

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of December 12, 2023

The Goshen Redevelopment Commission met in a regular meeting on December 12, 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, 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 B. Brenneman to approve the minutes of the November 14, 2023 regular meeting.

The motion was adopted unanimously.

Resolution 44-2023 – Ratify Execution of Agreement with JPR for Conceptual Plan Development for Winona Trail/Maple City Greenway Extension to Regent Street

Becky Hutsell, Redevelopment Director, in October a proposal for the conceptual plan was presented for the trail extension. The commission approved the scope of work and now asking for the agreement to be ratified.

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve Resolution 44-2023.

The motion was adopted unanimously.

Resolution 45-2023 – Approval and Authorization for Execution of Agreement with JPR for Survey, Design & Engineering Services for Winona Trail Extension

Becky Hutsell, Redevelopment Director, had a very positive meeting with the railroad about including the pedestrian crossing as part of the quiet zone. This will require an easement from Goshen Schools for the placement of the trail south from the north edge of Waterford Elementary and along the east side of the playground. The concern from the school is the loss of a vegetation barrier by the playground. The survey has confirmed that several of the mature trees will be allowed to remain. ~~This issue will be brought before the school board in January.~~ Requesting permission to execute the attached agreement.

Commissioner Brett Weddell stated that he fully support the project but is questioning if we are getting ahead of ourselves approving the agreement without knowing if support from Goshen Schools is there. Commissioner Weddell stated that Commissioner Bradd Weddell sent an email stating the project is supported but is concerned about losing the natural barrier of trees by the playground. The soonest this topic can get on the agenda for a school board meeting is January.

Ms. Hutsell stated she is concerned that if we wait to approve this agreement it will be too late to include the pedestrian crossing on the application for the quiet zone. Would like to approve the resolution to proceed with the survey work only and all other tasks to be completed after approval from the school.

A motion was made by Commissioner B. Brenneman to proceed with Task No. 1 all other tasks contingent on approval from Goshen Community Schools and the motion was seconded by Commissioner Brett Weddell to approve Resolution 45-2023.

The motion was adopted unanimously.

Resolution 46-2023 – Approval and Authorization for Execution of Agreement for Sale of 417 South Third Street and Execution of Transfer Documents

Becky Hutsell, Redevelopment Director, a Request for Proposals was issued in September for the vacant parcel at 417 South Third Street and one proposal was received from Mildred Orama with a full price offer. A selection committee reviewed the proposal for a single family residence and recommend moving forward with negotiation of an agreement. Due to the size of the lot, variances will need to be obtained and anticipate closing on the property once Board of Zoning Appeals approval is granted in spring. Ms. Orama has already spoke with the Planning Department about what approvals will be needed.

Commissioner Brett Weddell stated the support of the Commission for this proposal.

Ms. Orama questioned the contingency in the agreement regarding approvals and construction to be completed within one year of closing. Mr. Shuler, Commission Attorney, told Ms. Orama that closing will not occur until all approvals from BZA's are granted and the clause that states construction to be completed within one year of closing can be extended if there are timing issues with the builder.

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve Resolution 46-2023.

The motion was adopted unanimously.

Resolution 47-2023 – Approval and Authorization for Execution of 10th Street and Douglas Street Road Reconstruction Change Order No. 1 with Niblock Excavating, Inc.

Becky Hutsell, Redevelopment Director, this change order is related to additional water main connections on the proposed Ariel Cycleworks site. The water main on the northern portion of the Cycleworks site is being added to the 10th Street project scope and Ariel Cycleworks/AP Development will reimburse the city. This change order adds \$27,632.45 to the contract amount for a new total of \$4,276,436.40.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 47-2023.

The motion was adopted unanimously.

Resolution 48-2023 Approval and Authorization for Execution of 10th Street and Douglas Street Road Reconstruction Change Order No. 2 with Niblock Excavating, Inc.

Becky Hutsell, Redevelopment Director, this change order is for costs related to relocating the 8-inch fire suppression line. This increased the contract amount by \$4275.00 for a new total of \$4,280,711.40.

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve Resolution 48-2023.

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 \$696,760.48.

The motion was adopted unanimously.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve the amended Register of Claims.

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Redevelopment Director Becky Hutsell stated no major changes made to the staff report. Phoenix Performing Arts has purchased the space previously used by Art House. They had been very involved with Premier Arts for several years and bringing that same concept to Goshen. They would like to use the old D & T building for building their sets for a period of three months.

OPEN FORUM

Commission President Garber thanked Commissioner Johnson for her five years of service on the Redevelopment Commission.

Commissioner Brett Weddell stated that he recently saw the Elkhart Redevelopment informational signs and he and Councilor Julia King would very much like to see these type of signs be part of Goshen.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for January 9, 2024 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.

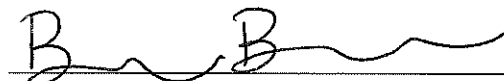
The regular meeting was adjourned at 3:45 p.m.

APPROVED on January 9, 2024

GOSHEN REDEVELOPMENT COMMISSION



Brian Garber, President



Brianne Brenneman, Secretary