

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of December 13, 2022

The Goshen Redevelopment Commission met in a regular meeting on December 13, 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 and Brett Weddell

Absent: Steve Brenneman and Bradd Weddell

APPROVAL OF MINUTES

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

The motion was adopted unanimously.

NEW BUSINESS

Resolution 60-2022 - Amending Declaratory Resolution of the Goshen Redevelopment Commission Creating a New Housing Allocation Area within the Southeast Economic Development Area
(:50) Becky Hutsell, Redevelopment Director, this is the first step in establishing City of Goshen's first residential TIF. The property was slated for development and rezoning has occurred. Working on the tax impact statement. Next step after Redevelopment passage is to submit to Goshen Plan Commission for approval and then to City Council.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 60-2022.

The motion was adopted unanimously.

Resolution 61-2022 – Acquisition of Real Estate from Noel Farm, LLC

(4:00) Becky Hutsell, Redevelopment Director, this property is generally located at the south end of CR 27 and against the west boundary of the Goshen Municipal Airport. This location has been discussed as a potential location for a new municipal water well. The property is 69.2 acres. The Board of Aviation Commissioners previously entered into a Right of First Refusal Agreement for this land. The land owner received a 1.9 million offer and the Right of Refusal gave the City an option of providing a counter offer. The Commission agrees to fund 1 million and the balance will come from Civil City funds.

(6:32) Commissioner Weddell thanked Dennis Richmond and Randy Sharkey for all their work with the Aviation Board to help secure this location.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 61-2022.

The motion was adopted unanimously.

Resolution 62-2022 – Request to Approve Agreement Extension No. 1 with Abonmarche Consultants, LLC for East College Avenue Construction Inspection Services

(7:30) Becky Hutsell, Redevelopment Director, an initial agreement with Abonmarche Consultants was awarded in July for construction inspection associated with the East College Avenue project. When the RFP was drafted a price was requested from August to the end of the year. Pleased with the consultant's performance during the original agreement term and would like to extend the agreement through October 2023 at a cost of \$617,000.

(12:56) Rob Nichols, Abonmarche Consultants, offered to answer any questions the Commission may have.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 62-2022

The motion was adopted unanimously.

Resolution 63-2022 – Request to Approve and Authorize Execution of Change Order No. 4 with Phend & Brown for Eisenhower Drive North and South Road Reconstruction

(14:47) Dustin Sailor, Director of Public Works, this is a balancing change order to close the project. The previous contract amount with change orders was \$2,002,336.82 and the final contract amount is \$862,914.82. The net change in contract price is \$75,542.37 which is an increase of 4.23 over the original contract amount.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 63-2022.

The motion was adopted unanimously.

Resolution 64-2022 – Request to Authorize Negotiation and Execution of an Agreement for Tenth Street Reconstruction

(16:45) Dustin Sailor, Director of Public Works, proposals were solicited for the reconstruction of Tenth Street. Two proposals were received and reviewed by a three member team. Recommend JPR with a not to exceed price of \$194,068.00

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 64-2022.

The motion was adopted unanimously.

Resolution 65-2022 –Request to Approve INDOT/LPA Agreement for the Blackport Drive Reconstruction Project

(18:25) Josh Corwin, Civil Engineer, the Commission previously approved the LPA/Consultant agreement with BLN for the Blackport Drive Reconstruction for a maximum payable amount that shall not exceed \$936,200. The City is responsible for 20% of the contract amount or \$187,240. The language in the contract states that any amendment to the amount included in the TIP is considered an amendment to the contract amount. The amount shown in the contract is \$480,000 which is 80% of the original \$600,000 approved for PE and the amount currently included in MACOG TIP. MACOG has an amendment for the full amount and must be approved by their Policy Board.

(22:00) Commissioner Weddell questions the cost of the design and discussion between staff and commission members. Commissioner Weddell states he supports the project but feels it is not a Redevelopment project.

