

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of April 12, 2022**

The Goshen Redevelopment Commission met in a regular meeting on April 12, 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, Andrea Johnson, Brett Weddell, Vince Turner and Bradd Weddell

Absent: Brian Garber

Commission President Turner stated that this meeting is also available via Zoom.

### **APPROVAL OF MINUTES**

A motion was made by Commissioner Johnson and seconded by Commissioner Weddell to approve the minutes of the March, 8, 2022 regular meeting.

The motion was adopted unanimously.

### **NEW BUSINESS**

**Resolution 20-2022** – Amendment No. 2 to Agreement for City of Goshen Lawn Services with Colin Avila d/b/a Yarksharks

(1:00) Becky Hutsell, Redevelopment Director, in the past we have done annual request for quotes for lawn care. This year we allowed it to be extended for a year if all went well. Mr. Avila did a great job and we requested to renew with the same pricing and provisions as last year.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 20-2022.

The motion was adopted unanimously.

**Resolution 21-2022** – Authorize Execution of an Amendment to the Agreement for the Development of Stormwater Facilities with MR Realty IV, LLC

(2:50) Becky Hutsell, Redevelopment Director, originally entered into an agreement with MR Realty IV, LLC in January 2020. As we learned more about the drainage patterns, minor changes were made to the plan and Ms. Hutsell explained the changes. Requesting approval of the amendment to allow for the project to begin.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 21-2022.

The motion was adopted unanimously.

**Resolution 22-2022** – Request to Authorize Execution of an Agreement Amendment #2 with River Art. LLC

(5:04) Becky Hutsell, in February Scott Sivan of InSite Development spoke to the Commission regarding his request for a time extension to allow him an opportunity to evaluate how to proceed. The terms were detailed at the February meeting, including having the developer present his plans at the August Commission meeting and a commitment to commence construction by June 1, 2023 or the agreement will be terminated.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 22-2022.

The motion was adopted unanimously.

**Resolution 23-2022** – Request to Authorize Execution of Agreement Amendment with Millrace Townhomes, LLC

(6:20) Becky Hutsell, Redevelopment Director, in February Scott Sivan of InSite Development spoke to the Commission regarding his request for a time extension to allow him an opportunity to evaluate if he is doing single family homes or townhomes. The terms were detailed at the February meeting and also includes the developer to present his plans at the August Commission meeting and a commitment to commence construction by June 1, 2023.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 23-2022.

The motion was adopted unanimously.

**DISCUSSION**

**Old D & T Muffler Shop Community Use**

(8:50) Becky Hutsell, Redevelopment Director, as the building sits vacant we are looking at different opportunities for use of the property. Working with the Arts Council and they will have a proposal for the Commission next month. Had a request from the Environmental Resilience department who is working with Lincoln Cycle for a First Friday's event. Looking from feedback from the Commission regarding uses of the building.

(12:06) Discussion and comments regarding use of the property.

**APPROVAL OF REGISTER OF CLAIMS**

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve the payment of the Register of Claims totaling \$29,491.72

**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. Ms. Hutsell stated the Commission will review the bids for the East College Avenue project at next month's meeting. There will be a brief presentation of the finding of the fire station study. Ms. Hutsell said staff was invited to a neighborhood meeting regarding the development of the former Western Rubber property and Anderson Partners, the developer, was also in attendance.

Commissioner Brett Weddell stated that none of the Republican Council members were invited to the meeting

Discussion and comments regarding the invites. Mark Brinson indicated that staff did not organize the meeting and thought it was a positive meeting.

Councilor Doug Nisley, Goshen, stated he attended the meeting after hearing about and talked to some of the residents on 10<sup>th</sup> street and they didn't want to come to the meeting because they feel that the city has already made their mind up.

Discussion regarding TIF bond amount and reimbursement amount.

Commissioner Bradd Weddell stated that we are in the final weeks of school. He also talked of the new hires within the school system.

**OPEN FORUM**

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

**ANNOUNCEMENTS**

It was announced that the next regular meeting is scheduled for May 10, 2022 at 3:00 p.m.

**ADJOURNMENT**

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

The motion was adopted unanimously.

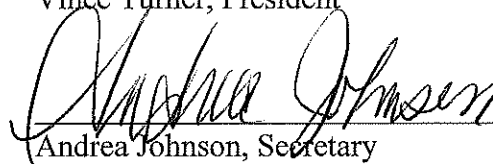
The regular meeting was adjourned at 3:38 p.m.

**APPROVED** on May 10, 2022

**GOSHEN REDEVELOPMENT COMMISSION**



Vince Turner, President



Andrea Johnson, Secretary