

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of July 9, 2024

The Goshen Redevelopment Commission met in a regular meeting on July 9, 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, Jonathan Graber, Megan Hessl, Brett Weddell and Colin Yoder

Absent: Bradd Weddell

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the minutes of the June 11, 2024 regular meeting.

The motion was adopted unanimously.

ELECTION OF SECRETARY

Commissioner Weddell nominated Commissioner Graber for Secretary of the Goshen Redevelopment Commission and Commissioner Yoder seconded. The nomination was closed and the motion was adopted unanimously and Commissioner Graber was elected Secretary of the Goshen Redevelopment Commission.

Resolution 10-2024 – Resolution Approving and Ratifying the Mediated Settlement Agreement with River Art, LLC

(2:10) Becky Hutsell, Redevelopment Director, the attached memo prepared by Don Shuler, Redevelopment Attorney, detailing the timeline of River Art performance of an Agreement for the Lease and Development of Real Estate dated March 26, 2018, amended on May 14, 2019 and again on April 21, 2022. While River Art did develop the Hawk Building lot they failed to develop the Third Street Project per the terms of the Agreement, as amended. A Mediation Agreement was reached in efforts to ensure the future development of the Third Street Project Real Estate. A copy of The Mediated Settlement Agreement is detailed in the memo and also a copy in the packet.

Discussion, comments between staff and Commission members regarding the original agreement.

A motion was made by Commissioner Graber and seconded by Commissioner Weddell to approve Resolution10-2024.

The motion was adopted unanimously.

Resolution 11-2024 – Partial Forgiveness of Loans to Goshen Theater, Inc.

(9:50) Becky Hutsell, Redevelopment Director, an annual request to forgive the loans to Goshen Theater. Next year is the final year.

Susan Visser, Executive Director, Goshen Theater, thanked the Commission for their continued support. Told the Commission of the variety of upcoming events at the theater.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to approve Resolution10-2024.

The motion was adopted unanimously.

Resolution 12-2024 – Annual Determination of Excess Assessed Value in the Consolidated River Race/ US 33 Allocation Area

(26:00) Becky Hutsell, Redevelopment Director, this is done annually to send notice that there are no excess funds in the Consolidated River Race / US 33 Allocation Area.

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to approve Resolution12-2024.

The motion was adopted unanimously.

Resolution 13-2024 – Annual Determination of Excess Assessed Value in the Southeast Allocation Area

(31:00) Becky Hutsell, Redevelopment Director, this is done annually to send notice that there are no excess funds in the Southeast Allocation Area.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to approve Resolution13-2024.

The motion was adopted unanimously.

Resolution 14-2024 – Annual Determination of Excess Assessed Value in the Lippert/Dierdorff Allocation Area

(32:00) Becky Hutsell, Redevelopment Director, this is done annually to send notice that there are no excess funds in the Lippert/Dierdorff Allocation Area.

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to approve Resolution14-2024.

The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to amend the Register of Claims from the original amount of \$467,964.02 to a new total of \$1,807,213.58.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve payment of the Amended Register of Claims totaling \$1,807,213.58.

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Becky Hutsell, Redevelopment Director, stated Niblock Excavating will start on East Lincoln project at the end the month. Ariel Cycleworks is moving forward with the original plan and anticipate to start moving dirt in the next couple months. A loan for Cherry Creek development has been secured from the state. A few months ago House Bill 1005 established a residential low interest program. We submitted an application for the Cherry Creek infrastructure for the full amount of 24 million and was awarded 11 million, which is 3 times more than other committees were awarded. The Indiana Finance Authority will be issuing the bond.

OPEN FORUM

Commissioner Garber asked about the repair made to the Madison Street railroad crossing.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for August 13, 2024 at 3:00 p.m.

ADJOURNMENT

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

The motion was adopted unanimously.

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

APPROVED on August 13, 2024

GOSHEN REDEVELOPMENT COMMISSION



Brian Garber, President



Jonathan Graber, Secretary