

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of July 12, 2022**

The Goshen Redevelopment Commission met in a regular meeting on July 12, 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: Brianne Brenneman, Brian Garber, Andrea Johnson, Vince Turner, Brett Weddell  
and Bradd Weddell

Absent: None

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

### **APPROVAL OF MINUTES**

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

The motion was adopted unanimously.

### **NEW BUSINESS**

**Resolution 42-2022** – Partial Forgiveness of Loans to Goshen Theater, Inc.

(1:00) Becky Hutsell, Redevelopment Director, portions of the two loans given to the Goshen Theater are forgivable as long as conditions have been met. It has been confirmed that the conditions have been met.

(2:00) Julia Gautsche, Chair of the Goshen Theater Board of Directors, introduced Susan Visser, the new Executive Director of the Goshen Theater, started in January of this year and thanked the Commission for their past and ongoing support. Offered to answer any questions that commission members may have. Ms. Visser handed out the theater newsletter. Talked of the different types of programs coming to the theater. There is also a new program manager who is from Spokane Washington.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 42-2022.

The motion was adopted unanimously.

**Resolution 43-2022** – Request to Negotiate and Execute an Agreement for Construction Inspection Services for the East College Avenue Project

(5:25) Becky Hutsell, Redevelopment Director, provided an updated memo and resolution to the Commission with the consultant's name. Typically for Redevelopment project, the Engineering Department staff would be in the field inspecting, which is not feasible on a project this size. Feel it is important to have a full time inspectors in the field. One proposal was received and it was from Abonmarche as they understand the scope since they are the designers of the project. Because of supply chain issues, the agreement will extend through the end of 2022. As year end approaches will have a better idea of how much work will continue into 2023 and at that time the agreement can be amended

for additional time or complete an additional agreement. The agreement also included a not to exceed price of \$204,000.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 43-2022.

The motion was adopted unanimously.

### **DISCUSSION**

#### **Main Street Decorative Lights**

(8:41) Mark Brinson, Deputy Mayor, the decorative lights mainly located on Main Street are reaching the end of their useful life. They are roughly 20 years old with ongoing maintenance. The problem is the light fixture is obsolete and cannot get parts. This is high priority for EID downtown and their total budget is \$70,000. The solution is a two-step process, the first is to have a plan done to identify the new fixtures and create a plan for the electrical system, conduits with a cost estimate provided. Estimate the cost of the plan to be around \$22,000 – 25,000 and it would be bid out as a RFP. Not asking Commission to commit to actual construction, will look at that after the plan is done and see what other funding is available. At this point trying to gauge interest from the Commission of supporting the plan. Would like to complete this year.

Questions from Commission members regarding the electrical system status and Dustin Sailor responded that the existing conduits were from around the 1950- 1960's or maybe earlier. There are approximately 70-80 double headed lights. The cost estimate is \$3000-4000 for each new fixture and pole.

Mark Brinson asked if the commission has interest in supporting the plan and Commissioner Weddell stated that he does not and believes this EID responsibility.

After discussion and comments from Commission members, it was decided that they would like to have a priority list from EID for their projects. Mark Brinson commented that they could come to the next meeting to talk about this.

### **APPROVAL OF REGISTER OF CLAIMS**

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to amend the register of claims to a new amount of \$459,219.25.

A motion was made Commissioner Weddell and seconded by Commissioner Brenneman to approve the amended register of claims.

The motion was adopted unanimously.

### **MONTHLY REDEVELOPMENT STAFF REPORT**

Redevelopment Director Becky Hutsell told the Commission that several updates were provided in the report. The 10<sup>th</sup> Street improvement project is not in the capital plan. After discussion, Commission members agreed to move forward with this project.

### **OPEN FORUM**

Brett thanked Commission members that was able to come to the council meeting and willing to speak. Asked about the RFP for the old D & T Muffler shop and Ms. Hutsell stated that she is working on it.

**ANNOUNCEMENTS**

It was announced that the next regular meeting is scheduled for August 9, 2022 at 3:00 p.m.

**ADJOURNMENT**

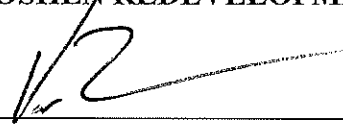
A motion was made by Commissioner Johnson and seconded by Commissioner Garber to adjourn the meeting.

The motion was adopted unanimously.

The regular meeting was adjourned at 3:35 p.m.

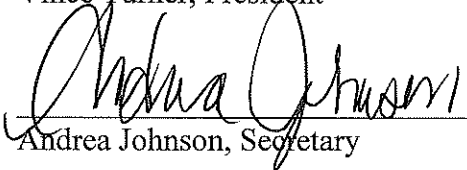
**APPROVED** on August 9, 2022

**GOSHEN REDEVELOPMENT COMMISSION**



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Vince Turner, President



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Andrea Johnson, Secretary