

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of January 14, 2025

The Goshen Redevelopment Commission met in a regular meeting on January 14, 2025 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:

Mayor Leichty reappointed Commissioner Garber, Commissioner Hessel and Commissioner Graber to the Goshen Redevelopment Commission and administered the Oath of Office.

CHANGES TO THE AGENDA

Redevelopment Director Becky Hutsell requested that Resolution 02-2025 – A Resolution of the Goshen Redevelopment Commission Authorizing the Purchase of Real Estate – be tabled until next month.

A motion by Commissioner Weddell and seconded by Commissioner Graber to table Resolution 02-2025 until next month.

The motion was adopted unanimously.

APPROVAL OF MINUTES

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

The motion was adopted unanimously.

OLD BUSINESS

Request to Approve Execution of an Agreement Amendment with Abonmarche Consultants, Inc. for the Construction Inspection for the Elkhart County Court Consolidation Public Infrastructure Improvement Project

Becky Hutsell, Redevelopment Director, as requested at the December RDC meeting, a man-hour justification is being provided by Abonmarche to supplement the construction inspection agreement amendment request. Rob Nichols, Abonmarche Consultants, is at the meeting and available for questions.

Rob Nichols, Abonmarche Consultants, stated that the contractor was not to blame for the delays. Utility delays and NIPSCO delay was 4 1/2 months.

Questions and discussions with Mr. Nichols regarding the utility delays, percentage of project completion.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to Approve Change Order No. 4 for the Consolidated Courts Roadway Improvements.

The motion was adopted unanimously.

NEW BUSINESS

Resolution 01-2025 - A Resolution of the Goshen Redevelopment Commission Authorizing the Purchase of Real Estate

Becky Hutsell, Redevelopment Director, last fall a RFP was issued for the purchase of 65719 State Road 15. No full price offer was received. During the second 30-day window an offer was received below the listed price. The attached proposal shows an offer price of \$60,000, which is significantly lower than the RFP listed price of \$212,000. Ms. Hutsell explained the options to the Commission.

Discussion between Commission members regarding the low offer received and how to proceed with the next steps.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to reject the proposal and pursue private negotiations with a relator and authorize Redevelopment Director Becky Hutsell to accept offers with sale price of at least 90% of the appraised value.

The motion was adopted unanimously.

Request to Approve Change Order No. 7 for the 10th Street and Douglas Street Reconstruction Project

Dustin Sailor, Director of Public Works & Utilities, this change order is related to the addition of ADA & handicapped pavement markings on Douglas Street in the accessible parking area. The change order increases the contract by \$4,676.60 for a revised contract amount of \$4,529,204.68 and extend the project by 221 calendar days, making the final completion date June 6, 2025.

A motion was made by Commissioner Yoder and seconded by Commissioner Weddell to approve Change Order No. 7 for the 10th Street and Douglas Street Reconstruction Project.

The motion was adopted unanimously.

Request to Approve Optional Redemption Request for Economic Development Revenue Bond, Series 22 (East College Avenue)

Becky Hutsell, Redevelopment Director, The Trust Indenture, approved as part of the issuance of the Economic Development Revenue Bonds, Series 2022, permits the City to request an Optional Redemption if any funds remain in the Construction Fund upon project completion. This provision allows the transfer of remaining Construction Fund balances to reduce the bond's principal balance.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to Approve Optional Redemption Request for Economic Development Revenue Bond, Series 22.

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 \$468,669.05.

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Redevelopment Director Becky Hutsell gave several updates regarding the Staff Report.

OPEN FORUM

Commissioner Garber asked about the READI Grant and if any other local projects were awarded along with Cherry Creek and Ms. Hutsell responded that there were not.

Commissioner Bradd Weddell suggested have all utility relocations completed before projects are constructed and there was discussion between staff and commission members.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for February 11, 2025 at 3:00 p.m.

ADJOURNMENT

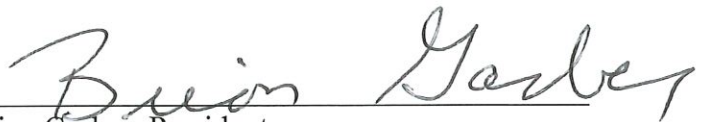
A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to adjourn the meeting.

The motion was adopted unanimously.

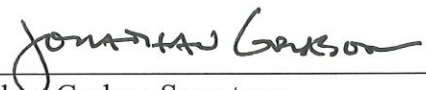
The regular meeting was adjourned at 3:58 p.m.

APPROVED on February 11, 2025.

GOSHEN REDEVELOPMENT COMMISSION



Brian Garber, President



Jonathan Graber, Secretary