

# GOSHEN REDEVELOPMENT COMMISSION

## **Minutes for the Regular Meeting of August 8, 2023**

The Goshen Redevelopment Commission met in a regular meeting on August 8, 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, Brianne Brenneman, Steve Brenneman, Andrea Johnson, Brett Weddell and Bradd Weddell

Absent:

### **APPROVAL OF MINUTES**

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve the minutes of the July 11, 2023 regular meeting.

The motion was adopted unanimously.

### **DISCUSSION**

Vacant Lot at 417 South Third Street

(4:45) Becky Hutsell, Redevelopment Director, presented a map with the location of the vacant lot at 417 South Third Street. This is a historic lot that had a home which was demolished. There was an inquiry regarding the lot. Prior to requesting appraisals, wanted to reach out to the Commission for approval.

After discussion, the Commission agreed to issue a Request for Proposals for the property.

**Resolution 25-2023** – Partial Forgiveness of Loans to Goshen Theater, Inc.

(4:75) Becky Hutsell, Redevelopment Director, a memo was provided showing the forgiveness amount in the past. Two loans were given to Goshen Theater are forgivable as long as conditions have been met.

(5:30) Susan Visser, Executive Director, thanked the Commission for the ongoing loan forgiveness. Talked about recent events at the theater.

A motion was made by Commissioner Johnson and seconded by Commissioner B. Brenneman to approve Resolution 25-2023 as amended.

The motion was adopted unanimously.

**Resolution 26-2023** – Request to Authorize Execution of Agreement Amendment #2 with Nuway Construction for the New Goshen Park Maintenance Building Construction Project

(9:00) Becky Hutsell, Redevelopment Director, a contract was awarded to Nuway Construction for the new Parks Maintenance facility in June. Items outside of the original scope have been identified which is an increase of \$48,530.00 for a new contract amount of \$2,538,133.06. All project deadlines and other terms and conditions will remain the same.

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve Resolution 26-2023.

The motion was adopted unanimously.

**Resolution 27-2023** – Resolution of the Goshen Redevelopment Commission Accepting Transfer of Regent Street Real Estate

(11:45) Becky Hutsell, Redevelopment Director, there is approximately seven (7) acres of land in question that is adjacent and part of existing linear park. Currently in the City of Goshen's name and asking to accept the transfer to Redevelopment to allow us to move forward with a RFP for the land. The RFP will be very specific to ensure the linear park maintains its integrity. Proposals will be due back 30 days after initial RFP offering.

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve Resolution 27-2023.

The motion was adopted unanimously.

**Resolution 28-2023** – Request for an Amendment to the Terms of the Sale and Purchase of Real Estate at 65736 State Road 15

(13:00) Becky Hutsell, Redevelopment Director, in 2021 the Commission sold the residential property at 65736 State Road 15 to Nathan and Amber Butler. The home was previously a five unit rental that the Butler's are returning it to a single family home. One of the terms of the agreement was the improvements were to be completed by August 31, 2023. While significant process has been made not all improvements have been completed. Recommending an amendment to the agreement removing the deadline for completion of the remaining improvements while all other terms of the agreement shall remain the same. The Butler's have invited Commission members to tour the home.

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve Resolution 28-2023.

The motion was adopted unanimously.

**Resolution 29-2023** – Request to Solicit Bids for the Roadway Construction Project

(19:00) Becky Hutsell, Redevelopment Director, gave an update of the project to the Commission. The overall project design is complete and final right-of-way acquisitions will be completed in the next 30 days. Bids will be advertised on August 11, 2023 with a due date of September 11, 2023.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 29-2023.

The motion was adopted unanimously.

**Resolution 30-2023** Acquisition of Real Estate at 1723 Reliance Road

(25:25) Becky Hutsell, Redevelopment Director, requesting approval from the Commission to proceed with the acquisition of 1723 Reliance Road. Purchase price is \$330,100 with relocation expenses.

Commissioner Brett Weddell thanked the Perri's for working with the Commission.

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve Resolution 30-2023

The motion was adopted unanimously.

### **PRESENTATION**

#### **5 Year Capital Plan**

Becky Hutsell, Redevelopment Director, presented a power point on the 5 Year Capital Plan. Ms. Hutsell went through each project in each TIF for the next five years. There are a lot of new developments that have 100% TIF reimbursement. With new developments there is a need for more first responders and public safety funding. There is new component that allows funds to be spent on public safety. Looking for feedback from the Commission regarding public safety with the purchase of police cars.

Questions and discussion regarding how the Commission can help with funding for public safety.

(1:34:55) Mayor Leichty thanked the Commission for considering making finances available for public safety.

A motion was made by Commissioner Weddell and seconded by Commissioner S. Brenneman to approve the 5 Year Capital Plan as presented.

The motion was adopted unanimously.

### **APPROVAL OF REGISTER OF CLAIMS**

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to amend the Register of Claims to a new total of \$3,376,636.08

The motion was adopted unanimously.

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

### **MONTHLY REDEVELOPMENT STAFF REPORT**

Redevelopment Director Becky Hutsell offered to answer any questions about the monthly report; however the Commission did not have any questions.

### **OPEN FORUM**

Commissioner Graber asked Bodie Stegelmann if an appeal had been filed for the lawsuit regarding Western Rubber property and Mr. Stegelmann responded that no appeal had been filed yet.

### **ANNOUNCEMENTS**

It was announced that the next regular meeting is scheduled for September 14, 2023 at 3:00 p.m.

### **ADJOURNMENT**


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

The motion was adopted unanimously.

The regular meeting was adjourned at 4:42 p.m.

APPROVED on September 12, 2023

**GOSHEN REDEVELOPMENT COMMISSION**



Brian Garber, President



Brianne Brenneman, Secretary