

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of August 10, 2021

The Goshen Redevelopment Commission met in a regular meeting on August 10, 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.

CALL TO ORDER/ROLL CALL

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

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

Absent: None

Commission President Turner indicated the meeting is also available via Zoom.

CHANGES TO THE AGENDA

A request was made to move Resolution 47-2021 & Resolution 48-2021 to be heard before the presentations.

A motion was made by Commissioner Weddell and seconded by Commissioner Stump to approve the change to the agenda.

The motion was adopted unanimously.

It was also noted that a revised agenda was presented with two added resolutions, Resolution 51-2021 & Resolution 52-2021.

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Stump to approve the minutes of the July 13, 2021 meeting.

The motion was adopted unanimously.

NEW BUSINESS

Resolution 46-2021 – Approve Agreement for the Sale and Purchase of Real Estate at 209 West Monroe Street

(2:11) Mark Brinson, Community Development Director, the Commission approved the sale at the last meeting after the RFP process. The purchase price is \$100,500.00 and the buyer is Toby Carter. Closing will be in the next couple weeks.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 46-2021.

The motion was adopted unanimously.

Resolution 47-2021 – Approve Agreement for the Sale and Purchase of Real Estate at 217 West Wilden Avenue

(3:15) Mark Brinson, Community Development Director, the Commission approved the sale of the property to Habitat for Humanity of Elkhart County at the last meeting and the first step is to approve the agreement. Purchase price is \$8500.00.

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve Resolution 47-2021.

The motion was adopted unanimously.

Resolution 48-2021 –Approve Exterior Design for 217 West Wilden Avenue

(4:06) Mark Brinson, Community Development Director, one condition of the purchase agreement is that the Commission has the opportunity to approve the exterior design. The final design is dependent on who the buyer is but will be very similar to the design included in the packet. Mr. Brinson stated that Greg Conrad of Habitat for Humanity was there to answer any design questions but the Commission did not have any.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 48-2021.

The motion was adopted unanimously.

PRESENTATION

Indiana Avenue Apartments

(5:25) Mayra Garcia and her father Jose Garcia, who owns San Jose Markets, stated they have been discussing an apartment complex for a couple of years and decided on a location on Indiana Avenue. Ms. Garcia introduced her team.

Matt Schneider, Ancon Construction, gave a handout to the Commission members regarding the site plan and elevation of the 60 unit complex.

(9:59) David Nesser, TCU, talked about the financial elements of the project and the struggle with the cash flow without a TIF style arrangement.

(18:16) Travis Bontrager, Bontrager Realty, stated he would be managing the apartments. Told the Commission of the low housing inventory and the need for housing growth in the city. Talked about rent costs and looking for the city to provide assistance to help keep rents more affordable.

(26:40) Dustin Sailor, Director of Public Works, commented on the traffic study the developer has completed to include modifications to Indiana Avenue that will be taken on as part of the project.

(29:20) John Place, President of Ancon Construction, stated they have spent a lot of time forecasting construction costs and thinks items will continue to go up.

(30:51) Mark Brinson, Community Development Director, stated the first step was to introduce this project to the Commission and the public. At the next meeting will have more details on how the Commission can participate with TIF/EDC bond.

Downtown River District

(34:15) Chris Chockley, Jones Petrie Rafinski, gave a hand out of the Downtown River District Revitalization Plan to Commission members and presented it in a power point. Told the Commission of the meetings held with the planning committee and stakeholders. Explained each section of the presentation. Put together a plan that compliments downtown and not competes with it. Presented the recommendations for a vibrant river district.

(51:54) Ken Jones, Jones Petrie, Rafinski, continued with the power point presentation and talked about the implementation of the project from public improvements to private sector investment. Also talked about the funding strategies and the recommendations for the city.

Resolution 49-2021 –Approve Request to Solicit Proposals for Survey Services, Geotechnical Services and Architect Services for the Design of West Jefferson Streetscapes

(1:15:45) Dustin Sailor, Director of Public Works, the Commission previously authorized to solicit for proposals for consultant to design the reconstruction of West Jefferson Street. Goshen Engineering will now be designing it and request permission to solicit services for survey services, geotechnical services and landscape architect to assist with the design.

A motion was made by Commissioner Johnson and seconded by Commissioner Stump to approve Resolution 49-2021.

The motion was adopted unanimously.

Resolution 50-2021- Approve Request to Solicit Proposals to Update Right-of-Way Study and Traffic Study for County Road 40 /Woodfield Road Corridor

(1:16:53) Dustin Sailor, Director of Public Works, in 2009 a master plan was started to extend the traffic corridor from US33 to Dierdorff Road but never reached the completion point. Need to re-evaluate and update the 2009 corridor plan to properly address the traffic concerns in the corridor.

A motion was made by Commissioner Garber and seconded by Commissioner Johnson to approve Resolution 50-2021.

The motion was adopted unanimously.

Resolution 51-2021 – Selection of Preferred Developer for the Former Western Rubber Site at 620 East Douglas Street and Authorization to Negotiate Development Agreement.

(1:21:20) Becky Hutsell, Redevelopment Project Manager, at the July meeting the proposal was opened for the development of the former Western Rubber property. The proposal was reviewed by a committee consisting of Commissioner Turner, Commissioner Stump and staff. Bradd Weddell, School Board appointee was included in conversations. Seeking Commission authorization to negotiate with the developer and the intention is to come back to next month's meeting with an agreement for approval.

(1:23:19) Discussion and comments between staff and Commission members regarding the proposal and financing of the project.

(1:37:23) Mayor Stutsman via telephone, told the Commission that he and staff have been working hard to find options to bring housing to Goshen and encouraged the Commission to be open to negotiate and would appreciate support from the Commission.

After discussion it was decided to negotiate with the developer.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve Resolution 51-2021.

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

Ayes: Garber Johnson Stump Turner Weddell

Nays: Stump

The motion was adopted by a vote of 4 in favor and 1 against.

Resolution 52-2021 – Acquisition of Real Estate at 113 West Jefferson Street

(1:41:11) Mark Brinson, Community Development Director, stated the Commission previously approved the purchase agreement and the Legal Department suggested another resolution that gives the Community Director the authority to sign all documents. The previous resolution was approved for the purchase agreement not the closing documents.

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve Resolution 52-2021.

The motion was adopted unanimously.

UPDATE

Eisenhower Drive North and South Pavement Replacement

(1:42:30) Dustin Sailor, Director of Public Works, updated the Commission on the project schedule. Also informed the Commission about the challenges with the driveway approaches. Currently working through field design to address the drive approaches and shoulder berming and once done a change order will be brought to the Commission.

(1:45:38) Commissioner Weddell notified the Commission that City Council passed the annexation of the East College parcels by a vote of 4-3.

DISCUSSION

College Avenue TIF/Bond – Procedural Time Table

(1:46:25) Becky Hutsell, Redevelopment Project Manager, provided the Commission a handout.

Explained the process. The intention is to bring a Declaratory Resolution pledging TIF revenues for bond repayment to the September meeting.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Stump to approve payment of the Register of Claims totaling \$289,169.36

The motion was adopted unanimously.

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. Mr. Brinson congratulated Becky Hutsell on her new position of Redevelopment Director.

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 September 14, 2021 at 3:00 p.m.

ADJOURNMENT

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to adjourn the meeting.

The motion was adopted unanimously.

The regular meeting was adjourned at 4:53 p.m.

APPROVED on September 14, 2021

GOSHEN REDEVELOPMENT COMMISSION



Vince Turner, President



Andrea Johnson, Secretary