

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of September 12, 2023

The Goshen Redevelopment Commission met in a regular meeting on September 12, 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, Andrea Johnson, Brett Weddell and Bradd Weddell

Absent: Steve Brenneman

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve the minutes of the August 8, 2023 regular meeting.

The motion was adopted unanimously.

OPEN PROPOSALS

Regent Square Court Redevelopment Property – No proposals received. Will re-issue and any proposals received will be opened at the October 18, 2023 Board of Works meeting.

Resolution 31-2023 – Exchange of Real Property

(5:40) Becky Hutsell, Redevelopment Director, have been working with Elkhart County for a land swap. The County has excess property south of the Dispennett property and a railroad easement that runs through the property and a small strip of land along US33 at Westmoor Parkway. In exchange, the Commission will transfer to the County the four parcels on North Main Street with the intention of moving their maintenance garage to this location in the future.

A motion was made by Commissioner Johnson and seconded by Commissioner B. Brenneman to approve Resolution 31-2023.

The motion was adopted unanimously.

Resolution 32-2023 – Authorization to Execute Documents for the Exchange of Real Property

(5:45) Becky Hutsell, Redevelopment Director, this resolution follows the previous resolution which grants authorization to execute all documents related to the transfer.

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve Resolution 32-2023.

The motion was adopted unanimously.

Resolution 33-2023 – Agreement Amendment with American Structurepoint for Environmental Phase 2 for College Avenue Reconstruction Phase 1

(6:45) Dustin Sailor, Director of Public Works, as part of INDOT's project review they are requiring an environmental evaluation of the property at 2703 College Avenue. The evaluation will screen for

potential hazards. American Structurepoint will perform a Phase II environmental evaluation to address INDOT's comments for an additional fee of \$29,526.32.

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve Resolution 33-2023.

The motion was adopted unanimously.

Resolution 34-2023 – Ratification of an Amendment to the Terms of the Sale and Purchase of Real Estate at 65736 State Road 15

(9:20) Becky Hutsell, Redevelopment Director, requesting ratification of the agreement amendment with the Nate and Amber Butler that was approved at last month's meeting.

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve Resolution 34-2023.

The motion was adopted unanimously.

Resolution 35-2023 – Ratification of Agreement Amendment #2 with Nuway Construction for the New Goshen Parks Maintenance Building Construction Project

(11:28) Becky Hutsell, Redevelopment Director, as discussed at last month's meeting, this agreement amendment #2 totals \$48,530.00 with a new contract total of \$2,538,133.06.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 35-2023.

The motion was adopted unanimously.

Resolution 36-2023 Request to Approve Execution of an Agreement with Larry & Julia Gautsche for the Purchase of the Third Street Redevelopment Lots.

(12:45) Becky Hutsell, Redevelopment Director, last spring the Commission issued a Request for Proposals for the vacant parcels in the 400 block of South Third Street and an offer was received from Larry & Julia Gautsche. Their original offer was at full price and they requested the additional 15' of right-of-way be vacated. Staff does not support this request and in exchange will reduce the purchase price from \$51,500 to \$36,500. All other terms of the agreement remain the same.

Questions and comments regarding the right-of-way and future use of it.

(17:33) Dustin Sailor, Director of Public Works, explained to the Commission the need for the 15' of right-of-way through the corridor. By keeping the right-of-way we have we have a jump start on any future improvements in the area.

(20:02) Jonathan Graber, 647 River Race Drive, asked what the city can do within the 15' right-of-way and Becky Hutsell answered that any utility can put future poles, sidewalk within the right-of-way.

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve Resolution 36-2023.

The motion was adopted unanimously.

Resolution 37-2023 – Terminate Negotiations with Northern Indiana Clay Alliance for 113 West Jefferson Street and to Solicit Additional Proposals

(28:000 Becky Hutsell, Redevelopment Director, in response to the Commission's Request for Proposals for 113 West Jefferson Street. A full price offer was received from Northern Indiana Clay Alliance. An offer was made and reviewed by the Selection Committee and Northern Indiana Clay Alliance responded with a counter offer. The Selection Committee feels the initial offer was fair and that the counteroffer was too far off to continue negotiations. Recommend the Commission reject the counteroffer and pass a resolution noting that we have failed to negotiate an agreeable deal. Would like solicit additional proposals for this property.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 37-2023.

The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve the Register of Claims totaling \$2,496,022.73.

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 questions. Baker Tilly will be at the October meeting for their annual presentation.

OPEN FORUM

Commissioner Garber asked about the plywood on 410 W Pike Street and Ms. Hutsell responded that the building had been broken into and has been boarded up.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for October 10, 2023 at 3:00 p.m.

ADJOURNMENT

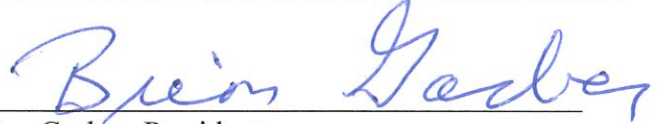
A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to adjourn the meeting.

The motion was adopted unanimously.

The regular meeting was adjourned at 3:48 p.m.

APPROVED on October 10, 2023

GOSHEN REDEVELOPMENT COMMISSION



Brian Garber, President



Brianne Brenneman, Secretary