

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of February 11, 2025

The Goshen Redevelopment Commission met in a regular meeting on February 11, 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:

ELECTION OF OFFICERS

Commissioner Weddell nominated Commissioner Garber for President of the Goshen Redevelopment Commission and Commissioner Hessel seconded. The nominations were closed and the motion adopted unanimously and Commissioner Garber was elected President of the Goshen Redevelopment Commission

Commissioner Garber nominated Commissioner Weddell for Vice President of the Goshen Redevelopment Commission and Commissioner Graber seconded. The nominations were closed and the motion was adopted unanimously and Commissioner Weddell was elected as Vice President of the Goshen Redevelopment Commission.

Commissioner Weddell nominated Jonathan Graber for Secretary of the Goshen Redevelopment Commission and seconded by Commissioner Hessel. The nominations were closed and the motion was adopted unanimously and Commissioner Graber was elected Secretary of the Goshen Redevelopment Commission

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the minutes of the January 14, 2025 regular meeting.

The motion was adopted unanimously.

OLD BUSINESS

Resolution 02-2025 – A Resolution of the Goshen Redevelopment Commission Authorizing the Purchase of Real Estate

Becky Hutsell, Redevelopment Director, we have been working with The Goshen News to draft an acceptable agreement for the purchase of their former printing shop/warehouse on South Fifth Street. We have not received any feedback from them. Requesting to vote down this resolution. Will continue to try and work out an agreement with them.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to reject Resolution 02-2025.

The motion was adopted unanimously.

NEW BUSINESS

Resolution 03-2025 – Goshen Redevelopment Commission Bond Resolution

Becky Hutsell, Redevelopment Director, past few years the commission has been talking about assisting the fire department with a new station. The original plan was to replace Station No. 3 but the study indicated that a fourth location is warranted. Previously approved an agreement with Core Construction and BKV to design the new station. Jason Semler from Baker Tilly is here for any questions. Mr. Semler stated that we are looking to close the bond in April.

Questions and discussion with Jason Semler regarding the bond.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to approve Resolution 03-2025.

The motion was adopted unanimously.

Resolution 04-2025 – Amending Declaratory Resolution

Becky Hutsell, Redevelopment Director, the intent of this resolution is to modify the economic development plan associated with the Southeast TIF to add the fire station project. Not modifying the boundaries, updating the plan to list this as a project.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 04-2025.

The motion was adopted unanimously.

REQUESTS

Request to approve Goshen Engineering recommendation and approve Egis to proceed with documenting the “no build alternative” for the Blackport Drive Project

Andrew Lund, Engineering Project Manager, this project evolved out of the need to rebuild this road and a desire to provide a pedestrian and bicycle shared used path. Combining the path with the roadway project using federal funds (MACOG) appeared to be a practical way to complete both project, each with significant costs of their own. In December 2022, the Commission and City Council approved an LPA/Consultant agreement with BLN (now Egis) for the design of the project. The design phase would allow the city to have a better idea of the costs at which point the City and MACOG would be able to re-access as to whether the project could proceed. Mr. Lund explained the costs associated with the project. Given the large project cost, Goshen Engineering and the consultant are recommending cancellation of the project via the selection of a “no build alternative”.

Discussion regarding the cost of project, poor soils, long term maintenance and future roadway repairs.

A motion was made by Commissioner Graber and seconded by Commissioner Weddell to approve Goshen Engineering recommendation and approve Egis to proceed with documenting the “no build” alternative for the Blackport Drive Project

The motion was adopted unanimously.

Request to approve purchase of three (3) one-year licenses for Appia Inspection Software

Andrew Lund, Engineering Project Manager, the Engineering Department has been seeking a software solution for daily inspection reporting. A five-member engineering selection team chose Appia based

on several factors. This will help Engineering inspectors absorb additional workload, including multiple projects funded by the Redevelopment Commission.

Discussion and comments regarding the need for the software.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the purchase of the Appia Inspection Software.

The motion was adopted 4-1

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell to amend the Register of Claims as submitted and seconded by Commissioner Hessler.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve payment of the Amended Register of Claims totaling \$254,369.71

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

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

Director of Public Works Dustin Sailor gave an update on the new wellfield.

OPEN FORUM

No one from the Commission or the public spoke.

ANNOUNCEMENTS

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

ADJOURNMENT

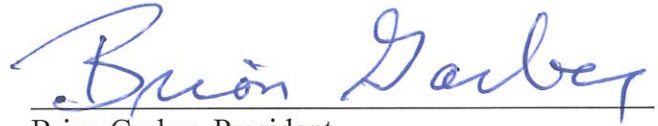
A motion was made by Commissioner Yoder and seconded by Commissioner Weddell to adjourn the meeting.

The motion was adopted unanimously.

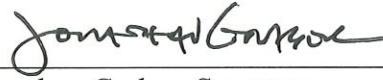
The regular meeting was adjourned at 3:55 p.m.

APPROVED on March 11, 2025.

GOSHEN REDEVELOPMENT COMMISSION



Brian Garber, President



Jonathan Graber, Secretary