

GOSHEN REDEVELOPMENT COMMISSION

Minutes of the Regular Meeting held January 8, 2008 at 4:00 pm

Call to Order:

The Goshen Redevelopment Commission met in a regular meeting on January 8, 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 Stump, Laura Coyne

Absent: Daniel Grimes, Thomas Stark

Also present were Mayor Allan Kauffman, Councilman Chic Lantz, Councilman Jeremy Stutsman, City Attorney Larry Barkes, Public Works Administrator Bob McCoige, and Redevelopment Director Mike Puro.

Election of Officers:

As several members of the Redevelopment Commission have not been appointed the election of officers will be delayed until the February meeting.

Approval of Minutes:

Upon motion by Commissioner Oyer and second by Commissioner Coyne the minutes of the regular meeting held December 11, 2007 were approved unanimously.

Approval of Claims:

Upon motion by Commissioner Coyne and second by Commissioner Oyer the following Corrected Register of Claims for December 11, 2007 was approved unanimously.

Claims from 11/13/2007 through 12/6/2007

Invoice Date	Vendor Name	Description	Claim #	Account #	Amount
6/19/2007	STS Consultants	UST asbestos inspection for	159	218-560-00-431-	\$750.00
11/5/2007	NIPSCO	Gas/electric 209 W Jefferson	151	406-560-00-429-	\$35.57
11/6/2007	Wightman Petrie	CR 27 utility extension	165	218-560-00-431-	\$3,322.50
11/6/2007	Wightman Petrie	CR 40 Utility Extension	165	218-560-00-431-	\$2,295.00
11/6/2007	Wightman Petrie	Link Road utility extension	166	474-560-00-431-	\$818.75
11/7/2007	NIPSCO	Gas/electric 208 W Monroe	151	406-560-00-436-	\$23.32
11/8/2007	Goshen Utilities	208 W Monroe	152	406-560-00-436-	\$13.03
11/8/2007	Goshen Utilities	209 W Jefferson	152	406-560-00-436-	\$13.32
11/8/2007	Goshen Utilities	219 S 3rd	152	406-560-00-436-	\$13.32
11/8/2007	Goshen Utilities	313 S 3rd	152	406-560-00-436-	\$13.32
11/8/2007	Goshen Utilities	617 S 3rd	152	406-560-00-436-	\$13.32
11/19/2007	Elko Title Corp	title search - mill race	153	218-560-00-431-	\$375.00

11/19/2007	DLZ	Eisenhower Drive Extension	160	474-560-00-431-	\$6,220.75
11/20/2007	Affordable Lawn Service	Cleanup of River Race	164	406-560-00-436-	\$476.00
11/21/2007	Mike Puro	reimburse postage for RFP	167	406-560-00-432-	\$23.81
11/24/2007	DLZ	Eisenhower Drive extension	162	474-560-00-431-	\$4,612.50
11/27/2007	Bank of New York, NA		155	474-560-00-438-	\$18,373.00
11/27/2007	Bank of New York, NA		155	475-560-00-438-	\$9,465.00
11/27/2007	Bank of New York, NA	2005 bond interest payment	155	473-560-00-438-	\$27,837.00
11/27/2007	Bank of New York, NA	2006 bond interest	156	473-560-00-438-	\$33,547.00
11/27/2007	Bank of New York, NA	2006 bond interest	156	474-560-00-438-	\$22,143.00
11/27/2007	Bank of New York, NA	2006 bond interest	156	475-560-00-438-	\$11,403.75
11/27/2007	Bank of New York, NA	2006 bond principal	156	474-560-00-438-	\$66,000.00
11/27/2007	Bank of New York, NA	2006 bond principal	156	475-560-00-438-	\$34,000.00
11/27/2007	Bank of New York, NA	2006 bond principal	156	473-560-00-438-	\$100,000.00
11/29/2007	Goshen Utilities	2003 Sewer Bonds principal	158	473-560-00-438-	\$27,374.00
11/29/2007	Goshen Utilities	2003 Water bonds principal	157	473-560-00-438-	\$27,375.00
11/29/2007	Goshen Utilities	interest	157	473-560-00-438-	\$6,972.00
11/29/2007	Goshen Utilities	interest	158	473-560-00-438-	\$6,972.00
11/29/2007	Goshen Utilities	interest	157	474-560-00-438-	\$3,341.75
11/29/2007	Goshen Utilities	interest	158	474-560-00-438-	\$7,201.75
11/29/2007	Goshen Utilities	principal	157	474-560-00-438-	\$12,625.00
11/29/2007	Goshen Utilities	principal	158	474-560-00-438-	\$22,626.00
11/29/2007	Goshen News Printing Co.	legal ad	163	406-560-00-433-	\$17.92
11/29/2007	Mike Puro	reimburse for Redevelopment	167	406-560-00-429-	\$40.50
11/30/2007	Mike Puro	reimburse for office supplies	167	406-560-00-429-	\$133.54
12/1/2007	Mike Puro	reimburse for stamps	167	406-560-00-432-	\$83.00
12/6/2007	Barkes, Kolbus & Rife, LLP	Redevelopment Commission	161	218-560-00-431-	\$3,563.00
12/7/2007	Non-Reverting Operating Fund		168	474-560-00-431-	\$391.75
12/7/2007	Non-Reverting Operating Fund		168	475-560-00-431-	\$360.41
12/7/2007	Non-Reverting Operating Fund	billing Director's time against	168	473-560-00-431-	\$611.13
Total:					\$461,477.01

