



GOSHEN REDEVELOPMENT COMMISSION

AGENDA FOR THE REGULAR MEETING OF June 11, 2019

The Goshen Redevelopment Commission will meet on June 11, 2019 at 3:00 p.m. in the City Court Room/ Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana.

1. CALL TO ORDER/ROLL CALL

2. APPROVAL OF MINUTES

3. PUBLIC HEARING – 65706 State Road 15

4. OPEN PROPOSALS – 65706 State Road 15

5. OLD BUSINESS

Resolution 33-2019 – Approve Negotiation and Execution of a Contract for Demolition of 401 South Third street and 204 West Madison Street

6. NEW BUSINESS

Resolution 37-2019 – Authorize Execution of Contract Amendment with Stiver Lawn Care for 2019 Mowing

Resolution 38-2019 – Approve Request from Goshen Engineering to Advertise for Bids for Main Street Streetscape Project

Resolution 39-2019 – Approve Execution of Change Orders No. 3, 4 & 5 for Kercher Road Phase 1

Resolution 40-2019 – Approve Execution of Agreement for Temporary Use of Real Estate between Redevelopment and River Arts, LLC/Insite Development

UPDATE

Purchase Agreement – 627 S 3rd St.

DISCUSSION

Redevelopment Property for SR 15 Staging Area

Proposals Requested for College Avenue Widening and US 33/Fairfield Avenue Project

7. APPROVAL OF REGISTER OF CLAIMS

8. MONTHLY REDEVELOPMENT STAFF REPORT

9. OPEN FORUM

The open forum is for the general discussion of items that are not otherwise on the agenda. The public will also be given the opportunity at this time to present or comment on items that are not on the agenda.

10. ANNOUNCEMENTS

Next Regular Meeting – July 9, 2019 at 3:00 p.m.

11. EXECUTIVE SESSION

Pursuant to the provisions of the Open Door Law and Indiana Code § 5-14-1.5-6.1(b)(2)(D), the Goshen Redevelopment Commission will meet in executive session at the conclusion of the regular meeting for discussion of strategy with respect to the purchase or lease of real property.

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of May 14, 2019

The Goshen Redevelopment Commission met in a regular meeting on May 14, 2019 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 Thomas Stump. On call of the roll, the members of the Goshen Redevelopment Commission were shown to be present or absent as follows:

Present: Brian Garber, Andrea Johnson, Brian Krider, Thomas Stump, Vince Turner and Bradd Weddell

Absent: None

(:27) President Thomas Stump introduced Bradd Weddell the new Goshen Community Schools Representative.

APPROVAL OF MINUTES

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve the minutes of the April 9, 2019 regular meeting and the April 9, 2019 executive session.

The motion was adopted unanimously.

OPEN PROPOSALS – 627 South Third Street

Commissioner President Stump opened the proposal received from Fred Yoder and Dawn Renze. Full amount offer received. Need 2 volunteers to review with staff. Commissioner Johnson & Commissioner Krider volunteered.

NEW BUSINESS

Resolution 25-2019 – Annual Determination of Excess Assessed Value in the Plymouth Avenue Allocation Area

(2:55) Mark Brinson, Community Development Director, this is a yearly requirement to notify the underlying tax districts that are impacted by TIF and it is our intention not to release excess tax back to those taxing district. The capital plan includes all the available assessed value being used to fund the projects in the capital plan. This is done for each TIF area.

A motion was made by Commissioner Turner and seconded by Commissioner Krider to approve Resolution 25-2019

The motion was adopted unanimously.

Resolution 26-2019 – Annual Determination of Excess Assessed Value in the Southeast Allocation Area

(4:55) Commissioner Stump, this is the same as other resolution but this is for the Southeast Allocation Area.

A motion was made by Commissioner Johnson and seconded by Commissioner Krider to approve Resolution 26-2019

The motion was adopted unanimously.

Resolution 27-2019 – Annual Determination of Excess Assessed Value in the River Race/US33 Allocation Area

(5:27) Commissioner Stump, this is the same as others but for the River Race/US 33 Allocation Area.

A motion was made by Commissioner Garber and seconded by Commissioner Johnson to approve Resolution 27-2019

The motion was adopted unanimously.

Resolution 28-2019 – Annual Determination of Excess Assessed Value in the Lippert/Dierdorff Allocation Area

(6:20) same as the others, this is for the Lippert/Dierdorff Allocation Area which does not have any money at this time.

A motion was made by Commissioner Garber and seconded by Commissioner Turner to approve Resolution 28-2019

The motion was adopted unanimously.

Resolution 29-2019 - Approving the Water and Sewer Agreement for the Real Estate at 65706-1 State Road 15

(6:55) Larry Barkes, City Attorney, this is an agreement that has to be entered into when utilities are extended outside of city limits. A water main is within 300 feet of the property which requires connection once property is annexed. Sewer is not available at this time. Preparing the property to sell.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve Resolution 29-2019

The motion was adopted unanimously.

Resolution 30-2019 – Approve Sale of 102 East Kercher Road

(9:15) Mark Brinson, Community Development Director, The purchase agreement is from the Bucks who are offering \$145,000 for property and this is the best offered received. Close by the end of the month.

A motion was made by Commissioner Krider and seconded by Commissioner Garber to approve Resolution 30-2019.

Commissioner Turner abstained from vote due to a possible conflict of interest.

The motion was adopted 4-0 (1 abstention)

Resolution 31-2019 – Authorization to Proceed with Eminent Domain to Acquire Real Estate on East Lincoln Avenue

President Stump stated that Commissioner Brian Garber has asked to abstain from the vote

(11:10) Larry Barkes, City Attorney, four properties have been acquired on south side of Lincoln Avenue and there are another eight parcels to acquire. We know we are going to have at least one or maybe more that will need to go thru the formal eminent domain process because of the inability of current owners to provide clear titles to the property. Courts will decide who how funds are dispersed. Need to get this started so does not delay the project.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve Resolution 31-2019

The motion was adopted 4-0 (1 abstention)

Resolution 32-2019 – Approve and Authorize Execution of Agreement Amendment with River Arts, LLC

(15:30) Becky Hutsell, Redevelopment Project Manager, in March 2018 the commission entered into an agreement with River Arts. Per the original agreement, River Arts is to pay \$254,000 to the commission for 3rd Street real estate at end of the lease terms. The developer has requested a change to the wording, the \$254,000 will still be paid but the change is \$250,000 for the Hawks Building and \$4,000 for the 3rd Street real estate.

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve Resolution 32-2019

The motion was adopted unanimously.

Resolution 33-2019 Authorize Negotiation and Execution of a Contract for Demolition of 401 South Third Street and 204 West Madison Street

(17:27) Becky Hutsell, Redevelopment Project Manager, A new memo has been provided today showing bid results and a letter provided from the Goshen Historical Society. The Historical Society is asking for us to wait a month while they research the history relevance of these homes.

(18:33) Mark Brinson, spoke with Ron Hoke and he did not think he could make it to the meeting today and indicated a representative of the Historical Society would be there. Mr. Hoke provided a letter asking to have this resolution tabled for 30 days while they evaluate the property.

(19:00) Commissioner Stump asked if waiting a month will delay the project. Becky Hutsell stated that we can accommodate a 1 month delay. She talked to the demo contractor and if this waits till the June meeting they can push back their schedule two weeks and keep things moving.

(19:25) Mark Brinson, the tenants will be moved out by the end of May so if anyone is interested in going thru the property it could be done then.

(20:27) discussion among commission members about waiting 30 days.

(21:16) JC Schrock, 1516 S Indiana Ave, is here to discuss the temporary parking at 401 S Third which will affect his wife's business at 313 S Third. Not saying against or for the question of demo and to discuss the temporary parking situation.

(23:00) Becky Hutsell, Redevelopment Project Manager, If we can proceed in June with demolition then this plan would work, if at the June meeting the decision is made to save home then the alternative is to shift temporary parking to the lot just south of property. It is not ideal as there is not adequate curb cuts to facilitate a parking lot.

23:25 Adam Sharf, Goshen, stated he would like to voice an objection to the demolition of the structures. It is definitely a building of historic merit that is in good shape, very restorable shape. If there are any foundation issues it may be related to sapling trees due to lack of maintenance. The brick structure dates to the 1880's and are in fine shape and is occupied by 2 families that as of today when I spoke to them neither one of them have specific next housing options lined up. They have a May 31 deadline to vacate. I would encourage the commission to give someone a chance to step up and take responsibility and to give folks the chance to do so. Put out a Request for Proposals (RFP) for the property before eliminating that possibility by tearing it down.

(26:15) Mark Brinson asked Adam if his objection is for both parcels. Adam stated that the original brick home and John from the Historical Society has more details on the second structure. The original brick structure and the additional garage extension to the west. I would be surprised if it is historical. Not coming here to object to blanket alteration to home or removing the extension on the back to make a driveway or something. The house could be easily be detached then have 2 free standing single family homes and there a lot of options there worth exploring. Because they fit the scale and character of the neighborhood. This could compliment the development and even allow as alternative parking to facilitate what the new use might be.

(27:00) John, Goshen, talked about the handout that was passed out to the commission members. He stated that there would be a lot of people who would be sad to see it torn down. If could at least find out what people are thinking, would appreciate it. Not sure who would be willing to take over responsivity. His understanding is that the structure in back is actually historically as well.

28:53 Larry Barkes, City Attorney, rental is not a long term solution.

29:00 Becky Hutsell, this was brought to commission at beginning of year because the tenants were complaining about water in the basement. Our building inspectors went and evaluated the property. A lot of work needs to be done. Invest in the property or the long term goal is to develop this lot. The

commission made the decision to give the tenants 3 month free of rent to allow them to find another place.

(30:00) Mark Brinson, if interested in tabling the resolution, we can have a couple commissioner members go thru the property and come with a recommendation at next month's meeting. Building inspectors will also do an inspection of the properties.

Discussion among commissioners regarding extending the lease until June 30.

33:36 Commissioner Turner made a motion to table the resolution until next month's regular scheduled meeting. Also extend the lease until June 30, 2019 so they have additional time, but they need the understanding that it is possible that we will not rent this property. The additional 30 days gives us an opportunity to hear from Historical Society about historical value and the level of that value.

A motion was made by Commissioner Turner to table the resolution until next month's regular scheduled meeting and ask to extend the lease for 30 days, until June 30, 2019 and seconded by Commissioner Krider to table Resolution 33-2019.

The motion was adopted unanimously.

(36:00) Discussion among commission members about how this will proceed. Commissioner Stump and Commissioner Turner volunteered to tour the properties.

Resolution 34-2019 – Approve Execution of Change Order No. 1 with HRP Construction for Jefferson Street/River Race Parking Lot

(38:23) Leslie Biek, Traffic Engineer, at the last meeting the contract with HRP Construction was approved with a not to exceed price. Did not have the price for the double luminaire lights at that time. The price for double lights is \$6752.20 for a new contract total of \$771,078.68.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve Resolution 34-2019

The motion was adopted unanimously.

Resolution 35-2019 – Approve Execution of Change Order No. 1 with Abonmarche Consultants, Inc. for Ninth Street Corridor Multi-Use Path

(42:02) Leslie Biek, Traffic Engineer, this change order is for construction on 9th Street. Abonmarche sent proposal for contractor Walsh & Kelly. Already did preliminary tree removal and found some additional trees to be removed. Removal of the 48" tree is almost \$6,000 and INDOT stated they will not participate with federal funds because they do not consider this to be in the construction zone and not a part of the project. The homeowner requested that we remove it so this change is due to the property owner request. Can get a quote from another contractor to remove at a cheaper price before the contractor gets there. Still have to confirm with INDOT that it not an issue. For the 30" trees they are bid items 1 of the 3 so that wouldn't be an additional cost as the contractor is expected to remove with the bid price, it would be the 2 additional trees at \$1000 each and would be federally funded 80%. The original design has the path going around the trees and coming back. If the tree is removed the path can continue straight which is ideal. Can bring quotes back to next meeting and see how want to proceed.

