

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of November 12, 2024

The Goshen Redevelopment Commission met in a regular meeting on November 12, 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, Bradd Weddell and Colin Yoder

Absent:

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the minutes of the October 8, 2024 regular meeting.

The motion was adopted unanimously.

OPEN PROPOSALS

65693 SR 15 - Commission President Garber opened the only proposal received. The proposal was from Richard & Vicky Miller, 924 E Plymouth Avenue, at a full price offer of \$202,500.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to Authorize Redevelopment Director to sign the Purchase Agreement based upon staff approval of proposed contract and accepting the offer of \$202,500.

The motion was adopted unanimously.

65719 SR 15 - No proposals were received. The RFP will be remain open for an additional 30 days and offers can be accepted at less than the appraised price.

NEW BUSINESS

RESOLUTION 17-2024 – A Resolution of the Goshen Redevelopment Commission Approving Mortgage Payoff on Certain Real Estate to be used for the New South Fire Station

Becky Hutsell, Redevelopment Director, following the completion of the study on the new fire station location it was determined the proper location was on land owned by the airport on CR 40. This is a 5 acre parcel the airport had previously purchased. The existing mortgage was just brought to our attention when the airport realized that utilizing the outbuilding would not be an option. Requesting permission to pay off mortgage and give us the title to the property to be able to construct the new fire station.

Questions and discussion regarding fire station location, payment responsibility for the mortgage and the township fire stations that are not being utilized.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 17-2024.

The motion was adopted unanimously.

REQUEST –

Request to Authorize Negotiation of an Agreement with Abonmarche Consultants for Design Services for the Eisenhower Drive and Caragana Court Roadway Reconstruction Project and Authorize the Redevelopment Director to sign the Agreement

Andrew Lund, Project Manager Engineering, the Commission issued a Request for Proposals for Design Services for the Eisenhower Drive and Caragana Court Reconstruction. The RFP was distributed to six (6) firms and three (3) proposals were received. The proposals were reviewed by a consultant selection advisory committee and scored per Goshen Redevelopment Commission's policy. Per the Committee recommendation, Goshen Engineering requests the Redevelopment Commission to award design services contract to Abonmarche Consultants for their proposed fee of \$198,000.

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to Approve the Negotiation of an Agreement with Abonmarche Consultants for Design Services for the Eisenhower Drive and Caragana Court Reconstruction and Authorize Redevelopment Director to sign the Agreement.

The motion was adopted unanimously.

REQUEST– Request to Approve and Authorize the Redevelopment Director to sign Change Order No. 6 for the 10th Street and Douglas Street Road Reconstruction

Dustin Sailor, Director of Public Works & Utilities, this change order is for costs related to the addition of sanitary sewer on Reynolds Street and underground stormwater retention on Reynolds Street. This change order increases the contract by \$191,865.00 for a revised contract amount of \$4,524,528.08.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessl to Approve and Authorize the Redevelopment Director to sign Change Order No. 6 for the 10th Street and Douglas Street Reconstruction project in the amount of \$191,865.00.

The motion was adopted unanimously.

REQUEST – Request to Reconsider the RDC's Policy to Solicit Professional Services

Becky Hutsell, Redevelopment Director, Federal and State statutes do not require a formal process when soliciting professional services. In 2013, the Redevelopment Commission adopted Resolution 96-2013 and then amended the policy in 2018, copies are in the packet. The overall purpose of the policies was to encourage price competition without reducing service. Within the policy, procedures regarding the solicitation of professional services were defined with different requirements based upon the dollar amount of the work and specification on how to score and rank proposals received. Staff has been operating within the framework of the policy and we are finding that the weight given to the compensation component of scoring is essentially eliminating all but local firms from be able to work on city projects.

Several projects coming up for design that are in the Capital Plan and want to make sure we get as many responses we can get. Cannot find where the resolution in 2018 has been adopted so we have been working based on the resolution from 2013.

Discussion and comments from staff and commission member regarding the current policy, the scoring matrix and suggestions on changes. After discussion, it was agreed to reevaluate the policy.

REQUEST- Request to Approve Change Order No. 3 for the Consolidated Courts Roadway Improvements

(41:40) Dustin Sailor, Director of Public Works & Utilities, it was found that the existing soils within the proposed new roadway near US 33 are unsuitable to build a road on. The recommendation was complete removal of unsuitable soils. The change order removal of unsuitable soils, additional materials needed and landfill tipping fees at a cost of \$55,483.50 for a revised contract amount of \$4,249,478.56.

A motion was made by Commission Weddell and seconded by Commissioner Graber to Approve Change Order No. 3 for the Consolidated Courts Roadway Improvements project.

The motion was adopted unanimously.

REQUEST – Request to Execute an Agreement with Abonmarche Consultants, Inc. for Construction Inspection for Public Infrastructure Portion of the Cherry Creek Development

Becky Hutsell, Redevelopment Director, we issued a Request for Proposals for construction inspection services for the public infrastructure portion of Cherry Creek Development. One proposal was received. As part of the RFP, we requested pricing for a full-time inspector to start right away as the mass earthwork phase is getting started and once utility infrastructure work begins in the spring, we requested to have two full-time inspectors on site. This project is very similar to the East College Avenue Project in scope. The proposed cost of all necessary inspection in the proposal is \$920,000, to be divided and billed monthly and will include all coordination with City staff, Cherry Creek and Niblock Excavating and the various utility companies. Copy of the proposals is in the packet.

Comments and questions regarding the price, responsibility of inspectors, hiring of in-house inspectors, and one proposal received and question of rates.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to Approve Request to Execute an Agreement with Abonmarche Consultants, Inc. for Construction Inspection for the Public Infrastructure Portion of the Cherry Creek Development.

The motion was adopted unanimously.

REQUEST – Approve Five Year Capital Plan

Becky Hutsell, Redevelopment Director, presented a power point of the 5-Year Capital Plan and provided a hard copies. She explained each project for the next five years in the Consolidated River Race TIF, Southeast TIF and Lippert/Dierdorff TIF. Every project listed in the Capital Plan will still need Commission approval.

Questions and discussions between staff and commission members regarding the projects in the capital plan.

Commissioner Brett Weddell stated that he is not in favor the Goshen Theater Alley and Downtown Lighting projects as he does not feel it is the Commission's responsibility.

Discussion regarding who is financially responsible to fix it. Budget transparency. Outdoor seating in the public right-of-way and the Goshen News Warehouse acquisition.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to approve the 5-Year Capital Plan.

The motion was adopted unanimously.

REQUEST – Approve Annual RDC Spending Plan

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to approve the Annual RDC Spending Plan as presented.

The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to approve payment of the Register of Claims totaling \$825,656.52

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Redevelopment Director Becky Hutsell offered to answer any questions about the monthly report; however the Commission did not have any questions. Told the Commission that there will a ground breaking ceremony at Ariel Cycleworks on Tuesday at 1:00 p.m.

OPEN FORUM

Commissioner Brett Weddell asked Mayor Leichty if the applications were ready for next year since all the members are a one year appointment. Mayor Leichty replied that her office is working on them now. Discussion are one terms and consistency. Commissioner Weddell encourages all member to reapply.

ANNOUNCEMENTS

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

ADJOURNMENT

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

The motion was adopted unanimously.

The regular meeting was adjourned at 5:10 p.m.

APPROVED on December 10, 2024

GOSHEN REDEVELOPMENT COMMISSION



Brian Garber, President



Jonathan Graber, Secretary