

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of August 9, 2022

The Goshen Redevelopment Commission met in a regular meeting on August 9, 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 stated that the meeting is also available via Zoom.

CHANGES TO THE AGENDA

Commission President Turner stated there was a request to remove Resolution 48-2022 from the agenda.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to remove Resolution 48-2022 from the agenda.

The motion was adopted unanimously.

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve the minutes of the July 12, 2022 regular meeting.

The motion was adopted unanimously.

PRESENTATION

Scott Sivan, InSite Development, told the Commission that Millrace Townhomes are 85-90% design complete and had to redesign the unit mix for River Arts. He is not asking for any time extension and he commits to be back at the September meeting with a presentation.

NEW BUSINESS

Resolution 44-2022 – Acquisition of Real Estate at 1689 Reliance Road

(5:35) Becky Hutsell, Redevelopment Director, this is one of several properties impacted by the Courts Consolidation project. The average of two appraisals is \$222,500 and relocation expenses will also be paid to the owner.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 44-2022.

The motion was adopted unanimously.

Resolution 45-2022 – Acquisition of Real Estate at 208 West Washington Street

(7:00) Becky Hutsell, Redevelopment Director, the owners approached the city looking to sell their rental property. There currently is a parking lot on one side and when River Race Drive is widened there will be a road on the other side. Not sure yet what the goal of the property will be. Average of the two appraisals is \$160,000.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 45-2022.

The motion was adopted unanimously.

Resolution 46-2022 – Request to Negotiate and Execute an Agreement for Traffic Control Services with State Barricading, Inc. for the East College Avenue Project

(10:20) Becky Hutsell, Redevelopment Director, the Commission approved an agreement for construction inspection in June for the East College Avenue project. The original plan was for the selected inspector Abonmarche to contract for the overall traffic control, but our current contract is only through December 31, 2022. A decision was made to contract directly with a traffic control company to manage the overall traffic plan. Abonmarche requested three quotes and two were received. Recommending authorization to negotiate and execute an agreement with State Barricading, Inc. at a cost of \$25,113.00.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 46-2022.

The motion was adopted unanimously.

Resolution 47-2022 – Ratify Execution of Agreement for Construction Inspection for the East College Avenue Infrastructure Project

(14:55) Becky Hutsell, Redevelopment Director, in July the Commission approved proposal from Abonmarche for construction inspection for the East College Avenue project. Now asking for ratification of the agreement. The not-to-exceed price is \$204,000.00.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 47-2022.

The motion was adopted unanimously.

DISCUSSION

RFP for 233 South Main Street

(16:25) Becky Hutsell, Redevelopment Director, told the Commission she is working on the RFP for 233 South Main Street. In order to sell or lease the building, have to go through the subdivision process to combine the parcels for the building and then split the parcels to create the city parking lot. Had questions for the Commission regarding the West Jefferson Street Reconstruction project and talked about giving up right-of-way or keeping it as it is.

After questions and discussion between members and staff it was decided to leave the right-of-way as it is currently.

Main Street Decorative Lights

(29:10) Mark Brinson, Deputy Mayor, at last month's meeting there was a discussion on the downtown decorative lights. The conduits are over 50 years old and the lights have been discontinued. The next step is to hire a consultant to get a plan for the total replacement of the lights. A discussion last month talking about EID budget and their priorities and Scott Woldruff from EID is here.

(30:40) Scott Woldruff, EID, gave the Commission a handout with a priority list, budget information, light pole information. Their budget is \$55,000 per year. He talked about the priority list.

(32:54) Commission President Turner asked Mr. Woldruff about the priority list which shows the arches are more of a priority than the lights and Mr. Woldruff responded that they ranked closely but feels arches are more important.

Discussion and comments between Commission members regarding lights, arches and the priority list.

Becky Hutsell, Redevelopment Director, explained the arches and that the pricing is a concern. Dustin is preparing to send out to bid and not sure what to do if the bid is substantially higher than expected.

Commissioner Brett Weddell questions Redevelopment's participation in this and the arches as this has nothing to do with RDC. RDC is about taking a property and putting it back on the tax rolls.

Becky Hutsell, Redevelopment Director talked about the consolidation of the River Race TIF and said a portion of the funding was generated from improvements in the downtown area. She stated she will inform the Commission of the revenue generated from the TIF and the projects done.

Commissioner Johnson suggested that the study is split between redevelopment and civil city and Commissioner Garber and Commissioner Brenneman agreed. Commissioner Weddell stated 100% civil city. Commissioner Turner indicated he would open to discussion on the 50/50 split.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve the register of claims to a new amount of \$847,173.78.

A motion was made Commissioner Johnson and seconded by Commissioner Garber to approve the register of claims as amended.

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Dustin Sailor, Director of Public Works, updated the Commission on the Crossing Drainage Project.

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 September 13, 2022 at 3:00 p.m.

ADJOURNMENT

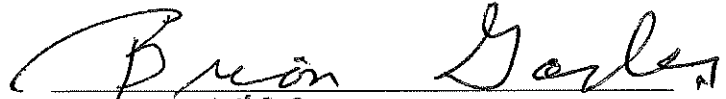
A motion was made by Commissioner Johnson and seconded by Commissioner Brenneman to adjourn the meeting.

The motion was adopted unanimously.

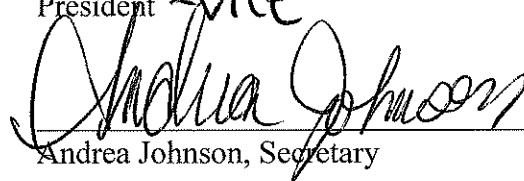
The regular meeting was adjourned at 3:51 p.m.

APPROVED on September 13, 2022

GOSHEN REDEVELOPMENT COMMISSION



President ~~VICE~~



Andrea Johnson, Secretary