

GOSHEN REDEVELOPMENT COMMISSION

Minutes of the Regular Meeting held June 10, 2008 at 4:00 p.m.

Call to Order:

The Goshen Redevelopment Commission met in a regular meeting on June 10, 2008 at 4:00 p.m. in the City Court Room/Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana.

The meeting was called to order by President Thomas Stump.

Roll Call:

On call of the roll, the following 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 City Attorney Larry Barkes, Mayor Allan Kauffman, Public Works Director Bob McCoige and Council Member Chic Lantz.

Approval of Minutes:

A motion was made by Commissioner Stark and seconded by Commissioner Oyer to approve the minutes of the May 13, 2008 regular meeting. The motion was adopted unanimously.

A motion was made by Commissioner Stark and seconded by Commissioner Oyer to approve the minutes of the May 13, 2008 executive session. The motion was adopted unanimously.

Approval of Claims:

A motion was made by Commissioner Stark and seconded by Commissioner Coyne to approve payment of the following claims:

Invoice Date	Vendor Name	Description	Claim #	Account #	Amount
4/2/2006	Geenen DeKock Properties	5' sidewalk along US 33	227	476-560-00-442.0000	\$6,682.00
1/30/2008	Appraisal Services	Appraisal of Winchester Trails real estate	245	474-560-00-431-0500	\$225.00
4/10/2008	Wightman Petrie, Inc.	Link Road Utility Extension Engineering Services	248	475-560-00-431-0502	\$1,553.75
4/17/2008	Wightman Petrie, Inc.	CR 27 Utility Extension Engineering Services	248	473-560-00-431-0501	\$7,906.10
4/25/2008	Wightman Petrie, Inc.	Link Road Utility Extension Engineering Services	248	475-560-00-431-0502	\$1,457.50
4/26/2008	DLZ Indiana, LLC	Design Engineering Services - Kercher Road from US 33 to Dierdorff Road	251	475-560-00-431-0502	\$19,319.50
5/8/2008	Wightman Petrie, Inc.	CR 40 Utility Extension Engineering Services	248	473-560-00-431-0501	\$1,500.00
5/14/2008	Wightman Petrie, Inc.	CR 27 Utility Extension Engineering Services	248	473-560-00-431-0501	\$5,253.75
5/15/2008	Wightman Petrie, Inc.	Link Road Utility Extension Engineering Services	248	475-560-00-431-0502	\$1,740.00

5/20/2008	Goshen Utilities	Sewage Works Revenue (TIF) Bond of 2003	249	473-560-00-438-0200	\$13,423.75
5/20/2008	Goshen Utilities	Water Works Revenue (TIF) Bond of 2003	249	474-560-00-438-0200	\$9,713.75
5/20/2008	SBD Reprographics	Plans and Specifications for Eisenhower Drive North Extension Project	256	475-560-00-431-0502	\$261.70
5/30/2008	Ice Miller LLP	Administrative Fees for 2008 River Race Revenue Bond	242	483-560-00-431-0501	\$30,000.00
5/30/2008	Ice Miller LLP	Administrative Fees for 2008 South Goshen Revenue Bond	242	482-560-00-431-0501	\$30,000.00
5/30/2008	Umbaugh	Administrative Fees for 2008 River Race Revenue Bond	243	482-560-00-431-0501	\$40,000.00
5/30/2008	Umbaugh	Administrative Fees for 2008 South Goshen Revenue Bond	243	483-560-00-431-0501	\$48,500.00
5/30/2008	Underwriter's Discount	Underwriter's Discount for 2008 River Race Revenue Bond	254	482-560-00-431-0501	\$25,560.00
5/30/2008	Underwriter's Discount	Underwriter's Discount for 2008 South Goshen Revenue Bond	254	483-560-00-431-0501	\$49,100.00
5/31/2008	Barkes, Kolbus & Rife, LLP	317 West Douglas Street - lease of building	247	480-560-00-431-0504	\$72.50
5/31/2008	Barkes, Kolbus & Rife, LLP	Airport Industrial Park	247	218-560-00-431-0101	\$188.50
5/31/2008	Barkes, Kolbus & Rife, LLP	Appropriation of bond proceeds	247	218-560-00-431-0101	\$72.50
5/31/2008	Barkes, Kolbus & Rife, LLP	Attendance of 5/13/08 meeting	247	218-560-00-431-0101	\$181.25
5/31/2008	Barkes, Kolbus & Rife, LLP	Link Road Real Estate Acquisition - Winchester Trails	247	474-560-00-431-0500	\$217.50
5/31/2008	Barkes, Kolbus & Rife, LLP	New TIF Legislation Issues	247	218-560-00-431-0101	\$72.50
5/31/2008	Barkes, Kolbus & Rife, LLP	Real Estate Acquisition - Western Rubber	247	218-560-00-431-0101	\$1,957.50
5/31/2008	Barkes, Kolbus & Rife, LLP	Redevelopment Director	247	218-560-00-431-0101	\$543.75
5/31/2008	Barkes, Kolbus & Rife, LLP	River Race Real Estate Acquisition	247	480-560-00-431-0504	\$72.50
5/31/2008	Barkes, Kolbus & Rife, LLP	River Race Real Estate Acquisition - Misc.	247	480-560-00-431-0504	\$1,152.25
6/3/2008	Barkes, Kolbus & Rife, LLP Fiduciary Account	Real Estate Acquisition - 307 South Third Street	257	482-560-00-442-0000	\$89,865.84
6/9/2008	Lake City Bank VISA	Menard's - Materials to repair porch at 401 South Third Street	255	406-560-00-436-0100	\$273.28
Total:					\$386,866.67

The motion was adopted unanimously.

