

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of June 11, 2024

The Goshen Redevelopment Commission met in a regular meeting on June 11, 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 Brenneman to approve the minutes of the May 14, 2024 regular meeting and executive session.

The motion was adopted unanimously.

(1:05) Mayor Leichty thanked Commissioner Brianne Brenneman and presented her a plaque for her service on the Redevelopment Commission.

Request– Approve and Authorize Change Order No. 4 for the 10th Street and Douglas Street Reconstruction

(3:25) Becky Hutsell, Redevelopment Director, this change order includes costs related to epoxy coating four storm structures as well as installing a new force main to two existing structures. This change order increases the total contract by \$33,160.00 for a revised contract amount of \$4,328,546.08.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to Approve and Authorize Change Order No. 4 for the 10th Street and Douglas Street Reconstruction.

The motion was adopted unanimously.

Request – Approve Dedication of Two (2) Drainage/Maintenance/Access Easements on City-Owned Land for the Cherry Creek Development

(9:40) Becky Hutsell, Redevelopment Director, as part of the approved Economic Development Agreement with Cherry Creek, LLC, the city agreed to permit construction of a series of retention ponds on city-owned land adjacent to the Cherry Creek project. The dedication of the easements will allow access to the land to complete construction.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to Approve Dedication of Two (2) Drainage/Maintenance/Access Easements on City-Owned Land for the Cherry Creek Development.

The motion was adopted unanimously.

Request: Approve Recommendation to Select the CORE/BK/GM Development Team for the New South Fire Station Project using the BOT Construction Method

(12:50) Becky Hutsell, Redevelopment Director, four proposals were received. Thanked Commission members Brian Garber, Brett Weddell and Bradd Weddell for being on the selection committee along with staff. The selection committee conducted interviews with all four teams and are recommending CORE/BK/GM Development team. Other members of the selection committee were also present.

Fire Chief Sink thanked the commission for working with them through this process.

Comments from selection committee members and staff regarding how the selection was made.

Questions, comments and discussion with Commission members and staff regarding using the BOT system.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Recommendation to Select the CORE/BK/GM Development Team for the New South Fire Station Project using the BOT Construction Method.

The motion was adopted unanimously.

Request Approve an Agreement with Walker Consultants for 2024 Downtown Parking Study

(25:25) Becky Hutsell, Redevelopment Director, as downtown Goshen continues to grow and develop, the issue of parking continues to arise. In order to best utilize the parking that the City already controls and to plan for any needed modifications. Requesting permission to move forward with Walker Consultants, a leader in the parking world. The total cost is \$65,000 with a four month timeline.

Questions and comments from Commission members regarding the necessity of the study and who is responsible to fund it, Redevelopment Commission or Civil City.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the Agreement with Walker Consultants for 2024 Downtown Parking Study.

The motion was adopted unanimously.

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 \$1,143,661.44.

MONTHLY REDEVELOPMENT STAFF REPORT

Becky Hutsell, Redevelopment Director, 10th Street and Douglas Street reconstruction project is progressing along.

The Lincoln Avenue/Steury Avenue Reconstruction project will start after the 4th of July.

Will have mediation this week regarding River Art LLC. Getting the land back at the north side of the Hawk building will be the deciding factor on how the area of Second Street and Jefferson Street get developed.

OPEN FORUM

Commissioner Graber asked about the Millrace Townhomes site and Ms. Hutsell responded that Abonmarche Consultants are designing the plans. Scheduling the first pre-development meeting and hoping for development agreement in July or August.

Commission Bradd Weddell asked about the status of AP Development/Ariel Cycleworks and Ms. Hutsell responded that they are continually working to develop the project as planned and working with a local contractor to refine plans.

Commissioner Garber stated he attended the open house for the parks maintenance facility and comment on how nice the facility is.

Commissioner Garber thanked Commissioner Brenneman for her time on the commission.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for July 9, 2024 at 3:00 p.m.

Mayor Leichty swore in new commission member Megan Hessel.

ADJOURNMENT

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

The motion was adopted unanimously.

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

APPROVED on June 11, 2024

GOSHEN REDEVELOPMENT COMMISSION



President



Secretary