

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of January 12, 2021**

The Goshen Redevelopment Commission met in a regular meeting on January 12, 2021 at 3:00 p.m. in the City Court Room/Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana.

Commission President Thomas Stump read the Executive Order.

### **CALL TO ORDER/ROLL CALL**

The meeting was called to order by President Thomas Stump. On call of the roll, the members of the Goshen Redevelopment Commission were shown to be present or absent as follows:

Present: Brian Garber, Thomas Stump, Vince Turner, Brett Weddell and Bradd Weddell  
Absent: Andrea Johnson

Commission President Thomas Stump indicated that he was participating in person and other Commissioners were participating via Zoom.

### **CHANGES TO THE AGENDA**

Commissioner Stump stated that it has been requested to add Resolution 03-2021 – Approve Request to Issue a Request for Proposals to Conduct a Traffic Analysis and Engineering Study for the Roadways adjacent to the Consolidated County Court Complex to the agenda and there were no objections.

### **APPROVAL OF MINUTES**

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve the minutes of the December 8, 2020 regular meeting and executive session.

After discussion, on call of the roll, the motion was carried by the following vote:

Ayes: Garber Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 4 in favor and 0 against.

### **OPEN PROPOSALS** – Purchase of Real Estate – West Monroe Street

Commissioner Stump opened the proposal received from Roland Weaver and per Larry Barks, Commission Attorney, it appears to be a qualifying offer.

### **NEW BUSINESS**

**Resolution 01-2021** - Approve Request for Execution of Agreement for the Sale and Purchase of Real Estate at 65736 State Road 15.

(5:00) Becky Hutsell, Redevelopment Project Manager, requesting formal approval of the agreement for the sale of 65736 State Road 15. The agreement requires that the purchasers submit both demolition and renovations plans for approval by the Commission prior to closing and both sets of plans were included in the packet. Ms. Hutsell read the general terms of the agreement. The Butler's were available for questions from Commission members or to ask questions and they had none.

(7:11) Commissioner Weddell thanked the Butler's for their patience and Becky Hutsell for her hard work. He stated he is looking forward to seeing the final product.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 01-2021

After discussion, on call of the roll, the motion was carried by the following vote:

Ayes: Garber Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 4 in favor and 0 against.

**Resolution 02-2021** – Authorize Issuance of Request for Proposals for Real Estate with a House Located at 2601 Woodland Drive.

(8:15) Larry Barkes, Commission Attorney, the assessed value is \$275,000 and if a qualifying proposal is received it will be presented to the Commission and if not the Request for Proposals will be held over an additional 30 days.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 02-2021.

After discussion, on call of the roll, the motion was carried by the following vote:

Ayes: Garber Stump Turner Weddell

Nays:

The motion was adopted by a vote of 4 in favor and 0 against.

**Resolution 03-2021** – Approve Request to Issue a Request for Proposals to Conduct Traffic Analysis and Engineering Study for the Roadway adjacent to the Consolidated County Court Complex

(11:00) Becky Hutsell, Redevelopment Project Manager, last fall the Commission agreed to fund up to \$1.5 million in public infrastructure improvements at key intersections in the area around the new complex. In the resolution is an outline of the scope of work items that will be included in the RFP.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 03-2021.

After discussion, on call of the roll, the motion was carried by the following vote:

Ayes: Garber Stump Turner Weddell

Nays:

The motion was adopted by a vote of 4 in favor and 0 against.

### **Downtown Vault Structural Evaluation**

(13:50) Dustin Sailor, Director of Public Works, told the Commission that the evaluations have been completed and they are working on reports for each site which will be received by January 31, 2021. Will have more information for the Commission in February.

### **DISCUSSION**

#### **TIF Consolidation**

(14:25) Becky Hutsell, Redevelopment Project Manager, stated a map was included in the packet showing the possible connections of the TIF districts, including parcels to be added and explained the map. The reason part of College Avenue is included is because we were recently awarded MACOG funds to reconstruct the roadway from Ninth Street to US 33.

(17:35) Mark Brinson, Community Development Director asked if any Commission members had any comments

(17:44) Commissioner Turner asked for clarification on the parcels being added.

(18:00) Becky Hutsell, Redevelopment Project Manager, explain the process of combing the TIF's.

(19:37) Commissioner Stump indicated that he is not sure if can support this. He feels it defeats the original purpose of the TIF's. Asked is some of the money should be returned to the taxing districts. He stated he is undecided.

(20:00) Discussion between Commission members, staff and Mayor Stutsman regarding consolidation.

(27:15) Discussion regarding the effects of the taxing districts and the amounts given to them compared to the Redevelopment Commission.

### **5 Year Capital Plan**

(28:45) Becky Hutsell, Redevelopment Project Manager, stated that this is a standard plan update since we are talking of consolidating the TIF's. Taken project list from last year for each district and update project list and explained the plan.

(33:10) After question from Commissioner Stump regarding the distribution of the tax excess to the taxing districts, Mark Brinson offered to have Jason Semler from Baker Tilly do a presentation at the next meeting regarding this.

### **APPROVAL OF REGISTER OF CLAIMS**

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve payment of the Register of Claims totaling \$1,039,386.67.

After discussion, on call of the roll, the motion was carried by the following vote:

Ayes: Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 3 in favor and 0 against.

Commissioner Garber had trouble with his connection to Zoom and was not able to vote.

### **MONTHLY REDEVELOPMENT STAFF REPORT**

Community Development Director Mark Brinson offered to answer any questions about the monthly report; however the Commission did not have any questions. The stakeholder meeting for downtown river district plan is coming up. Update on the new park department maintenance building, the tenant is in the process of moving the trailers off the property.

### **OPEN FORUM**

No one from the Commission or public spoke during the open forum.

### **ANNOUNCEMENTS**

It was announced that the next regular meeting is scheduled for February 9, 2021 at 3:00 p.m.

**ADJOURNMENT**

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to adjourn the meeting. The motion was adopted unanimously.

After discussion, on call of the roll, the motion was carried by the following vote:

Ayes: Stump Turner Weddell

Nays: None

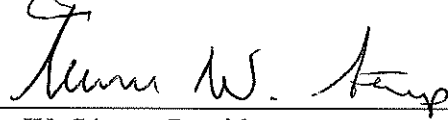
The motion was adopted by a vote of 3 in favor and 0 against.

Commissioner Garber had trouble with his connection to Zoom and was not able to vote.

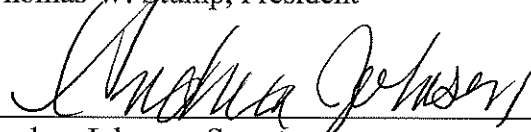
The regular meeting was adjourned at 3:43 p.m.

**APPROVED** on February 9, 2021

**GOSHEN REDEVELOPMENT COMMISSION**



Thomas W. Stump, President



Andrea Johnson, Secretary