Unfinished Business:

There was no unfinished business discussed this meeting.

New Business:

a. Resolution 24-2008 - Award Bid and Authorize Execution of a Contract with Rieth-Riley Construction Co., Inc. for the Eisenhower Drive Extension Project.

Bids were received by the Board of Public Works and Safety for the Eisenhower Drive Extension Project which have been reviewed by the Engineering Department. Rieth-Riley Construction Co., Inc. submitted the lowest bid, and it is the Engineering Department's recommendation that the contract for this project be awarded to Rieth-Riley Construction Co., Inc. A motion was made by Commissioner Oyer and seconded by Commissioner Stark to adopt Resolution 24-2008. The motion was adopted unanimously.

b. Resolution 25-2008 - Additional Appropriation Request.

City Attorney Larry Barkes stated that it was discovered that the appropriation covered by this resolution was done in February, and therefore, Resolution 25-2008 could be removed from the agenda. A motion was made by Commissioner Stark and seconded by Commissioner Coyne to remove Resolution 25-2008 from the agenda. The motion was adopted unanimously.

c. **Resolution 26-2008 - Ratification of the Execution of the Agreement for the Sale and Purchase of Real Estate at 214 West Jefferson Street, Goshen.**

The city has negotiated an agreement with Jack E. Wait, Sr., to purchase the real estate at 214 West Jefferson Street. Thomas Stark executed the agreement on May 14, 2008 and it has been forwarded to Mr. Wait's attorney for Mr. Wait's signature. A motion was made by Commissioner Stark and seconded to adopt Resolution 26-2008. The motion was adopted unanimously.

d. **Resolution 27-2008 - Ratification of the Execution of the Agreement for the Sale and Purchase of Real Estate at 307 South Third Street, Goshen.**

The city has negotiated an agreement with Sandra D. Wilson to purchase the real estate at 307 South Third Street. Thomas Stark executed the agreement on May 21, 2008 and the closing was held earlier today. A motion was made by Commissioner Coyne and seconded to adopt Resolution 27-2008. The motion was adopted unanimously.

e. **Resolution 28-2008 - Additional Appropriation Request.**

City Attorney Larry Barkes presented Resolution 28-2008 to be added to the agenda. The resolution is to appropriate funds from the Keystone I, Keystone II and Century Drive Allocation Funds. The funds will then be transferred a debt service reserve account which is covered by the following resolution. This appropriation and subsequent transfer is at the request of the Clerk-Treasurer. A motion was made by Commissioner Stark and seconded by Commissioner Oyer to adopt Resolution 28-2008. The motion was adopted unanimously.

f. **Resolution 29-2008 - Transfer of Debt Reserve.**

City Attorney Larry Barkes presented Resolution 29-2008 to be added to the agenda. The resolution is to transfer the allocation funds appropriated in the previous resolution to a debt service reserve account. A motion was made by Commissioner Stutsman and seconded by Commissioner Oyer to adopt Resolution 29-2008. The motion was adopted unanimously.

g. **County Road 27/Link Road Utility Extension Project.**

Public Works Director Bob McCoige reported that the city will be receiving sealed bids for the County Road 27/Link Road Utility Extension Project. The costs of this project will be paid from funds of the Redevelopment Commission, thus, the Commission must approve the award of the contract. The Board of Public Works and Safety will be opening the bids received at an upcoming meeting which will then be reviewed by the Engineering Department who will make a recommendation for the contract award. The Engineering Department would like to have the Board of Public Works and Safety award the contract and would like to issue the successful bidder a notice to proceed prior to the next Redevelopment Commission meeting. A motion was made by Commissioner Stutsman and seconded by Commissioner Stark to award the County Road 27/Link Road Utility Extension Project upon approval of the Board of Public Works and Safety with the award of the contract to be ratified at the next Redevelopment Commission meeting. The motion was adopted unanimously.

h. **Construction Observation Agreement for Eisenhower Drive Extension Project.**

Public Works Director Bob McCoige stated that with the award of the contract for the Eisenhower Drive Extension Project, it will be necessary to contract with a firm to inspect the work during the construction. A motion was made by Commissioner Stutsman and seconded by Commissioner Coyne to authorize Tom Stark or Steve Oyer to execute an Agreement for Construction Observation Services for the Eisenhower Drive Extension Project subject to ratification of the agreement at the next Redevelopment Commission meeting. The motion was adopted unanimously.

i. **Community Development Director.**

Mayor Allan Kauffman introduced Mark Brinson as his appointment to fill the position of Community Development Director. The Redevelopment Commission asked Mr. Brinson questions, and then a motion was made by Commissioner Oyer and seconded by Commissioner Stark to approve Mayor Kauffman's appointment of Mark Brinson to the Community Development Director position. The motion was adopted unanimously.

Reports of Officers, Boards, Standing Committees, and Special Committees:

- a. **Financial Report** – Legal Compliance Administrator Shannon Marks prepared a report which sets forth the current balances of all accounts of the Redevelopment Commission.
- b. **Other Reports** – No other reports were given.

Open Forum:

No one from the public spoke during Open Forum.

Announcements:

The next regular meeting is scheduled for Tuesday, July 8, 2008 at 4:00 p.m.

Adjournment:

The regular meeting was adjourned at 5:00 p.m.

Executive Session:

No executive session was held.

Approved on this 8th day of July, 2008.

Thomas W. Stump, President

Jeremy Stutsman, Secretary