

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of July 11, 2023**

The Goshen Redevelopment Commission met in a regular meeting on July 11, 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: Brian Garber, Andrea Johnson, Brett Weddell and Bradd Weddell

Absent: Brianne Brenneman and Steve Brenneman

### **APPROVAL OF MINUTES**

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve the minutes of the June 13, 2023 regular meeting.

The motion was adopted unanimously.

**Resolution 18-2023** – Award Bid and Authorize Negotiation and Execution of Agreement for Tenth Street Reconstruction from Jackson Street to Reynolds Street

(:45) Dustin Sailor, Director of Public Works, a RFP was issued and four bids were received. With this bid there was a base bid and two alternatives. Bid Alternate No. 1 is for roadway improvements on Reynolds Street between Tenth Street and the railroad tracks with a bid of \$4,248,803.95. Bid Alternate No. 2 is for the installation of a two-color block road verses the standard single-cover surface that Goshen has installed on Jefferson Street. Alternate Bid No. 2 represents a \$41,050 increase over the base bid. Would like the Commission to make the decision between the two. Staff recommends to award to Niblock Excavating as the lowest responsible and responsive bidder.

Discussion regarding the alternate bids and the two-color blocks. After discussion, the Commission decided to proceed with Bid Alternate No. 1 for \$4,248,803.95.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to amend the resolution to read in paragraph number 4, item number 1, The bid for the Project is awarded to Niblock Excavating for Base Bid in addition to Alternate Bid No. 1 as the most responsible and responsive bidder.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 18-2023 as amended.

The motion was adopted unanimously.

**Resolution 21-2023** – Resolution of the Goshen Redevelopment Commission Pledging TIF Revenues for the 9<sup>th</sup> Street Corridor Allocation Area

(11:15) Becky Hutsell, Redevelopment Director, as part of the Economic Development Agreement approved with AP Development, LLC for the Ariel Cycleworks project, the Commission and Council has agreed to provide 100% TIF revenues towards bond repayment for the project for the allocation's area's term of 25 years. This resolution is the formal document required to confirm that pledge. The next step is to go to Council to start the bond process.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 21-2023.

The motion was adopted unanimously.

**Resolution 22-2023** – Accept Committee Recommendation to Negotiate a Purchase Agreement with AP Development, LLC for 3<sup>rd</sup> & Jefferson Street Redevelopment Property  
(12:45) Becky Hutsell, Redevelopment Director, a Request for Proposals was issued in March for the 3<sup>rd</sup> and Jefferson Street redevelopment property. One proposal was received and opened May 15<sup>th</sup> and referred to the Selection Committee for review. AP Development originally submitted for this property and the Millrace Townhomes site with the condition they would need both projects bundled together. The Selection Committee desired to move forward with Viewrail proposal for the townhome site. AP Development indicated they still want to do the project and to continue to grow with Goshen. Their plan is to build 22 workforce plus townhomes.

Commission member asked what workforce plus housing is and Dan Beecher, Director of Project Development with AP Development, stated that the typical workforce is 80-120% AMI and workforce plus is 80-140/150% AMI.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 22-2023.

The motion was adopted unanimously.

**Resolution 23-2023** – Interlocal Agreement with the County of Elkhart for Public Drainage Infrastructure Project  
(15:30) Becky Hutsell, Redevelopment Director, this Interlocal has been a work in progress for the past 15 months as the project was designed and has continued to evolve. The roadway improvements are now an LPA project with funding assistance from MACOG. The City has been awarded the funds with a construction year of 2027. Because some of the planned drainage improvements will not occur until the roadway is constructed and this agreement details both the final plan for how it will work at that time as well as the measures that will be implemented now.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 23-2023.

The motion was adopted unanimously.

**Resolution 24-2023** – Agreement Amendment #3 with American Structurepoint, Inc. for Quiet Zone  
(19:20) Dustin Sailor, Director of Public Works, the City has renewed conversations with Norfolk Southern regarding the West Madison Street crossing which is the key point for the quiet zone. American StructurePoint has assisted the City through the years on similar work and has offered a proposal in the amount of \$48,495.00 to complete the tasks needed to apply for the quiet zone. Two part approval, Board of Works approved yesterday and now for Commission approval.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 24-2023.

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 \$781,906.27

The motion was adopted unanimously.

#### **MONTHLY REDEVELOPMENT STAFF REPORT**

Becky Hutsell, Redevelopment Director, no major updates and we are working on reformatting the staff report. Update on Consolidated Courts Roadway Improvement project.

#### **OPEN FORUM**

Commissioner Brett Weddell told the Commission that the City Council passed the Cherry Creek Development Agreement. Commission needs to be supportive of first responders needed for the new developments. Civil City will need help from the Commission to navigate those expenses.

Commissioner Garber asked about the pending lawsuit and Commission Attorney Stegelmann respond that we have no response from the court yet.

Commissioner Brett Weddell asked about the lien on the north side of the Hawks building. Mr. Stegelmann responded that process has started.

Commissioner Garber asked about the East Goshen Steury project and Ms. Hutsell responded that plans are at 95% and intention is to bid August/September.

#### **ANNOUNCEMENTS**

It was announced that the next regular meeting is scheduled for August 8, 2023 at 3:00 p.m.

#### **ADJOURNMENT**


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


The motion was adopted unanimously.

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

**APPROVED** on August 8, 2023

**GOSHEN REDEVELOPMENT COMMISSION**

  
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Brian Garber, President

  
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Brianne Brenneman, Secretary