

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of October 10, 2023

The Goshen Redevelopment Commission met in a regular meeting on October 10, 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: Brian Garber, Brianne Brenneman, Steve Brenneman, Andrea Johnson, Brett Weddell and Bradd Weddell

Absent:

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve the minutes of the September 12, 2023 regular meeting.

The motion was adopted unanimously.

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 terms plans for the allocation area
- c. The impact on each of the taxing units

(0:55) Jason Semler, Baker Tilly, presented a PowerPoint of the annual TIF Report and answered questions from Commission members. This an annual requirement of the statute.

Commissioner Brett Weddell stated the approximate 11 million in tax increment received would have been less than \$200,000 if Redevelopment Commission and TIF were eliminated.

Resolution 38-2023 – Approve Request to Issue Request for Proposals for Construction Inspection Services for Elkhart County Courts Consolidation Infrastructure Project

(22:35) Becky Hutsell, Redevelopment Director, the city's portion of the project is approximately 3.9 million. The project is currently out to bid with bids being due on Monday, October 16, 2023. There will be a special Redevelopment Commission meeting on October 20, 2023 to award the contract. Engineering staff has requested to solicit proposals for 3rd party construction inspection as they have two other projects under construction next year.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 38-2023.

The motion was adopted unanimously.

Resolution 39-2023 – Approve and Authorize Execution of Transfer Documents for the Real Estate at 405, 409 and 411 South Third Street

(26:45) Becky Hutsell, Redevelopment Director, this is the second part of the agreement that was approved with Larry and Julia Gautsche for the purchase of the Third Street lots. This resolution grants permission to execute all the documents related to the agreement.

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve Resolution 39-2023.

The motion was adopted unanimously.

Resolution 40-2023 – Approval and Authorization to Negotiate and Execute Agreement with JPR for Conceptual Plan Development for the Winona Trail/Maple City Greenway Extension to Regent Street

(27:25) Becky Hutsell, Redevelopment Director, in 2020 the Commission entered into an agreement with JPR for the Survey, Design and Engineering Services for the Winona Trail Extension. The intention at the time was to connect to Winona Trail at Bethany Christian through Winchester Trails where it would travel through the housing development's private streets to Regent Street. After three years of attempting to work out an agreement with YES Communities we have failed to come to an acceptable solution with them. As part of the Development Agreement for Cherry Creek project, we have committed to continuing to pursue the trail connection. Now exploring alternative trail routes and have requested a proposal from JPR to continue this work. JPR has proposed an 8 week timeline for the work with a cost of \$15,000.

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve Resolution 40-2023.

The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve the Register of Claims totaling \$2,459,319.18

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. Ms. Hutsell stated that the City budget has been approved by City Council

OPEN FORUM

Commissioner Brett Weddell told the Commission that the Goshen Police Department is very appreciative of the commitment by the Commission to purchase new patrol cars.

Becky Hutsell stated that the final walk thru for the new Parks Maintenance Facility is tomorrow.

Commissioner Brian Garber asked if the apartments on Indiana Avenue are ready for occupants and Ms. Hutsell said that a few have been released but still waiting on NIPSCO to be able to open the rest.

Jonathan Garber told the Commission about an open house at Millrace Co-Housing to thank the Commission members for their support. It will be held on Friday, November 3, 2023.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for November 14, 2023 at 3:00 p.m.

ADJOURNMENT

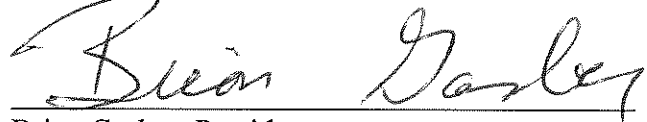
A motion was made by Commissioner Johnson and seconded by Commissioner S. Brenneman to adjourn the meeting.

The motion was adopted unanimously.

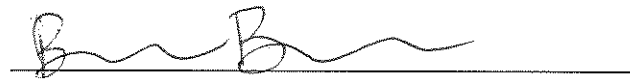
The regular meeting was adjourned at 3:41 p.m.

APPROVED on November 14, 2023

GOSHEN REDEVELOPMENT COMMISSION



Brian Garber, President



Brianne Brenneman, Secretary