

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of January 11, 2022

The Goshen Redevelopment Commission met in a regular meeting on January 11, 2022 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: Brianne Brenneman, Brian Garber, Andrea Johnson, Vince Turner, Brett Weddell and Bradd Weddell

Absent: None

Commission President Turner welcomed new Commission member Brianne Brenneman. Ms. Brenneman introduced herself to the Commission.

CHANGES TO THE AGENDA

A request was made to add Resolution 05-2022 – Approve Request to Solicit Bids for Materials for the Water Main Loop for the East College Avenue Project to the agenda.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to add Resolution 05-2022 to the agenda.

The motion was adopted unanimously.

APPROVAL OF THE MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve the minutes of the December 14, 2021 regular meeting.

The motion was adopted unanimously.

ELECTION OF OFFICERS

Commissioner Weddell nominated Commissioner Turner for President of the Goshen Redevelopment Commission and Commissioner Garber seconded. A motion was made by Commissioner Weddell and seconded by Commissioner Garber. Commissioner Weddell made a motion to close the nominations. The motion was adopted unanimously and Commissioner Turner was elected President of the Goshen Redevelopment Commission.

Commissioner Weddell nominated Commissioner Garber for Vice President of the Goshen Redevelopment Commission and Commissioner Johnson seconded. Commissioner Weddell made a motion to close the nominations. The motion was adopted unanimously and Commissioner Garber was elected Vice President of the Goshen Redevelopment Commission.

Commissioner Weddell nominated Commissioner Johnson for Secretary of the Goshen Redevelopment Commission and Commissioner Garber seconded. A motion was made by Commissioner Weddell to close the nominations. The motion was adopted unanimously and Commissioner Johnson was elected Secretary of the Goshen Redevelopment Commission.

Resolution 01-2022 –Approve Request to Execute an Agreement with Roberts Environmental Services, LLC for a Limited Phase II Environmental Site Assessment at 410 West Pike Street
(3:25) Becky Hutsell, Redevelopment Director, last fall the Commission entered into an agreement with Roberts Environmental Services, LLC to complete a Phase 1 Environmental Site Assessment. During that assessment, two Recognized Environmental Concerns (RECs) were noted in the report. Requested three quotes. The agreement with Roberts will include completion of the work by March 4, 2022 for a cost of \$11,200.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 01-2022.

The motion was adopted unanimously.

Resolution 02-2022 – Approve Execution of Change Order Two (2) for Eisenhower Drive North and South Reconstruction
(4:50) Dustin Sailor, Director of Public Works, stated this change order increases the contract amount by \$96,464.37 for a revised contract amount of \$2,107,336.82 which is an increase of 12.87 percent. This change order was due to additional millings, resurfacing and mismatch driveway profiles. This change order also allows a 10 day extension.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 02-2022.

The motion was adopted unanimously.

Resolution 03-2022 – Approve Execution of Change Order Three (3) for Eisenhower Drive North and South Reconstruction
(8:50) Dustin Sailor, Director of Public Works, this project went over in construction time. The road became functional on September 22, 2021 which resulted in 30 days of delay in completion of the project. It has been agreed by both parties to access the \$500 per day liquidated damages for a total of \$15,000 as a credit back to the project. Project timeline extended to May 31, 2022.

(9:44) Question regarding the low penalty per day rate and if there have been discussions to increase it so this does not happen again and Mr. Sailor said he is open for the discussion and discussed the rates.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 03-2022.

The motion was adopted unanimously.

Resolution 04-2022 – Request to Approve a Development Agreement with Greenwood Rental Properties, LLC
(14:10) Becky Hutsell, Redevelopment Director, gave a handout to Commission members with current cost estimates and gave history of the project. This project is no longer financially viable and they reached out to city and asked if we would partner with them. New concept for the Redevelopment Commission to partake in residential project, however there is a housing shortage in Goshen. Currently working on guideline policy now. Structure of agreement includes an EDC bond which will be repaid with TIF proceeds generated from the project. 75% of the TIF proceeds would go to repayment of the bond and the other 25% kept by the city for projects in the immediate area. Provided two different Performa's by the team, one with a TIF bond and one without and explained each of them.

(20:05) Commissioner Weddell stated that in a work session he indicated he would support these type of things if it supported infrastructure and with the amount being higher he is unsure if he can support it.

(24:01) Commissioner Garber stated he would support this if 5% or 3 units would be for medium/lower income.

Commissioner Johnson stated she agrees with Commissioner Garber and would like to see the 3 units for low income.

Questions about how to define low income.

Mark Brinson stated that changes now would have to go back to the developer since they would be giving up rent and would have to make up somewhere else. This will change their Performa.

(26:45) Mayor Jeremy Stutsman, reminded the Commission that the only housing projects the Commission has participated in the past have been all low income projects.

(28:29) Maya Garcia, Greenwood Rentals, stated that the rents are at the top of the scale and if we do what is suggested, it would raise the rent even more and trying to stay to where a normal person working at the factory can afford it. Would have to go back and try to work the numbers and see this as being difficult.

(30:04) Commissioner Garber indicated that he has mentioned in all meeting about the requirement for low income housing.

(30:16) Travis Bontrager, Bontrager Realty, commented on how renters move up to a bigger and nicer apartments and that will open up more units.

Mark Brinson stated a willingness to put it in the policy moving forward versus at the tail end and would appreciated support from the Commission to move forward with this project. Gave assurance that going forward, if there is a next project it will be made a priority.

Commissioner Turner stated he has reservations but thinks it is an important that we move forward due to emergency situation with housing shortage and asked if the loan has been approved.

(34:48) David Neeser, TCU, stated that loan approval has not been made, waiting to see what the City would do.

(38:07) Commissioner Weddell stated he supports residential TIF's but this is not in the ball park because we are providing funding for building construction.

(44:10) Mayor Jeremy Stutsman stated his extreme support of this project to get housing to Goshen.

A motion was made by Commissioner Johnson and seconded by Commissioner Brenneman to approve Resolution 04-2022.

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

Ayes: Brenneman Johnson Turner

Nays: Garber, Weddell

The motion was adopted by a vote of 3 in favor and 2 against.

Resolution 05-2022 – Approve Request to Solicit Bids for Materials for the Water Main Loop for the East College Avenue Project

(45:45) Becky Hutsell, Redevelopment Director, for the East College project there are three different construction contracts. One is the water main loop, second is earth work and third is infrastructure within the development. Getting ready to bid this project next month and materials are about 16 weeks out. By doing this on our own we are saving approximately two months of time.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 05-2022.

The motion was adopted unanimously.

DISCUSSION

2022 Meeting Dates

(48:45) Becky Hutsell, Redevelopment Director, stated the previous meeting schedule had been altered for the February meeting and requesting approval to move back to the original date of the second Tuesday of the month.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve the request.

The motion was adopted unanimously

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve payment of the Register of Claims totaling \$1,412,672.64

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 Garber told the Commission that the utility poles along East Lincoln Avenue were being moved for the road project.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for February 8, 2022 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.

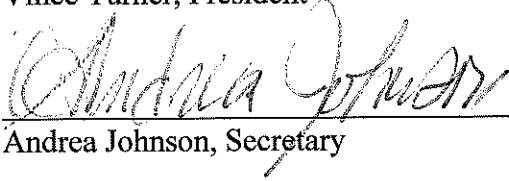
The regular meeting was adjourned at 3:52 p.m.

APPROVED on February 8, 2022

GOSHEN REDEVELOPMENT COMMISSION



Vince Turner, President



Andrea Johnson, Secretary