

GOSHEN REDEVELOPMENT COMMISSION

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

Call to Order:

The Goshen Redevelopment Commission met in a regular meeting on April 8, 2008 at 4:00 pm in the City Council Chambers, 111 E. Jefferson Street, Goshen, Indiana.

The meeting was called to order by Vice-President Stark.

Roll Call:

Present: Laura Coyne, Stephen Oyer, Thomas Stark

Absent: Thomas Stump, Jeremy Stutsman

Also present were Councilman Chic Lantz, City Attorney Larry Barkes, City Engineer Mary Cripe and Redevelopment Director Mike Puro.

Approval of Minutes:

Upon motion by Commissioner Oyer and second by Commissioner Coyne the minutes of the regular and executive meetings held March 11, 2008 were approved unanimously.

Approval of Claims:

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

Claims from 3/11 through 4/8

Invoice Date	Vendor Name	Description	Claim #	Account #	Amount
3/1/2008	Traffic Engineering Consultants	Corridor Traffic Study	223	475-560-00-431-	\$5,465.00
3/5/2008	Stewart Title of Elkhart County	Title Search for G & C Real	216	473-560-00-431-	\$110.00
3/6/2008	NIPSCO	gas electric 208 W Monroe	215	406-560-00-436-	\$192.11
3/7/2008	Stewart Title of Elkhart County	Title Search for 2456	216	473-560-00-431-	\$110.00
3/7/2008	Stewart Title of Elkhart County	Title Search for 2476	216	473-560-00-431-	\$110.00
3/7/2008	Wightman Petrie	engineering services Link	222	473-560-00-431-	\$1,195.00
3/13/2008	Mike Puro	office supplies reimbursement	218	406-560-00-429-	\$11.77
3/14/2008	Stewart Title of Elkhart County	Title Search for 2216 E	216	473-560-00-431-	\$150.00
3/14/2008	Elko Title Corp	Title search billboard triangle	217	406-560-00-431-	\$125.00
3/24/2008	Elkhart County Treasurer	Settlement of property taxes	219	406-560-00-436-	\$123.21
3/24/2008	Nye Appraisal Service	409 Canal appraisal	221	480-560-00-431-	\$300.00
3/24/2008	Christopher Fouts	Settlement of taxes on 613 S	220	406-560-00-436-	\$138.77
4/1/2008	Traffic Engineering Consultants	South Goshen Traffic Study	224	473-560-00-431-	\$17,107.50
4/1/2008	Traffic Engineering Consultants	South Goshen Traffic Study	224	475-560-00-431-	\$10,000.00

4/1/2008	Appraisal Services.	Appraisals for Kercher Road	226	474-560-00-431-	\$2,315.00
4/7/2008	Mike Puro	conference fee	225	406-560-00-432-	\$15.00
Total:					\$37,468.36

Unfinished Business:

Director Puro announced that the grant application for the environmental clean-up of the Street Department property had been approved and that \$200,000 will be awarded by EPA with a \$40,000 match from the State of Indiana.

New Business:

- a. Resolution 17-2008 – A Resolution Approving an Additional Appropriation. Director Puro explained that the appropriation was needed for the Dierdorff water and sewer expansion project and to purchase property for the Kercher Road reconstruction. Upon motion by Commissioner Oyer and second by Commissioner Coyne the Resolution passed unanimously.
- b. Changes in state law. City Attorney Barkes reviewed the new legislation regarding TIF Districts. The biggest change that will impact Goshen TIF Districts is the exemption of certain property tax revenue from being captured and used in TIF Districts. An estimate of that loss is not yet available. It was also noted that the Mayor is required to appoint a school board member to the Redevelopment Commission. That member does not have voting rights.
- c. Update on Bonds. Director Puro stated that the two bond issues have not been sold yet, due in part to bond consul’s need to review the recently passed legislation to determine any impacts on the bond sale. It is expected that the bonds would be offered for sale later this week.
- d. Kercher Road Reconstruction Amendment. City Engineer Cripe explained that an amendment was needed for the Kercher Road reconstruction contract with DLZ. An additional \$22,600 is needed for changes, the largest of which is adding a 10’ sidewalk to the design. Upon motion by Commissioner Oyer and second by Commissioner Coyne the amendment was approved unanimously.
- e. Amendment #2 for Engineering Services for Sanitary Sewer and Water Main Extension CR 27, CR 40 and Link Road. City Engineer Cripe explained that the sewer and water main extension needed to be relocated to the east side of CR 27 to avoid purchasing a substantial amount of right of way. The amendment will add \$16,215 to the contract. Upon motion by Commissioner Coyne and second by Commissioner Oyer the amendment was approved unanimously.
- f. Advertise for bids – Eisenhower Drive North Extension. Director Puro requested permission to advertise for bids for the Eisenhower extension from US 33 to Century Drive. Upon motion by Commissioner Oyer and second by Commissioner Coyne permission to bid was granted.
- g. Resolution 18-2008 – Approving the Redevelopment Director Position and Payment of Compensation to a Community Development Director Position. Commissioners had several questions regarding the 70% portion of the new position’s salary that would be paid by the Redevelopment Commission and how that equates to the amount of work done for the Redevelopment Commission. Director Puro responded that the split in salary was a best guess estimate at this point in time. Redevelopment would continue to get the same work product that they are getting under the current arrangement; however some work will be done by the Planning and Building Department staff. Upon motion by Commissioner Oyer and second by Commissioner Coyne the Resolution passed unanimously.

Reports:

A financial report was presented by Director Puro who noted that the Commission could expect future changes to the budget as capital projects become ready for construction and to cover the increases approved on professional services contracts.

Commissioner Coyne reported that the First Fridays Green Building presentation was successful.

Open Forum: There were no comments.

Adjournment:

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

Approved this 13th day of May, 2008.

Thomas Stump, President

Jeremy Stutsman, Secretary

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

Call to Order:

The Goshen Redevelopment Commission met in executive session on February 12, 2008 at 4:20 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 by Vice-President Thomas Stark.

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

Present: Laura Coyne, Stephen Oyer, Thomas Stark

Absent: Thomas Stump and Jeremy Stutsman

Also present were City Engineer Mary Cripe, City Attorney Larry Barkes 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 520 p.m.

Approved on this 13th day of May, 2008

Thomas Stump, President

Jeremy Stutsman, Secretary