

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of June 9, 2026

The Goshen Redevelopment Commission met in a regular meeting on June 9, 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 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

Becky Hutsell, Redevelopment Director, noted that commission members were provided with an amended agenda which added the Request Authorization to Negotiate Land Acquisition at 403 Oak Lane and request to table Agenda Item B, Request for Mortgage Release at 323 South Sixth Street to the July meeting.

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to amend to agenda as presented.

The motion was adopted unanimously.

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the minutes of May 12, 2026, regular meeting.

The motion was adopted unanimously.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the minutes of May 15, 2026, special meeting.

The motion was adopted unanimously.

NEW BUSINESS

Request for Approval of Development Agreement with Redwood Rental Properties, LLC

Becky Hutsell, Redevelopment Director, the project is east of Elkhart Road and west of Riverside Blvd, which consists of two parcels. 24-32 apartment units are planned. City infrastructure investment is estimated at \$1.5 million which includes water, sewer, roadway, and sidewalk improvements. The project is contingent upon rezoning. It is currently commercial zoning. The project is being led by

Myra Garcia, who had previously done Copperleaf Cove apartments on Indiana Avenue. The developer will provide a letter of credit as financial security.

Comments and discussion about this project and the developer's success with a previous project.

A motion was made by Commissioner Hessel seconded by Commissioner Graber to approve the request to negotiate development agreement with Redwood Rental Properties, LLC.

The motion was adopted unanimously.

Resolution 02-2026 – Annual Determination of Excess Assessed Value in the College Avenue Allocation Area

Becky Hutsell, Redevelopment Director, highlighted Resolutions 2-8 altogether. This is the annual required determination of excess value across our seven Tax Increment Financing allocation areas. State law requires that the Commission complete this review every year prior to June 15th, and that we provide notice to the County Auditor and affected taxing units.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 02-2026.

The motion was adopted unanimously.

Resolution 03-2026 – Annual Determination of Excess Assessed Value in the Consolidated River Race US 33 Allocation Area

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 03-2026.

The motion was adopted unanimously.

Resolution 04-2026 – Annual Determination of Excess Assessed Value in the Indiana Avenue Allocation Area

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 04-2026.

The motion was adopted unanimously.

Resolution 05-2026 – Annual Determination of Excess Assessed Value in the Lippert/Dierdorff Allocation Area

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 05-2026.

The motion was adopted unanimously.

Resolution 06-2026 – Annual Determination of Excess Assessed Value in the Southeast Allocation Area

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 06-2026.

The motion was adopted unanimously.

Resolution 07-2026 – Annual Determination of Excess Assessed Value in the Southeast Housing TIF Allocation Area

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 07-2026.

The motion was adopted unanimously.

Resolution 08-2026 – Annual Determination of Excess Assessed Value in the 9th Street Corridor Allocation Area

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 08-2026.

The motion was adopted unanimously.

Request to Authorize Advertisements for Bids – The Row on the Millrace Public Infrastructure Project

Becky Hutsell, Redevelopment Director, this development includes eighteen townhomes and approximately \$9 million in private investment. Public infrastructure improvements include roadway reconstruction, sidewalk and curb work, utility modifications, and drainage improvements within the public right-of-way. The design and bid documents are completed, and ready for next step. Proposed timeline includes advertising in mid-June, bid opening in early July, and a contract award at next month's commission meeting.

A motion was made by Commissioner Graber and seconded by Commissioner Weddell to approve the request to advertise for bids for The Row on the Millrace Public Infrastructure Project.

The motion was adopted unanimously.

Request for Approval of an Agreement with JPR for Construction Inspection Services for Maple City Industrial Park and Century Drive Projects

Becky Hutsell, Redevelopment Director, the agreement with JPR for the construction inspection associated with the two major reconstruction projects in Maple City Industrial Park and Century Drive. These services are critical to ensure that the work is completed by the design plan, specifications, and contractual requirements. Formal RFP process was completed, and five responses were received.

