

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of May 10, 2022

The Goshen Redevelopment Commission met in a regular meeting on May 10, 2022 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, Brett Weddell, Vince Turner and Bradd Weddell

Absent: Brianne Brenneman

Commission President Turner stated the meeting is also available via Zoom.

APPROVAL OF MINUTES

A motion was made by Commissioner Johnson and seconded by Commissioner Weddell to approve the minutes of the April 14, 2022 regular meeting.

The motion was adopted unanimously.

PRESENTATION - BKV Group – New Fire Station Study

(1:00) Craig Carter, BKV Group presented a power point of the Goshen Fire Station Study and answered questions from Commission members.

NEW BUSINESS

Resolution 24-2022 – Acquisition of Real Estate in the 200-Block of Pleasant Avenue and 211 New Street

(45:46) Becky Hutsell, Redevelopment Director, approval of the purchase order for the properties owned by Doug Dispennett was given at a previous meeting. At that time his attorney had not reviewed it. The only detail to change was the date of possession, it was the end of the year and now it has been moved to March 31, 2023.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve Resolution 24-2022.

The motion was adopted unanimously.

Resolution 25-2022 – Annual Determination of Excess Assessed Value in the Lippert/Dierdorff Allocation Area

(47:25) Becky Hutsell, Redevelopment Director, this is done annually to send notice to the County Auditor that there are no excess funds in the Lippert/Dierdorff allocation area and we intended to use the TIF funds as planned in the capital plan.

A motion was made by Commissioner Garber and seconded by Commissioner Johnson to approve Resolution 25-2022.

The motion was adopted unanimously.

Resolution 26-2022 – Annual Determination of Excess Assessed Value in the Consolidated River Race/US 33 Allocation Area

Becky Hutsell, Redevelopment Director, this is done annually to send notice to the County Auditor that there are no excess funds in the Consolidated River Race/US 33 allocation area and we intended to the use the TIF funds as planned in the capital plan.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve Resolution 26-2022.

The motion was adopted unanimously.

Resolution 27-2022 – Annual Determination of Excess Assessed Value in the Southeast Allocation Area

Becky Hutsell, Redevelopment Director, this is done annually to send notice to the County Auditor that there are no excess funds in the Southeast allocation area and we intended to the use the TIF funds as planned in the capital plan.

A motion was made by Commissioner Garber and seconded by Commissioner Johnson to approve Resolution 27-2022.

The motion was adopted unanimously.

Resolution 28-2022 – Request to Authorize Execution of an Agreement with Heron Environmental, LLC for a Phase I & Phase II Environmental Site Assessment at 215 Pleasant Avenue

(50:22) Becky Hutsell, prior to acquiring 215 Pleasant Avenue and surrounding properties, we are required to complete our environmental due diligence within 180 days of closing. A Request for Quotes was issued to complete a new Phase 1 and well as Phase 11 with the scope established in 2013. The lowest quote for this project is Heron Environmental, LLC at \$14,000.

A motion was made by Commissioner Garber and seconded by Commissioner Johnson to approve Resolution 28-2022.

The motion was adopted unanimously.

Resolution 29-2022 – Request to Authorize Execution of an Agreement with Niblock Excavating, LLC for the Genesis Project 10 – Kercher Road Crossing Project

(52:22) Becky Hutsell, Redevelopment Director, last year a potential project was presented to the Commission to participate in a stormwater connection along Southside Park Court to allow for the construction of a new facility for Genesis Products along with four undeveloped parcels. All existing connections within close range are at capacity. One bid was received from Niblock Excavating, Inc. for a contract price of \$275,016 with a substantial completion date of July 15, 2022.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve Resolution 29-2022.

The motion was adopted unanimously.

UPDATE – Submission of Annual Gateway Report

(55:39) Tracee Norton, Redevelopment Office Assistant, notified the Commission that the annual Gateway Report was submitted by the deadline.

DISCUSSION – Request to Amend Purchase Agreement for Real Estate at 323 South Sixth Street and 211 West Madison Street

(56:00) Becky Hutsell, Redevelopment Director, the Commission approved a purchased agreement for 323 South Sixth Street and 211 West Madison Street in 2015. The Sixth Street real estate is a duplex and Madison Street is currently used as a salon. Per the agreement, the duplex was to be converted to a single family home and the structure at 211 West Madison to be demolished and both parcels incorporated into one real estate parcel. A mortgage is held by the city to ensure that these conditions are met no later than April 30, 2023. A letter from the owner, David Stump, is in the packet.

David Stump, Goshen, when he purchased the property at 211 West Madison Street the city wanted it demolished since it had been empty for a while and was in disrepair. He has had the same tenant from day one and she has done improvements to the building. She is wanting to purchase both properties and rent the home to a family member.

Larry Barkes, City Attorney, stated that this needs to be reviewed further since the pricing was based on the assumption that there would be costs associated with the demolishing, landscaping and the conversion to one parcel of real estate.

Questions and comments from Commission members.

Mark Brinson asked for volunteers to review this request.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to amend the register of claims to add a claim for \$4487.00.

A motion was made by Commissioner Garber and seconded by Commissioner Johnson to approve the payment of the Register of Claims totaling \$50,095.26.

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

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

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for June 14, 2022 at 3:00 p.m.

ADJOURNMENT

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

The motion was adopted unanimously.

The regular meeting was adjourned at 4:15 p.m.

APPROVED on June 14, 2022

GOSHEN REDEVELOPMENT COMMISSION



Vince Turner, President



Andrea Johnson, Secretary