

GOSHEN REDEVELOPMENT COMMISSION

Minutes of the Regular Meeting held September 11, 2007 at 4:00 pm

Call to Order:

The Goshen Redevelopment Commission met in a regular meeting on September 10, 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, Thomas ~~Thomas~~ Stump, Laura Coyne, Daniel Grimes

Absent: none

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 Grimes and second by Commissioner Coyne the minutes of the regular meeting held August 14, 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 8/14 through 9/11

Account	Claims Date	Name	Amount Expended
218-560-00-431-0101		EDIT/Redevelopment	
	9/6/2007	Innovative Communities	\$3,750.00
		Account	\$3,750.00
406-560-00-429-0002		REDEV NON-	
	9/6/2007	Mike Puro	\$0.00
	9/6/2007	Mike Puro	\$57.42
		Account	\$57.42
406-560-00-439-0900		REDEV NON-	
	8/15/2007	NIPSCO	\$7.96
	8/15/2007	NIPSCO	\$30.23
	8/15/2007	NIPSCO	\$41.74
	8/15/2007	NIPSCO	\$29.21

	8/15/2007	NIPSCO	\$15.44
	8/15/2007	Goshen Utilities	\$83.18
	8/15/2007	Goshen Utilities	\$13.32
	8/15/2007	Goshen Utilities	\$13.32
	8/15/2007	Goshen Utilities	\$3.67
	9/6/2007	Indiana Association of Cities & Towns	\$100.00
	9/6/2007	Mike Puro	\$1.03
		Account	\$339.10
406-560-00-499.0001		Non-	
	9/6/2007	Goshen Utilities	\$469.86
		Account	\$469.86
473-560-00-442-0003		KEYSTONE 1 TIF/Capital	
	9/6/2007	Goshen Utilities	\$37,808.16
		Account	\$37,808.16
475-560-00-431-0502		CENTURY DRIVE	
	9/6/2007	DLZ	\$1,376.00
	9/6/2007	Yoder, Ainley, Ulmer & Buckingham	\$2,816.50
		Account	\$4,192.50
		Grand Total	\$46,617.04

Unfinished Business:

There was no unfinished business.

New Business:

- a. Resolution 37-2007 – Authorize Acquisition of Real Estate at 212 W. Madison Street, Goshen, Indiana. Upon motion by Commissioner Oyer and second by Commissioner Grimes the Resolution was passed on a four to zero vote with Commissioner Stark abstaining as the real estate is owned by River Race, Inc, a not for profit of which Commissioner Stark is a member.
- b. Resolution 38-2007 – Authorize Acquisition of Real Estate at 315 W. Washington Street, Goshen, Indiana. Director Puro explained that this is the NIPSCO property located at the northern edge of the River Race redevelopment project. Concern was expressed by several Commissioners over the easements that will be retained by NIPSCO. Shannon Marks explained that the easements were non-negotiable by NIPSCO and if we want the property the easements come with it. Upon motion by Commissioner Stark and second by Commissioner Oyer an amendment was proposed to delete “Notwithstanding anything contained herein to the contrary, this Agreement is not subject to any contingencies” in subsection C of section 16 of the REAL ESTATE AGREEMENT attachment to the Resolution with “This Agreement is not subject to any contingencies not expressly provided for in the Agreement.” Motion carried unanimously. Upon motion of

Commissioner Stark and second by Commissioner Coyne the Resolution passed unanimously.

- c. Resolution 39-2007 – A Declaratory Resolution for the Downtown Economic Development Area. Director Puro explained that this is the first step in establishing a new TIF that covers the balance of downtown not under the River Race TIF. Downtown merchants have requested TIF funding for small projects such as streetscaping. As River Race funds are committed to the River Race redevelopment establishing this new TIF will provide a small amount of funding that can be dedicated to downtown projects. Upon motion by Commissioner Oyer and second by Commissioner Coyne the Resolution was approved unanimously.
- d. Resolution 40-2007 – A Resolution Fixing the 2008 Compensation of the Redevelopment Director. Shannon Marks explained that the Commission is required to pass a resolution fixing the salary of the Director and that the pay scale in the Resolution has been approved by the Council. Upon motion by Commissioner Grimes and second by Commissioner Coyne the Resolution was approved unanimously.
- e. Director Puro noted that the EPA grant application stated that the City would have a 30 day public comment period about the grant awards. This will be done and also be noted in the minutes.
- f. Director Puro stated that there are a number of issues with the millrace such as the presence of purple loosestrife a noxious weed ~~week~~. An attempt will be made to start a Friends of the Millrace volunteer group to work on aesthetic concerns with the millrace. Several Commissioners expressed support for such a group.

Reports:

Director Puro presented a financial report, the Redevelopment Commission Annual Report and a River Race Open House report.

Tim Salyer noted that his contract with the Redevelopment Commission has ended. He presented an outline of major issues the Redevelopment needs to address regarding the River race development and noted that he is remaining a member of River Race Inc. and will attend the River Race Open House and be available to answer questions from the public.

Open Forum: There were no comments.

Adjournment:

The regular meeting was adjourned at 4:55 pm.

Approved on this 9th day of October, 2007.

Thomas W. Stump, President

Daniel B. Grimes, Secretary