

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of July 8, 2025

The Goshen Redevelopment Commission met in a regular meeting on July 8, 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 Weddell and seconded by Commissioner Yoder to approve the minutes of the June 10, 2025, regular meeting.

The motion was adopted unanimously.

PRESENTATION

Goshen Community Schools – CTE Program Overview and Partnership Request

Jon Everingham, CTE Director, thanked the commission for their support. Highlighted some of the half day programs that are being offered. There are both traditional and nontraditional students in the program. In the past, the RDC was involved with the advanced manufacturing academy and this year they want to open it up to all programs offered. Explain the funding request for this year. Mr. Everingham answered the commission questions.

Becky Hutsell, Redevelopment Director, stated that there is a funding request on the agenda for the CTE Program.

American Structurepoint – College Avenue Phase 3 Project Progress and Updated Cost Estimates

Seth Boyd, American Structure Point, gave an overview of the project and scheduling cost estimate. The right-of-way cost will be determined by an appraiser at a later date along with railroad costs, so the numbers can change. Will be meeting with MACOG with the cost estimates.

Questions and discussions regarding cost increase, baseline number, utilities, inflation, MACOG funding and possible alternatives within the project.

A team from American Structurepoint were in attendance to answer any questions.

Becky Hutsell, Redevelopment Director, a public hearing was not on the agenda but is required for each of the resolutions before hearing them. The public notice was sent out and the purpose of the notice is to inform all taxpayers and interested persons of proposed amendments to several of our plans and allocation areas. Tax statements were sent to all relevant entities. Ms. Hutsell explained the changes.

Jason Semler from Baker Tilly was present to answer any questions.

PUBLIC HEARING

Resolution 19-2025 Confirming The Resolutions of the Goshen Redevelopment Commission Adopted on April 8, 2025, entitled "Resolution Amending Declaratory Resolution of the Goshen Redevelopment Commission for the Consolidated Southeast EDA

The Public Hearing was opened by Commission President Garber. No one spoke and the public hearing was closed.

Resolution 19-2025 – Resolution Confirming The Resolutions of the Goshen Redevelopment Commission Adopted on April 8, 2025, entitled "Resolution Amending Declaratory Resolution of the Goshen Redevelopment Commission for the Consolidated Southeast EDA

Becky Hutsell, Redevelopment Director, explained the changes and stated all necessary approvals and procedures were followed.

Jason Semler, Baker Tilly, answered questions regarding the various impact statements.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve Resolution 19-2025.

The motion was adopted unanimously.

PUBLIC HEARING

Resolution 20-2025 - Resolution Confirming The Resolutions of the Goshen Redevelopment Commission Adopted on April 8, 2025, Entitled "Resolution Amending Declaratory Resolution of the Goshen Redevelopment Commission for the Consolidated River Race/ US 33 EDA

The public hearing was opened by Commission President Garber. No one spoke and the public hearing was closed.

Resolution 20-2025 - Resolution Confirming The Resolutions of the Goshen Redevelopment Commission Adopted on April 8, 2025, Entitled "Resolution Amending Declaratory Resolution of the Goshen Redevelopment Commission for the Consolidated River Race/ US 33 EDA

Becky Hutsell, Redevelopment Director, explained the changes and stated all necessary approvals and procedures have been followed.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 20-2025.

The motion was adopted unanimously.

PUBLIC HEARING

Resolution 21-2025 - Resolution Confirming The Resolutions of the Goshen Redevelopment Commission Adopted on April 8, 2025, Entitled "Resolution Amending Declaratory Resolution of the Goshen Redevelopment Commission for the Lippert/Dierdorff EDA

The Public Hearing was opened by Commission President Garber. No one spoke and the public hearing was closed.

Resolution 21-2025 - Resolution Confirming The Resolutions of the Goshen Redevelopment

Commission Adopted on April 8, 2025, Entitled “Resolution Amending Declaratory Resolution of the Goshen Redevelopment Commission for the Lippert/Dierdorff EDA

The Public Hearing was opened by Commission President Garber. No one spoke and the public hearing was closed.

Becky Hutsell, Redevelopment Director, explained the changes and stated all necessary approvals and procedures were followed.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve Resolution 21-2025.

The motion was adopted unanimously.

REQUESTS

Request to Approve Funding Request for Goshen Community Schools CTE Program Advancement

Becky Hutsell, Redevelopment Director, the Commission has partnered with Goshen Community Schools for the past five years as a way to give back to the schools. This is a one-year funding request.

Discussion regarding the funding and the history of the collaboration between the school system and the city. Discussion regarding a one-year request or for a 5-year commitment.

Commissioner Weddell asked Mayor Leichty her opinion on making this a yearly request or continuing with the five-year commitment as in the past and she responded that with the uncertainty with the dramatic shift in city finances, I think a cautious approach would be prudent.

A request was made for the Commissioner’s to tour the facilities, and it will be scheduled once school is in session.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve the Request to Approve Funding for Goshen Community Schools CTSE Program Advancement.

The motion was adopted unanimously.

Request to Approve Agreement with American Structurepoint for Plymouth Ave/US 33 Sanitary Sewer Design

Becky Hutsell, Redevelopment Director, this request is for approval of an agreement with American Structurepoint to design a new 30” - 36” gravity sanitary sewer system that will enable the abandonment of the existing Dierdorff lift station. The upgraded system is necessary to accommodate future sanitary flows from the fully built-out Cherry Creek Development, the new South Wellfield, and existing users along US 33 corridor. Requesting the Commission waive the standard policy to solicit professional services and allow to enter into an agreement with American Structurepoint for this this new sanitary sewer.

Discussion regarding the cost, necessity, and how this coordinate with other projects in the area.