A motion was made by Commissioner Turner and seconded by Commissioner Krider to amend Resolution 35-2019 to say removal of 4 trees to 2, increase total contract by \$2000 for a new contract total of \$1,253,500.

The motion was adopted unanimously.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to change Abonmarche Consultants to Walsh & Kelly.

The motion was adopted unanimously.

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve Resolution 35-2019 as amended.

The motion was adopted unanimously.

Resolution 36-2019 – Approve and Authorize Execution of Agreement Amendment with Abonmarche Consultants, Inc. for Steury Avenue/Lincoln Avenue Roadway Reconstruction & Drainage Improvement Project

(52:00) Becky Hutsell, Redevelopment Project Manager, in 2014 the commission entered into an agreement with Abonmarche Consultants for the roadway and drainage design. At that time, the intention was do pond first and then Lincoln Avenue then the following year Steury Avenue. About 60% of the design work is complete and at this point we want to continue to move forward. Since that time a lot things have changed and the details of the added scope of work is included in the memo. A not to exceed amount of \$84,625. Question is do we bid as one project or 2 phases.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve Resolution 36-2019.

The motion was adopted unanimously.

Discussion – Temporary Parking at 401 South Third Street

(59:00) Becky Hutsell, talked about map commission member have regarding the temporary parking lot. In 2016 the city constructed the temporary because there was a need for it as it served as overflow for Hawks building and nearby business. At the time we had already planned to have a parking lot as part of the C&E contract. Because plans for north end of Hawks building changed we pulled the parking lot from their contract to wait and see what the overall development plans were. The temporary parking lot is made out of millings from the Street Department and has served well for the last two years. HRP has been hired to construct new parking lot, mobilizing to the site to start mid to late June and one of the first things they will do is remove the millings. The intention was to put temp parking at 401 S Third but with timing of the decisions to be made, our best bet may be to put on the parcel south on a vacant lot. The new parking lot will be done by the end of the year.

(1:01:16) JC Schrock, 1516 S Indiana Avenue, when we bought 313 S Third from the redevelopment commission, the contract did call for a 30 lot parking lot to the north of our property. We have 9 parking spots and initially that worked ok, only had 3 people in office and now have 7. Concern is where customers will park and we can park in public lots close. Point of coming today is to remind commission that when I bought the property and before investing in fixing up that there would be a parking lot to the north and in October of this year the lot will be bigger and more convenient, I am

concerned about next 5 months of transition and how we can successfully manage that. Understand that the parking lot cannot be done in phases.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Turner and seconded by Commissioner Krider to approve payment of the Register of Claims totaling \$845,523.77.

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Community Development Director Mark Brinson offered to answer any questions about the monthly report; however, the Commission did not have any questions. Mark stated that the Goshen Theater project is underway with a completion date of Feb 2020

OPEN FORUM

No one from the Commission or the public spoke during the open forum.

ANNOUNCEMENTS

A motion was made by Commissioner Turner and seconded by Commissioner Krider to adjourn the May 14, 2019 regular meeting.

It was announced that the next regular meeting is scheduled for June 11, 2019 at 3:00 p.m.

ADJOURNMENT

A motion was made by Commissioner Turner and seconded by Commissioner Krider to adjourn the May 14, 2019 regular meeting.

The meeting was adjourned at 4:14 p.m.

APPROVED on June 11, 2019

GOSHEN REDEVELOPMENT COMMISSION

Thomas W. Stump, President

Andrea Johnson, Secretary

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Executive Session held on May 14, 2019

The Goshen Redevelopment Commission met in an executive session on May 14, 2019 at the conclusion of the Commission's regular meeting at 4:15 p.m. The executive session was held 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 executive session was called to order by President Thomas Stump. On call of the roll, the members of the Goshen Redevelopment Commission were shown to be present or absent as follows:

Present: Brian Garber, Andrea Johnson, Brian Krider, Thomas Stump, Vince Turner and Bradd Weddell

Absent: None

PURPOSE OF EXECUTIVE SESSION

The executive session was held as authorized by Indiana Code § 5-14-1.5-6.1(b)(2)(D) for discussion of strategy with respect to the purchase or lease of real property by the Redevelopment Commission up to a time a contract or option to purchase or lease is executed by the parties.

No subject matter was discussed in the executive session other than the subject matter specified in the public notice.

ADJOURNMENT

The executive meeting was adjourned at 4:45 p.m.

APPROVED on June 11, 2019

GOSHEN REDEVELOPMENT COMMISSION

Thomas W. Stump, President

Andrea Johnson, Secretary

RESOLUTION 33-2019

Authorize Negotiation and Execution of a Contract for Demolition of 401 South Third Street and 204 West Madison Street

WHEREAS sealed bids were solicited for the demolition of 401 South Third Street and 204 West Madison Street.

WHEREAS the bids are due on May 13, 2019 and will be opened by the Board of Public Works and Safety.

NOW, THEREFORE, BE IT RESOLVED by the Goshen Redevelopment Commission that:

1. The bid for the Project is awarded to _____ as the lowest responsible and responsive bidder.
2. Community Development Director Mark Brinson is authorized to negotiate and execute a construction agreement on behalf of the City of Goshen and Goshen Redevelopment Commission with _____ for the Project that is consistent with their bid.
3. The execution of the construction agreement shall be presented to the Redevelopment Commission for ratification.

PASSED and ADOPTED on May 14, 2019.

Thomas W. Stump, President

Andrea Johnson, Secretary



**Department of Community Development
CITY OF GOSHEN**

204 East Jefferson Street, Suite 2 • Goshen, IN 46528-3405

Phone (574) 537-3824 • Fax (574) 533-8626 • TDD (574) 534-3185
communitydevelopment@goshencity.com • www.goshenindiana.org

Memorandum

To: Redevelopment Commission

From: Becky Hershberger

Date: May 14, 2019

RE: Request to Authorize Negotiation and Execution of a Contract for Demolition of 401 S. 3rd Street and 204 W. Madison Street

The Commission currently owns the two (2) residential properties at 401 S. 3rd Street and 204 W. Madison Street. Both properties are in poor condition and the Commission voted to proceed with demolition of both in lieu of making substantial investments into both as the long term goal would be to redevelop the half block in which they are located. Tenants are to be moved out no later than May 31, 2019 and we would like to proceed with immediate demolition of the structures. We have requested bids for the demolition of both and bids are due on Monday, May 13th, and will be opened by the Board of Public Works and Safety. An updated memo will be provided to the Commission at Tuesday's meeting and we will be requesting permission to negotiate and execute a contract with the lowest responsive and responsible bidder for the project.



RESOLUTION 37-2019

**Authorize Execution of Contract Amendment with Stiver Lawn Care for 2019
Mowing**

WHEREAS the Commission entered into a contract with Stiver Lawn Care on April 23, 2019 for annual mowing contract for properties owned by Redevelopment.

WHEREAS additional properties need to be included in the contract:

1. 1213 Hickory Street \$555.00 (Lump Sum)
2. 1215 Hickory Street \$555.00 (Lump Sum)
3. 102 Olive Street \$40.00 (Per Mowing)

WHEREAS a fourth property has been included in this contract amendment and the cost associated with this property will be funded by civil city.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves the contract amendment with Stiver Lawn Care and the City of Goshen that is attached to and made a part of this Resolution and Community Development Director Mark Brinson is authorized to execute the contract amendment on behalf of the City of Goshen and Goshen Redevelopment Commission.

PASSED and ADOPTED on June 11, 2019

Thomas W. Stump, President

Andrea Johnson Secretary



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Memorandum

To: Redevelopment Commission

From: Becky Hutsell, Project Manager

Date: June 11, 2019

RE: Request to Authorize Execution of a Contract Amendment with for Stiver Lawn Care for 2019 Mowing

The Commission entered into a contract with Stiver Lawn Care on April 23, 2019 for the annual mowing contract for properties owned by Redevelopment. Since that time, three (3) additional properties have been identified to include into the contract.

- | | |
|------------------------|----------------------|
| 1. 1213 Hickory Street | \$550.00 (Lump Sum) |
| 2. 1215 Hickory Street | \$550.00 (Lump Sum) |
| 3. 102 Olive Street | \$40.00 (Per Mowing) |

A contract amendment is attached for the Commission's review and we're requesting permission to execute the amended contract. A 4th property has also been included into this agreement but the costs associated with mowing that property will be funded by civil city.

CONTRACT AMENDMENT
LAWN MOWING
SOLICITATION NO. Q19-02-004

THIS CONTRACT AMENDMENT is entered into on this ____ day of _____, 2019, between Stiver Group, Inc. d/b/a Stiver Lawn Care, hereinafter referred to as “Contractor”, and the City of Goshen by its Board of Public Works and Safety and Redevelopment Commission, hereinafter referred to as “City”.

WHEREAS, the City entered into a Contract with Contractor dated April 23, 2019 for Contractor to provide lawn mowing services for an amount not to exceed Eighteen Thousand Four Hundred Dollars (\$18,400.00) for “Lawn Mowing, Q19-02-004” project.

WHEREAS, the City has determined that there are additional properties to add to the list of properties to be mowed that has resulted in the need for additional services beyond the scope of the original project.

WHEREAS, the City desires to contract with Contractor and Contractor agrees to increase the scope of work to include additional properties to be mowed.

NOW THEREFORE, in consideration of the mutual covenants contained in this amendment and the covenants contained in the original contract for lawn mowing services, the parties agree as follows:

SCOPE OF SERVICES

Contractor shall provide lawn mowing services per location including fall cleanup for the sites at 1213 and 1215 Hickory Street, Goshen.

Contractor shall provide a per mowing service for the sites at 713 Lincolnway and at 102 Olive Street, Goshen.

COMPENSATION

The City agrees to compensate Contractor for the services in this Contract Amendment in accordance with the unit prices for site locations as shown in the table below for an amount not to exceed One Thousand Seven Hundred Dollars (\$1,700.00) for a total contract price not to exceed Twenty Thousand One Hundred Dollars (\$20,100.00).

SITE LOCATION	LUMP SUM PER SITE FOR TERM OF CONTRACT
1213 Hickory Street	\$550.00
1215 Hickory Street	\$550.00

SITE LOCATION	PRICE PER MOWING
713 Lincolnway	\$40.00
102 Olive Street	\$35.00

All other terms and conditions of the April 23, 2019 Contract shall remain the same.

IN WITNESS WHEREOF, the parties have executed this Contract as follows:

City of Goshen
Board of Public Works and Safety

Stiver Group, Inc. d/b/a
Stiver Lawn Care

Jeremy P. Stutsman, Mayor

David Stiver, Owner

Mitchell Day, Member

Date: _____

Michael Landis, Member

Date: _____

City of Goshen
Redevelopment Commission

Mark Brinson,
Community Development Director

Date: _____

RESOLUTION 38-2019

Approve Request from Goshen Engineering To Advertise for Bids for Main Street Streetscape Project

WHEREAS the Goshen Engineering Department requests permission to advertise for bids for Main Street Streetscape Project.

WHEREAS Advertisement for the request for bids will be published in the local newspaper on June 22 and June 29th. Bids will be opened at the July 8th by the Board of Works, an award recommendation will be provided to the Redevelopment Commission on July 9, 2019

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves the request to advertise for bids for Main Street Streetscape Project.

