

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of December 9, 2025

The Goshen Redevelopment Commission met in a regular meeting on December 9, 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 Commissioner President 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

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the minutes of the regular meeting of October 14, 2025, and the special meeting of November 21, 2025.

The motion was adopted unanimously.

PRESENTATION - Jason Semler, Baker Tilly – Annual presentation of information for the governing bodies of taxing units within the allocated area.

- a. The Commission's budget with respect to allocated property tax proceeds
- b. The long terms plans for the allocation area
- c. The impact on each of the taxing units.

Jason Semler, Baker Tilly presented a PowerPoint of the annual TIF presentation and answered questions from Commission members.

NEW BUSINESS

Resolution 26-2025 - Approving Land Contract for 113 West Jefferson / 233 South Main Street Becky Hutsell, Redevelopment Director, a red lined copy of the land contract was provided at the meeting. Purchase price is \$242,500 with a 5-year balloon payment. The property will be subdivided into a building parcel and a city parking lot. RDC is agreeing to help make sure the water connection from the roadway to the building is still good and assisting with the environmental vapor mitigation system if needed.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to replace the land contract with the version presented today.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 26-2025 as amended.

The motion was adopted unanimously.

Request Authorization to Concur with INDOT Letting Results and Approve Payment of Construction Award Invoice

Andrew Lund, Project Manager, INDOT has advertised for College Avenue Phase 2 Construction (CN). Letting occurs tomorrow, December 10. Following letting and prior to the official award, the City Employee in Responsible Charge (ERC) will need to concur with INDOT's assessment of the apparent low bid. Following the official award, INDOT calculated the amount of local matching funds for with the City as the Local Public Agency (LPA) is responsible. To avoid a time extension to the CN contract, payment of the full amount of the local match is due. Due to timing of letting dates and Redevelopment meetings, we are requesting the Commission authorize Andrew Lund as the ERC to provide concurrence with the apparent low bidder and desire to award, as well as authorize payment of the INDOT CN invoice and electronic transfer of funds prior to the January Redevelopment meeting.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve the request to authorize Andrew Lund as the ERC to provide concurrence with the apparent low bidder and desire to award and authorize payment of INDOT CN Invoice and authorize electronic transfer of funds prior to the January Redevelopment Commission meeting.

The motion was adopted unanimously.

UPDATE

908 North Sixth Street

Becky Hutsell, Redevelopment Director, no proposals have been received.

Dustin Sailor, Director of Public Works, was contacted by Niblock Excavating, who is working on behalf of the City for the Northside Lead and Copper Removal, requesting to use this property for staging for the project.

It was agreed by Commission to allow Niblock Excavating use the property at 908 North Sixth Street for project staging.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Hessel and seconded by Commissioner Graber to approve the Register of Claims of a total of \$957,486.28

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Becky Hutsell, Redevelopment Director, offered to answer any questions; but there were none.

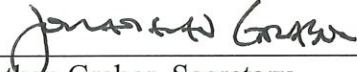
A copy of the Struxure Development proposal was handed out the Commission members.

APPROVED on January 13, 2026.

**GOSHEN REDEVELOPMENT
COMMISSION**



Brian Garber, President



Jonathan Graber, Secretary

OPEN FORUM

Commissioner Garber asked about the claim for 828 East Lincoln Avenue and Ms. Hutsell responded that it is part of the previous relocation agreement. Mr. Garber also commented on the improvements of the newly opened Lincoln Avenue.

Commissioner Bradd Weddell commented on the trucks blocking the road on 10th Street and how it is affecting the nearby schools.

Questions asking about the new Wellfield property.

ADJOURNMENT

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

The motion was adopted unanimously.

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