

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Special Meeting of February 21, 2019

The Goshen Redevelopment Commission met in a special meeting on February 21, 2019 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 Thomas Stump. On call of the roll, the members of the Goshen Redevelopment Commission were shown to be present or absent as follows:

Present: Andrea Johnson, Brian Krider and Thomas Stump

Absent: Brian Garber and Vince Turner

NEW BUSINESS

Resolution 10-2019 – Approve Purchase Agreement for 65693 State Road 15

Mark Brinson, Community Development Director, explained that purpose of acquiring this property is based on a preliminary design of the next phase of Waterford Mills Parkway project. The concern is that the route will have to be shifted north and additional right of way will be needed. The purchase price will be based on the average of two appraisals not to exceed \$159,000, the current listing price.

A motion was made by Commissioner Johnson and seconded by Commissioner Krider to approve Resolution 10-2019.

The motion was adopted unanimously.

Resolution 11-2019 – Approve and Authorize Execution of Agreement between Redevelopment Commission and Goshen Theater, Inc.

(6:00)Mark Brinson, Community Development Director, stated that there are two elements to this agreement, the \$850,000 that was committed to renovations and a description of the scope of work attached to the agreement. Under the current proposal, one half or \$425,000 is forgiven upon completion of that work and \$85,000 per year will be forgiven after the renovation work is completed. A provision is included that states the theater be maintained as a public venue at least 51% of the time. The second element is the \$150,000 loan to the theater board to purchase the theater and under the terms of this agreement it would forgive \$30,000 per year after renovations are complete. The loan forgiveness date is December 31, 2045.

(9:05) Everett Thomas, Chair of Goshen Theater Board, and Co-Chair of the Capital Campaign with Joanna King of JoJo's Pretzels, we have been working on this for 18 months. There is some background to this match of Regional Cities. They have agreed to pay 20% of the construction costs which is \$4.2 million if the City of Goshen matches it. When the commission committed to this 2-3 years ago, we have been proceeding with our construction and architects with DJ Construction as the contractor. This is part of a mix of funding that was pretty complex to start with. Mr. Thomas showed the commission members a pie chart showing the donation information. The largest amount of contributions of this

campaign is more than 2 million in private donations. It illustrates the extent of support from the public. The Community Foundation of Elkhart County said in December 2016 that if you raise 2 million in private donations, no government money, we will give you a match of 1 million dollars. We starting working on it in August 2017 with a deadline of December 2017. We didn't quite get there and they gave us until March 31. We were at about \$1.2 million and an anonymous donor donated \$750,000 and that got us close enough. Mr. Thomas handed out renderings of the theater. Mr. Thomas offered to answer any questions. Construction will start after the River Bend Festival in May 2019.

(13:23) Anna Wiebe, Owner of Blank Space at 109 East Lincoln Avenue, stated that she is great supporter of the theater project and have been following the progression of this since it first landed on community ears. Really excited of the possibilities a venue in town can present. I sat on the task force for the River Bend Festival and as a business owner I have benefited from calibration on events that have been hosted at the theater. Blank Space is a small meeting space for up to 40 people and we primarily make our money from renting out the space for private events. Been following with interest of the ratio of open to public and events hosted for private because this is the main source of my business as well. The one concern that I would like to have on public record is that as a for profit entity working along a nonprofit entity in the community that the pricing structure they would implement would be in competition with exiting venues. And as nonprofit there wouldn't be incentive to undercut the pricing that already exists because other business owners have spent time thinking about how to run our business and how to bolster the bottom line. How to compete with a nonprofit that has different incentives. Hope we can all work competitively and nicely not to undercut existing pricing structures and smaller businesses that are trying to make a go of it as well.

(16:10) Commissioner Stump told Ms. Wiebe that this was discussed at the last meeting and Doug Nisley, who did the financial planning, and Everett Thomas were here. Mr. Nisley was particularly aware of that situation.

(16:32) Everett Thomas responded that he appreciates the concern and actually we are concerned about that also. There are other uses for the theater that are available elsewhere in town. We would like to believe that our niche is different. We see the theater generating business for restaurants and businesses downtown it has been proved that more of these kind venues in town the more everybody profits from them. We think long term it will be helping the entire culture downtown.

(18:38) Commissioner Krider stated that he would be more comfortable with 60-65% of public events. He agrees with Blank Space that it will bring business downtown, and he believes the taxpayer needs to have more of an interest in it if they are going to receive that amount of tax dollars.

(22:10) Discussion among commission members regarding the percentages.

(25:00) Everett Thomas said he could only think of 3 events that were not public and he does not think 60-65% is a problem.

A motion was made by Commissioner Krider to change Page 2, paragraph 4 from 51% to 60% and Page 3, paragraph 3 from 51% to 60% and seconded by Commissioner Johnson to amend Resolution 11-2019.

A motion was made by Commissioner Johnson and seconded by Commissioner Krider to approve Resolution 11-2019 as amended.

The motion was adopted unanimously.

OPEN FORUM

No one from the Commission or the public spoke during the open forum.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for March 12, 2019 at 3:00 p.m.

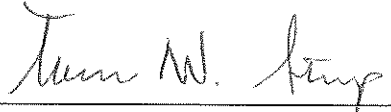
ADJOURNMENT

A motion to adjourn the Special Meeting by Commissioner Johnson and seconded by Commissioner Krider.

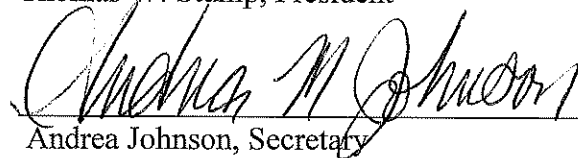
The special meeting was adjourned at 3:30 p.m.

APPROVED on March 12, 2019.

GOSHEN REDEVELOPMENT COMMISSION



Thomas W. Stump, President



Andrea Johnson, Secretary