PASSED and ADOPTED on June 11, 2019

Thomas W. Stump, President

Andrea Johnson, Secretary



**Engineering Department
CITY OF GOSHEN**

204 East Jefferson Street, Suite 1 • Goshen, IN 46528-3405

Phone (574) 534-2201 • Fax (574) 533-8626 • TDD (574) 534-3185
engineering@goshencity.com • www.goshenindiana.org

MEMORANDUM

TO: Redevelopment Commission

FROM: Leslie Biek, PE

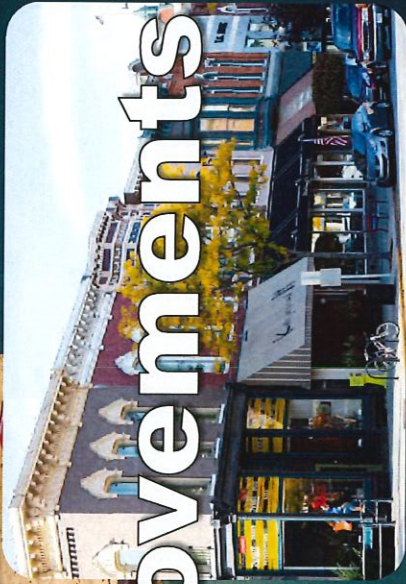
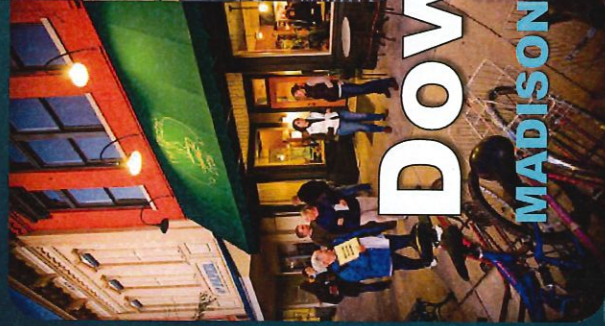
RE: **PERMISSION TO BID MAIN ST STREETScape PROJECT (PN: 2016-0038)**

DATE: June 6, 2019

Engineering request permission to advertise the Main St Streetscape project from Madison to Pike St (PN 2106-0038). The project consists of reconfiguring Main St from 4 lanes to 2, changing parking from parallel to angled, striping bump-outs at intersections with delineators and movable planters, removing signals at Clinton, Washington, and Jefferson and place 4-way stops, replace curb ramps and select sidewalk replacements along the corridor. This project will increase the parking along Main St by 42 spots which includes the addition of 6 handicap spots.

It is requested the Redevelopment Commission grant permission to advertise the Main St Streetscape project (PN: 2016-0038) on June 22nd and 29th with bids due at the July 8th Board of Works meeting. The award recommendation will be brought to the July 9th Redevelopment meeting for consideration.

Thank you for your consideration of this request.



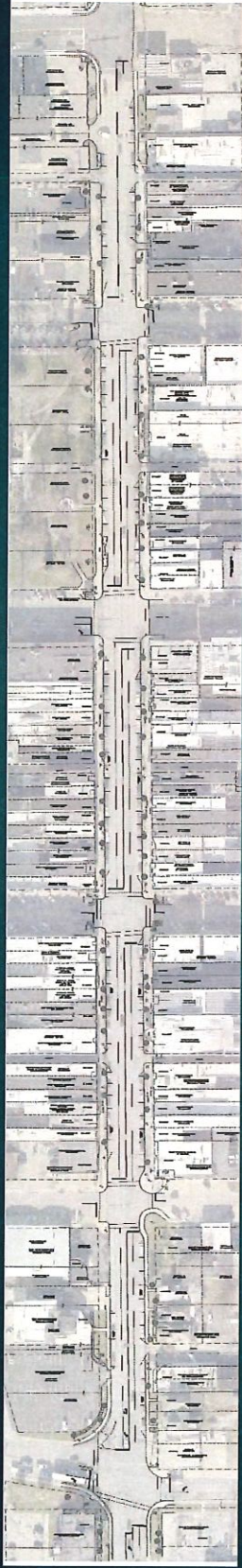
Downtown Improvements

MADISON STREET TO PIKE STREET



Existing Pavement Markings

2 North Bound and 2 South Bound Lanes, Parallel Parking and Left Turn Lanes at Intersections



Proposed Pavement Markings

1 North Bound and 1 South Bound Lane, Angled Parking and No Left Turn Lanes at Intersections



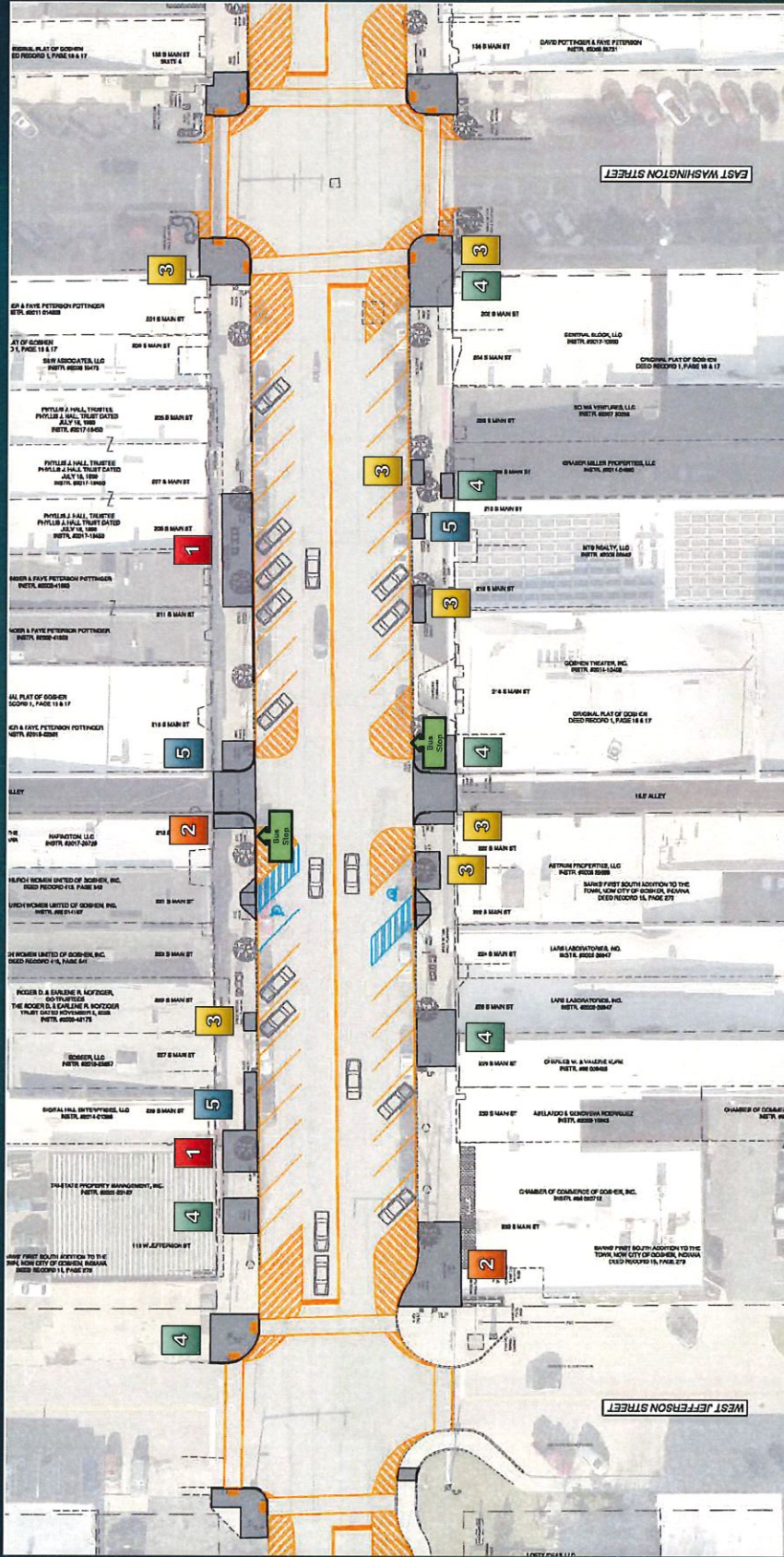
Parking Spaces

Existing Number of Spaces = 123

Proposed Number of Spaces = 165 (42 Additional spaces including 6 handicap spaces)



Legend
 1 = More Severe
 2 = More Severe
 3 = More Severe
 4 = Less Severe
 5 = Less Severe

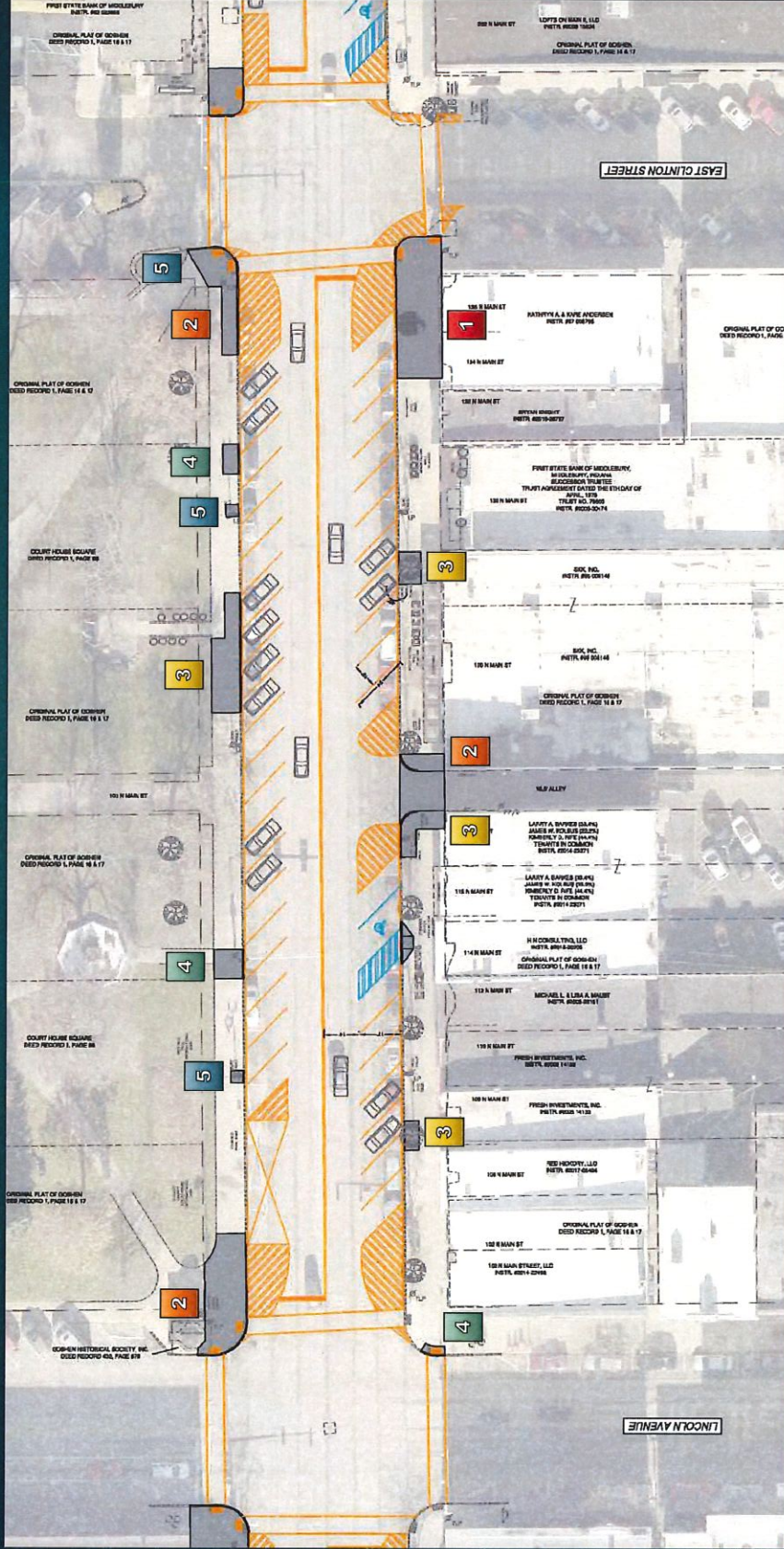


Parking Spaces
 Existing = 29
 Proposed = 41 (+12)

