

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of September 14, 2021

The Goshen Redevelopment Commission met in a regular meeting on September 14, 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

Commission President Turner indicated that this meeting is also available on Zoom.

CHANGES TO THE AGENDA

Commission President Turner stated there was a request to add Resolution 59-2021 Approve Execution of Change Order No. 6 for Ninth Street Multi Use Path to the agenda.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve adding Resolution 59-2021 to the agenda.

The motion was adopted unanimously.

APPROVAL OF MINUTES

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve the minutes of the August 10, 2021 meeting.

The motion was adopted unanimously.

PRESENTATION – Jason Semler – Bakertilly – TIF Bonds

(1:40) Jason Semler, Bakertilly, talked to the Commission about the different types of bonds that the RDC has used in the past. A different type of financing is done with EDC bonds can also be used to fund private development for an incentive or the proceeds used to build their infrastructure. The developer buys their own bond and the only revenue pledged will be the tax increment generated from the development.

(7:15) Questions from Commission members.

Resolution 52-2021 – Declaratory Resolution to Amend the Boundaries of the Lippert/Dierdorff Economic Development Area and Establish the Boundaries and Economic Development Plan for the College Avenue Economic Development Area

(7:40) Becky Hutsell, Redevelopment Director, stated that four parcels are being carved out of the Lippert/Dierdorff TIF. One belongs to Elkhart County Fairgrounds access drive. The new College Avenue TIF will consist of only the parcels owned by Last Dance, LLC.

A motion was made by Commissioner Weddell and seconded by Commissioner Stump to approve Resolution 52-2021.

The motion was adopted unanimously.

Resolution 53-2021 – Request Adoption of the Downtown River District Revitalization Plan

(9:30) Becky Hutsell, Redevelopment Director, at last month's meeting, JPR gave a brief presentation of the Downtown River District Revitalization. This is an overall planning document that commits no funding or any specific project. This will allow us to identify projects moving forward.

(10:32) James Loewen, 315 S. 6th St, Goshen, stated he likes the plan and offered a suggestion regarding the Greenway Trail extension. He suggested making the crossing at Pike Street and Lincoln Avenue a tunnel like Plymouth Avenue.

(11:51) Commissioner Stump commented that he does not know who in the county was familiar with is of this plan because at the last Council meeting some were surprised by it.

(12:31) Mark Brinson, Deputy Mayor, commented that the planning committee included Daryl Riegsecker, Elkhart County Council and Jeff Taylor, Elkhart County Administrator.

(12:45) Mayor Stutsman, last year when this process started, Commissioner Yoder and Commissioner Weirick were asked if the County wanted to be a part of the RFP since they have property within the area.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 53-2021.

Ayes: Garber Johnson Turner Weddell

Nays: Stump

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

Resolution 54-2021 –Request to Negotiate and Execute an Agreement for Professional Engineering Services for Public Infrastructure Improvements for the Elkhart County Courts Consolidation

(15:22) Becky Hutsell, Redevelopment Director, an updated memo was given to Commission members detailing the results of the review committee, which consisted of Jason Hoffman, Becky Hutsell and Josh Corwin. Four proposals were received. Based on the review rankings, requesting approval to proceed with an agreement with A & Z Engineering based on their proposal.

(16:39) Questions from Commission members regarding the scoring of the proposals.

(18:01) Commissioner Stump indicated that he is uncomfortable not giving this to the low bidder.

A motion was made by Commissioner Garber and seconded by Commissioner Johnson to approve Resolution 54-2021.

The motion was adopted unanimously.

Resolution 55-2021 –Request to Negotiate and Execute an Agreement for Topographical Survey Services for West Jefferson Street Reconstruction

(19:10) Becky Hutsell, Redevelopment Director, gave the Commission an updated memo detailing the scoring of the two proposals received. Would like to move forward with A & Z Engineering based on the scoring. It was noted in their proposal that if they were selected for both projects they would reduce their price. They can complete the work in two weeks.

(20:02) Commissioner Stump stated that he has the same comment for this resolution as the previous one.

(21:00) Commissioner Weddell asked that in the future if he could receive information before the meeting to have more time to review.

A motion was made by Commissioner Garber and seconded by Commissioner Johnson to approve Resolution 55-2021.

The motion was adopted unanimously.

Resolution 56-2021- Request to Approve 5 Year Capital Plan

(22:10) Becky Hutsell, Redevelopment Director, typically the Capital Plan is approved in the first few months of the year. This year has undergone so many different changes and scenarios. Two different times have introduced new projects and these have been incorporated into the Capital Plan. Have discussed the possibility of consolidating the TIF's but now it appears it will not be necessary. River Race TIF has shifted some projects and the balance is in a good position. Southeast TIF does drop into the negative and propose to do a short term Major Move's loan in 2023 which would allow road projects to be done before INDOT starts their project. Will not secure the loan until it is known it is needed.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 56-2021.

