

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of February 10, 2026

The Goshen Redevelopment Commission met in a regular meeting on February 10, 2026, 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 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, Bradd Weddell, Brett Weddell and Colin Yoder

Absent:

CHANGES TO THE AGENDA

Add Election of Officers and Change Order Number 1 for the Downtown Vault Assessment.

A motion was made by Commissioner Graber and seconded by Commissioner Weddell to add the Election of Officers and Change Order Number 1 to the agenda.

The motion was adopted unanimously.

ELECTION OF OFFICERS

Commissioner Brett Weddell nominated Commissioner Garber for President of the Goshen Redevelopment Commission and Commissioner Hessel seconded.

The motion was adopted unanimously.

Commissioner Garber nominated Commissioner Brett Weddell for Vice President of the Goshen Redevelopment Commission and Commissioner Graber seconded.

The motion was adopted unanimously.

Commissioner Brian Garber nominated Commissioner Graber for Secretary of the Goshen Redevelopment Commission and Commissioner Weddell seconded.

The motion was adopted unanimously.

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve the minutes of January 13, 2026, regular meeting.

The motion was adopted unanimously.

NEW BUSINESS

Request for Approval of Agreement with Abonmarche for Cherry Creek Trailway Construction Documents and Bidding

Becky Hutsell, Redevelopment Director, requesting approval of an agreement with Abonmarche Consultants for professional services to prepare construction documents and bid materials for the Cherry Creek Trailway, based upon the scope of services and fee proposal in the packet. The trailway is intended to serve both Cherry Creek residents and the broader community by providing a key connection to Goshen's existing trail network and downtown. The cost of services is \$15,000 and will be provided as a lump sum service. The goal is to bid in spring and have under construction this summer.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve the Request for Approval of Agreement with Abonmarche for Cherry Creek Trailway Construction Documents and Bidding

The motion was adopted unanimously.

Request Ratification of Agreement for College Avenue – Phase 1 Tree Clearing

Becky Hutsell, Redevelopment Director, the Commission previously approved the concept of an agreement for tree removal services associated with the College Avenue Phase 1 roadway reconstruction project and authorized staff to proceed. Following that authorization, staff finalized and executed the agreement in coordination with the Goshen Board of Public Works and Safety. Formal ratification by the Commission is now requested to confirm approval of the executed agreement.

A motion was made by Commissioner Graber and seconded by Commissioner Weddell to approve the Request Ratification of Agreement for College Avenue Phase 1 Tree Clearing.

The motion was adopted unanimously.

Request Approval of Change Order No. 1 for College Avenue Phase 1 Tree Clearing

Andrew Lund, Project Manager, this is a balancing change order for tree removal work, which was completed to clear right-of-way utility relocation related to College Avenue Phase 1 roadway reconstruction project. The cost increase is due to additional trees, stump removal and trees that qualified as larger diameter work items upon field verification. The amount is \$6,470.52 with a revised contract amount of \$51, 671.90.

A motion to approve was made by Commissioner Weddell and seconded by Commissioner Hessl to approve the Request for Approval of Change Order No. 6 for College Avenue Phase 1 Tree Clearing

The motion was adopted unanimously.

Request to Approve 2026 Mowing Contract

Becky Hutsell, Redevelopment Director, the memo in the packet summarized the City of Goshen's 2026 Lawn Services Contract and identifies the portions of the contract for which the Goshen Redevelopment Commission is responsible for payment.

A motion was made by Commissioner Graber and seconded by Commissioner Weddell to approve the 2026 Mowing Contract

The motion was adopted unanimously.

Request to Approve Change Order No. 1 for the Downtown Vault Assessment

Andrew Lund, Project Manager, during construction work for the vault project, it was found that the monolithic curb needed to be removed with the proposed removal of all the adjacent sidewalk to properly reinstall the sidewalk and barrier curb. The change order amount is \$1,500.00 for a revised contract amount of \$192,100.00.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Change Order No. 1 for the Downtown Vault Assessment.

The motion was adopted unanimously

DISCUSSION

Development Assistance Request – 219 North 5th Street

Becky Hutsell, Redevelopment Director, was approached by Rosie Morales requesting assistance with the development of a proposed apartment project at 219 North Fifth Street. The parcel is approximately .23 acres of land and due to the limited size, the site can accommodate a maximum of three residential units. With the parcel's proximity to Pike Street and the right-of-way the restrictions create access constraints that require improvements beyond what can be addressed solely on the private side. To facilitate the development, Ms. Morales is requesting assistance with utility extensions and alley improvements within the public right-of-way, which are necessary to establish safe and functional access to the property. This project is targeted at medium-income households. A copy of her site plan and floor plans was in the packet. The cost estimate is \$50,000 for public right-of-way improvements with a private investment of \$50,000.

Commissioner Brett Weddell stated he thought this should be discussed in an Executive Session and thought it should have been discussed prior.

Commissioner Brett Weddell made a motion to table the request and move it to an Executive Session but there was not second.

Discussion regarding Redevelopment's participation in a small project, concerned about setting precedents, parking concerns, the need for protection/guarantees, utilities and the importance of the design quality.

Mayor Leichty commented that fundamentally this project fits within the purpose of the scope of what this body was appointed to do, which is to incentivize additional development and add to tax roll to make sure we have profitable investments returning to the city.

After further discussion Commission member agreed that they would like more information. It was decided that staff will return next month with clearer options and developer input.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Hessel and seconded by Commissioner Yoder to amend the Register of Claims to a new total of \$284,764.95.

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 \$284,764.95.

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Becky Hutsell, Redevelopment Director, invited the Commission on a tour of Ariel Cycleworks this spring. Highlighted railroad crossing negotiations, and the Jefferson Streetscape bidding. The Maple City Industrial Park bid came in under budget.

OPEN FORUM

Commissioner Hessel asked about the progress on the roof replacement at the Annex Building. Commissioner Weddell asked about the property at Main Street and Jefferson Street.

ADJOURNMENT

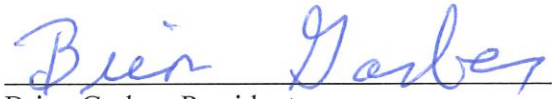
A motion was made by Commissioner Yoder and seconded by Commissioner Weddell to adjourn the meeting.

The motion was adopted unanimously.

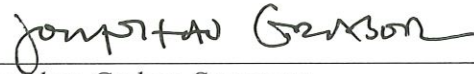
The regular meeting was adjourned at 4:09 p.m.

APPROVED on March 10, 2026

**GOSHEN REDEVELOPMENT
COMMISSION**



Brian Garber, President



Jonathan Graber, Secretary

