

# GOSHEN REDEVELOPMENT COMMISSION

## Minutes for the Regular Meeting of August 13, 2024

The Goshen Redevelopment Commission met in a regular meeting on August 13, 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 Hessel, 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 July 9, 2024 regular meeting.

The motion was adopted unanimously.

**Resolution 15-2024** – Interlocal Agreement with the County of Elkhart for the Establishment of the Marion Branch Quiet Zone

(:33) Commission President Garber referenced the memo and highlighted the request for a member of the Commission to serve on the joint board in the packet and Commissioner Weddell stated this passed at Council last night and the questions was asked why a creating a four man board was needed. City Attorney stated that is to meet state law. Commissioner Weddell explained the agreement will enable the entire city to be included in the quiet zone.

Commissioner Hessel asked about the types of gates being installed at Madison Street crossing.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve Resolution 15-2024.

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to appoint Commissioner Garber to the board.

The motion was adopted unanimously.

**Request**– Approve Change Order No. 2 with Niblock Excavating for the Consolidated Court Consolidation Roadway Improvement Project

Commission President Garber gave a brief summary based on the memo in the packet. This change order is for Niblock Excavating to take control of the project MOT from INDOT for an increase of \$24,996.00 for a revised contract amount of \$4,193,995.06.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the request to Approve Change Order No. 2 with Niblock Excavating for the Consolidated Court Consolidation Roadway Improvement Project.

The motion was adopted unanimously.

**Request** - Approve Request to Issue a Request for Proposals for Design of the Reconstruction of Century Drive, Dierdorff from CR 40 to Kercher, Eisenhower Drive from US 33 to Dierdorff and Caragana Court

Commission President Garber gave a summary of the memo in the packet. Requesting to issue the Request for Proposals in September.

Commissioner Weddell explained the process. These roads are in the Southeast TIF which generates a lot of revenue and this will directly benefit the industries that generate the TIF revenue.

Commissioner Garber and Commissioner Weddell stated the Council had a working session about the Paser system which puts a grade on each road in the city. The fact that the Redevelopment Commission is able to help with the upkeep is pretty impactful.

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to approve the Request to Issue a Request for Proposals for Design of the Reconstruction of Century Drive, Dierdorff from CR 40 to Kercher, Eisenhower Drive from US 33 to Dierdorff and Caragana Court

The motion was adopted unanimously.

**Request** – To Approve Scoping Agreement with GM Development for the Goshen New South Fire Station

Commission President Garber stated that previously the Commission approved the Agreement for the New South Side Fire Station with GM Development, CORE Construction and BKW Group. The attached is a Scoping Agreement with GM Development for purpose of completing design and pre-construction services for the purpose to establish a guaranteed maximum price for the project.

Don Shuler, Commission Attorney, explain the BOT model.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the Scoping Agreement with GM Development for the Goshen New South Fire Station

The motion was adopted unanimously.

**Request** – Approve an Agreement with Abonmarche Consultants for the Hawks Building Minor Subdivision Lot A

Commission President Garber stated the Redevelopment Commission reached agreement with River Art, LLC for the undeveloped land on the north area of the Hawks Building. In order to the transfer the land a minor subdivision is required of that parcel. Abonmarche Consultants will complete the process within 90 days at a cost of \$9400.

A motion was made by Commissioner Weddell and second by Commissioner Graber to approve the Agreement with Abonmarche Consultants for the Hawks Building Minor Subdivision Lot A

The motion was adopted unanimously.

#### **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 \$396,639.24.

The motion was adopted unanimously.

#### **MONTHLY REDEVELOPMENT STAFF REPORT**

No updates given.

#### **OPEN FORUM**

Commissioner Garber stated that paving was being done at 10<sup>th</sup> Street & Plymouth Avenue and the Lincoln Avenue project east of the Rock Run Creek Bridge has started.

Commissioner Weddell stated the Kosene agreement has not been presented to Council yet and is looking for an update.

Commissioner Hessel stated she appreciated the walking tour arranged by the Mayor's office and is excited to see the potential that can happen in the area.

Comments on the recent meeting for the Paser System for road rating. Roads are rated 1-10 and our average is 3.8-3.9. In order to just maintain the same level we have it will take up 3.5 million per year and to increase the rating will be even more. Not all communities rate the same way.

#### **ANNOUNCEMENTS**

It was announced that the next regular meeting is scheduled for September 10, 2024 at 3:00 p.m.

#### **ADJOURNMENT**

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

The motion was adopted unanimously.

The regular meeting was adjourned at 3:40 p.m.

APPROVED on September 10, 2024

GOSHEN REDEVELOPMENT COMMISSION

Handwritten signature of Brian Garber in cursive script.

Brian Garber, President

Handwritten signature of Jonathan Graber in cursive script.

Jonathan Graber, Secretary