Dustin Sailor, Director of Public Works, stated the need to replace the sewer is a must and detailed the project.

A motion was made by Commissioner Weddel and seconded by Commissioner Graber to approve the Request to Approve Agreement with American Structurepoint for Plymouth Avenue/US 33 Sanitary Sewer Design

The motion was adopted unanimously.

Request to Approve Agreement with American Structurepoint for Professional Services Related to Utility Relocations and Upgrades for the US 33 Project and New South Wellfield Operations

Becky Hutsell, Redevelopment Director, seeking approval of an agreement with American Structurepoint to develop utility relocation plans for City infrastructure within the US 33 corridor, extending from CR 40 to Monroe Street. Many existing utilities must be relocated outside future pavement footprint in preparation for upcoming road construction.

Dustion Sailor, Director of Public Works, gave details of the project.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve an Agreement with American Structurepoint for Professional Services Related to Utility Relocations and Upgrades for the US 33 Project and New South Wellfield Operations.

The motion was adopted unanimously.

Request for an Amendment to the Scoping Agreement with GM Development Companies, LLC for the New South Fire Station Project

Becky Hutsell, Redevelopment Director, this proposed amendment formally modifies the original Scoping Agreement dated August 13, 2024, between the City of Goshen and GM Development Companies, LLC, for the development of the New South Fire Station Project. The amendment addresses additional services provided during the Scoping Period – specifically budgeting and design assist work performed by Core Construction, that was not originally eligible for reimbursement. The decision was made to pause the project for now, but we now have completed construction drawings and plans. Request approval to reimburse Core Construction for their services in the amount of \$ 30,384.00.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve request for the Amendment to the Scoping Agreement with GM Development Companies, LLC for the New South Fire Station Project.

The motion was adopted unanimously.

Request to Issue a Request for Proposals to Purchase Real Property – Third and Jefferson Development Lot

Becky Hutsell, Redevelopment Director, requesting approval to issue a Request for Proposals (RFP) for the redevelopment of the vacant site located at 3rd Street and Jefferson Street. The site was previously under agreement with River Art, LLC; however, that agreement has since been terminated. An RFP was issued two years ago which resulted in a proposal from AP Development, LLC – with whom we were unable to reach a satisfactory agreement. The site consists of 0.69 acres, and the offering price is \$171,667.00.

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to approve request to Issue a Request for Proposals to Purchase Real Property – Third and Jefferson Development Lot.

The motion was adopted unanimously.

Request for Permission to Pursue Community Crossing Matching Grant (CCMG) Funding for Corrie, Sourwood, Hackberry and Firethorn

Becky Hutsell, Redevelopment Director, requesting the Commission's approval to pursue Community Crossing Matching Grant (CCMG) funding for the reconstruction of Corrie, Sourwood, Hackberry and Firethorn. All four roads are currently included in the Redevelopment Commission's 5-Year Capital Plan for full reconstruction of the roadway.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the request to Pursue Community Crossing Match Grant (CCMG) Funding.

The motion was adopted unanimously.

Request for Permission to Enter into an Agreement with Norfolk Southern for College Avenue Phase 2 Railroad Coordination Assistance

Andrew Lund, Goshen Engineering, as part of Phase 2 of the College Avenue Reconstruction will involve widening of the roadway, multi-use path and crossing signal replacement at the existing at-grade railroad crossing just east of Century Drive. Expected railroad coordination costs for the project during the design phase includes fees that Norfolk Southern Railroad will charge for review of design plans and special provisions, preparing construction estimates and administrative costs. Engineering estimates the design costs approximately \$100,000. Once a final estimate is received, an agreement can be completed between the city and railroad. Will be requesting funding from MACOG.

Discussion regarding the cost and working with Norfolk Southern.

A motion was made by Commissioner Yoder and seconded by Commissioner Graber to approve the Request to Enter into an Agreement with Norfolk Southern for College Avenue Phase 3 Railroad Coordination Assistance.

The motion was adopted unanimously.

UPDATE – Blackport Drive Reconstruction

Andrew Lund, Goshen Engineering, as previously discussed due to the large increases in the estimated project cost and future maintenance issues, it was decided to discontinue the project as originally envisioned and proceed with a reduced scope of the work. Following discussions with our design consultant and MACOG that if we end the project, we will be responsible for all of the design costs to date, which are just above \$300,000. Mr. Lund explained the table of updated cost estimates.

APPROVAL OF REGISTER OF CLAIMS

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

The motion was adopted unanimously.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the amended Register of Claims of a total of \$ 1,688,028.43.

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Becky Hutsell, Redevelopment Director offered to answer any questions regarding the staff report.

OPEN FORUM

Becky Hutsell, Redevelopment Director, stated that a lot is going to be asked of the redevelopment commission in the coming years as there aren't going to be a lot of other funding sources.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for August 12, 2025, at 3:00 p.m.

ADJOURNMENT

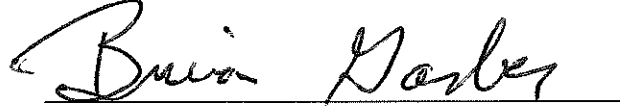
A motion was made by Commissioner Yoder and seconded by Commissioner Graber to adjourn the meeting.

The motion was adopted unanimously.

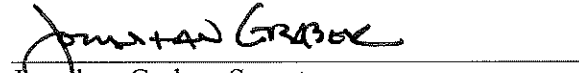
The regular meeting was adjourned at 4:54 p.m.

APPROVED on August 12, 2025

GOSHEN REDEVELOPMENT COMMISSION

A handwritten signature in black ink, appearing to read "Brian Garber", written over a horizontal line.

Brian Garber, President

A handwritten signature in black ink, appearing to read "Jonathan Graber", written over a horizontal line.

Jonathan Graber, Secretary

