

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of October 12, 2021

The Goshen Redevelopment Commission met in a regular meeting on October 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.

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

CHANGES TO THE AGENDA

Commission President Turner stated there was a request to add Resolution 67-2021 – Resolution of the Goshen Redevelopment Commission Pledging TIF Revenue to the agenda.

A motion was made by Commissioner Weddell and seconded by Commissioner Stump to add Resolution 67-2021 to the agenda.

The motion was adopted unanimously.

APPROVAL OF MINUTES

A motion was made by Commissioner Johnson and seconded by Commissioner Stump to approve the minutes of the September 14, 2021 meeting.

The motion was adopted unanimously.

PUBLIC HEARING – Confirming the Declaratory Resolution to Amend the Boundaries of the Lippert/Dierdorff Economic Development Area and Establish the Boundaries and Economic Development Plan for the College Avenue Economic Development Area

Commission President Turner opened the public hearing on the Confirming the Declaratory Resolution to Amend the Boundaries of the Lippert/Dierdorff Economic Development Area and Establish the Boundaries and Economic Development Plan for the College Avenue Economic Development Area at 3:01 p.m.

No one spoke during the public hearing, and the public hearing was closed.

Resolution 60-2021 – Confirming the Declaratory Resolution to Amend the Boundaries of the Lippert/Dierdorff Economic Development Area and Establish the Boundaries and Economic Development Plan for the College Avenue Economic Development Area

(1:50) Becky Hutsell, Redevelopment Director, stated that these parcels were carved out of the Lippert/Dierdorff TIF and the five additional parcels that have been annexed for the new College Avenue TIF. The resolution states that we have followed all the proper steps and this is the final resolution.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 60-2021.

The motion was adopted unanimously.

Resolution 62-2021 – Approve Request to Negotiate and Execute an Agreement with Roberts Environmental Services, LLC for a Phase 1 Environmental Site Assessment (ESA) at 410 West Pike Street

(3:20) Becky Hutsell, Redevelopment Director, stated we have an executed purchase agreement for this property and as part of the agreement the City will conduct all necessary environmental assessments prior to closing. Received 3 quotes and would like to move forward with Roberts Environmental with a quote of \$1250.00 and will complete within two weeks.

A motion was made by Commissioner Weddell and seconded by Commissioner Stump to approve Resolution 62-2021.

The motion was adopted unanimously.

Resolution 63-2021 – Ratify Execution of Agreement with A & Z Engineering, LLC for Survey of Jefferson Street Reconstruction from Main Street to Third Street

(5:25) Becky Hutsell, Redevelopment Director, asking for ratification of the agreement with A & Z Engineering based on the scope of work that was approved at the September meeting. The proposal is for \$4500.00 and to be completed within 30 days after the Notice to Proceed.

A motion was made by Commissioner Weddell and seconded by Commissioner Stump to approve Resolution 63-2021.

The motion was adopted unanimously.

Resolution 64-2021 – Ratify Execution of Agreement with A & Z Engineering, LLC for Public Infrastructure for the Elkhart County Court Consolidation

(6:50) Becky Hutsell, Redevelopment Director, asking for ratification of the agreement with A & Z Engineering based on the scope of work that was approved at the September meeting. Ms. Hutsell detailed the improvements to County Road 28 and Reliance Road. The amount is \$395,995.00.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 64-2021.

The motion was adopted unanimously.

Resolution 65-2021 – Authorizing Preapproved Payments for Certain Expenses

(11:09) Becky Hutsell, Redevelopment Director, certain items detailed in the resolution that will allow us to submit claims to the Clerk/Treasurer's office for payment in advance of approval from the Commission. Details are in the resolution.

A motion was made by Commissioner Weddell and seconded by Commissioner Stump to approve Resolution 65-2021.

The motion was adopted unanimously.

Resolution 66-2021 – Award Contract and Authorize Issuance of Purchase Order to Geveko Markings, Inc. for Decorative Crosswalk Materials.

(13:23) Josh Corwin, City Engineer, received two quotes for the downtown crosswalk materials and Geveko submitted the lowest quote. The Commission had previously approved the thermoplastic brick pattern sheets to be purchased and installed by the Street Department. Geveko Markings will provide training. The amount is \$41,635.00.

A motion was made by Commissioner Weddell and seconded by Commissioner Stump to approve Resolution 66-2021.

The motion was adopted unanimously.

Resolution 67-2021 – Resolution of the Goshen Redevelopment Commission Pledging TIF Revenues
(18:45) Becky Hutsell, Redevelopment Director, have completed the process of modifying the TIF and establishing a new College Avenue TIF. The next step in this process is to move forward with issuing the bond and this resolution is a component to that. This is following all the terms set forth in the development agreement.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 66-2021.

The motion was adopted unanimously.

DISCUSSION

Renumbering of Resolution 52-2021 to 61-2021

Tracee Norton, Administrative Assistant, told the Commission that there was a duplication of a resolution number. Resolution 52-2021 – Acquisition of Real Estate at 113 West Jefferson Street was approved by the Commission in August. In September that same resolution number was mistakenly used again. Asking the Commission to approve renumbering Resolution 52-2021 to 61-2021.

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve the renumbering of Resolution 52-2021 – Acquisition of Real Estate at 113 West Jefferson Street to 61-2021.

The motion was adopted unanimously.

Park Maintenance Facility

(21:40) Becky Hutsell, Redevelopment Director, the capital plan includes funding to construct the new park maintenance building. We have \$500,000 in the capital plan for this project. With site work, fencing, building and utilities, the project estimate is 2 million. The Mayor is interested in knowing if the Commission would be willing to fund an additional \$500,000. Civil City would pay ½ and the Commission ½. Have the funds in the budget for this year that can be encumbered to cover the additional. Looking for thoughts and feedback from the Commission.

23:00 questions and comments.

After discussion, Commission members agreed to fund the additional \$500,000.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve payment of the Register of Claims totaling \$22,366.15.

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Redevelopment Director Becky Hutsell offered to answer any questions about the monthly report; however the Commission did not have any questions.

OPEN FORUM

Commissioner Brett Weddell asked what the next step is in the bond issuance. Ms. Hutsell stated that the next procedural step is City Council on November 9th for a first reading, then the Economic Development Commission and back to City Council for a second reading on November 19th. Commissioner Weddell stated to Commission members that if you support this project reach out to Council members and express your support and also come to the Council meeting to improve the understanding of how the city can grow. Ms. Hutsell told the Commission of a presentation in the changes in economic development by Ball State on Wednesday night at Goshen Theatre.

ANNOUNCEMENTS

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

ADJOURNMENT

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

The motion was adopted unanimously.

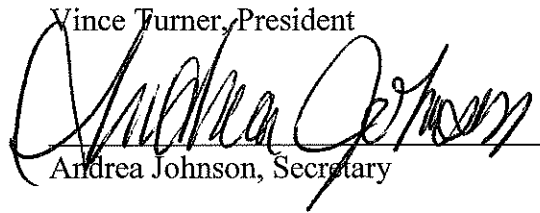
The regular meeting was adjourned at 3:47 p.m.

APPROVED on November 9, 2021

GOSHEN REDEVELOPMENT COMMISSION



Vince Turner, President



Andrea Johnson, Secretary