

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of June 10, 2025

The Goshen Redevelopment Commission met in a regular meeting on June 10, 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:

CHANGES TO THE AGENDA

Commission President Garber stated a request was made to add three items to the agenda. Request approval of Change Order No. 2, 3, & 4 for the Lincoln Steury Avenue reconstruction project.

A motion was made by Commissioner Graber and seconded by Commissioner Hessel to add the requests to the agenda.

APPROVAL OF MINUTES

A motion was made by Commissioner Yoder and seconded by Commissioner Graber to approve the minutes of the May 13, 2025, regular meeting.

The motion was adopted unanimously.

RESOLUTIONS

Resolution 14-2025 Annual Determination of Excess Assessed Value in the Southeast Allocation Area

Becky Hutsell, Redevelopment Director, this is done annually to send notice to the County Auditor that there are no excess funds in the Southeast Allocation Area.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 14-2025.

The motion was adopted unanimously.

Resolution 15-2025 - Annual Determination of Excess Assessed Value in the Consolidated River Race / US 33 Allocation Area

Becky Hutsell, Redevelopment Director, this is done annually to send notice to the County Auditor that there are no excess funds in the Consolidated River Race US 33 Allocation Area.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 15-2025.

The motion was adopted unanimously.

Resolution 16-2025 Annual Determination of Excess Assessed Value in the Lippert/Dierdorff

Allocation Area

Becky Hutsell, Redevelopment Director, this is done annually to send notice to the County Auditor that there are no excess funds in the Lippert/ Dierdorff Allocation Area.

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to approve Resolution 16-2025.

The motion was adopted unanimously.

Resolution 17-2025 Annual Determination of Excess Assessed Value in the Indianan Avenue

Allocation Area

Becky Hutsell, Redevelopment Director, this is done annually to send notice to the County Auditor that there are no excess funds in the Indiana Avenue Allocation Area.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to approve Resolution 17-2025.

The motion was adopted unanimously.

Resolution 18-2025 Annual Determination of Excess Assessed Value in the College Avenue

Allocation Area

Becky Hutsell, Redevelopment Director, this is done annually to send notice to the County Auditor that there are no excess funds in the College Avenue Allocation Area.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 18-2025.

The motion was adopted unanimously.

REQUESTS

Request for an Agreement with American Structurepoint for the Madison Street Rail Crossing

Becky Hutsell, Redevelopment Director, to be eligible for the quiet zone destination, further improvements are needed. Norfolk Southern has shown there is insufficient right-of-way to include a pedestrian crossing. The city is willing to provide the necessary right-of-way, but the historic records are complex and unclear. To aid with resolving the issues, American Structurepoint submitted a not to exceed proposal of \$87,200. A map was included in the packet.

Dustin Sailor, Director of Public Works & Utilities, looking at different options to ensure vehicle safety, keeping the drives functionable at area business and support Ninth Street access. Still in discussions on the location of the pedestrian crossing.

Discussion and questions about crossing location, business access.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to approve the request for an Agreement with American Structurepoint for the Madison Street Rail Crossing.

The motion was adopted unanimously.

Request to approve and authorize Change Order No. 2 for Lincoln Avenue and Steury Avenue roadway reconstruction project.

Andrew Lund, Engineering Project Manager, this change order is for the cost of temporary fencing to secure stockpiled material at a cost of \$14,586.00. The fence was necessary for security over the winter.

Discussion regarding the need for the fence, cost saving, and contractor responsibility.

A motion was made by Commissioner Weddell and seconded by Commission Graber to approve and authorize Change Order No. 2 for the Lincoln Avenue and Steury Avenue roadway reconstruction project.

The motion was adopted by a vote of 4-1.

Request to approve and authorize Change Order No.3 for Lincoln Avenue and Steury Avenue roadway reconstruction project.

Andrew Lund, Engineering Project Manager, this change order is for subgrade material discovered during utility installation that were found to be worse than originally expected and it was decided that geogrid would be installed. This change order increases the contract amount by \$80,256.00.

Dustin Sailor, Director of Public Works & Utilities, names other locations that have used geogrid. We are changing out standard to include it.

Questions and discussion regarding geogrid, the life expectancy of the road and soils in the area.

A motion was made by Commissioner Weddell and seconded by Commission Hessel to approve and authorize Change Order No. 3 for the Lincoln Avenue and Steury Avenue roadway reconstruction project.

The motion was adopted unanimously.

Request to approve and authorize Change Order No. 4 for Lincoln Avenue and Steury Avenue roadway reconstruction project.

Andrew Lund, Engineering Project Manager, this change order is for a new sewer main and laterals between 100 Olive Street and 110 Olive Street. This area has been televised and utilities were found to be in despair and need replaced. This change order increases the contract amount by \$85,238.00 which will be paid by Goshen Utilities.

A motion was made by Commissioner Weddell and seconded by Commission Hessel to approve and authorize Change Order No. 4 for the Lincoln Avenue and Steury Avenue roadway reconstruction project.

The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to approve the Register of Claims of a total of \$803,330.75.

\The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Becky Hutsell, Redevelopment Director, highlighted the start of the Ariel Cycleworks project as dirt has begun moving. Have updated appraisals for the parcels at Third Street and Jefferson Street and will bring a request for an RFP to the July meeting for approval. Asking American Structurepoint to be present at the July meeting. They have completed the design for College Avenue Phase 3. Closing was held on the property at 65719 SR 15

Dustin Sailor, Director of Public Works, said that roundabout at Peddlers Village Road and Reliance Road should be completed mid-July.

Commissioner Graber asked about the progress on the Millrace sites and Ms. Hutsell responded they are moving forward with design as planned.

Becky Hutsell, Redevelopment Director, the CTE Director at Goshen Community Schools will be at the July meeting to talk about programs that continue to grow and possible continuing partnership.

Comments from commission members about the tour of the Dairy Famers site.

OPEN FORUM

Commissioner Garber said he walked along Lincoln Avenue and noted the small size of the pipe used in the road

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for July 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 3:48 p.m.

APPROVED on July 8, 2025

GOSHEN REDEVELOPMENT COMMISSION

A handwritten signature in cursive script, reading "Brian Garber", written over a horizontal line.

Brian Garber, President

A handwritten signature in cursive script, reading "Jonathan Graber", written over a horizontal line.

Jonathan Graber, Secretary

