

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of November 9, 2021

The Goshen Redevelopment Commission met in a regular meeting on November 9, 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

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Stump to approve the minutes of the October 11, 2021 regular meeting and October 28, 2021 executive session.

PRESENTATION –

(:45) Jason Semler, Baker Tilly, gave handouts of the presentation to Commission members. Explained each TIF area the projected revenue and any outstanding obligations associated with each. Mr. Semler answered questions from Commission members.

(17:57) Mark Brinson, Deputy Mayor, stated that one of the requirements of the annual meeting is that the taxing districts are notified of the meeting and which they were. Copies of the Capital Plan were available at the meeting and are also on the City's website.

Resolution 68-2021 – Approve Request to Negotiate and Execute Agreement with Alt & Witzig Engineering, Inc. for Geotechnical Services for West Jefferson Street Reconstruction

(19:00) Dustin Sailor, Director of Public Works, stated four proposals were solicited and two were received. Requesting proceeding with Alt & Witzig who provided the lowest responsive and responsible quote at \$5950.00.

A motion was made by Commissioner Stump and seconded by Commissioner Weddell to approve Resolution 68-2021.

The motion was adopted unanimously.

Resolution 69-2021 – Approve Request to Solicit Bids for the Construction of Stormwater Infrastructure along Southside Park Court to allow for Genesis Project Expansion

(21:22) Dustin Sailor, Director of Public Works, stated that Genesis has purchased lots for expansion and they are located within Kercher Wellfield capture zone which requires connection to other systems and existing systems are at capacity. The cost estimate for the work is \$246,767 and intent to bid project by the end of year to allow for connection to occur in the spring. A copy of the plan is in the packet.

(23:18) Mark Brinson, Deputy Mayor, indicated this project is included in the Capital Plan.

A motion was made by Commissioner Weddell and seconded by Commissioner Stump to approve Resolution 69-2021.

The motion was adopted unanimously.

DISCUSSION

2022 Meeting Dates

(27:30) Commission President Turner asked Commissioner Stump if he had a conflict with any of the meeting dates and he responded that the February 8 date would not work for him. After discussion, it was decided to move the meeting to February 15 at 2:00 p.m.

A motion was made by Commissioner Johnson and seconded by Commissioner Stump amend the meeting date from February 8 to February 15 and amend the time from 3:00 p.m. to 2:00 p.m.

The motion was adopted unanimously.

TIF Policy for Multi Family Projects

(30:16) Mark Brinson, Deputy Mayor, referred to the memo in the packet. Currently two proposals have been received for multi-family housing. There is interest in developing housing in Goshen but we are hearing the same scenario from developers who are saying that these projects do not make sense from an investment standpoint. They are asking the Commission to participate. The memo is a summary of what has been heard so far the Commission. Discussed each of the options in the memo.

(35:00) discussion and comments regarding developments.

(42:00) Mark Brinson, continued outlining the details of evaluating the projects.

(46:24) comments from Commission members regarding the evaluation process and type of housing.

(51:00) Mayor Stutsman encouraged to Commission members to get behind these housing projects and figure out how to do this. Anything we can do to push these project along is essential to the city growing.

(52:53) Comments from Commission members regarding people in small areas and property taxes on apartment building compared to single family housing.

(57:00) Mayor Stutsman, asked if the next step should be creating small working group.

(58:00) Mark Brinson, stated he will reach out to the Commission members for volunteers.

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 \$28,680.78

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Deputy Mayor Mark Brinson offered to answer any questions about the monthly report; however the Commission did not have any questions.

OPEN FORUM

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

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for December 14, 2021 at 3:00 p.m.

ADJOURNMENT

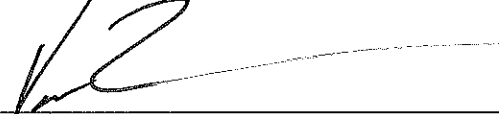
A motion was made by Commissioner Johnson and seconded by Commissioner Garber to adjourn the meeting.

The motion was adopted unanimously.

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

APPROVED on December 14, 2021

GOSHEN REDEVELOPMENT COMMISSION



Vince Turner, President



Andrea Johnson, Secretary