Jefferson Street to Washington Street



Legend
 1 = More Severe
 2
 3
 4
 5 = Less Severe

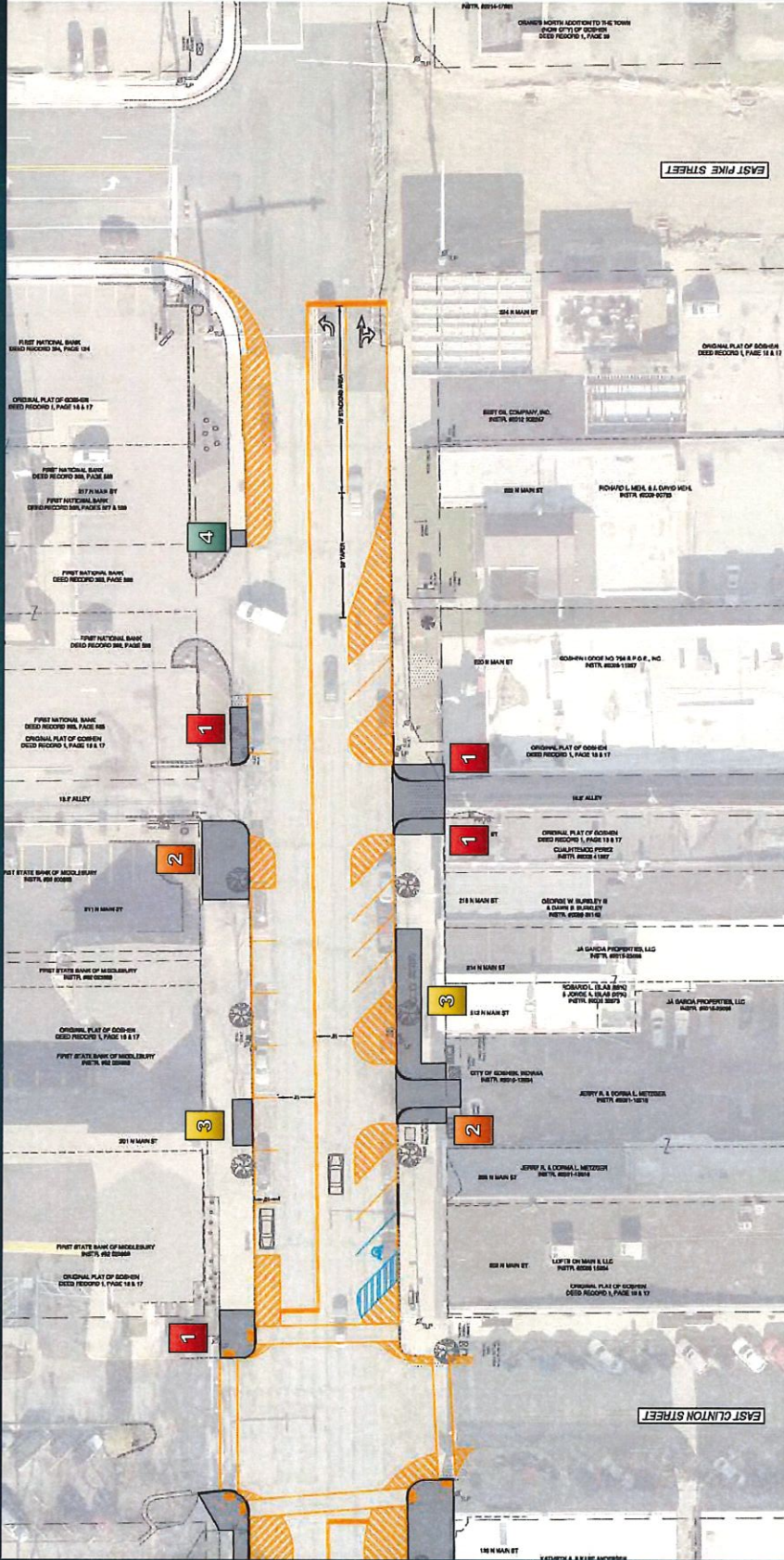


Parking Spaces
 Existing = 28
 Proposed = 41 (+13)

Lincoln Avenue to Clinton Street

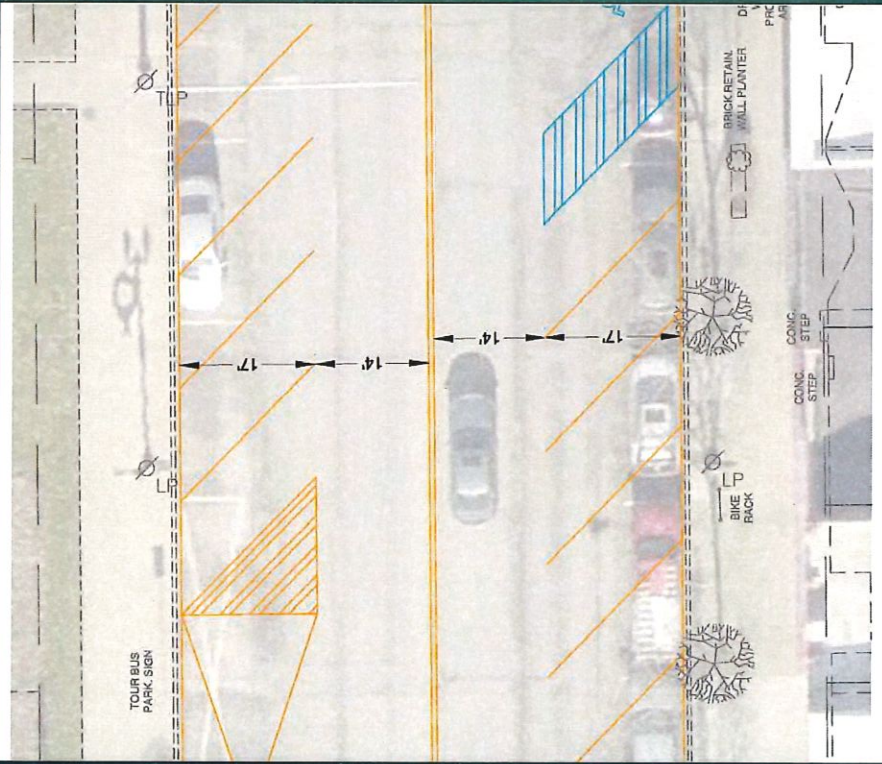


Legend
 1 = More Severe
 2 =
 3 =
 4 =
 5 = Less Severe

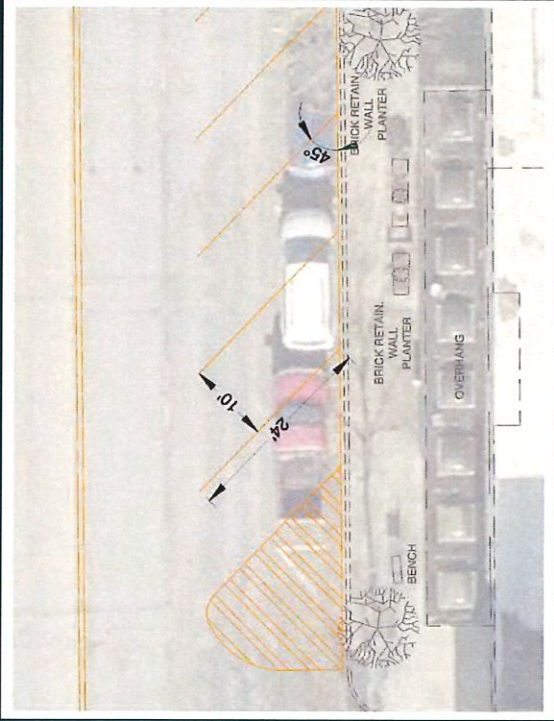


Parking Spaces
 Existing = 20
 Proposed = 17 (-3)

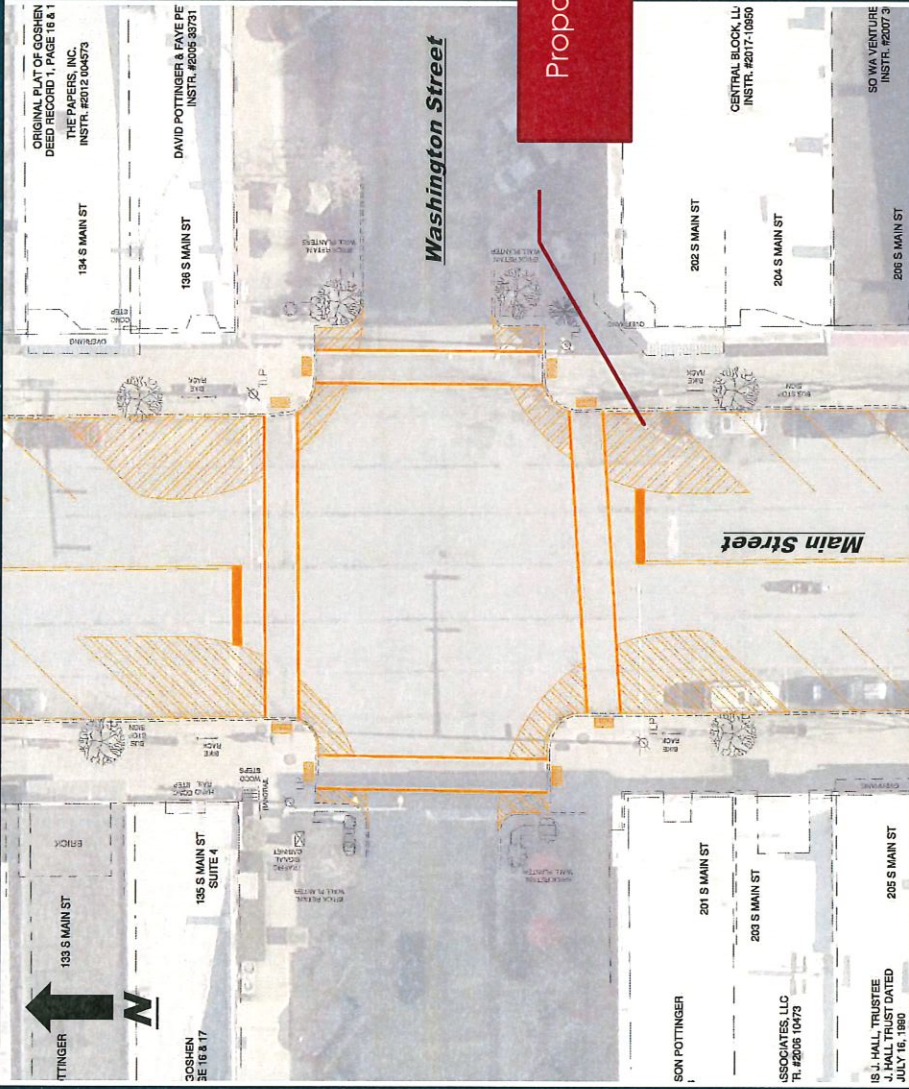
Clinton Street to Pike Street



Lane Widths



Parking Space Dimensions



Proposed location for permanent islands in the future

Washington Street Intersection

Cost Estimate and Tentative Schedule

Cost Estimate

- Concrete curb removal, milling and new asphalt surface \$553,430.00
- Concrete curb, ADA ramps, drive approaches and pavement markings \$166,190.00
- General Items \$40,380.00
- Total Estimate \$760,000.00

