

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of November 8, 2022**

The Goshen Redevelopment Commission met in a regular meeting on November 8, 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 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 and Bradd Weddell  
Absent: Steve Brenneman

(3:05) Commissioner Steve Brenneman enters the meeting.

### **APPROVAL OF MINUTES**

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve the minutes of the October 11, 2022 regular meeting.

The motion was adopted unanimously.

Commission President Garber introduced new Commission member Steve Brenneman.

### **PRESENTATION**

Jason Semler, Baker Tilly – Annual presentation of information for the governing bodies of taxing units within an allocated area.

- a. The Commission's budget with respect to allocated property tax proceeds
- b. The long term plans for the allocation area
- c. The impact on each of the taxing units

Mr. Semler, Baker Tilly, presented a power point of the TIF Report presentation and answered questions from Commission members.

(26:32) Mayor Stutsman swore in new Commission member Steve Brenneman.

### **OLD BUSINESS**

**Resolution 54-2022** - A Resolution Authorizing Termination of the 2018 Agreement, 2019 Agreement and 2022 Amendment with River Art, LLC for the Third Street Property Real Estate

(28:00) Becky Hutsell, Redevelopment Director, this resolution states that we are willing to terminate the agreement for this development. A loan was made to LaCasa to make improvements to the north half of the building. They completed some of the improvements and transferred the property to InSite Development along with the \$150,000 loaned for the improvements. The Commission approved to provide an additional \$100,000 to get the project started. At this time, no interest or loan payments have been made. River Arts have made their lease payments which is paid through the end of the year.

(30:12) Questions from Commission members regarding agreement and the amount owed.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 54-2022.

The motion was adopted unanimously.

**Resolution 55-2022** – A Resolution Authorizing Termination of the 2019 Agreement and 2022 Amendment with Millrace Townhomes, LLC for the Sale, Purchase and Development of the Millrace Townhomes Subdivision

(36:50) Becky Hutsell, Redevelopment Director, requesting termination of this agreement. The property has not been transferred to InSite Development. If approved, would like to issue a new Request for Proposals (RFP) on this site as well as the Third Street properties. New appraisals are needed.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 55-2022.

The motion was adopted unanimously.

### **NEW BUSINESS**

**Resolution 56-2022** – Ratify Execution of Agreement with State Barricade for East College Avenue Traffic Control & Maintenance

(57:00) Becky Hutsell, Redevelopment Director, in September three quotes were presented for traffic control lasting five months for the East College Avenue project. This is the larger scope of the traffic control. Asking for ratification of the executed agreement at a cost of \$25,113.00

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 56-2022.

The motion was adopted unanimously.

**Resolution 57-2022** – Ratify Execution of an Agreement Amendment with Nuway Construction for the New Parks Maintenance Facility

(38:00) Becky Hutsell, Redevelopment Director, two change order requests from Nuway Construction for the asbestos abatement in the building that was demolished and a canopy that was not included. Formal amendment for the modifications and requesting ratification.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 57-2022.

The motion was adopted unanimously.

**Resolution 58-2022** – Execution of Agreement Amendment with A & Z Engineering for the Court Consolidation Roadway Improvement Project Design

(39:03) Josh Corwin, Civil Engineer, this amendment covers the design and soil borings for two additional retention basins and the addition of title search document to the right-of-way engineering services. This amendment is for \$65,412.00 with a new contract total of \$461,407.00

(40:40) Sue Perri, 1723 Reliance Road, told the Commission on how she came to know about and live in Goshen. She purchased the home in 1973 and has lived there almost 50 years. They recently re-sided the home which is over 100 years old. Questions the site location for the new courthouse due to the water issues. Her whole family is devastated that they may lose their home. She is not happy with the lack of communication from the city as to what is going on with her home. They are living on a fixed

income and the possibility of looking for another home and possibly having to take out a mortgage is not something they want to do at their age. It makes it very hard to plan when you don't know what is happening and doesn't want to end up with two homes. Talked about the current traffic using a 4-way stop and her concerns about the roundabout.

Becky Hutsell, Redevelopment Director, the changes have delayed getting the final plans. We could not say what the right-of-way is going to look like. Once the final plans are received, we will know what is needed. Would like to relocate their home further back on an additional parcel they currently own.

Comments and discussion about the process and being fair to the property owner.

Commissioner Garber abstained from voting.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 58-2022.

The motion was adopted 4-0.

**Resolution 59-2022** – Approve and Authorize Execution of Change Order No. 1 with Niblock Excavating, Inc. for the Genesis Products – Kercher Road Crossing  
(59:00) Becky Hutsell, Redevelopment Director, this project is completed and came in under budget. This is a balancing change order and decreases the contract amount by \$16,249.04

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 59-2022.

The motion was adopted unanimously.

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

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve the amended register of claims in the amount of \$549,640.18.

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 Garber asked about the Ready Grant for Ariel Cycleworks and Becky Hutsell responded that they were awarded part of it but not the full amount.

Commissioner Garber asked out Frontier moving their lines for the Lincoln Avenue Project and Dustin Sailor responded that a right-of-way plan was given and discussed that if our consultant Abonmarche stakes it out, we will accept it.

Commissioner Brett Weddell asked Dustin Sailor at the last meeting he asked about the 80/20 split with MACOG for the Blackport Drive Reconstruction project and was inquiring if he had an answer yet. Mr. Sailor responded he did not have an answer yet. Mayor Stutsman responded that if a project comes in over budget, both parties would work together to find additional funding.

Commissioner Brett Weddell asked about the RFP for 233 South Main Street and Becky Hutsell responded that her goal is to have this site, the Third Street properties and Millrace site out for a Request for Proposals (RFP) after first of the year.

**ANNOUNCEMENTS**

It was announced that the next regular meeting is scheduled for December 13, 2022 at 3:00 p.m.

**ADJOURNMENT**

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

The motion was adopted unanimously.

The regular meeting was adjourned at 4:13 p.m.

**APPROVED** on December 13, 2022

**GOSHEN REDEVELOPMENT COMMISSION**



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Brian Garber, President



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Brianne Brenneman, Secretary