

# GOSHEN REDEVELOPMENT COMMISSION

## Minutes of the Regular Meeting held May 13, 2008 at 4:00 pm

### Call to Order:

The Goshen Redevelopment Commission met in a regular meeting on May 13, 2008 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, Stephen Oyer, Thomas Stark; Thomas Stump, Jeremy Stutsman

Absent: None

Also present were Mayor Allan Kauffman, Councilman Chic Lantz, City Attorney Larry Barkes, Public Works and Safety Director Bob McCoige 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 April 8, 2008 and the special meeting held April 22, 2008 were approved unanimously.

### Approval of Claims:

Upon motion by Commissioner Oyer and second by Commissioner Stutsman the following Register of Claims for May 13, 2008 was approved unanimously.

Invoice Date	Vendor Name	Description	Claim #	Account #	Amount
3/29/2008	DLZ	Eisenhower Drive Extension	228	475-560-00-431-	\$92.50
4/3/2008	Goshen News Printing Co.	Green building open house ad	233	406-560-00-433-	\$351.00
4/7/2008	NIPSCO	gas/electric 208 W Monroe	229	406-560-00-436-	\$119.44
4/7/2008	Barkes, Kolbus & Rife, LLP	industrial park	239	406-560-00-431-	\$36.25
4/7/2008	Barkes, Kolbus & Rife, LLP	land acquisition	239	480-560-00-431-	\$326.25
4/7/2008	Barkes, Kolbus & Rife, LLP	Redevelopment Commission	239	406-560-00-431-	\$145.00
4/7/2008	Barkes, Kolbus & Rife, LLP	Symbiont	239	480-560-00-431-	\$267.50
4/7/2008	Barkes, Kolbus & Rife, LLP	TIF Statutes	239	406-560-00-431-	\$362.50
4/7/2008	Barkes, Kolbus & Rife, LLP	Waterford TIF	239	406-560-00-431-	\$72.50
4/7/2008	DLZ	Kercher Road engineering	228	473-560-00-431-	\$123.68
4/15/2008	NIPSCO	gas/electric 208 W Monroe	232	406-560-00-436-	\$27.27
4/16/2008	Russell Appraisal Service	Appraisal 305 S 3rd Street	231	480-560-00-431-	\$250.00
4/21/2008	Ice Miller LLP	Bond issuance Costs Century	242	477-560-00-431-	\$30,000.00
4/21/2008	Ice Miller LLP	Bond issuance costs River	242	477-560-00-431-	\$30,000.00
4/21/2008	Steve Glick	Repair rental	230	406-560-00-436-	\$500.65

4/22/2008	Umbaugh	Financial Services	243	477-560-00-431-	\$48,500.00
4/22/2008	Umbaugh	Financial Services - River	243	477-560-00-431-	\$40,000.00
4/24/2008	SBD Reprographics	construction plans	236	475-560-00-431-	\$772.90
4/28/2008	Kramer Appraisal Services	appraisal 305 S 3rd	237	476-560-00-431-	\$300.00
4/28/2008	Priority Group	bond closing expense	240	218-560-00-431-	\$5,409.00
4/29/2008	MapleLeaf Printing	Property listing for River Race	234	480-560-00-431-	\$300.00
5/2/2008	Goshen News Printing Co.	Legal Ad	233	406-560-00-433-	\$20.82
5/5/2008	Barkes, Kolbus & Rife, LLP	Annexation	238	406-560-00-431-	\$558.25
5/5/2008	Barkes, Kolbus & Rife, LLP	Auto electric	238	406-560-00-431-	\$145.00
5/5/2008	Barkes, Kolbus & Rife, LLP	Land Acquisition	238	480-560-00-431-	\$703.25
5/5/2008	Barkes, Kolbus & Rife, LLP	Redevelopment Commission	238	406-560-00-431-	\$290.00
5/5/2008	Barkes, Kolbus & Rife, LLP	Symbiont	238	480-560-00-431-	\$398.75
5/7/2008	City of Goshen	Century Drive	244	475-560-00-431-	\$509.44
5/7/2008	City of Goshen	Keystone I, Bill Directors	244	473-560-00-431-	\$734.22
5/7/2008	City of Goshen	Keystone II	244	474-560-00-431-	\$768.93
5/7/2008	City of Goshen	River Race	244	480-560-00-431-	\$2,131.96
5/7/2008	City of Goshen	US 33 North	244	476-560-00-431-	\$75.56
5/7/2008	Bank of New York, NA	Paying Agent and Registrar	241	475-560-00-431-	\$650.00
5/7/2008	Bank of New York, NA	Registrar and Paying Agent	241	480-560-00-431-	\$650.00
5/7/2008	Mike Puro	mileage	235	406-560-00-432-	\$16.97
				<b>Total:</b>	<b>\$165,609.59</b>