Tentative Schedule

- Bid: Mid to late June 2019
- Award: Early July 2019
- Construction: Early August 2019 to end of October 2019

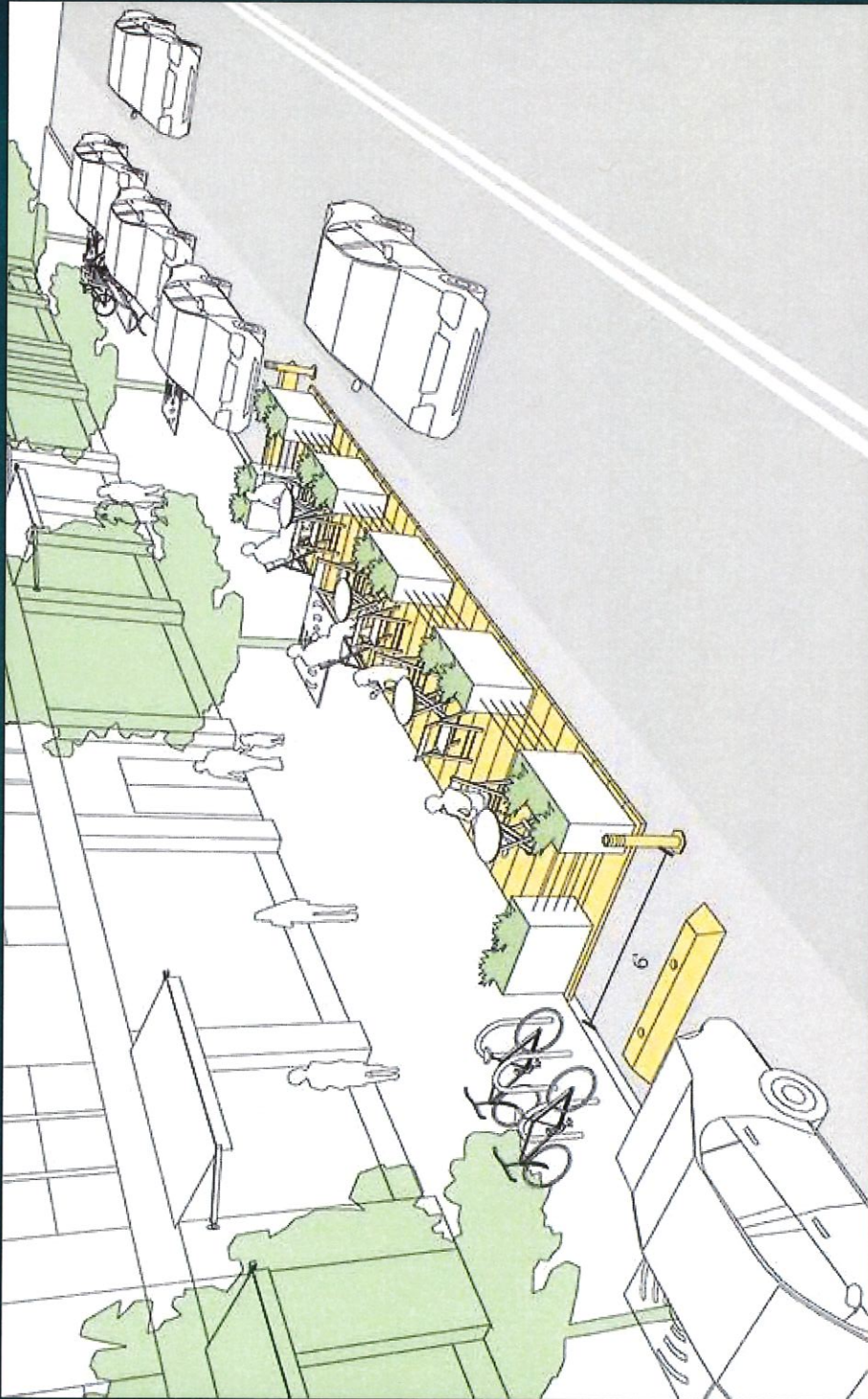
Downtown Improvements

Questions and Concerns

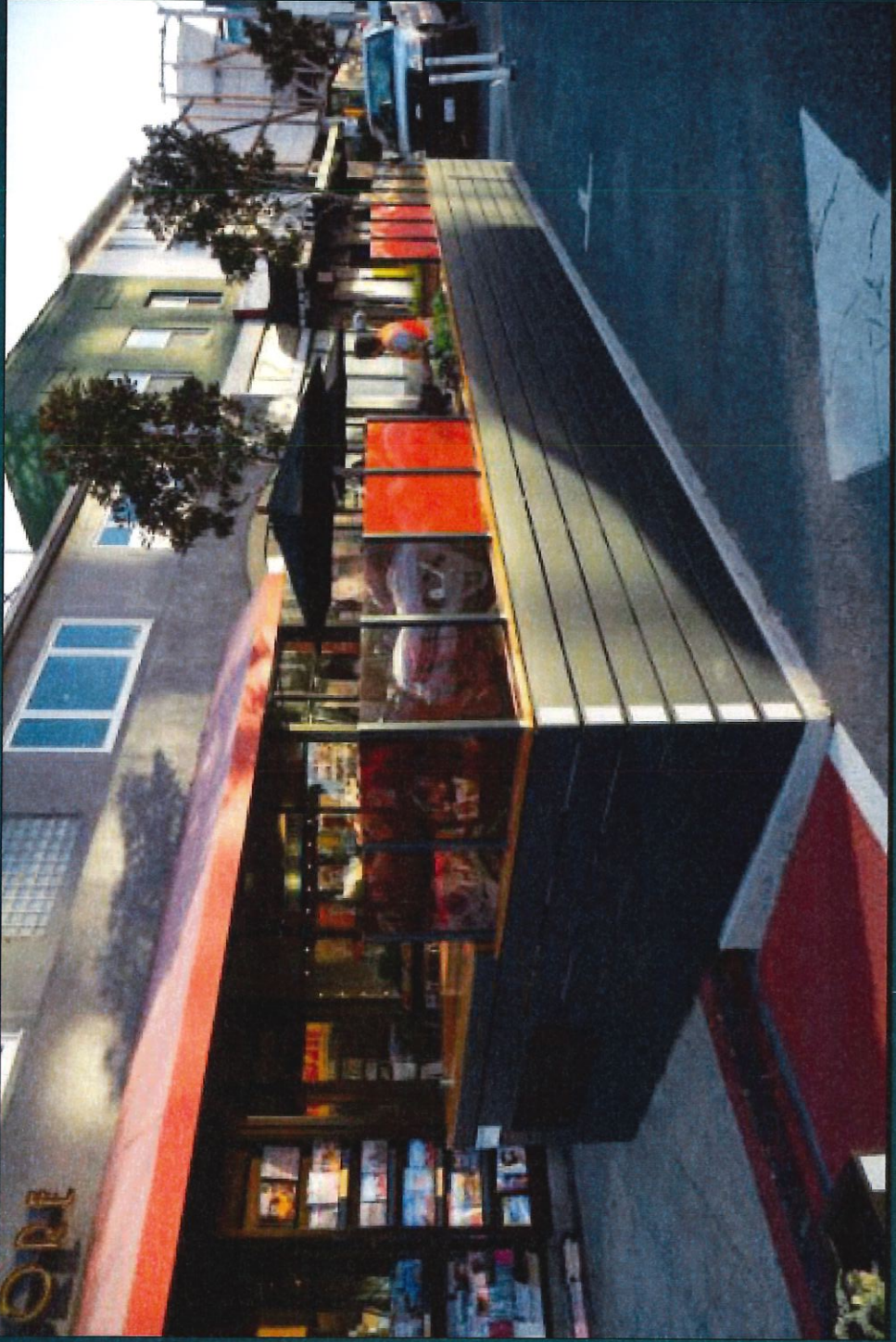
- Pedestrian safety crossing the intersections?
- Truck deliveries at front of businesses?
- Bus stop locations?
- Handicap parking locations?
- Elimination of alley access to increase parking along Main Street?
- Will stop signs be placed at the intersections, four way stops?



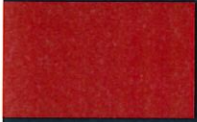
Creative Downtown Ideas













RESOLUTION 39-2019

Approve Execution of Change Order No. 3, 4 & 5 with Rieth Riley Construction for Kercher Road Reconstruction Phase 1

WHEREAS the change orders do not change the contract price.

WHEREAS the change orders are:

1. Change Order No. 3 is to change the mix design for asphalt due to INDOT requirements.
2. Change Order No. 4 is to adjust the intermediate completion date from 12/19/19 to 4/29/19.
3. Change Order No. 5 is to adjust the intermediate completion date from 4/19/19 to 8/31/19.

NOW, THEREFORE, BE IT RESOLVED by the Goshen Redevelopment Commission approves the terms and conditions of Change Order Number Three (3), Change Order Number Four (4) and Change Order Number Five (5) with Rieth Riley Construction and the City of Goshen that is attached to and made a part of this Resolution.

PASSED and ADOPTED on June 11, 2019

GOSHEN REDEVELOPMENT COMMISSION

Thomas W. Stump, President

Andrea Johnson, Secretary



**Engineering Department
CITY OF GOSHEN**

204 East Jefferson Street, Suite 1 • Goshen, IN 46528-3405

Phone (574) 534-2201 • Fax (574) 533-8626 • TDD (574) 534-3185
engineering@goshencity.com • www.goshenindiana.org

MEMORANDUM

TO: Redevelopment Commission

FROM: Leslie Biek, PE

RE: **CHANGE ORDERS 3, 4, AND 5 FOR KERCHER PH 1 PROJECT (PN 2012-0016)**

DATE: June 6, 2019

Please see attached Change Orders 3, 4, and 5 for the Kercher Ph 1 project from the railroad tracks to Dierdorff- (Des. # 1400713, Project # 2012-0016). These three change orders do not change the contract price.

- Change order #3 is to change the mix design for asphalt due to INDOT requirements.
- Change order #4 is to adjust the intermediate completion date from 12/19/2019 to 4/19/2019
- Change order #5 is to adjust the intermediate completion date from 4/19/2018 to 8/31/2019

The intermediate completion date was for phase 1A from the Railroad tracks to Weymouth. Due to utility conflicts, the contractor was not able to complete the final surface last year. Change order #4 was to extend it so the contractor could complete the paving in the spring, but it was requested to pave surface on both Ph 1A (Railroad to Weymouth) and 1B (Weymouth to Dierdorff) at the same time to be left with a better final project without as many seams. Engineering is in support of this request. Ph 1A from the railroad tracks to Weymouth will remain open until the final surface is placed.

It is requested the Redevelopment Commission approve Change Orders 3, 4, and 5 for the Kercher Ph 1 project (Des # 1400713, Project # 2012-0016) with Rieth Riley Construction. These change orders have no change to the current contract price.

Thank you for your consideration of this request.

