

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of June 8, 2021

The Goshen Redevelopment Commission met in a regular meeting on June 8, 2021 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 Vince Turner. 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, Thomas Stump, Vince Turner, Brett Weddell

Absent: Bradd Weddell

CHANGES TO THE AGENDA – A request was made to remove Resolution 33-2021 from the agenda and move Resolution 39-2021 after Resolution 36-2021.

APPROVAL OF MINUTES

A motion was made by Commissioner Stump and seconded by Commissioner Garber to approve the minutes of the May 11, 2021 regular meeting and executive session.

The motion was adopted unanimously.

OLD BUSINESS

Resolution 32-2021 – Approve Disposal of Real Estate at 217 West Wilden Avenue

(1:36) Mark Brinson, Community Development Director, these parcels are located within the area now known as Downtown River District and if developed jointly could offer opportunity for new development. Appraisal were done in 2018. Mr. Brinson informed the Commission of the assessed values of the parcels.

(3:24) Commissioner Stump asked the price for appraisals and he objects to the price of the appraisals.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 32-2021.

After discussion, on call of the roll, the motion was carried by the following vote:

Ayes: Garber Johnson Turner Weddell

Nays: Stump

The motion was adopted by a vote of 4 in favor and 1 against.

PUBLIC MEETING

217 West Wilden Avenue – No comments from the public.

620 East Douglas Street – No comments from the public.

OLD BUSINESS

Resolution 34-2021 – Approve Disposal of Real Estate at 217 West Wilden Avenue

(9:34)A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve Resolution 34-2021.

The motion was adopted unanimously

Resolution 35-2021 – Approve Disposal of Real Estate at 620 East Douglas Street

(10:20) A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve Resolution 35-2021.

The motion was adopted unanimously.

Resolution 36-2021 – Ratify Execution of Agreement with Heron Environmental, LLC for Phase 2 Environmental Site Assessment (ESA) at 113 West Jefferson Street

(10:45) Becky Hutsell, Redevelopment Project Manager, stated the Commission approved the agreement in April and now asking for ratification of the agreement.

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve Resolution 36-2021.

The motion was adopted unanimously.

Resolution 39-2021 – Approve Request to Execute an Agreement with Heron Environmental, LLC for a Vapor Intrusion Assessment at 113 West Jefferson Street

(11:50) Becky Hutsell, Redevelopment Project Manager, A copy of the executive summary was included in the packet. PCE impacts were reported but the levels are below IDEM's direct contact exposure levels. A vapor intrusion assessment is now recommended to ensure that the vapors are not accumulating below the building slab and migrating into the building. A lump sum cost of \$3,980 and all work shall be completed no later than July 16, 2021.

A motion was made by Commissioner Weddell and seconded by Commissioner Stump to approve Resolution 39-2021.

The motion was adopted unanimously.

Resolution 37-2021 – Development Agreement with Last Dance, LLC

(13:25) Becky Hutsell, Redevelopment Project Manager, presented a power point and explained the project details.

(25:52) Commissioner Stump asked if these properties will be in their own TIF and stated he thinks this project is great for Goshen.

(28:51) Adam Scharf commented that he thought this is an interpretation change from previous understanding of what serves an area in a particular TIF.

(29:50) Comments and discussion between staff and Mr. Scharf.

(37:01) Commissioner Stump commented on how much payroll tax will be collected once the project is done.

(37:33) Commissioner Weddell asked about the state tax credit and how it will affect the TIF revenue and pay back of the bond.

(38:20) Ryan Thwaites, Last Dance LLC, Introduced himself and told of this background. When started planning the project 2 years ago costs were significantly less and with that being said, it is going to

require more capital funding. One of the major expenses is the water/sewer tap fees which could be upwards of \$750,000. I know the fees cannot be waived and asking the Commission to help cover the fees. This is in addition to the development agreement.

(41:00) Comments and discussion regarding the tap fees.

(46:58) Commissioner Turner commented if we take the agreement as it is now and consider the request at a future date. Mark Brinson commented that the Commission can amended an agreement.

Comments and discussion regarding amending an agreement.

(48:55) Commissioner Turner stated he came prepared to vote in favor of the development as he feels it fulfills a huge need for industrial land in Goshen. Would like to consider the proposal in front of us as is and in good faith we will consider the proposal for tap fees at a later date if the Commission is in favor of it.

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve Resolution 37-2021.

After discussion, on call of the roll, the motion was carried by the following vote:

Ayes: Garber Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 5 in favor and 0 against.

Resolution 38-2021- Approve Request to Authorize Execution of an Engagement Letter with BakerTilly for Advisory Services associated with the East College Avenue Development Bond

(51:11) Becky Hutsell, Redevelopment Project Manager, as part of the Developer Agreement for the East College project, a bond will be issued by the City. The engagement letter is for their advisory services that will be required with the bond.

(52:47) Adam Scarf commented that since the fiscal officer is the treasurer of the Redevelopment Commission is that person a party to this agreement. Mr. Scharf requested access to the information and correspondences.

A motion was made by Commissioner Weddell and seconded by Commissioner Stump to approve Resolution 38-2021.

The motion was adopted unanimously.

CORRESPONDENCE

Commissioner Turner noted that the correspondence from Ron Guth was received.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Stump to approve payment of the Register of Claims as amended totaling \$632,917.74.

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Community Development Director Mark Brinson offered to answer any questions about the monthly report; however the Commission did not have any questions. Mr. Brinson told the Commission that a new house is under construction on River Race Drive on the lot recently sold by the Commission.

OPEN FORUM

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

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for July 13, 2021 at 3:00 p.m.

ADJOURNMENT

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

The motion was adopted unanimously.

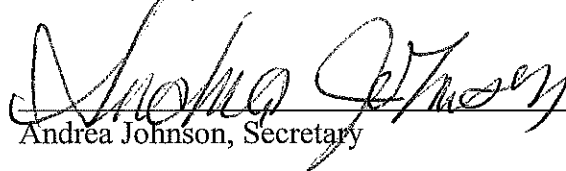
The regular meeting was adjourned at 4:00 p.m.

APPROVED on July 13, 2021

GOSHEN REDEVELOPMENT COMMISSION



Vince Turner, President



Andrea Johnson, Secretary