

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of May 13, 2025

The Goshen Redevelopment Commission met in a regular meeting on May 13, 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 and Bradd Weddell

Absent: Colin Yoder

CHANGES TO THE AGENDA

Commission President Garber stated there is a request to add two items to the agenda, Resolution 13-2025 – Resolution of the Goshen Redevelopment Commission Adopting a Policy to Provide Public Notice of Meetings and a Request to Approve Change Order No. 6 for the Consolidated Courts Roadway Improvement project.

A motion was made by Commissioner Weddell and Commissioner Graber to amend the agenda as proposed.

The motion was adopted 4-0

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve the minutes of the April 8, 2025, regular meeting.

The motion was adopted 4-0

RESOLUTIONS

Resolution 11-2025 – Amendment #1 to the Project Coordination Contract with the State of Indiana for the College Avenue Auxiliary Lanes Project

Becky Hutsell, Redevelopment Director, Amendment No. 1 to include a bike-pedestrian bridge over Horn Ditch. This will ensure safe multi-use trail crossing.

Dustin Sailor, Director of Public Works & Utilities, was in the original scope for the project but did not get into the project description. INDOT is making a separate destination for the bridge/path. The amount is \$263,806.00 which has been counted in the total.

Comments regarding federal funds and the scope of the project and path location.

3:08 Commissioner Yoder entered the meeting.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 11-2025.

The motion was adopted 4-0

Resolution 12-2025 Resolution of the Goshen Redevelopment Commission Adopting an Electronic Meeting Policy to Allow Members of the Redevelopment Commission to Participate in Meeting by an Electronic Means of Communication

Becky Hutsell, Redevelopment Director, this policy is very similar to what the Common Council adopted in January. The main provisions include 50% physical presence, a limit of two remote meetings per year, and roll call votes.

Discussion regarding voting remotely, concerns over technology capabilities, the ability to have effective face to face discussions and attending in person.

Mayor Leichty, spoke regarding the policy and answered questions. She recommends that if the Commission adopts the policy, not to make any amendments so it is consistent across the city.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 12-2025.

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

Ayes:

Nays: Garber, Hessel, Weddell, Yoder

Abstain: Graber

The motion was defeated by a vote of 4-0 with 1 abstention.

Resolution 13-2025 – Resolution of the Goshen Redevelopment Commission Adopting a Policy to Provide Public Notice of Meeting.

Becky Hutsell, Redevelopment Director, this policy enhances clarity and timelines for public meetings. This is a citywide policy.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve Resolution 13-2025.

The motion was unanimously.

REQUESTS

Request to approve Change Order No. 6 for the Consolidated Courts Consolidation Roadway Improvement Project

Becky Hutsell, Redevelopment Director, temporary stripping was necessary during the colder months and conditions now allow for permanent stripping to be installed as designed. At the roundabout, it is highly recommended that a colored concrete border be installed as a visual indicator. The additional cost is \$12,994.86 with a revised contract amount of \$4,270,817.78

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the request to approve Change Order No. 6 for the Consolidated Courts Consolidation Roadway Improvement Project

The motion passed by a vote of 4-1.

DISCUSSION

Blackport Drive Reconstruction

Becky Hutsell, Redevelopment Director, there are a couple options regarding this project.

1. Repay the \$300K and drop the project
2. Finish the environmental documents as a no-build outcome
3. Revise the scope to mill and pave to retain funding

Andrew Lund, Engineering Project Manager, presented a table explaining each option.

After discussion, option #3 was chosen.

College Avenue Phase 1 Reconstruction Phase 1 Funding Meeting Summary

Becky Hutsell, Redevelopment Director, a request was made at last month's meeting to discuss the funding for this project. A meeting was held with staff, two commission members and American Structurepoint. A summary was included in the packet. James Turnwald, MACOG Director, attended and summarized how the funding process works and answered any questions.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the Register of Claims of a total of \$768,169.71

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Myron Grise, Building Commissioner, gave an update on the downtown vaults. The vaults were inspected 5 years ago and are in the process of being inspected again. He explained the process of filling the vaults and the responsibility of the property owner. Answered questions from the commission.

Discussion regarding downtown trees and sidewalk repairs.

OPEN FORUM

Becky Hutsell, Redevelopment Director, the two homes on West Washington Street have been demolished which allows for the expansion of River Race Drive and the parking lot. Have an offer for 65719 State Road 15 and anticipate closing by the 20th. The Century Drive, Eisenhower Drive and Caragana Court project bid in June. Progress on the Cherry Creek NISPCO issue and it appears that NIPSCO will be funding the extension of gas service. Geothermal is also being explored. An invite was sent to Commission members with an invitation to tour the facility at Dairy Farmers on Friday.

Mayor Leichty extended an invitation to commission members to attend the June 3, 2025, Northside neighborhood walkabout.

Dustin Sailor, Director of Public Works & Utilities, shared the progress being made on 10th Street reconstruction.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for June 10, 2025, at 3:00 p.m.

ADJOURNMENT

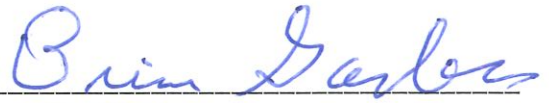
A motion was made by Commissioner Yoder and seconded by Commissioner Hessel to adjourn the meeting.

The motion was adopted unanimously.

The regular meeting was adjourned at 4:17 p.m.

APPROVED on June 10, 2025

GOSHEN REDEVELOPMENT COMMISSION



Brian Garber, President



Jonathan Graber, Secretary