Commissioner Weddell questions Becky Hutsell about the project and questions what this project has to do with the Redevelopment Commission and what happens if project is too high and MACOG wants repayment.

Discussion between staff and comments from Commission members regarding the Commission's participation in the project.

Comments of support for the project by Commission Garber, Commissioner Johnson and Commissioner Brenneman.

A motion was made by Commissioner Weddell to table this resolution but there was no second.

(31:16) Matt Schrock, City Council and a resident of east Goshen, he is in support of the project unless it ends up to be a 10 million dollar project. He feels it is a safety issue.

(44:46) Doug Nisley, City Council, suggested possibly tableting this resolution until a clear answer can be given regarding MACOG participation if the price is too high.

Discussion regarding MACOG's participation.

A motion was made by Commissioner Johnson and seconded by Commissioner Brenneman to approve Resolution 65-2022.

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

Ayes: Brenneman, Garber, Johnson

Nays: Weddell

The motion was adopted by a vote of 3 in favor and 1 against.

Resolution 66-2022 – Authorize Clerk-Treasurer to liquidate the 2015 RD Capital Fund and deposit funds into the TIF Bond and Interest Fund

(50:25) Becky Hutsell, Redevelopment Director, the Clerk-Treasurer has reviewed dormant funds and the 2015 RD Capital Fund has a cash balance of \$10,841.27 since 2016. Requesting approval to move the funds into the TIF Bond and Interest Fund.

A motion was made by Commissioner Johnson and seconded by Commissioner Brenneman to approve Resolution 66-2022.

The motion was adopted unanimously.

Resolution 67-2022 – Request to Amend the Amended Agreement for the Sale and Purchase of Real Estate at 323 South Sixth Street

(51:35) Becky Hutsell, Redevelopment Director, in September the Commission approved an amended agreement with David Stump for the property at 323 South Sixth Street. A condition of the sale was that the property be converted to a single family home and per the amended agreement the Commission allowed it to remain a two unit rental as long as owned by Mr. Stump. Tim Hochstetler is interested in purchasing the property and he plans to make substantial improvements and asking for the requirement

to return it to a single family home be removed. The resolution is written that Becky Hutsell is authorize to execute to amended agreement and would prefer it to say negotiate the agreement. The agreement will be brought back to the Commission for approval.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to change the word execute to negotiate in the resolution.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 67-2022 as amended.

The motion was passed unanimously.

DISCUSSION

Dormant Cash Balance in the North US33 TIF Fund

(58:13) Becky Hutsell, Redevelopment Director, throughout the year the Clerk-Treasurer office was reviewing dormant fund and found the North US33 TIF fund has maintained a cash balance of \$8,027.73 since November 2019. Request Commission approval to move funds. The Commission approved the request.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve the amended register of claims in the amount of \$1,249,009.31

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

Redevelopment Director Becky Hutsell handed the Commission images of 212 West Washington Street. Recently someone has fallen on the sidewalk which in the public right of way. Commission agreed to support improving the public sidewalk.

Commissioner Weddell stated that this Larry Barks last Redevelopment Commission meeting. He personally thanked Larry for his work as the Redevelopment attorney and his time spent with the City. He values his knowledge and opinion and he will be missed.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for January 10, 2023 at 3:00 p.m.

ADJOURNMENT

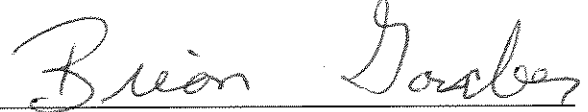
A motion was made by Commissioner Johnson and seconded by Commissioner Brenneman to adjourn the meeting.

The motion was adopted unanimously.

The regular meeting was adjourned at 4:11 p.m.

APPROVED on January 10, 2023

GOSHEN REDEVELOPMENT COMMISSION

Handwritten signature of Brian Garber in cursive script.

Brian Garber, President

Handwritten signature of Brianne Brenneman in cursive script.

Brianne Brenneman, Secretary