

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of May 14, 2024**

The Goshen Redevelopment Commission met in a regular meeting on May 14, 2024 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, Jonathan Graber, Brett Weddell, Bradd Weddell and Colin Yoder

Absent:

### **APPROVAL OF MINUTES**

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the minutes of the April 9, 2024 regular meeting.

The motion was adopted unanimously.

### **Resolution 09-2024** – Interlocal Agreement between the City of Goshen and County of Elkhart for the Establishment of the Marion Branch Quiet Zone

(1:00) Dustin Sailor, Director of Public Works & Utilities, this agreement allows the city to work in the county for improvements made to the crossing at County Road 42 for the Marion Branch Quiet Zone which is outside of the city limits. This will ensure the entire city is included in the quiet zone.

Discussion and questions between commission members and staff.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 09-2024.

The motion was adopted unanimously.

### **Request:** Approve an Agreement Amendment with Abonmarche for the Steury Avenue and Lincoln Avenue Reconstruction & Drainage Improvements Project and Authorization for Redevelopment Director to Execute the Agreement Amendment

(3:35) Becky Hutsell, Redevelopment Director, have been working with Abonmarche since 2016 on this project. The initial intent of the project was roadway improvements with new water main and sanitary sewer. Over the last several years working with Abonmarche the scope continued to grow to a creek crossing to improving water pressure in East Goshen, new sanitary sewer along Steury Avenue and drainage issue on Olive Street. The memo in the packet outlining the additional services completed above the original scope. The total of the amendment is \$211,500. The project has been bid and was awarded to Niblock Excavating. If permission is granted, a resolution approving the agreement will be brought before the Commission for final approval.

Questions and discussion between staff and commission members.

Commission President Garber stated that he was recusing himself from voting since the Commission bought his home and property for the project before he was a member of this Commission.

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to approve the request to approve an Agreement Amendment with Abonmarche for the Steury Avenue & Lincoln Avenue Reconstruction & Drainage Improvements.

The motion passed 4-0 with Commissioner President Garber recusing himself.

***Request - Approve Dedication of Additional Right-of-Way for 65719 SR 15 & 65693 SR 15***

(12:00) Becky Hutsell, Redevelopment Director, prior to the sale of 65719 & 65693 State Road 15, the Commission agreed to dedicate an additional twenty (20) feet of right-of-way along State Road 15. JPR has prepared the legal descriptions and the Legal Department has the necessary deeds of dedication prepared. Next will issue an RFP for 65719 SR 15 which is currently vacant.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve the motion

The motion was adopted unanimously.

***Request - Approve Economic Development Agreement with Kosene & Kosene for the undeveloped 13-acres at the Northeast Corner of Plymouth Avenue and Greene Road***

(14:00) Becky Hutsell, Redevelopment Director, stated this is the first step of the process. First is the development agreement, annexation, city zoning, and technical review process with fully designed plans. If bonds are issued, it requires public hearings.

(15:36) Michael Kosene and Chris Chabenne of Kosene & Kosene,

Gave history about the company and a power point of the proposed development. Presented the original site plan with the three stories and 252 units and after hearing feedback from the residents stated they be looking to make adjustments. Will be applying for the READI grant.

**Comments from the public:**

Bob Vogelzang, Goshen, stated is property is next to the pond and is concerned about water runoff, no provisions for a playground and is concerned about what will be there in 10 years.

Brian Krider, Goshen, wrong use of TIF funds as this area does not need revitalized. Three stores, over 200 units and traffic. Not the right fit for this area. Asked for this to be tabled until it can be redrawn.

John Kindig, Goshen, subdivision resident, requests the motion be tabled until Commission members can physically look at the site and he offered to give tours.

Tim Herschberger, Goshen, has lived there for 12 years and likes Goshen and does not want Broad Ripple in his backyard and is three stories really what Goshen is looking for and questioned if can rent for the prices quoted. Build this project in the Park West field next to existing apartments.

Nina Newburn, Goshen, this is a residential area with water issues. Too large for this area, timing of the project, increased traffic, noise and light pollution, impact on property values and the long term effect. Looking at now and not down the road when it sells or whatever may happen.

Richard Essig, stated he was born and raised there and there is a need for housing in Goshen, He feels it will be an asset and this developer will serve those needs. This land has been for sale for 20 years.

Derek Newland, Goshen, his concerns are property values and privacy issues with the three stories and a possible drive access by his property.

Pam Weishaupt, Goshen, stated she lives east of the project and affirms what everyone else has said. Commented on the thin walls and poor quality of Park 33.

Gary Martin, Goshen, stated the back of his property will face the parking lot, traffic congestion and main concern water.

Tim Miller, Goshen, please consider other project going on like Cherry Creek and the apartments at 10<sup>th</sup> Street and Plymouth Avenue.

Tom Essig, talked about the water on Greene Road and the closing of swales. Talked of the history of the water problems in the area and Westoria development.

Ray Essig, Goshen, commented on busing students to Model Elementary and they can walk from there.

Comments and questions from Commission members.

Becky Hutsell, Redevelopment Director, stated the next step is approval from the City Council. The meeting will be held on June 10, 2024 @6:00 p.m.

A motion was made by Commissioner Graber and seconded by Commissioner Brenneman to approve the motion

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

Ayes: Brian Garber, Brianne Brenneman, Jonathan Graber  
Nays: Brett Weddell, Colin Yoder

The motion was adopted by a vote of 3 in favor and 2 against.

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

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve payment of the Register of Claims totaling \$1,304,313.32.

### **MONTHLY REDEVELOPMENT STAFF REPORT**

Dustin Sailor, Director of Public Work & Utilities, told the Commission that the 10<sup>th</sup> Street Reconstruction project is progressing and working on the Plymouth Avenue water main and sanitary sewer next.

Becky Hutsell, Redevelopment Director, stating the Lincoln Avenue & Steury Avenue project has a June start date. A meeting to review the Fire Department proposals to be held next month.

**OPEN FORUM**

No one from the Commission or the public spoke.

**ANNOUNCEMENTS**

It was announced that the next regular meeting is scheduled for June 11, 2024 at 3:00 p.m.

**ADJOURNMENT**

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to adjourn the meeting.

The motion was adopted unanimously.

The regular meeting was adjourned at 4:42 p.m.

**APPROVED** on June 11, 2024

**GOSHEN REDEVELOPMENT COMMISSION**



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Brian Garber, President



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Brianne Brenneman, Secretary