

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of March 11, 2025

The Goshen Redevelopment Commission met in a regular meeting on March 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:

APPROVAL OF MINUTES

A motion was made by Commissioner Yoder and seconded by Commissioner Graber to approve the minutes of the February 11, 2025 regular meeting.

The motion was adopted unanimously.

NEW BUSINESS

- a. Resolution 06-2025 – Resolution Approving the Consent to Assignment of Economic Development Agreement

Don Shuler, Redevelopment Attorney, an Economic Development Agreement (EDA) was approved with AP Development and AP Cycleworks, LLC for the Ariel Cycleworks Project. To facilitate project financing, the Developer is seeking a loan and as a condition of the loan, the lender requires the execution of a Consent to Assignment of Economic Development Agreement. This Consent permits for the collateral assigned of Section 5.07 of the EDA, which pertains to the Environmental Restrictive Covenant (ERC) associated with the project.

Discussion regarding the Consent to Assignment, any additional obligation to the city and history of the site.

A motion was made by Commissioner Graber and seconded by Commissioner Hessel to approve Resolution 06-2025.

After discussion, on call of the roll, the motion was carried by the following vote:

Ayes: Garber, Graber, Hessel, Yoder

Abstain: Weddell

The motion passed 4 votes in favor, 0 against, and 1 abstention.

- b. Resolution 07-2025 – Resolution Approving the Agreement for the Sale, Purchase and Development of Real Estate

Becky Hutsell, Redevelopment Director, staff has been working with Viewrail on The Row on Millrace project. The original proposal submitted was for an apartment project. Last February, Viewrail presented their undated plans to the Commission for the project to be 18 owner-occupied townhomes in

place of apartments. Ms. Hutsell explained the agreement. A mortgage will be place on the property to ensure development.

Shane Dyer and Casey Yeager from Viewrail talked about the change from apartments to townhomes which will be done in phases. Amenities of the townhomes.

Comments and discussion regarding relocation of sewer laterals and water taps, relocation of sidewalks, IDEM requirements and the open cost of soil removal.

After discussion it was agreed to extend the dates in the agreement by four (4) months.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to extend each date in the agreement by four (4) months.

The motion was adopted unanimously.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 07-2025 as amended.

After discussion, on call of the roll, the motion was carried by the following vote:

Ayes: Garber, Graber, Hessel, Weddell and Yoder

Nays:

The motion was adopted by a vote of 5 in favor and 0 against.

REQUESTS

- c. Request to approve Change Order No. 5 for the Consolidated Courts Roadway Improvements**

Dustin Sailor, Director of Public Works and Utilities, this change order is due to the delay in Niblock activating the traffic signal at US 33 and Reliance Road. Hawk Enterprises had mobilized several times to lose half a day each time waiting for work that was cancelled due to the weather. A force account claim to Niblock for the sum of \$1480.80 to cover the loss of time on the job.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve Change Order No. 5 for the Consolidated Courts Roadway Improvements.

The motion was adopted unanimously.

- d. Request to increase funding for the College Avenue Phase 1 Project per Goshen Engineering's recommendation**

Andrew Lund, Project Manager, the reconstruction and widening of College Avenue between US 33 and Century Drive was originally estimated in 2019 and 2020 which included all phases. At that time construction costs were estimated at \$3,586,000. This is an 80/20 MACOG project with federal funds. When completing for Stage III plans and updated the construction estimate to \$7.4 million, which is nearly double that of the 2020 estimate. This type of increase is not unusual for large construction projects the last 3-4 years. MACOG was made aware of the expected cost estimate; however, the cost estimate was not completed in time to submit for MACOG's Call for Projects in November.

Discussions have included a possible 1-2 million in Federal funds but it no assured. MACOG will need the City to communicate a revised funding commitment before further pursuing conversations with other MPO's. It is also confirmed that MACOG will not participate with Construction Inspection costs for this project. Mr. Lund explained the cost estimate table included in the packet.

Discussion between staff and commission members regarding the increase, the late timing of the update, responsibility of city consultant and additional costs.

A motion was made by Commissioner Graber and seconded by Commissioner Weddell to approve to increase funding support for the College Avenue Phase 1 Project.

The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to amend the Register of Claims to a new total of \$431,283.96.

The motion was adopted unanimously.

A motion was made by Commissioner Graber and seconded by Commissioner Weddell to approve the amended Register of Claims as submitted.

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Redevelopment Director Becky Hutsell offered to answer any questions but there we none.

OPEN FORUM

Commissioner Hessel asked about the Goshen News Warehouse and Ms. Hutsell stated there has been no communication with them. Ms. Hessel also inquired about 65719 SR 15 and also asked for updates on the Quiet Zone. Ms. Hutsell responded that the home at 65719 SR 15 will be under contract with realtor and will get the update from American Structurepoint for the Quiet Zone.

Commissioner Graber asked about an update for the downtown vaults and Mr. Sailor responded that the Building Department is re-evaluating them and then to Legal for review.

Commissioner Bradd Weddell asked to have the College Avenue projects dates updated in the staff report.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for April 8, 2025 at 3:00 p.m.

ADJOURNMENT

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

The motion was adopted unanimously.

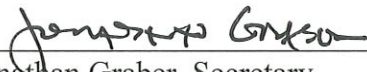
The regular meeting was adjourned at 4:46 p.m.

APPROVED on April 8, 2025.

GOSHEN REDEVELOPMENT COMMISSION



Brian Garber, President



Jonathan Graber, Secretary