

Minutes - Goshen Plan Commission  
Tuesday, December 20, 2022 - 4:00 pm  
Council Chambers, 111 E. Jefferson Street  
Goshen, Indiana

- I. The meeting was called to order with the following members present: Josh Corwin, Doug Nisley, Hesston Lauver, Rolando Ortiz, Richard Worsham, James Wellington, Caleb Morris and Tom Holtzinger. Also present were City Planner Rhonda Yoder and Assistant City Attorney James Kolbus. Absent: Aracelia Manriquez
- II. Approval of Minutes of 11/15/22 – Holtzinger/Morris 8-0
- III. The Zoning/Subdivision Ordinances and Official Staff Reports were unanimously filed into the record: Nisley/Holtzinger 8-0
- IV. Postponements/Withdrawals – None
- V. Audience Items - None
- VI. Staff/Board Items  
*Order of the Goshen Plan Commission Determining that an Amending Declaratory Resolution and Housing Program Approved and Adopted by the Goshen Redevelopment Commission Conform to the Comprehensive Plan and Approving Said Resolution and Housing Program*

Ms. Yoder explained the Redevelopment Commission passed the declaratory resolution which amends the southeast economic development area and creates a new southeast housing residential TIF. She explained that anytime a new TIF is created, or when there are amendments to existing TIF's, they go through the process with the Redevelopment Commission. The Plan Commission is then asked to confirm that the proposal conforms to the comprehensive plan. The document will also be reviewed by the City Council.

She provided examples from the comprehensive plan that demonstrate consistency with the proposed amendment to establish the Southeast Housing TIF Allocation Area. She also noted that Mark Brinson is here on behalf of the Redevelopment Commission to answer any questions.

*Staff Discussion:*

Mr. Wellington asked if someone could explain TIF's.

Deputy Mayor, Mark Brinson first explained traditional TIF areas, saying that it's a geographic area, designated by the Redevelopment Commission, Council and Plan Commission. Within the targeted area, we capture the tax increment so additional property taxes that are generated by new development is basically captured and put into a separate allocation fund. Those dollars build up over time and can be used by the Redevelopment Commission to fund projects allowed by state law. He explained there are a variety of programs and projects that the funds can be used for and Goshen generally uses these funds for infrastructure projects, bike paths, public facilities, brownfield cleanups, demolitions, blight elimination, etc. He noted this residential TIF is new for us and explained that under traditional TIF's we don't capture single family tax increment. These dollars will be used to pay for necessary infrastructure improvements, such as water, sewer, roads, and stormwater improvements. These funds can be used to help fund new residential subdivisions.

Mr. Wellington asked if these funds stay in this district.

Mr. Brinson stated yes, these dollars will stay within this allocation area and will go back into public improvements. He went on to explain if you live in a TIF area, there is no change to what you pay in taxes, but your taxes go into a special allocation fund where it has a dedicated use.

Ms. Yoder clarified that a portion of your taxes go into the fund, not the entire amount.

*Action:*

A motion was made and seconded, Nisley/Holtzinger, to approve the *Order of the Goshen Plan Commission Determining that an Amending Declaratory Resolution and Housing Program Approved and Adopted by the Goshen Redevelopment Commission Conform to the Comprehensive Plan and Approving Said Resolution and Housing Program*. The motion passed unanimously by a vote of 8-0.

**VII.** Adjournment – 4:13 pm Nisley/Morris

Respectfully Submitted:

/s/ Lori Lipscomb

Lori Lipscomb, Recording Secretary

Approved By:

/s/ Richard Worsham

Richard Worsham, President

/s/ Tom Holtzinger

Tom Holtzinger, Secretary