The motion was adopted unanimously.

Resolution 57-2021 – Authorization to Negotiate Development Agreement for the Indiana Avenue Apartments

(25:40) Mark Brinson, Deputy Mayor, at last month's meeting, Mayra Garcia & Jose Garcia, representing Greenwood Rentals, LLC, presented their proposal and team to the Commission. The issue moving forward is related to the increase in construction costs. From a commercial lenders perspective there needs to be more cushion to cover the debt service ratio. Proposing a TIF/EDC bond and create a new TIF allocation area for this project. The developer would purchase the bond and the city would pledge 75% of the TIF proceeds to make the bond payments. The bond term is 20 year at 0% interest.

(29:58) Mayra Garcia, thanked everyone for giving them time to listen to their proposal and considering helping us move this project forward. Ms. Garcia stated that she and her father are very passionate on this project and thinks the apartment complex would be good for Goshen. She offered to answer any questions the Commission may have.

(30: 35) Questions and comments regarding development.

(32:30) Commissioner Weddell asked what if the construction costs go back down to where they were when this all started and now they have basically a 20 year abatement. Mr. Brinson responded that this is something that can be covered in the development agreement.

Ms. Garcia said she thinks the cost estimate will be around the same. Ancon will rebid the project.

(34:57) Comments and discussion from Commission members regarding the costs and reimbursement.

(36:54) Question to Jason Semler from Commission members regarding if this type of financing has been used elsewhere for a private developer on private land and Mr. Semler replied that it has been used for gap funding.

39:33 Comments and discussion regarding setting a precedent.

(40:26) Mayor Stutsman, commented that we may be setting a precedent and we can clarify what the precedent is. Recently met with Ball State and two of the biggest things you can do for economic development is promote and complete housing projects and quality of life projects. Have been working on the quality of life projects for a while and at the last meeting spoke of the importance of getting creative. The City of Goshen vacant housing stock is at 2% and the nearest comparison is the City of Elkhart which has a 15% vacant housing stock. Would like to look at this as a partnership with the Garcia's and not a bail out. Would appreciate the board's support of this initiative and at least taking the steps to see what we can negotiate to make this all come together.

(43:50) Commissioner Stump indicated he supports this because they are local people and local business. He also stated that just because he is in favor of this project does not mean he is in favor of the project along Plymouth Avenue.

(44:30) Commissioner Bradd Weddell commented that from a school stand point, we know we are losing families to other community because of housing. When we lose a student we do our homework to find out what happened and it is because they could not find housing in the city. Need to look at doing something and this is only one layer if we want to continue to grow our school system.

(45:00) Commissioner Garber stated he would support this as a one-time deal.

(45:22) Nick Kieffer, Goshen Chamber of Commerce, spoke in favor of the project.

(46:21) Ryan Thwaites, Syracuse, spoke in favor of the project.

(48:12) Commissioner Turner asked Commissioner Bradd Weddell if the school would support this and Mr. Weddell responded that it is both a positive and a negative for the school. Anytime you can get new housing we are very supportive

(51:00) Discussion about residential TIF's, and tax revenue.

A motion was made by Commissioner Johnson and seconded by Commissioner Weddell to approve Resolution 57-2021.

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

Ayes: Garber Johnson Stump Turner

Nays: Weddell

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

Resolution 58-2021 – Approve Execution of a Purchase Agreement for 410 West Pike Street (59:00) Mark Brinson, Deputy Mayor, this site was identified as one of the catalyst sites for the Downtown River District Revitalization plan. Purchase price is \$250,000 and is subject to environmental due diligence.

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve Resolution 58-2021.

The motion was adopted unanimously.

Resolution 59-2021 – Approve Execution of Change Order No. 6 for Ninth Street Multi-Use Path (1:05:00) Josh Corwin, City Engineer, this change order is for time adjustment only. There was a 14 day delay to the contractor due to City staff installing additional drainage structure recommended by Lochmueller.

A motion was made by Commissioner Weddell and seconded by Commissioner Stump to approve Resolution 59-2021.

The motion was adopted unanimously.

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 totaling \$1,064,135.14

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.

OPEN FORUM

Commissioner Stump asked about the survey done along the railroad corridor. Becky Hutsell responded that it was the Ninth Street Corridor Study. Commissioner Stump stated that he found out that Gleason Products is interested in the old Western Rubber site and he feels that is a better use of the property.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for October 12, 2021 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.

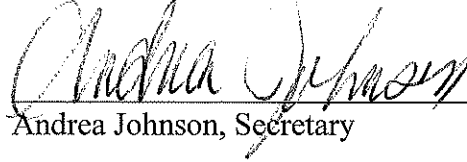
The regular meeting was adjourned at 4:12 p.m.

APPROVED on October 12, 2021

GOSHEN REDEVELOPMENT COMMISSION



Vince Turner, President



Andrea Johnson, Secretary