

## **GOSHEN REDEVELOPMENT COMMISSION**

### **Minutes of the Regular Meeting held February 12, 2008 at 4:00 pm**

#### **Call to Order:**

The Goshen Redevelopment Commission met in a regular meeting on February 12, 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, Thomas Stark, Thomas Stump, Jeremy Stutsman

Absent: Stephen Oyer (Commissioner Oyer joined the meeting just prior to the approval of the minutes)  
Also present were Mayor Allan Kauffman, City Attorney Larry Barkes, Public Works Administrator Bob McCoige, and Redevelopment Director Mike Puro.

**Oath of Office:** The oath of office was administered to Commissioners Coyne, Stark, Stump and Stutsman prior to the start of the meeting by City Attorney Larry Barkes. Commissioner Oyer took the oath of office upon his arrival at the meeting.

#### **Election of Officers:**

Commissioner Stark nominated Commissioner Stump for President, Commissioner Stutsman for Secretary and Commissioner Coyne for Treasurer which was seconded by Commissioner Coyne. Commissioner Coyne nominated Commissioner Stark for Vice-President which was seconded by Commissioner Oyer. The nominated officers were elected by a unanimous vote.

#### **Approval of Minutes:**

Upon motion by Commissioner Coyne and second by Commissioner Oyer the minutes of the regular and executive meetings held January 8, 2008 were approved unanimously.

#### **Approval of Claims:**

Commissioner Oyer asked why there was a negative \$65,000 included as a claim to Traffic Engineering Consultants. Director Puro explained that when an error is made in entering claims the software backs out the error by creating a negative claim. The correct claim is \$7,352.50 which shows on the Expenditure Report by Invoice in the claims register.

Upon motion by Commissioner Stark and second by Commissioner Stutsman the following Register of Claims for February 12, 2008 was approved unanimously.

### Claims from 1/9 through 2/6

Invoice Date	Vendor Name	Description	Claim #	Account #	Amount
1/1/2008	Traffic Engineering Consultants	Traffic Study	198	475-560-00-431-	\$7,352.50
1/4/2008	Kramer Appraisal Services	appraisal of Graham property	184	473-560-00-431-	\$375.00
1/7/2008	Goshen Utilities	209 W	185	406-560-00-436-	\$13.32
1/7/2008	Goshen Utilities	313 S 3rd	185	406-560-00-436-	\$13.32
1/7/2008	Goshen Utilities	617 S 3rd	185	406-560-00-436-	\$13.32
1/7/2008	Goshen Utilities	Water/sewer 208 W Monroe	185	406-560-00-436-	\$13.32
1/8/2008	NIPSCO	gas/electric 208 W Monroe	186	406-560-00-436-	\$145.14
1/8/2008	NIPSCO	gas/electric 209 W Jefferson	186	406-560-00-436-	\$41.99
1/8/2008	Dwight Miller, Real Estate	Appraisal for 307 S 3rd Street	189	480-560-00-431-	\$150.00
1/8/2008	Elko Title Corp	Acquisition of Real Estate for	201	477-560-00-442-	\$1,364,355.00
1/8/2008	Elko Title Corp	Acquisition of real estate	201	477-560-00-442-	\$389,068.00
1/10/2008	Wightman Petrie	Engineering services CR 40	200	474-560-00-431-	\$4,025.00
1/11/2008	Wightman Petrie	Link Road Utility extension	199	474-560-00-431-	\$1,825.00
1/11/2008	Kim Green	Appraisal of 307 S 3rd	187	480-560-00-431-	\$325.00
1/14/2008	Mike Puro	Chain to secure Omnisource	183	406-560-00-429-	\$9.57
1/15/2008	Farm Bureau Credit Union	reimbursement per 6/19/03	202	480-560-00-431-	\$29,320.40
1/15/2008	Mike Puro	printer cartridges	190	406-560-00-429-	\$57.44
1/16/2008	Elko Title Corp	Title work for 2526 Dierdorff	188	474-560-00-431-	\$125.00
1/22/2008	Barkes, Kolbus & Rife, LLP		197	406-560-00-431-	\$431.25
1/22/2008	Barkes, Kolbus & Rife, LLP		197	473-560-00-431-	\$410.50
1/22/2008	Barkes, Kolbus & Rife, LLP		197	474-560-00-431-	\$1,165.75
1/22/2008	Barkes, Kolbus & Rife, LLP		197	480-560-00-431-	\$820.25
1/22/2008	Barkes, Kolbus & Rife, LLP	per attached	197	475-560-00-431-	\$72.50
1/25/2008	Kramer Appraisal Services	Appraisal of 65706 SR 15	191	473-560-00-431-	\$300.00
2/5/2008	Elko Title Corp	Title search for Eisenhower	195	475-560-00-431-	\$125.00
2/6/2008	Aldi (Indiana), L.P.	purchase of 0.018 acre for	194	475-560-00-442-	\$862.49
3/2/2008	Roberts Environmental	Phase I at 65706 SR 15	196	473-560-00-431-	\$1,100.00
				<b>Total:</b>	<b>\$1,802,516.06</b>

#### Unfinished Business:

There was no unfinished business.

#### New Business:

- a. Resolution 10-2008 – A Resolution Approving an Additional Appropriation – Director Puro explained that the authority to spend the loan proceeds in the District Capital expired at the end of the year and the additional appropriation process is how that authority is restored. Upon motion by Commissioner Oyer and second by Commissioner Coyne the Resolution passed unanimously.
- b. Resolution 11-2008 - A Resolution to Ratify the Execution of the Contract to Purchase the Real Estate at 65706 State Road 15, Goshen, Indiana. - Upon motion by Commissioner Oyer and second by Commissioner Stutsman the Resolution passed unanimously.
- c. Resolution 12-2008 - A Resolution Approving an Additional Appropriation. Commissioner

Oyer noted that there is a typo in section A. where the abbreviation “(TEC)” should be after Traffic Engineering Consultants, P.C. Without objection the Resolution was changed by interlineation. Upon motion of Commissioner Stark and second by Commissioner Oyer the Resolution passed unanimously.

- d. Resolution 13-2008 – A Resolution to Approve the Execution of the Contract to Purchase 0.018 Acre from Aldi. Director Puro explained that this was a small parcel needed for the extension of Eisenhower Road and that in addition to the payment the Redevelopment Commission would be responsible for the cost of moving the sign. That cost is unknown. Upon motion of Commissioner Stark and second by Commissioner Coyne the Resolution passed unanimously.

**Reports:**

A financial report, a South Goshen TIF Project Funding Report and the Redevelopment Commission Annual Report were presented by Director Puro.

**Open Forum:** There were no comments.

**Adjournment:**

The regular meeting ended at 4:30 pm after which an executive session was held.

Approved on this 11<sup>th</sup> day of March, 2008.

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Thomas Stump, President

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Jeremy Stutsman, Secretary

**GOSHEN REDEVELOPMENT COMMISSION**  
**Minutes of the Executive Session held**  
**February 12, 2008**

**Call to Order:**

The Goshen Redevelopment Commission met in executive session on February 12, 2008 at 4:30 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, Thomas Stark, Thomas Stump and Jeremy Stutsman

Absent: none

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 5:00 p.m.

Approved on this 11<sup>th</sup> day of March, 2008

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Thomas Stump, President

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Jeremy Stutsman, Secretary