**INDIANA Department of Transportation
Construction Change Order and Time Extension Summary**

Contract Information

District:FT. WAYNE DISTRICT

Contract No.: R -37645

AE:Koch, Michael

Letting Date:02/07/2018

PE/S:Ludwig, Jack

Status:Pending

Change Order Information

Date Generated: 00/00/0000

Change Order No.: 003

Date Approved: 00/00/0000

EWA: N or Force Acct: N

Reason Code: STANDARDS/SPECS CHANGE, Spec Change Only

Description: Utilize Superpave 4 and Superpave 5 mix designs

Original Contract Amount \$ 4,719,000.00

Current Change Order Amount \$ 0.00

Percent: 0.000 %

Total Previous Approved Changes \$ 0.00

Percent: 0.000 %

Total Change To-Date \$ 0.00

Percent: 0.000 %

Modified Contract Amount \$ 4,719,000.00

Time Extension Information

Date Initiated 00/00/0000

Date Completed 00/00/0000

Original Contract Time

SS Completion Date 00/00/0000 or SS Calendar/Work Days 0

SP Date 00/00/0000 or SP Days

(SS = Standard Specification, SP = Special Provision)

Time Element Description:

Current Time Extension

SS Days 0 SP Days 0

SP Days Value \$ 0.00

Previous Time Approved

SS Days by AE:_____ DCE:_____ SCE:_____ DDCM:_____

SS Days_____

SP Days Value \$ _____

Revised Contract Time

SS Completion Date 00/00/0000 or SS Calendar/Work Days 0

SS Date 00/00/0000

or SP Days 0

INDIANA Department of Transportation

Construction Change Order and Time Extension Summary

Review and Approval Information

Required Approval Authority AE:_____ DCE:_____ SCE:_____ * DDCM:_____ *
(\$ per Change Order) (- LE \$ 250K-) (- LE \$ 750K -) (-- LE \$ 2 M --) (-- GT \$ 2 M --)
(Days per Contract) (50 SS days) (100 SS days) (200 SS Days) (GT 200 SS days)

Verbal Approval Required? Y / N If Y, by _____ Date Issued _____

Total Change To-Date>5%? Y / N If Y , Copy to Program Budget Manager _____

Scope/Design Recommendation Y / N If Y, Referred to Project Manager(PM) _____
Required? Date to PM _____ Date Returned _____

Approval Authority Concurs with PM? Y / N If Y, Concurrence by _____ Date _____
If N,Resolution: Approved _____ Disapproved _____
Resolved by _____ Date _____

LPA Signatures Required? Y / N If Y, Date to LPA _____ Date Returned _____

FHWA Signatures Required? Y / N If Y, Date to FHWA _____ Date Returned _____

* Field Engineer Recommendation (Required for SCE or DDCM Approval)

Field Engineer _____ Date _____

Comments: _____

Contract No: R -37645

INDIANA

Date: 05/13/2019

Change Order No: 003

Department of Transportation

Page: 3

Contract: R -37645
 Project: State: 140071300LC2
 Change Order Nbr: 003
 Change Order Description: Utilize Superpave 4 and Superpave 5 mix designs
 Reason Code: STANDARDS/SPECS CHANGE, Spec Change Only

CLN	PCN	PLN	Item Code	Unit	Unit Price	CO Qty	Comment	Amount Change
Total Value for Change Order 003 = \$ 0.00								

Whereas, the Standard Specifications for this contract provides for such work to be performed, the following change is recommended.

General or Standard Change Order Explanation

Change Order to utilize Superpave 4 and Superpave 5 mix designs on QC/QA HMA mix items in accordance with Construction Memorandum 19-03. No cost change order allowing the mix designs. Modifying RSP 401R661. Specifically 401.19 regarding air void and density specification limits.

General or Standard Change Order Explanation

A contract time adjustment is not required for this change.

Change Order Explanation for Specific Line Item

It is the intent of the parties that this change order is full and complete compensation for the work describe above. Notification and consent to this change order is hereby acknowledged.

Contractor: BRETH-RILEY CONST. CO. INC.

Signed By: 

Date: 5/16/19

NOTE: Other required State and FHWA signatures will be obtained electronically through the SiteManager system.

Contract No:R -37645
Change Order No:003

INDIANA
Department of Transportation

Date:05/13/2019
Page: 4

APPROVED FOR LOCAL PUBLIC AGENCY

(SIGNATURE)

(TITLE)

(DATE)

(SIGNATURE)

(TITLE)

(DATE)

SUBMITTED FOR CONSIDERATION

PE/S _____

APPROVED FOR INDIANA DEPARTMENT OF TRANSPORTATION

Approval Level	Name of Approver	Date	Status
Project Engineer/Supervisor	Ludwig, Jack	00/00/0000	Action Pending

**INDIANA Department of Transportation
Construction Change Order and Time Extension Summary**

Contract Information

District:FT. WAYNE DISTRICT

Contract No.: R -37645

AE:Koch, Michael

Letting Date:02/07/2018

PE/S:Ludwig, Jack

Status:Pending

Change Order Information

Date Generated: 00/00/0000

Change Order No.: 004

Date Approved: 00/00/0000

EWA: N or Force Acct: N

Reason Code: CHANGED COND, Utility Related

Description: Intermediate Completion Date 1 Time Extension

Original Contract Amount \$ 4,719,000.00

Current Change Order Amount \$ 0.00

Percent: 0.000 %

Total Previous Approved Changes \$ 0.00

Percent: 0.000 %

Total Change To-Date \$ 0.00

Percent: 0.000 %

Modified Contract Amount \$ 4,719,000.00

Time Extension Information

Date Initiated 00/00/0000

Date Completed 00/00/0000

Original Contract Time

SS Completion Date 00/00/0000 or SS Calendar/Work Days 0

SP Date 00/00/0000 or SP Days

(SS = Standard Specification, SP = Special Provision)

Time Element Description:

Current Time Extension

SS Days 0 SP Days 120 SP Days Value \$ 0.00

Previous Time Approved

SS Days by AE: _____ DCE: _____ SCE: _____ DDCM: _____

SS Days _____ SP Days Value \$ _____

Revised Contract Time

SS Completion Date 00/00/0000 or SS Calendar/Work Days 0

SS Date 00/00/0000 or SP Days 0

INDIANA Department of Transportation

Construction Change Order and Time Extension Summary

Review and Approval Information

Required Approval Authority AE:_____ DCE:_____ SCE:_____ * DDCM:_____ *
(\$ per Change Order) (- LE \$ 250K-) (- LE \$ 750K -) (-- LE \$ 2 M --) (-- GT \$ 2 M --)
(Days per Contract) (50 SS days) (100 SS days) (200 SS Days) (GT 200 SS days)

Verbal Approval Required? (Y) / N If Y, by M. Koch Date Issued 5/8/19

Total Change To-Date>5%? Y / (N) If Y , Copy to Program Budget Manager_____

Scope/Design Recommendation Required? Y / (N) If Y, Referred to Project Manager(PM) _____
Date to PM _____ Date Returned _____

Approval Authority Concurs with PM? (Y) / N If Y, Concurrence by D. Perry Date 5/8/19
If N,Resolution: Approved _____ Disapproved _____
Resolved by _____ Date _____

LPA Signatures Required? Y / N If Y, Date to LPA _____ Date Returned _____

FHWA Signatures Required? Y / N If Y, Date to FHWA _____ Date Returned _____

* Field Engineer Recommendation (Required for SCE or DDCM Approval)

Field Engineer _____ Date _____

Comments: _____

Contract No: R -37645
Change Order No: 004

INDIANA
Department of Transportation

Date: 05/13/2019
Page: 3

Contract: R -37645
Project: State: 140071300LC2
Change Order Nbr: 004
Change Order Description: Intermediate Completion Date 1 Time Extension
Reason Code: CHANGED COND, Utility Related

CLN	PCN	PLN	Item Code	Unit	Unit Price	CO Qty	Comment	Amount Change
Total Value for Change Order 004 = \$ 0.00								

Milestone Time Adjustment

MileStone Nbr: 01
Milestone Description: INTERMEDIATE COMPLETION DATE 1
Original Completion dt: 11/19/2018 Adj compl dt 03/19/2019 Adj No. of Days 120
Explanation: The intermediate completion date of November 19 2018 will be adjusted to December 20 2018 per change order 1.
Please see attachments with details.

Whereas, the Standard Specifications for this contract provides for such work to be performed, the following change is recommended.

General or Standard Change Order Explanation

A contract time adjustment is required for this change and has been addressed herein.

General or Standard Change Order Explanation

Rieth Riley has requested a time extension for the days from December 1 2018 to April 1 2019. The intermediate completion date of November 19 2018 will be adjusted to December 20 2018 per change order 1. Per INDOT Specification 107.18 the section of roadway was open to traffic for the winter months allowing these dates to be non chargeable to the contract.

Change Order Explanation for Specific Line Item

It is the intent of the parties that this change order is full and complete compensation for the work describe above.

Notification and consent to this change order is hereby acknowledged.

Contractor: RIETH-RILEY CONST. Co., Inc.

Signed By: 

Date: 5/16/19

NOTE: Other required State and FHWA signatures will be obtained electronically through the SiteManager system.

Contract No:R -37645
Change Order No:004

INDIANA
Department of Transportation

Date:05/13/2019
Page: 4

APPROVED FOR LOCAL PUBLIC AGENCY

(SIGNATURE)

(TITLE)

(DATE)

(SIGNATURE)

(TITLE)

(DATE)

SUBMITTED FOR CONSIDERATION

PE/S _____

APPROVED FOR INDIANA DEPARTMENT OF TRANSPORTATION

Approval Level	Name of Approver	Date	Status
Project Engineer/Supervisor	Ludwig, Jack	00/00/0000	Action Pending
Area Engineer	Koch, Michael	00/00/0000	Action Pending
District Construction Director	Spreen, Jason	00/00/0000	Action Pending
State Construction Engineer	Pankow, Greg	00/00/0000	Action Pending

RIETH-RILEY CONSTRUCTION Co., INC.

100% Quality • 100% Employee Owned • Over 100 Years

April 18, 2019

INDOT – Ft. Wayne District

Attn: Jack Ludwig

RE: R-37645 Kercher Rd. Reconstruction

Des No. 1400713 – Winter Days – Time Extension Request

Dear Jack,

Please take this as our official time extension request for R-37645 for the days from December 1, 2018 until April 1, 2019. In accordance with INDOT Specification Section 107.18 the roadway was suitably open to traffic for the winter allowing these days to be non-chargeable to the contract.

I apologize for the tardiness of this request. Please let me know if you have any questions.

Thanks,



Rob Nichols



Ludwig, Jack

From: Spreen, Jason <JSPREEN@indot.IN.gov>
Sent: Monday, April 29, 2019 12:43 PM
To: Koch, Michael; Perry, Damien N (INDOT)
Cc: Ludwig, Jack
Subject: RE: R-37645 intermediate completion date #1 extensions

Mike,

I concur.

Thank you,

Jason J. Spreen P.E.
INDOT FW Construction Director
5333 Hatfield Road
Fort Wayne, IN 46808
O:260-969-8245 or C:260-450-3324

"Follow me, and I will be right behind you"

From: Koch, Michael
Sent: Monday, April 22, 2019 8:54 AM
To: Perry, Damien N (INDOT) <DPerry1@indot.IN.gov>; Spreen, Jason <JSPREEN@indot.IN.gov>
Cc: Ludwig, Jack <JLudwig@lochgroup.com>
Subject: R-37645 intermediate completion date #1 extensions
Importance: High

Jason/Damien,

In order to maintain access 37645 was divided into 2 phases with each closing Kercher Road. A utility and the railroad caused delays which necessitated time extension change order #1 pushing the work into unfavorable weather conditions. A meeting took place between the City and the Contractor in November which I did not attend or know the details of as the meeting occurred on a State Holiday. In exchange for not charging additional trucking costs, MOT fees, and cold weather costs & considerations (the city wanted to avoid the look of covered concrete); the City agreed to place the HMA surface and remaining concrete during spring/summer of 2019. I support the proposed time extension, please advise if you concur. Thanks!

