

## **GOSHEN REDEVELOPMENT COMMISSION**

### **Minutes for the Regular Meeting of February 8, 2022**

The Goshen Redevelopment Commission met in a regular meeting on February 8, 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

#### **APPROVAL OF THE MINUTES**

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve the minutes of the January 11, 2022 regular meeting.

The motion was adopted unanimously.

#### **Resolution 06-2022** –Approve Request from Goshen Engineering to Solicit Quotes for the 2022 Abandonment of Downtown Vaults

(1:00) Dustin Sailor, Director of Public Works, stated that the Redevelopment Commission agreed to extend this program for another year. Letters were sent to twelve (12) property owners and eight (8) responses were received. There are more than 12 vaults but only 12 property owners.

(1:56) Commissioner Brett Weddell requested to know which property owners responded. He is requesting the legal department start the proceeding for a city ordinance for compliance.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 06-2022.

The motion was adopted unanimously.

#### **Resolution 07-2022** – Approve Request to Solicit Proposals for Construction Inspection for the East College Avenue Project

(3:15) Becky Hutsell, Redevelopment Director, stated the overall cost for all work is anticipated to be \$17 million dollars and the scope of work is being divided into three (3) separate City projects. Goshen Engineering does not have sufficient staff to provide the needed oversight. The construction inspector will oversee all contracts, manage traffic, inspection and manage erosion control permit for the overall project.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 07-2022.

The motion was adopted unanimously.

**Resolution 08-2022** – Approve Request to Execute a Purchase Agreement with Doug Dispennett for 215 Pleasant Avenue, 211 Pleasant Avenue, 212 Pleasant Avenue, 207 Pleasant Avenue, 211 New Street and the Vacant Parcel immediately north of 215 Pleasant Avenue

(7:35) Becky Hutsell, Redevelopment Director, staff has negotiated a purchase agreement and the terms are outlined in the memo in the packet. Purchase price is \$501,000.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 08-2022.

The motion was adopted unanimously.

**Resolution 09-2022** – Request to Approve Agreement Amendment with InSite Development for the River Arts Development

(10:45) Becky Hutsell, Redevelopment Director, stated that Scott Sivan from InSite Development is here to answer any questions the Commission may have. The River Art project included both the north end of the Hawks building and construction of a 4 story apartment building on the vacant parcel at Third and Jefferson Street. The Hawks building is complete. The agreement was executed on March 26, 2018 and Ms. Hutsell explained the changes to the agreement requested by the developer. A gant chart was provided showing the timelines for both the River Arts and the Millrace Townhomes projects. Recommending the developer provide updated plans and details to the Commission by August 9, 2022.

The agreement for the Millrace Townhomes was executed on June 21, 2019 and Ms. Hutsell explained the changes requested by the developer. Also recommending the developer provide updated plans and details to the Commission by August 9, 2022.

(17:46) Scott Sivan, InSite Development, updated the Commission on where he is at now in the process and what possible changes there may be in the developments. The next 4-5 months will study the market to see what the current market condition are.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 09-2022.

The motion was adopted unanimously.

**Resolution 10-2022** – Request to Approve Agreement Amendment with InSite Development for the Millrace Townhomes.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 10-2022.

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 \$221,243.63

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**

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

**ANNOUNCEMENTS**

It was announced that the next regular meeting is scheduled for March 8, 2022 at 3:00 p.m.

**ADJOURNMENT**

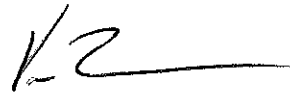
A motion was made by Commissioner Johnson and seconded by Commissioner Brenneman to adjourn the meeting.

The motion was adopted unanimously.

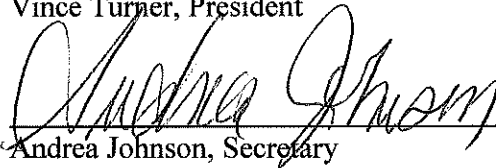
The regular meeting was adjourned at 3:28 p.m.

**APPROVED** on March 8, 2022

**GOSHEN REDEVELOPMENT COMMISSION**



Vince Turner, President



Andrea Johnson, Secretary