Commissioner Hessel, Commissioner Garber, Brad Minnick and Becky Hutsell completed the review process. The contract amount is not to exceed \$467,680.

Commissioner Garber and Commissioner Hessel commented on the review process.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve the agreement with JPR for construction inspection for Maple City Industrial Park and Century Drive.

The motion was adopted unanimously.

Request to Issue Request for Proposals (RFP) for River Race Drive and Parking Lot K Expansion; Project A; Trailway Extension – Lincoln Avenue to Pike Street; Project B

Becky Hutsell, Redevelopment Director, this project will continue River Race Drive from the alley to Washington Street and enlarge the parking lot at the corner of Third Street and Washington Street. Project B is evaluating the best way to connect trailway over Lincoln Avenue.

Commissioner Weddell and Commissioner Graber volunteered to be part of the review committee.

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to approve the request to issue a Request for Proposals for River Race Drive and Parking Lot K Expansion.

The motion was adopted unanimously.

Request for Approval of Change Order No. 8 for Steury/Lincoln Avenue Reconstruction

Andrew Lund, Engineering Project Manager, the intersection of Lincoln Avenue and Steury Avenue had large areas of unsuitable materials and will be stabilized using high-performance geogrid. The cost of Change Order No. 8 is \$37,505 and increases the value of the contract by 3.67%.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve Change Order No. 8 with Niblock Excavating, LLC for Steury Avenue and Lincoln Avenue Reconstruction.

The motion was adopted unanimously.

Restaurant Row Project – Update

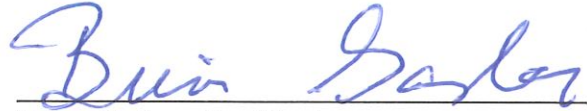
Becky Hutsell, Redevelopment Director, the project team has refined the Restaurant Row concept based on stakeholder feedback and added field verification. The updated concept keeps the overall direction presented last month while incorporating key technical refinements to improve functionality, safety, and feasibility.

Request Authorization to Negotiate Land Acquisition – 403 Oak Lane

Becky Hutsell, Redevelopment Director, evaluating options for setting up a safe and functional connection between the planned multi-use trail along the north side of East College Avenue and the existing trail network at Fidler Pond. The property at 403 Oak Lane has recently changed ownership and staff have met with the new owners and their intent is to subdivide the existing parcels into a three-

APPROVED on July 14, 2026

**GOSHEN REDEVELOPMENT
COMMISSION**



Brian Garber, President



Jonathan Graber, Secretary

lot subdivision. In advance of the subdivision process, conversations have started with owners about potential acquisition of a part of land along the perimeter of the property.

Comments and discussion regarding path location.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve the request to engage in negotiations with Tim & Tiffany Miller for the acquisition of property.

The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Yoder and seconded by Commissioner Weddell to amend the Register of Claims to \$479,950.37.

The motion was adopted unanimously.

A motion was made by Commissioner Yoder and seconded by Commissioner Hessel to approve the Register of Claims as amended.

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

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

OPEN FORUM

Dustin Sailor, Director of Public Works, gave an update on the status of the Quiet Zone.

Becky Hutsell, Redevelopment Director, invited the commission members on a tour of Ariel Cycleworks on June 26, 2026.

The tentative groundbreaking for The Row on the Millrace is July 9, 2026.

Adam Dernstine, Third Street, handed out pamphlets on Dark Sky Lighting. Mr. Dernstine about the possibility of this type of lighting being used in the new The Row on The Millrace Development as he is concerned about the environmental impact, health, and glare from standard lights. Ms. Hutsell spoke to the developer about Mr. Dernstine's request after meeting with him. Inquired about how to get new lighting standards in development agreement. Lighting standards are governed by zoning, not redevelopment agreements.

Discussion about type of lights in the city and cost of replacement.

ADJOURNMENT

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

The regular meeting was adjourned at 4:27 p.m.