commission has been approving and moved to reject the request for seventy five percent reimbursement. Second by Commissioner Grimes and the motion rejecting the request passed unanimously.

Adjournment:

The regular meeting was adjourned at 5:45 pm.

Approved on this 11th day of September, 2007.

Thomas W. Stump, President

Daniel B. Grimes, Secretary