

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of September 13, 2022

The Goshen Redevelopment Commission met in a regular meeting on September 13, 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 Vice President Brian Garber. 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, Brett Weddell and Bradd Weddell

Absent: None

CHANGES TO THE AGENDA

A request was made to remove the presentations of InSite Development and American Structurepoint presentations from the agenda.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to remove from the agenda.

The motion was adopted unanimously.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to accept the agenda as amended

The motion was adopted unanimously.

Mark Brinson, Deputy Mayor, stated the presentation from American Structurepoint will be moved to next month.

PUBLIC HEARING

NOTICE TO ALL TAXPAYERS AND ALL OTHER PERSONS AFFECTED OF ADOPTION AND CONTENT OF AMENDING DECLARATORY RESOLUTION OF THE GOSHEN REDEVELOPMENT COMMISSION AND NOTICE OF PUBLIC HEARING ON RESOLUTION

(3:53) Becky Hutsell, Redevelopment Director, stated this is part of the TIF modifications carving out parcels associated with the Indiana Avenue apartments and establishing as their own TIF.

No one spoke and the public hearing was closed.

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve the minutes of the August 9, 2022 regular meeting.

The motion was adopted unanimously.

NEW BUSINESS

Resolution 48-2022 – Authorize Execution of an Amended Agreement for the Sale and Purchase of Real Estate at 323 South Sixth Street and 211 West Madison Street

(5:35) Becky Hutsell, Redevelopment Director, explained the changes to the agreement.

A motion was made by Commissioner Brenneman and seconded by Commissioner Weddell to approve Resolution 48-2022.

The motion was adopted unanimously.

Resolution 49-2022 – Authorize Execution of the LPA/Consultant Agreement with BLN for the Blackport Drive Reconstruction

(9:35) Dustin Sailor, Director of Public Works, city negotiated with BLN, the selected consultant, for Professional Engineering Services for the Blackport Drive reconstruction. The LPA contract has a not to exceed amount of \$936,200 and the city's responsibility is 20% or \$187,240.

Discussion regarding the cost of the engineering, the scope of the project and questions about MACOG's participation in the project if the cost is more than anticipated.

Mayor Stutsman told the Commission that this is an important connection piece within our community. This is a major corridor especially for kids walking to school in the morning. Talked about MACOG participation and they are a good partner.

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

Ayes: Brenneman, Garber, Johnson

Nays: Weddell

The motion was adopted by a vote of 3 in favor and 1 against.

Resolution 50-2022 – Request to Negotiate and Execute an Agreement Amendment with NuWay Construction for the New Goshen Maintenance Building Construction Project

(21:17) Becky Hutsell, Redevelopment Director, In June a contract was awarded to NuWay Construction for the new Parks Maintenance facility. Two items outside of the original scope have been identified. Requesting approval of the amendment totaling \$17,545.00 with the total project cost of \$2,759,603.06.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 50-2022.

The motion was adopted unanimously.

Resolution 51-2022 – Request to Proceed with Property Acquisition for 22 Parcels Impacted by the Consolidated Court Roadway Improvements

(24:19) Becky Hutsell, Redevelopment Director, the Commission has executed an agreement with A & Z Engineering to design roadway improvements for the Consolidated Court Project. Additional right-of-way acquisitions have been identified. Twenty-two (22) parcels will be impacted to some degree for the upcoming project.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 51-2022.

The motion was adopted unanimously.

Resolution 52-2022 – Resolution Confirming the Resolution of the Goshen Redevelopment Commission Adopted on June 14, 2022, Entitled “Amending Declaratory Resolution of the Goshen Redevelopment Commission Amending the Consolidated River Race/US 33 Allocation Area to Create a New Allocation Area Within the Consolidated River Race/US 33 Economic Development Area and Amending the Economic Development Plan

(26:11) Becky Hutsell, this is the final resolution stating the Commission has done all of the necessary steps to amend the River Race TIF and establish Indiana Avenue Development Area as its own TIF. Base assessment date is January 1. This is effective upon passage and adoption of the Commission today.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 52-2022.

The motion was adopted unanimously.

DISCUSSION

Main Street Decorative Light

(27:42) Becky Hutsell, Redevelopment Director, at last month’s meeting detail was requested regarding collections to date from the original downtown TIF. Ms. Hutsell explained the memo that was in the packet.

After discussion between Commission members and staff, a motion was made by Commissioner Garber and seconded by Commissioner Johnson for the Redevelopment Commission to fund one half of the study and Civil City fund the other half.

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

Ayes: Brenneman, Garber, Johnson

Nays: Weddell

The motion was adopted by a vote of 3 in favor and 1 against.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve the register of claims to a new amount of \$802,325.65

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.

Commissioner Garber asked about the lawsuit for the Ariel Cycleworks site and the grant submission.

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 October 11, 2022 at 3:00 p.m.

ADJOURNMENT

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

The motion was adopted unanimously.

The regular meeting was adjourned at 4:44 p.m.

APPROVED on October 11, 2022

GOSHEN REDEVELOPMENT COMMISSION



President



Secretary