

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Special Meeting of February 18, 2022**

The Goshen Redevelopment Commission met in a special meeting on February 18, 2022 at 1:00 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 Vice President Brian Garber. On call of the roll, the members of the Goshen Redevelopment Commission were shown to be present or absent as follows:

Present: Brianne Brenneman, Brian Garber, Andrea Johnson, Brett Weddell

Absent: Vince Turner and Bradd Weddell

### **PRESENTATION**

Anderson Partners – 620 East Douglas Street

(:35) Becky Hutsell, Redevelopment Director, reminded the Commission that a proposal was received from Anderson Partners for the former Western Rubber site in July of 2021. They are here today to talk about the most recent revisions.

Jon Anderson, President of AP Development and Anderson Partners, presented a power point of the development at the former Western Rubber site. He also talked of projects completed. Explained the project costs and stated would be using HUD as a financial source and talked about that process. Asking for City participation through a TIF bond.

Matt Rueff, Director of Development, talked of the history of the 9<sup>th</sup> Street corridor. Also talked about the plans for the site and stormwater issues. Trying to be very environmental sustainability. Infrastructure is the biggest expense. Before the site was Western Rubber it was Ariel Cycleworks in 1895-96. The name of the development will be Ariel Cycleworks.

(32:00) Questions from Commission regarding the bond, assessed value, zoning, tax increment and bond repayment terms.

(38:26) Becky Hutsell, Redevelopment Director, currently drafting a development agreement to bring back to the Commission for consideration. Summarized the terms the developer is requesting. Working with them on stormwater issues.

(40:23) Commissioner Weddell talked about a possible grade separation at that location. Discussion regarding a second track.

**Resolution 11-2022** –Request to Approve a Revised Development Agreement with Greenwood Rental Properties, LLC

(46:11) Becky Hutsell, Redevelopment Director, this is a revised agreement from what was approved at last month's meeting. Ms. Hutsell explained the changes to the agreement. This agreement overrides the previous agreement.

A motion was made by Commissioner Brenneman and seconded by Commissioner Johnson to approve Resolution 11-2022.

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

Ayes: Brenneman, Garber, Johnson, Weddell

Nays:

The motion was adopted by a vote of 4 in favor and 0 against.

### **OPEN FORUM**

(50:00) Bill Malone, Gleason Products/Goshen Manufacturing, gave a copy of his proposal to Commissioner Brenneman. Stated that a proposal for the site was submitted to the City and no response has been received and we are in dire need for extra parking. Said the railroad is going to a second line and this will impact his parking. Gleason Products/Goshen Manufacturing has been here since 1891 which makes us the oldest manufacturer in Goshen and possibly the county. Talked about the zoning change from M-1 to R-3 which he feels will devalue his property. He feels he has been shut out from buying the property and since they are the oldest manufacturer in Goshen they should have a say in this. Questioned why another location has not been considered.

Becky Hutsell, Redevelopment Director, responded that the property went through the RFP process twice and no responses were received.

Commissioner Brett Weddell asked Mr. Malone how many parking spots are needed. He responded that he has 100 employees and are down about 40 employees. He also stated that a lot of the workers do walk to work and some are parking on city streets.

### **ANNOUNCEMENTS**

It was announced that the next regular meeting is scheduled for March 8, 2022 at 3:00 p.m.

### **ADJOURNMENT**

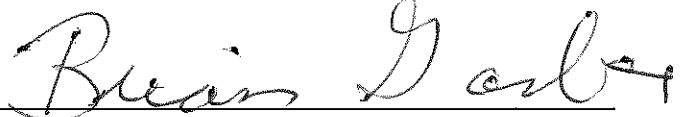
A motion was made by Commissioner Brenneman and seconded by Commissioner Weddell to adjourn the meeting.

The motion was adopted unanimously.

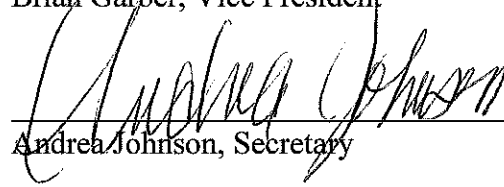
The regular meeting was adjourned at 4:02 p.m.

**APPROVED** on March 8, 2022

**GOSHEN REDEVELOPMENT COMMISSION**

Handwritten signature of Brian Garber in cursive script.

Brian Garber, Vice President

Handwritten signature of Andrea Johnson in cursive script.

Andrea Johnson, Secretary