

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of November 14, 2023

The Goshen Redevelopment Commission met in a regular meeting on November 14, 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 Johnson and seconded by Commissioner B. Brenneman to approve the minutes of the October 10, 2023 regular meeting and October 20, 2023 special meeting.

The motion was adopted unanimously.

OPEN PROPOSALS - 417 South Third Street

One proposals was received and opened by Commission President Garber. The proposal was submitted by Mildred Orama with a full appraisal price of \$12,000. The proposal will be reviewed by a committee of staff, Commissioner B. Brenneman and Commissioner Brett Weddell.

Resolution 42-2023 – Approving the Redevelopment Commission Budgets for 2024.

Becky Hutsell, Redevelopment Director, the budget sheets were provided in the packet at last month's meeting. This is the formal acceptance of the budget.

A motion was made by Commissioner Johnson and seconded by Commissioner B. Brenneman to approve Resolution 42-2023.

The motion was adopted unanimously.

DISCUSSION – Sale of RDC Properties

Becky Hutsell, Redevelopment Director, Looking for input from the Commission regarding selling the properties after the current rental leases expire. Currently there are four (4) rental properties. Two properties along State Road 15 that were acquired for the Waterford Mills Parkway Extension. That project will now be a project to improve State Road 15 between Waterford Mill Parkway and County Road 40. Prior to selling the properties, will dedicate the 15-20' of right-of-way that will be needed for the project. The property on East Kercher Road was purchased for the retention pond for the industrial park. The other property is a home located on the property of Oakridge Cemetery and we are checking with the Cemetery Department for their needs.

After discussion, the Commission is in agreement about selling the State Road 15 properties and keeping the Kercher Road property until after the quiet zone is completed.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Johnson and seconded by Commissioner B. Brenneman to amend the Register of Claims to a new total of \$696,760.48.

The motion was adopted unanimously.

A motion was made by Commissioner Johnson and seconded by Commissioner B. Brenneman to approve the amended Register of Claims.

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Redevelopment Director Becky Hutsell stated no major changes made to the staff report. Working on the Development Agreements for approval in January with Viewrail for the Millrace Flats and AP Development for the property at Third and Jefferson Street.

OPEN FORUM

Commissioner Brett Weddell asked about an update on the muffler shop and Ms. Hutsell responded that the roadway construction is going out to bid in December with construction happening next year.

Commissioner Weddell also stated that he recently met with the developer of Cherry Creek for a short update and believes the Redevelopment Commission and City Council will also be getting updates.

Demolition of the homes along Peddlers Village and Reliance Road for the upcoming roadway project for the Consolidated Courts Complex and the buildings along Pike Street at the former tire store and dry cleaner. A Phase I & Phase II have been completed already.

Millrace Co-Housing had their open house which was very nice.

Ms. Hutsell stated that Goshen Brewing has purchased the land at 410 W Lincoln Avenue as a second site to expand brewing capabilities and a small event center. A big piece of that is the continuation of the trail way along the river to take the path to Pike Street which does not have an ideal pedestrian crossing.

James Loewen, said he stated his support for connecting bike paths between Pike Street and Lincoln Avenue at a previous City Council meeting. He suggests constructing a bike bridge under the arch way of the automobile bridge at this location and another under Pike Street connecting the paths to the north.

Commissioner Garber asked about the meeting with the railroad regarding the Quiet Zone application. Ms. Hutsell stated it was a very positive meeting.

Commissioner Johnson stated that she has decided not to reapply to the commission for next year.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for December 12, 2023 at 3:00 p.m.

ADJOURNMENT


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

The motion was adopted unanimously.

The regular meeting was adjourned at 3:45 p.m.

APPROVED on December 12, 2023

GOSHEN REDEVELOPMENT COMMISSION



Brian Garber, President



Brianne Brenneman, Secretary