Voided claim # 154 was removed from the originally approved claim register.

Upon motion by Commissioner Coyne and second by Commissioner Oyer the following Register of Claims for January 8, 2008 was approved unanimously.

Claims from 12/10/2007 through 1/4/2008

Invoice Date	Vendor Name	Description	Claim #	Account #	Amount
11/6/2007	Wightman Petrie	CR 27 utility extension	180	473-560-00-431-	\$3,322.50
12/6/2007	NIPSCO	gas/electric 208 W Monroe	171	406-560-00-436-	\$73.30
12/6/2007	NIPSCO	gas/electric 209 W Jefferson	171	406-560-00-436-	\$38.64
12/7/2007	Goshen Utilities	209 W Jefferson	173	406-560-00-436-	\$13.32
12/7/2007	Goshen Utilities	water/sewer 208 W Monroe	173	406-560-00-436-	\$13.32
12/7/2007	Goshen Utilities	water/sewer 313 S 3rd	173	406-560-00-436-	\$13.32
12/7/2007	Goshen Utilities	water/sewer 617 S 3rd	173	406-560-00-436-	\$13.32
12/12/2007	Meridian Title	purchase of 210 W Jefferson	170	450-530-00-453-	\$19,914.79
12/14/2007	Wightman Petrie	CR 0 Utility extension	177	474-560-00-431-	\$1,518.75
12/14/2007	Wightman Petrie	CR 40 Utility extension	177	473-560-00-431-	\$7,355.00
12/14/2007	Wightman Petrie	US 33 corridor improvement	176	476-560-00-431-	\$602.50
12/18/2007	Appraisal Services.	Appraisal 65706-01 SR 15	178	474-560-00-431-	\$625.00
12/19/2007	Wightman Petrie	CR 27 utility extension	182	474-560-00-431-	\$3,219.50

12/31/2007	Jerry Reed's Excavating, LLC	2457 Lincolnway East	181	473-560-00-431-	\$5,000.00
1/2/2008	City of Goshen	Hours billed against River	174	480-560-00-431-	\$4,450.28
1/7/2008	Mike Puro	Mileage reimbursement	175	406-560-00-432-	\$277.37
1/31/2008	City of Goshen	interest on Major Moves loan	179	480-560-00-438-	\$64,286.21
				Total:	\$110,737.12

Unfinished Business:

There was no unfinished business.

New Business:

