

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of October 8, 2024

The Goshen Redevelopment Commission met in a regular meeting on October 8, 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 Bradd Weddell

Absent: Colin Yoder

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the minutes of the September 10, 2024 regular meeting.

The motion was adopted unanimously.

PRESENTATION – Jason Semler, Baker Tilly

Annual presentation of information for the governing bodies of taxing units within an allocated area.

- a. The Commission's budget with respect to allocated property tax proceeds
- b. The long term plans for the allocation area
- c. The impact of each of the taxing units.

(1:00) Jason Semler, Baker Tilly, presented a PowerPoint of the annual TIF Report and answered questions from Commission members. This is an annual requirement.

REQUEST – Approval of Change Order No. 4 for the 10th Street and Douglas Street Road Reconstruction

(32:00) Dustin Sailor, Director of Public Works, stated this change order is for work at the intersection of 10th Street & Plymouth Avenue replacing a structure. Cost of the change order is \$4117.00 and the project schedule will be extended four days. A new revised contract in the amount of \$3,332,663.08.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to Approve and Authorize Change Order No. 5 for the 10th Street and Douglas Street Road Reconstruction.

The motion was adopted unanimously.

REQUEST– Request to Negotiate an Agreement with JPR for Design Services for Century Drive Reconstruction

(34:00) Becky Hutsell, Redevelopment Director, a Request for Proposals was issued in September for design services for the Century Drive Reconstruction Project. The RFP was distributed to six (6) firms. Proposals were received from Abonmarche Consultants and JPR. After review by staff and commission members, the proposal from JPR was selected in the amount of \$221,100 with \$20,875.00 for geotechnical work to be completed prior to project design.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to Approve the Request to Negotiate an Agreement with JPR for Design Services for Century Drive Reconstruction.

The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to approve payment of the Register of Claims totaling \$483,933.39

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Becky Hutsell, Redevelopment Director, working on getting an update from Ariel Cycleworks design team on closing and groundbreaking.

Work is progressing on Reliance & Peddlers Village Road and should have the intersection open yet this year.

With all the new projects coming up we will have to start looking to hire construction inspection services.

Request for Proposals have been issued for the rental homes at 65693 & 65719 State Road 15. Proposals are due November 12, 2024. Open houses will be held on October 11 & October 18, 2024 from 2:00 to 5:00 p.m.

Dustin Sailor, Director of Public Works, will start paving 10th Street next week and then start working on Reynolds Street.

OPEN FORUM

Commissioner Garber asked about the status of the downtown vaults and Mr. Sailor responded that there had been a discussion with the past administration about having an ordinance in place and a method to compel. Discussion regarding the safety of the vaults.

Commissioner Bradd Weddell asked about the Commission's continue support of Goshen Community Schools and is there a specific definition of what the money can be used for and can it be geared towards other pathways. Becky Hutsell responded that there is one more year left on the manufacturing pathways. Need to have discussion between the school and commission to decide next steps.

Becky Hutsell introduced Michael Wanbaugh, Director of Administrative Affairs in the Mayor's office.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for November 12, 2024 at 3:00 p.m.

ADJOURNMENT

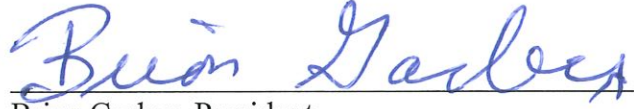
A motion was made by Commissioner Graber and seconded by Commissioner Weddell to adjourn the meeting.

The motion was adopted unanimously.

The regular meeting was adjourned at 3:49 p.m.

APPROVED on November 12, 2024

GOSHEN REDEVELOPMENT COMMISSION



Brian Garber, President



Jonathan Graber, Secretary