

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of July 13, 2021

The Goshen Redevelopment Commission met in a regular meeting on July 13, 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 and Bradd Weddell

Absent: None

CHANGES TO THE AGENDA

Commission President Vince Turner indicated there is a request to add items to the agenda. To be added: Opening of Proposals of 209 West Monroe Street and 620 East Douglas Street. Public Hearing for 209 West Monroe after the opening of the proposals. Resolution 41-2021 should read – Approve Sale of 217 West Wilden Avenue.

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve the changes to the agenda.

The motion passed unanimously.

APPROVAL OF MINUTES

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve the minutes of the June 8, 2021 regular meeting.

The motion passed unanimously.

OPEN PROPOSALS

(1:45) Commission President Turner stated that one proposal for each property was received.

209 West Monroe Street – Proposal received from Tobias Carter with a purchase price of \$100,500.

620 East Douglas Street – Anderson Partners, LLC of Indianapolis with a purchase price of \$75,000

Commissioner Turner stated that both of the proposals will be subject to review.

Mark Brinson, Community Development Director, asked for Commission members to be on the review committee for 620 East Douglas and Commissioner Stump and Commissioner Turner volunteered.

PUBLIC HEARING

209 West Monroe Street – No comments from the public.

NEW BUSINESS

Resolution 40-2021 – Partial Loan Forgiveness of a Loan to Goshen Theater, Inc.

(5:47) Larry Barks, Commission Attorney, stated that as part of the agreement a part of the loan is forgiven on an annual basis if all conditions have been met. This is the second forgiveness.

(6:50) Julia Gautsche, Current Board Chair of Goshen Theater, thanked the Commission for their support.

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve Resolution 40-2021.

The motion passed unanimously.

Resolution 41-2021 – Approve Sale of 217 West Wilden Avenue

(9:50) Mark Brinson, Community Development Director, stated a Request for Proposals was issued for the vacant property at 217 West Wilden Avenue. Two proposals were received. A committee reviewed the proposals and recommended Habitat for Humanity because their proposal was for an owner occupied home and not a rental. Habitat for Humanity will be building a two-story home, which will their first in Elkhart County.

(12:37) Greg Conrad, President and Executive Director of Habitat for Humanity of Elkhart County, answered questions from the Commission and explained Habitat's process of home ownership.

A motion was made by Commissioner Stump and seconded by Commissioner Garber to approve Resolution 41-2021.

The motion passed unanimously.

Resolution 42-2021 - Authorization to Negotiate and Execute Contract for Professional Engineering Services with American Structurepoint for College Avenue Reconstruction Phase 2

(17:50) Dustin Sailor, Director of Public Services, stated that INDOT solicited a Request for Proposals for Professional Engineering services for the Reconstruction of College Avenue from 9th Street to US 33. The Engineering Department received seven (7) proposals and they were evaluated by a committee and the committee selected American Structurepoint.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 42-2021.

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 with 5 in favor and 0 against.

Resolution 43-2021 – Approve Execution of Change Order One (1) for Eisenhower Drive North and South Reconstruction

(21:00) Dustin Sailor, Director of Public Works, showed the Commission a picture of the unsuitable soils. This change order is a direct result of the soils found on Eisenhower Drive. The amount of change order is \$133,500 with a new contract total of \$1,920,872.45, which is an increase of 7.47 percent. Updated the Commission on the progress of the project.

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve Resolution 43-2021.

The motion was adopted unanimously.

Resolution 44-2021 – Request to Approve Issuance of a Request for Proposals for Professional Engineering of the Consolidated Court Project Roadway Improvements

(26:10) Becky Hutsell, Redevelopment Project Manager, In January an agreement was executed with JPR to complete a traffic impact study for the new Elkhart County Consolidated Court Complex. INDOT has approved the improvements recommended within the study. A copy of the executive summary is in the packet. Explained the details of the road improvements. Will not issue the RFP until Elkhart County confirms their commitment for participation in the project as defined in the agreement.

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve Resolution 44-2021.

The motion was adopted unanimously.

Resolution 45-2021 – Request to Approve Project Additions to the Five Year Capital Plan

(26:10) Becky Hutsell, Redevelopment Project Manager, stated since the adoption of the last Five-Year Capital Plan in January 2020, several new projects have been developed and others have been identified for prioritization. Incorporating 12 new projects into the capital plan, 5 in the Race TIF and 7 in Southeast TIF. This will add \$13.7million to the budget. Ms. Hutsell provided a power point that provides general details of the projects. Provided budget tables that shows each TIF shortfalls next 5 years. In order to address the shortfalls there are two options, can rearrange the timeline and shift projects or proceed with the consolidation of Goshen TIF's with the exclusion of the East College area. Explained the breakdown per project type. Would like feedback from the Commission before finalizing capital plan. Looking for Commission member's opinion on moving forward with the TIF consolidation. Explained the projects within each TIF.

After comments, discussion and questions regarding the new projects, the Commission was in favor of all the new projects except the Lincoln Avenue Traffic Reconfiguration project and it will be removed from the list.

A motion was made by Commissioner Weddell and seconded by Commissioner Stump to remove the Lincoln Avenue Traffic Reconfiguration project and approve Resolution 45-2021.

The motion was adopted unanimously.

(1:25:35) Becky Hutsell, Redevelopment Project Manager, asked the Commission if they want to shift projects out further to make the budget balance or proceed with the TIF consolidation.

(1:26:32) Question regarding the process to consolidate TIF's and Larry Barkes responded it is the same process that if you were creating a new TIF. The Commission agreed with the TIF consolidation and a resolution will be presented at a future meeting.

(1:37:03) Becky Hutsell asked the Commission if they wanted to move forward with the capital plan as it is or shift the projects out in case the consolidation does not happen. After comments and discussion it was decided to not to finalize the capital plan at this time.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve payment of the Register of Claims totaling \$708,106.86.

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.

OPEN FORUM

Commissioner Weddell updated the Commission on the Council first reading of the annexation of the East College parcels and discussion among Commission members and staff about the annexation. Commissioner Stump asked about the state allowing residential TIF's.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for August 10, 2021 at 3:00 p.m.

ADJOURNMENT

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

The motion was adopted unanimously.

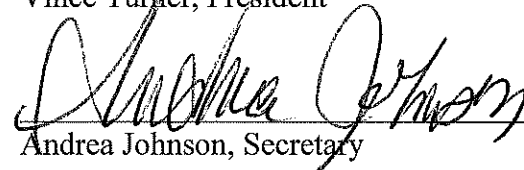
The regular meeting was adjourned at 4:47 p.m.

APPROVED on August 10, 2021

GOSHEN REDEVELOPMENT COMMISSION



Vince Turner, President



Andrea Johnson, Secretary