- a. Public Hearing on a Proposal to Amend the Economic Development Plan for the River Race Corridor Economic Development Area. President Stump called the public hearing to order. Jerry Roth, property owner of 413 and 415 S 3rd Street, asked if there would be problems with rebuilding garages if the City ends up purchasing the rear portion of their property. City Attorney Barkes stated that variances likely would be required. Director Puro asked whether obtaining Planning Department variances could be a condition of acquiring the property and City Attorney Barkes stated it could. Jay Graber, property owner at 414 Canal, asked if his property was the last property on the mill race that the Redevelopment Commission wanted to purchase. Director Puro stated that the Wait property at 214 W Jefferson and the Graber property were the two last parcels needed on the canal. With no further comments from the public, President Stump
- b. Resolution 01-2008 – Resolution Amending the Economic Development Plan for the River Race Corridor Economic Development Area. Director Puro stated that Resolutions 2-2008 through 8-2008 were required in order to capture all of the TIF dollars within each TIF District. Upon motion of Commissioner Oyer and second by Commissioner Coyne the Resolution passed unanimously.
- c. Resolution 02-2008 - Resolution Directing the Distribution of the River Race Corridor Economic Development Area Tax Proceeds for 2009. Upon motion of Commissioner Oyer and second by Commissioner Coyne the Resolution passed unanimously.
- d. Resolution 03-2008 - Resolution Directing the Distribution of the Century Drive Economic Development Area Tax Proceeds for 2009. Upon motion of Commissioner Oyer and second by Commissioner Coyne the Resolution passed unanimously.
- e. Resolution 04-2008 - Resolution Directing the Distribution of the Keystone I Economic Development Area Tax Proceeds for 2009. Upon motion of Commissioner Oyer and second by Commissioner Coyne the Resolution passed unanimously.
- f. Resolution 05-2008 - Resolution Directing the Distribution of the Keystone II Economic Development Area Tax Proceeds for 2009. Upon motion of Commissioner Oyer and second by Commissioner Coyne the Resolution passed unanimously.
- g. Resolution 06-2008 - Resolution Directing the Distribution of the North US 33 Economic Development Area Tax Proceeds for 2009. Upon motion of Commissioner Coyne and second by Commissioner Oyer the Resolution passed unanimously.
- h. Resolution 07-2008 - Resolution Directing the Distribution of the Plymouth Avenue Economic Development Area Tax Proceeds for 2009. Upon motion of Commissioner

- Oyer and second by Commissioner Coyne the Resolution passed unanimously.
- i. Resolution 08-2008 - Resolution Directing the Distribution of the Downtown Economic Development Area Tax Proceeds for 2009. Upon motion of Commissioner Coyne and second by Commissioner Oyer the Resolution passed unanimously.
 - j. Recommendation for Omnisource/Gordy's environmental clean-up consultant. Director Puro stated that proposals from Quality Environmental Professionals, Environmental Consulting and Technology, and a combined proposal from Symbiont and Roberts Environmental Services were received in response to the Request for Proposals for an environmental consultant for the Omnisource and Gordy's clean-up. Director Puro recommended awarding the contract to Symbiont/Roberts Environmental Consulting based on the project manager and key personnel that will oversee the project, their recommended project approach, their overall qualifications and their previous experience with projects in Goshen. Commissioners Oyer said he had good experience working with Roberts and Commissioner Coyne stated she had positive experiences with both Symbiont and Roberts. Commissioner Coyne moved to award the contract to the recommended firms, second by Commissioner Oyer. The motion carried unanimously.
 - g. Resolution 09-2008 – A Resolution Approving an Additional Appropriation. Director Puro explained that the Major Moves loan balance has to be reappropriated in 2008 and that this Resolution requested the City Council to appropriate those funds. Commissioner Oyer moved to pass the Resolution, second by Commissioner Coyne and the motion passed unanimously.

Reports:

A financial report was presented by Director Puro. He noted that TIF revenues surpassed the original estimate of revenues made in 2006.

Commissioner Coyne and Director Puro explained about the community outreach program being prepared by the Redevelopment Advisory Council. A green building/sustainable development program will likely take place at the April 1st Friday's downtown event.

Open Forum: There were no comments.

Adjournment:

The regular meeting ended at 4:45 pm after which an executive session was held.

Approved on this 12th day of February, 2008.

President

Secretary

GOSHEN REDEVELOPMENT COMMISSION
Minutes of the Executive Session held
January 8, 2008

Call to Order:

The Goshen Redevelopment Commission met in executive session on January 8, 2008 at 4:45 p.m. in the City Court Room/Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana.

The executive session was called to order President Thomas Stump.

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

Present: Laura Coyne, Stephen Oyer and Thomas Stump

Absent: Daniel Grimes and Thomas Stark

Also present were Mayor Allan Kauffman, Director of Public Works Bob McCoige, 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 6:00 p.m.

Approved on this 12th day of February, 2008

President

Secretary