### **Unfinished Business:**

There was no unfinished business

### **New Business:**

- a. **Public Hearing** on additional appropriation of proceeds of the Keystone I, Keystone II and Century Drive Bond. President Stump opened the public hearing, noted that there was no one who wished to speak and closed the public hearing.
- b. **Resolution 20-2008 – A Resolution to Ratify the Execution of the Professional Services Agreement for Environmental Remediation of River Race Sites.** David Holmes of Symbiont, the firm that will be responsible for the remediation, noted that there would be \$100,000 left in grant money to cover any unforeseen problems with the clean up. Upon motion by Commissioner Stark and second by Commissioner Coyne the Resolution passed unanimously
- c. **Public Hearing** on additional appropriation of proceeds of the River Race Bond. President Stump opened the public hearing, noted that there was no one who wished to speak and closed the public hearing.
- d. **Resolution 21-2008 – Goshen Redevelopment Commission Additional Appropriation Resolution.** Director Puro stated that this resolution and the following resolution were needed to authorize the expenditure of bond proceeds. Upon motion by Commissioner Stark and second by Commissioner Stutsman the resolution was approved unanimously.

- e. **Resolution 22-2008 – Goshen Redevelopment Commission Additional Appropriation Resolution.** Upon motion by Commissioner Oyer and second by Commissioner Stark the resolution was approved unanimously.
- f. **Resolution 23-2008 – A Resolution Approving an Additional Appropriation.** Director Puro stated that the resolution was needed to repay Walgreen's for additional sidewalk along US 33 which was required by the City. Upon motion by Commissioner Oyer and second by Commissioner Stark the resolution was approved unanimously.
- g. **Designate a Commissioner to sign agreements.** Commissioner Coyne moved to designate Commissioner Stark or Commissioner Oyer to sign agreements on behalf of the Redevelopment Commission until a new Director is appointed. Second by Commissioner Stump and the motion carried unanimously.
- h. **Ratification of Purchase Agreement for 305 S. 3<sup>rd</sup> Street.** Director Puro submitted a signed purchase agreement for 305 S 3<sup>rd</sup> Street for ratification by the Commission. Upon motion by Commissioner stark and second by Commissioner Coyne the motion to ratify was passed unanimously.

**Reports:**

A financial report was presented by Director Puro.

Commissioner Coyne reported that Symbiont won an award for the poster submitted at the National Brownfields Conference. The poster depicted the past, present and future of the River Race area. Part of the judging criteria was the quality of the Redevelopment project so the award really is a joint award to Symbiont and the Redevelopment Commission.

**Open Forum:**

There were no comments.

**Adjournment:**

The regular meeting ended at 4:40 pm after which an executive session was held.

Approved this 10<sup>th</sup> day of June, 2008.

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Thomas Stump, President

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Jeremy Stutsman, Secretary

**GOSHEN REDEVELOPMENT COMMISSION**

**Minutes of the Executive Session held May 13, 2008**

**Call to Order:**

The Goshen Redevelopment Commission met in executive session on May 13, 2008 at 4:40 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 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, Public Works and Safety Director Bob McCoige, 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 5:20 p.m.

Approved on this 10<sup>th</sup> day of June, 2008

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Thomas Stump, President

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Jeremy Stutsman, Secretary