

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of April 11, 2023**

The Goshen Redevelopment Commission met in a regular meeting on April 11, 2023 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, Steve Brenneman, Brian Garber, Andrea Johnson, Brett Weddell and Bradd Weddell

Absent:

### **APPROVAL OF MINUTES**

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve the minutes of the March 14, 2023 regular meeting.

The motion was adopted unanimously.

### **OPEN PROPOSALS**

**Third Street & Jefferson Street** – No proposals received.

**113 West Jefferson/233 South Main Street**- Proposal received from Northern Indiana Clay Alliance with a full price offer.

**Millrace Townhomes Property** – No proposals received.

**South Third Street Properties** – Proposal received from Larry & Julia Gautsche with a full price offer.

Commission President Garber stated the Request for Proposals for Millrace Townhomes Property and Third Street & Jefferson Street Property will remain open for an additional full 30 days and any proposals submitted will be opened by the Board of Public Works and Safety at the May 15, 2023 meeting and then forward for Commission review by Commissioner Weddell and Commissioner B. Brenneman.

**Resolution 10-2023** – Approve Request to Negotiate and Execute Agreement with Abonmarche Consultants for Professional Engineering for College Avenue Reconstruction Phase 3  
(4:27) Josh Corwin, Civil Engineer, INDOT recently solicited a Request for Proposals for Professional Engineering and Right-of-Way Services for the Reconstruction of College Avenue east of Century Drive. Four (4) proposals were received and evaluated by staff. Abonmarche Consultants was chosen based on rankings.

Questions from Commission members regarding scoring of the proposals.

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve Resolution 10-2023.

The motion was adopted unanimously.

**Resolution 11-2023** – Approve Request to Execute Agreement Amendment No. 2 with A & Z Engineering, LLC for the Elkhart County Courts Consolidation Public Infrastructure Improvements (8:00) Becky Hutsell, Redevelopment Director, this amendment relates specifically to the existing stormwater retention pond on property owned by Bob Schrock and occupied by DJ Construction. Once Reliance Road is realigned to improve the intersection at US 33, their pond will be significantly reduced in size.

The design is being modified to replace drainage capacity that is being lost. This change requires additional scope of work items that were not originally included resulting in an increase of \$26,020.00 for a new contract total price of \$487,427.00

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 11-2023.

The motion was adopted unanimously.

**Resolution 12-2023** – Approve Request from Goshen Engineering to Advertise for Bids for Tenth Street Reconstruction from Jackson Street to Reynolds Street

(10:40) Becky Hutsell, Redevelopment Director, read a memo that Dustin Sailor prepared. The City has been working with Anderson Partners to redevelop the former Western Rubber property. JPR has 80% of the design complete and is currently working on utility coordination. A pre-1970 gas main will need to be relocated and NIPSCO indicates this relocation effort could take eight months to plan, bid and replace. The City's planned 2023 Tenth Street project is now being programmed for 2024.

Questions from Commission members regarding the utility costs and the funding for it.

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve Resolution 12-2023.

The motion was adopted unanimously.

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

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to amend the register of claims to a new total of \$1,044,672.11

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve the payment of the amended Register of Claims totaling \$1,044,672.11

The motion was adopted unanimously.

#### **MONTHLY REDEVELOPMENT STAFF REPORT**

Redevelopment Director Becky Hutsell highlighted some of the updates to the Staff Report.

#### **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 May 9, 2023 at 3:00 p.m.

**ADJOURNMENT**

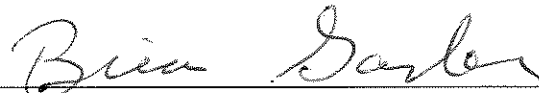
A motion was made by Commissioner Johnson and seconded by Commissioner B. Brenneman to adjourn the meeting.

The motion was adopted unanimously.

The regular meeting was adjourned at 3:23 p.m.

**APPROVED** on May 9, 2023

**GOSHEN REDEVELOPMENT COMMISSION**



Brian Garber, President



Brianne Brenneman, Secretary