

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of September 10, 2024

The Goshen Redevelopment Commission met in a regular meeting on September 10, 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 August 13, 2024 regular meeting.

The motion was adopted unanimously.

Resolution 16-2024 – Resolution of the Goshen Redevelopment Commission Pledging Tax Increment for the Cherry Creek Project

(:37) Becky Hutsell, Redevelopment Director, as part of the Economic Development Agreement approved for the Cherry Creek project, the Commission agreed to provide 100% TIF revenues generated from project towards the bond repayment for the allocation area's term of 20 years. This resolution is the formal document required to confirm that pledge as we proceed through the bond process. This is the final step for the Commission.

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to approve Resolution16-2024.

The motion was adopted unanimously.

Resolution 17-2024 - Approve and Authorize Transfer of Real Estate Located at 620 East Douglas Street

(3:35) Becky Hutsell, Redevelopment Director, continuing to work with Ariel Cycleworks for the development at 620 East Douglas Street. As part of the Economic Development Agreement, Ariel Cycleworks agree to pay \$75,000 for the property. Prior to transfer of the real estate, we are requiring documentation that all financing is in place. Requesting permission to move forward on the condition that the transfer will not be completed unless the funding is in place. Anticipate having this done by the end of the month.

Commissioner Weddell asked when the shovels will be in the ground and Ms. Hutsell responded that they plan to go through the tech review process this fall.

Commissioner Garber asked if they were proceeding with the original plan that was presented and Ms. Hutsell responded that they are.

UPDATE - READI 2.0 GRANT

Becky Hutsell, Redevelopment Director, wanted to present an update for the Goshen projects that have been submitted for this round. Waiting of a few details and that information will be forthcoming. Goshen has seven projects that submitted for the grant. Awarding of the grant should be November/December.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve payment of the Register of Claims totaling \$843,366.54

MONTHLY REDEVELOPMENT STAFF REPORT

Becky Hutsell, Redevelopment Director, stated that we are still struggling with Frontier and Comcast utility relocations along Lincoln Avenue. Start project early next spring.

Discussions regarding utility relocations delays and the problems it causes.

Dustin Sailor, Director of Public Works, commented on the driveway access on 10th Street at 822 South 10th Street. The residence has a drive that extends to 10th Street. A second stone drive was added without prior approval and a garage was built with the door opening to the alley. An offer has been made to them to eliminate the drive on 10th Street and pave the stone drive into the property which will then make it in compliance with Board of Works.

OPEN FORUM

Gilberto Perez, 1727 S. 13th Street, requested permission to have sponsor parking in the vacant lot along Jefferson Street for the Hispanic Heritage Festival on Saturday, September 14, 2024 at Powerhouse Park. He told the Commission that the festival was previously held downtown but was moved this year and increased in size. He stated there will be signage and the area will be roped off.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to allow the Hispanic Heritage Festival utilize the area as sponsor parking.

The motion was adopted unanimously.

John Yoder, 1212 Westbrook Ct, has a question regarding the 5-year capital plan and would appreciate an opportunity to talk to Ms. Hutsell regarding the trail way from East College Avenue to Fidler Pond Park and the costs associated.

Becky Hutsell, Redevelopment Director, responded that different routes have been evaluated over the years and not sure which one is the right one. We are waiting for a proposal from American Structurepoint, which was requested last month, to look at the trail way issue and how traffic maneuvering through Gorham Woods will be impacted with the US 33 project. As soon as we enter into a contract with American Structurepoint public meetings will be held. Since we don't know specifically what those costs would be, it would be premature to meet now. American Structurepoint is working with INDOT and are involved with College Ave reconstruction.

Randy Ross, 1513 Spring Brooke, asked about the 5-year plans that are on City's website. Ms. Hutsell stated that the plans are updated yearly. The current plan was approved in August 2023. Will update the website to make sure current version is available. Also asked about a second access into Oak Lane during the construction that could possible link Gorham Woods to Oak Lane.

Dustin Sailor, Director of Public Works, responded that this is also part of the American Structurepoint proposal that is being evaluated.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for October 8, 2024 at 3:00 p.m.

ADJOURNMENT

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

The motion was adopted unanimously.

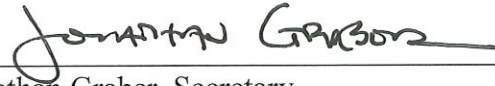
The regular meeting was adjourned at 3:45 p.m.

APPROVED on October 8, 2024

GOSHEN REDEVELOPMENT COMMISSION



Brian Garber, President



Jonathan Graber, Secretary