- Rev #2: Intermediate Completion Date #1 Nov 19th 2018
- Change order #1: adds +31 days (Utility & Railroad delays) to INT #1 date (Dec 20th 2018)
- CO in Process: +120 calendar days to INT #1 date (April 19th 2019)
- Proposed CO: +134 calendar days to INT #1 date (Aug 31st 2019)

Michael Koch PE
Area Engineer
5333 Hatfield Road
Fort Wayne, IN 46808
Cell: (574)612-2224
Email: mkoch@indot.in.gov

R-37645 Change Order 004 – Explanation of dates

Contract Intermediate Completion Date #1- Nov. 19, 2018

Change order #1 – adds 31 days for Utility and Railroad delays to Int #1 date – Dec.20, 2018

This Change Order (#004) – Add 120 calendar days to Int #1 date – April 19, 2019

**INDIANA Department of Transportation
Construction Change Order and Time Extension Summary**

Contract Information

District:FT. WAYNE DISTRICT

Contract No.: R -37645

AE:Koch, Michael

Letting Date:02/07/2018

PE/S:Ludwig, Jack

Status:Draft

Change Order Information

Date Generated: 00/00/0000

Change Order No.: 005

Date Approved: 00/00/0000

EWA: N or Force Acct: N

Reason Code: CHANGED COND, Constructability Related

Description: Time extention for HMA paving and pavement markings

Original Contract Amount \$ 4,719,000.00

Current Change Order Amount \$ 0.00

Percent: 0.000 %

Total Previous Approved Changes \$ 0.00

Percent: 0.000 %

Total Change To-Date \$ 0.00

Percent: 0.000 %

Modified Contract Amount \$ 4,719,000.00

Time Extension Information

Date Initiated 00/00/0000

Date Completed 00/00/0000

Original Contract Time

SS Completion Date 00/00/0000 or SS Calendar/Work Days 0

SP Date 00/00/0000 or SP Days

(SS = Standard Specification, SP = Special Provision)

Time Element Description:

Current Time Extension

SS Days 0 SP Days 134 SP Days Value \$ 0.00

Previous Time Approved

SS Days by AE:_____ DCE:_____ SCE:_____ DDCM:_____

SS Days_____ SP Days Value \$ _____

Revised Contract Time

SS Completion Date 00/00/0000 or SS Calendar/Work Days 0

SS Date 00/00/0000 or SP Days 0

INDIANA Department of Transportation
Construction Change Order and Time Extension Summary

Review and Approval Information

Required Approval Authority AE: _____ DCE: _____ SCE: _____ * DDCM: _____*
(\$ per Change Order) (- LE \$ 250K-) (- LE \$ 750K -) (-- LE \$ 2 M --) (-- GT \$ 2 M --)
(Days per Contract) (50 SS days) (100 SS days) (200 SS Days) (GT 200 SS days)

Verbal Approval Required? Y / N If Y, by M. Koch Date Issued 5/15/19

Total Change To-Date>5%? Y / N If Y, Copy to Program Budget Manager _____

Scope/Design Recommendation Required? Y / N If Y, Referred to Project Manager(PM) _____
Date to PM _____ Date Returned _____

Approval Authority Concurs with PM? Y / N If Y, Concurrence by D. Perry Date 5/15/19
If N,Resolution: Approved _____ Disapproved _____
Resolved by _____ Date _____

LPA Signatures Required? Y / N If Y, Date to LPA 5/16/19 Date Returned _____

FHWA Signatures Required? Y / N If Y, Date to FHWA _____ Date Returned _____

* Field Engineer Recommendation (Required for SCE or DDCM Approval)

Field Engineer _____ Date _____

Comments: _____

Contract No: R -37645
Change Order No: 005

INDIANA
Department of Transportation

Date: 05/14/2019
Page: 3

Contract: R -37645
Project: State: 140071300LC2
Change Order Nbr: 005
Change Order Description: Time extension for HMA paving and pavement markings
Reason Code: CHANGED COND, Constructability Related

CLN	PCN	PLN	Item Code	Unit	Unit Price	CO Qty	Comment	Amount Change
Total Value for Change Order 005 = \$ 0.00								

Milestone Time Adjustment

MileStone Nbr: 01
Milestone Description: INTERMEDIATE COMPLETION DATE 1
Original Completion dt: 11/19/2018 Adj compl dt 04/02/2019 Adj No. of Days 134
Explanation: The Intermediate completion date of November 19 2018 will be adjusted to December 20 2018 per change order 1. Change order 4 will then adjust intermediate completion date to April 19 2019. This CO will adjust intermediate completion date to August 31 2019. Please see attachments with details.

Whereas, the Standard Specifications for this contract provides for such work to be performed, the following change is recommended.
General or Standard Change Order Explanation

Rieth Riley has requested a time extension for intermediate completion date 1 to be moved to intermediate completion date 2. The City of Goshen supported completing the HMA surface paving and the concrete sidewalk work in spring or summer of 2019 instead of in November of 2018 which would have required covering the sidewalk pours with blankets causing undesirable marks in the sidewalk. Norfolk Southern Railroad also held up the construction of the HMA sidewalk east and west of the railroad crossing by not getting the rubber flange ways installed. As of April 29 2019 the work was not complete. See attached email. Rieth Riley also agrees to withdraw the RCO for additional trucking costs caused by the NS railroad crossing being closed in exchange for HMA surface and remaining sidewalk being completed at this later time.

Change Order Explanation for Specific Line Item

It is the intent of the parties that this change order is full and complete compensation for the work describe above.
Notification and consent to this change order is hereby acknowledged.

Contractor: _____

Signed By: _____

Date: _____

NOTE: Other required State and FHWA signatures will be obtained electronically through the SiteManager system.

Contract No:R -37645
Change Order No:005

INDIANA
Department of Transportation

Date:05/14/2019
Page: 4

APPROVED FOR LOCAL PUBLIC AGENCY

(SIGNATURE)

(TITLE)

(DATE)

(SIGNATURE)

(TITLE)

(DATE)

SUBMITTED FOR CONSIDERATION

PE/S _____

APPROVED FOR INDIANA DEPARTMENT OF TRANSPORTATION

Approval Level	Name of Approver	Date	Status
----------------	------------------	------	--------

RIETH-RILEY CONSTRUCTION Co., Inc.

100% Quality • 100% Employee Owned • Over 100 Years

April 18, 2019

INDOT – Ft. Wayne District

Attn: Jack Ludwig

RE: R-37645 Kercher Rd. Reconstruction

Des No. 1400713 – HMA Surface Paving – Time Extension Request

Dear Jack,

As requested, please take this as our formal request to complete the HMA surface paving work that was to be done by Intermediate Completion Date 1 to take place by Intermediate Completion Date 2 instead (Time extension for HMA Surface Paving and Pavement Markings ONLY). As you'll recall we discussed this last November with the City. At that time the City requested and supported performing the remaining work for Intermediate Completion Date 1 this year, by the deadline for Intermediate Completion Date 2. As part of the discussion we agreed to not close the roadway to traffic this year (2019) and complete the remaining work (sidewalk, landscaping, striping, signs, HMA surface) under traffic at no additional cost. We will also withdrawal the RCO for additional costs due to trucking inefficiencies caused by the railroad being closed that we submitted last year.

By allowing all the remaining work to be completed by Intermediate Completion Date 2 the City (LPA) will get a better product as well as provide more of a benefit to the traveling public.

Please let me know what questions you may have.

Thanks,



Rob Nichols



Ludwig, Jack

From: Spreen, Jason <JSPREEN@indot.IN.gov>
Sent: Monday, April 29, 2019 12:43 PM
To: Koch, Michael; Perry, Damien N (INDOT)
Cc: Ludwig, Jack
Subject: RE: R-37645 intermediate completion date #1 extensions

Mike,

I concur.

Thank you,

Jason J. Spreen P.E.

INDOT FW Construction Director
5333 Hatfield Road
Fort Wayne, IN 46808
O:260-969-8245 or C:260-450-3324

"Follow me, and I will be right behind you"

From: Koch, Michael
Sent: Monday, April 22, 2019 8:54 AM
To: Perry, Damien N (INDOT) <DPerry1@indot.IN.gov>; Spreen, Jason <JSPREEN@indot.IN.gov>
Cc: Ludwig, Jack <JLudwig@lochgroup.com>
Subject: R-37645 intermediate completion date #1 extensions
Importance: High

Jason/Damien,

In order to maintain access 37645 was divided into 2 phases with each closing Kercher Road. A utility and the railroad caused delays which necessitated time extension change order #1 pushing the work into unfavorable weather conditions. A meeting took place between the City and the Contractor in November which I did not attend or know the details of as the meeting occurred on a State Holiday. In exchange for not charging additional trucking costs, MOT fees, and cold weather costs & considerations (the city wanted to avoid the look of covered concrete); the City agreed to place the HMA surface and remaining concrete during spring/summer of 2019. I support the proposed time extension, please advise if you concur. Thanks!

- Rev #2: Intermediate Completion Date #1 Nov 19th 2018
- Change order #1: adds +31 days (Utility & Railroad delays) to INT #1 date (Dec 20th 2018)
- CO in Process: +120 calendar days to INT #1 date (April 19th 2019)
- Proposed CO: +134 calendar days to INT #1 date (Aug 31st 2019)

Michael Koch PE
Area Engineer
5333 Hatfield Road
Fort Wayne, IN 46808
Cell: (574)612-2224
Email: mkoch@indot.in.gov

Ludwig, Jack

From: Hay, Ken <Ken.Hay@jacobs.com>
Sent: Monday, April 29, 2019 3:44 PM
To: Ludwig, Jack; Lyons, Thomas F.
Cc: Ed Mora; Koch, Michael; Sailor, Dustin
Subject: RE: R-37645 sidewalk at NS tracks

Jack

I spoken with the NS Track Supv Tom Lyons about two weeks ago.
At that time, he thought sometime mid May.
Perhaps with your email he will provide an update.

Take care.

From: Ludwig, Jack [mailto:JLudwig@lochgroup.com]
Sent: Monday, April 29, 2019 12:55 PM
To: Hay, Ken; Lyons, Thomas F.
Cc: Ed Mora; Koch, Michael; Sailor, Dustin
Subject: [EXTERNAL] RE: R-37645 sidewalk at NS tracks

Ken,

Do you have any information on when the rubber flanges will be installed at this crossing ?

Thanks,

Jack Ludwig
Construction Engineer



130 South Main Street
Suite 300, South Bend, Indiana 46601
574.485.4950 cell 574.334.5460 ext. 2889

JLudwig@lochgroup.com
<http://lochgroup.com>

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From: Hay, Ken [mailto:Ken.Hay@jacobs.com]
Sent: Thursday, April 18, 2019 11:26 AM
To: Ludwig, Jack <JLudwig@lochgroup.com>; Lyons, Thomas F. <Thomas.Lyons@nscorp.com>
Cc: Ed Mora <emora@rieth-riley.com>; Koch, Michael <MKOCH@indot.IN.gov>; Sailor, Dustin <dustinsailor@goshencity.com>
Subject: RE: R-37645 sidewalk at NS tracks

Jack

Thanks for keeping me in the loop.
Please let me know when any contractor work is anticipated near the NS Track.
Remember a flagman will be required.

Thanks.

Ken

From: Ludwig, Jack [<mailto:JLudwig@lochgroup.com>]
Sent: Thursday, April 18, 2019 9:49 AM
To: Lyons, Thomas F.; Hay, Ken
Cc: Ed Mora; Koch, Michael; Sailor, Dustin
Subject: [EXTERNAL] R-37645 sidewalk at NS tracks

Tom,

The construction limits of the new sidewalk on south side of the tracks are marked out as we discussed.

Installation of 16 feet of additional rubber flange way will be sufficient for the work in this area to be completed.

The sidewalk on either side of the tracks needs to be constructed to complete this phase. Please let us know when this track work is anticipated to be complete.

Thank You,

Jack Ludwig
Construction Engineer



130 South Main Street
Suite 300, South Bend, Indiana 46601
574.485.4950 cell 574.334.5460 ext. 2889

JLudwig@lochgroup.com
<http://lochgroup.com>

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R-37645 Change Order 005 – Explanation of dates

Contract Intermediate Completion Date #1- Nov. 19, 2018

Change order #1 – adds 31 days for Utility and Railroad delays to Int #1 date – Dec.20, 2018

Change Order #4 – Add 120 calendar days to Int #1 date – April 19, 2019

This Change Order (#5) – Add 134 calendar days to Int #1 date – August 31, 2019

RESOLUTION 40-2019

Approve Execution of Agreement for Temporary Use of Real Estate between Redevelopment and River Arts, LLC/Insite Development

WHEREAS the Commission has contracted with HRP Construction for the parking lot at 3rd and Jefferson Street.

