

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of June 13, 2023

The Goshen Redevelopment Commission met in a regular meeting on June 13, 2023 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 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: Steve Brenneman

CHANGES TO THE AGENDA

Commission President Garber indicated that a request was made to remove Resolution 18-2023 – Award Bid and Authorize Negotiation and Execution of Agreement for Tenth Street Reconstruction from Jackson Street to Reynolds Street

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to remove Resolution 18-2023 from the agenda.

The motion was adopted unanimously.

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve the minutes of the May 9, 2023 regular meeting.

The motion was adopted unanimously.

Resolution 19-2023 – Accept Committee Recommendation to Negotiate a Purchase Agreement with Viewrail for Millrace Townhomes Property

(1:15) Becky Hutsell, Redevelopment Director, a Request for Proposals was issued in March for the former Millrace Townhomes property and two proposals were received. A Selection Committee consisting of Brianne Brenneman, Brett Weddell and Becky Hutsell reviewed both proposals and are requesting the Commission to accept the recommendation to move forward with negotiation of an agreement with Viewrail for the Millrace Flats development.

Redevelopment Director Becky Hutsell stated that Shane Dyer from Viewrail was in attendance and available if the Commission had any questions.

Questions from Commission members regarding the other proposal received monthly rent amount and exterior looks.

Commissioner B. Brenneman, who was on the Select Committee commented that she liked that having a local partner who is trusted.

Commission President Garber stated he was going to recuse himself from voting since Shane Dyer is a family member.

A motion was made by Commissioner Johnson and seconded by Commissioner B. Brenneman to approve Resolution 19-2023.

The motion was adopted unanimously.

Resolution 20-2023 – Economic Development Agreement with Cherry Creek, LLC

(5:35) Becky Hutsell, Redevelopment Director, presented a power point highlighting some of the key points of the development agreement. The development started the City's first residential TIF. Ms. Hutsell outlined the agreement and a few of the key points are. There are 170 acres within the development which will be developed in two phases. Phase 1 will be 84 acres and Phase 2 will be 90 acres which will begin in 2028. This is a mixed use development with limited commercial space. The total number of new owner occupied units at 1400. The estimate for the public infrastructure is approximately 31 million which does not include any private work on the lots. The state just changed the residential TIF's from 25 years to 20 years. Talked about the TIF reimbursements. The trail system will be continued through the development. Explained Baker Tilly report about the impact of the development on city and schools. After the expiration of the TIF, the City will receive approximately 1 million additional tax revenue.

(34:00) Tonia Detweiler, gave a huge thank you to the city. This has been a process and negotiation with the City over the last 6-8 months to really try to figure out how to grow at this rate. I think Cherry Creek will allow the City to grow on the south side. The development is designed to be an amenity rich maintenance free neighborhood. Wants to create intergenerational community. CCYC Campus Center, a licensed child care center, has agreed to rent space for 100 spot child care. Talked of the other possible amenities.

Questions and discussion between Commission members, staff and Ms. Detweiler.

Commissioner Johnson asked if the school system supported this project and Commissioner Bradd Weddell, School Liaison, stated that they do support this since there is capacity available for new students within the school system.

(49:20) Steve Hope, Superintendent, Goshen Community Schools, 613 E Purl Street, stated his support for this project.

(50:31) Nick Kieffer, Goshen Chamber of Commerce, stated the Chamber is in support of the project.

Commissioner B. Brenneman and Commissioner Garber stated their support for the project.

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve Resolution 20-2023.

The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve the payment of the Register of Claims totaling \$1,863,268.44

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Redevelopment Director Becky Hutsell updated the Commission on the RFP for the new fire station.

OPEN FORUM

Commissioner Weddell asked about the other proposals received for the Millrace and 3rd Street location.

Commissioner Garber asked if any reimbursements have been received from the 3rd Street developer and asked if a lien was ever put on the property.

Jonathan Graber, 647 River Race Drive, thanked the Commission for their support for the Millrace Co-Housing project. He also strongly suggested that the City put a lien on the property so the developer can be held responsible.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for July 11, 2023 at 3:00 p.m.

ADJOURNMENT

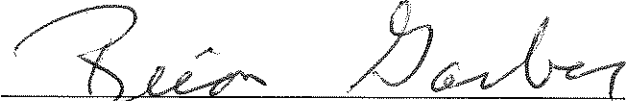
A motion was made by Commissioner Johnson and seconded by Commissioner B. Brenneman to adjourn the meeting.

The motion was adopted unanimously.

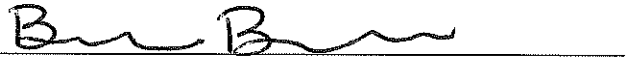
The regular meeting was adjourned at 4:03 p.m.

APPROVED on July 11, 2023

GOSHEN REDEVELOPMENT COMMISSION



Brian Garber, President



Brianne Brenneman, Secretary