WHEREAS Insite Development is willing to allow HRP Construction to utilize the vacant lot for staging during parking lot construction. A Temporary Use of Real Estate agreement is attached to and made part of this resolution.

BE IT FURTHER RESOLVED that Mark Brinson, Community Development Director is authorized to execute the Temporary Use of Real Estate with Insite Development on behalf of the City of Goshen and Goshen Redevelopment Commission.

PASSED and ADOPTED on June 11, 2019

Thomas W. Stump, President

Andrea Johnson, Secretary



**Department of Community Development
CITY OF GOSHEN**

204 East Jefferson Street, Suite 2 • Goshen, IN 46528-3405

Phone (574) 537-3824 • Fax (574) 533-8626 • TDD (574) 534-3185
communitydevelopment@goshencity.com • www.goshenindiana.org

Memorandum

To: Redevelopment Commission

From: Becky Hutsell, Project Manager

Date: June 11, 2019

RE: Request to approve Execution of an Agreement for Temporary Use of Real Estate between Redevelopment and River Art, LLC/Insite Development

The Commission has contracted with HRP Construction for the parking lot project at 3rd and Jefferson. Insite Development will be constructing the River Art apartment on the half block north of Jefferson but does not anticipate breaking ground until Spring 2020. As such, Insite is willing to allow for HRP to utilize the vacant half block for staging during the parking lot construction project. A Temporary Use of Real Estate agreement is attached and we're requesting the Commission's approval to execute this agreement.

TEMPORARY USE OF REAL ESTATE

This agreement is entered into on this ____ day of June, 2019, by River Art, LLC (River Art) and the City of Goshen, Indiana, acting by and its Redevelopment Commission (Redevelopment).

WHEREAS, River Art is leasing and is entitled to possession of the real estate in Goshen, Indiana, located north of Jefferson Street, west of Third Street, east of River Race Drive and south of east/west alley between Washington Street and Jefferson Street (subject real estate).

WHEREAS, Redevelopment has hired HRP Construction, Inc. to construct a parking lot in the half block south of the subject real estate with a project completion date of October 15, 2019.

WHEREAS, River Art is willing to permit HRP Construction, Inc., to use River Art's real estate for construction staging during the time the parking lot is under construction provided that Redevelopment indemnifies River Art for any loss or damage to the real estate used for the construction staging or any liability incurred by River Art due to the manner in which the real estate was used during such construction staging by Redevelopment, HRP Construction, Inc., or any party acting as a subcontractor or agent of either Redevelopment or HRP Construction, Inc. and that Redevelopment and/or HRP coordinate with River Art's team as redevelopment of the Hawks Building is also under construction.

NOW THEREFORE, in consideration of the terms, covenants and conditions to be kept and performed by Redevelopment and River Art the parties agree as follows:

Staging Area

River Art grants Redevelopment the right to use the subject real estate for construction staging and/or mobilization commencing on the date that this agreement is executed by both parties and terminating at the completion of the parking lot construction but no later than October 15, 2019.

Subject Real Estate

The subject real estate includes the following parcels:

213 S. Third Street

Lot Number Ten (10) Barnes' First South Addition to the City of Goshen, Elkhart County, Indiana; as recorded in Deed Record 15 page 273.

219 S. Third Street

Lot Number Eleven (11) in the FIRST ADDITION (sometimes known as BARN'S FIRST SOUTH ADDITION) to the City of Goshen.

223 S Third Street

Lot Number Thirty (30) in Barnes First South Addition to the Town, now City, of Goshen, Indiana, except forty-eight (48) feet off the West end of said Lot; said Plat being recorded in Deed Record 15 page 273 in the Office of the Recorder of Elkhart County, Indiana.

W. Jefferson Street

The West Forty-Eight (48) feet of Lot Number Thirty (30) as the said Lot is known and designated on the recorded Plat of Barn's South Addition to the Town, now City, of Goshen, Indiana; said Plat being recorded in Deed Record 15, page 273 in the Office of the Recorder of Elkhart County, Indiana

The four parcels of real estate described will be hereinafter referred to aggregately as the Third Street Project Real Estate. A map attached to this Agreement as Exhibit C depicts the Third Street Project Real Estate. Redevelopment agrees to prepare a final plat for the Third Street Project Real Estate shown in Exhibit C once all rights of way and easements have been finalized. River Art will be provided an opportunity to review and approve the final plat before River Art is required to proceed with the lease and real estate acquisition.

The subject real estate is shown on a map attached as Exhibit A.

Indemnification

Redevelopment shall fully defend and indemnify River Art from any and all claims, lawsuits, demands, liability, loss, damage or injury arising out of any acts, omissions, negligence or willful misconduct of Redevelopment and HRP Construction, Inc., or any of their employees, agents or subcontractors. This indemnification applies to and includes the payment of all penalties, fines, judgments, awards, attorney fees and related costs and expenses incurred by River Art.

Authority to Execute Agreement

The parties signing this agreement warrant that they have the authority and legal right to execute this agreement and bind their respective party to all the terms and conditions set forth in this agreement.

Agreement Modification

No supplement, modification or amendment to the agreement shall be binding unless executed in writing signed by both Redevelopment and River Art and approved by the Goshen Redevelopment Commission.

Waiver

No waiver of any default shall constitute a waiver of any other default or breach.

Attorney Fees

In the event either party brings an action to enforce any right conferred by this agreement or to force the other party to fulfill any obligation imposed by this agreement the prevailing party of such action shall be entitled to recover all costs of that action including

Miscellaneous

1. This agreement shall be construed in accordance with and governed by the laws of the State of Indiana.
2. In the event that legal action is brought to enforce or interpret the terms of and conditions of this agreement, the proper venue for such action will be in a court of competent jurisdiction in Elkhart County, Indiana.
3. In the event that any provision of this agreement is found to be invalid or unenforceable, then such provision shall be reformed in accordance with applicable law. The invalidity or unenforceability of any provision of this agreement shall not affect the validity or enforceability of any other provision of this agreement.
4. All provisions, covenants, terms, and conditions of this agreement apply to and bind the parties and their legal heirs, representatives, successors and assigns.
5. This agreement constitutes the entire agreement between the parties and supersedes all other agreements or understanding between Redevelopment and River Art with respect to using the subject real estate for construction staging.

IN WITNESS WHEREOF, the parties have set their hands to this agreement the day and year first written above.

City of Goshen Redevelopment
By: Mark Brinson

River Art. LLC/Insite Development

By: _____



**Engineering Department
CITY OF GOSHEN**

204 East Jefferson Street, Suite 1 • Goshen, IN 46528-3405

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MEMORANDUM

TO: Redevelopment Commission

FROM: Leslie Biek, PE

RE: **DISCUSSION: PROPOSALS REQUESTED FOR COLLEGE WIDENING PROJECT AND US 33 AT FAIRFIELD PROJECT**

DATE: June 6, 2019

Request for proposals have been sent out using for the design of the College Ave Widening and Bike Path project from US 33 to the Railroad (PN: 2019-0022) and the US 33: Fairfield to Plymouth Pedestrian Crossing and intersection improvement project (PN 2016-0039).

The College Ave project is to widen College Avenue from US 33 east to the Norfolk and Southern railroad tracks to 3 lanes and add a 10 foot multi-use path on the north side of the road. This project is expected to be constructed in 2025.

The US 33 and Fairfield to Plymouth project has changed recently due to the fact that INDOT is considering widening US 33 to a 5 lane road from Kercher to Plymouth or Monroe around 2025. As a result, the project was scaled down to remove the planned center turn lane between Plymouth and Fairfield. It will now consist of a pedestrian crossing south of Fairfield, sidewalks and intersection improvements a US 33 and Fairfield and US 33 and Plymouth. This project does not require any additional right-of-way and it is planned on being constructed in 2022.

Both of these projects are funded 80% with federal funds. Proposals will be due on June 20th for the College project and June 26th for the US 33 and Fairfield project.

Proposals will be reviewed and recommendations for consultants for each project will be brought to the July Redevelopment Commission meeting.

GOSHEN REDEVELOPMENT COMMISSION

Register of Claims

The Goshen Redevelopment Commission has examined the entries listed on the following itemized Expenditure Report for claims entered from **May 14, 2019** through **June 7, 2109** and finds that entries are allowed in the total amount of **\$50,276.00**.

APPROVED on June 11, 2019

Thomas W. Stump, President

Andrea Johnson, Secretary

GOSHEN REDEVELOPMENT COMMISSION

Itemized Expenditure Report

Claims from 05/14/19 through 06/07/19

Invoice Date	Payee	Description	Claim #	Line Number	Amount
5/28/2019	Elko Title Corporation (04462)	Title search for 1120 South 11th Street	1443	406-560-00-431.0502	\$140.00
5/28/2019	NIPSCO (00014)	65706 State Road 15	1441	406-560-00-435.0101	\$7.50
5/28/2019	Goshen Utilities (00013)	tap fees for 65706 State Road 15 - larger service	1442	473-560-00-442.0000	\$315.00
5/29/2019	NIPSCO (00014)	65693 State Road 15	1444	406-560-00-435.0101	\$31.97
5/29/2019	NIPSCO (00014)	65693 State Road 15	1444	406-560-00-435.0201	\$29.17
6/5/2019	Wakarusa Heavy Equipment	Fire Dept Training Center	1452	473-560-00-442.0000	\$599.00
6/5/2019	Tracee Norton	Clothing Allowance	1445	406-560-00-413.0701	\$100.00
6/5/2019	Commercial Appraisal Services, Inc. (09958)	Appraisal for 1201 College Avenue	1450	406-560-00-439.0930	\$425.00
6/5/2019	Elan Corporate Payment Systems	Supplies for Mayor Art Council Meeting	1447	406-560-00-429.0002	\$9.56
6/5/2019	The Goshen News (00115)	Notice of public meeting for 65706 State Road 15	1446	406-560-00-433.0000	\$11.66
6/5/2019	Kelly Appraisals (05993)	Appraisal of 1120 S 11th Street	1449	480-560-00-439.0930	\$375.00
6/5/2019	NIPSCO (00014)	611 N 2nd Street	1448	406-560-00-435.0101	\$20.78
6/5/2019	NIPSCO (00014)	611 N 2nd Street	1448	406-560-00-435.0201	\$31.93
6/5/2019	NIPSCO (00014)	65693 State Road 15	1448	406-560-00-435.0101	\$15.21
6/5/2019	NIPSCO (00014)	65693 State Road 15	1448	406-560-00-435.0201	\$22.32
6/5/2019	Goshen Utilities (00013)	Final bill for 102 East Kercher Road	1451	473-560-00-439.0930	\$54.87
6/6/2019	V & S Incorporated	Millings/Fire Dept Training Facility	1454	473-560-00-442.0000	\$4,725.00
6/6/2019	Abonmarche (05859)	9th Street Multi Use Path	1459	480-560-00-431.0502	\$19,076.65
6/6/2019	American Structurepoint, Inc. (03093)	Millrace Pavilion	1455	480-560-00-431.0502	\$19,937.50
6/6/2019	DLZ Indiana, LLC (04710)	Kercher Road Phase 2	1457	473-560-00-431.0502	\$733.55
6/6/2019	DLZ Indiana, LLC (04710)	Northwest Bike Trail	1456	480-560-00-431.0502	\$95.42
6/6/2019	Jones Petrie Rafinski Corp. (00463)	Third Street/River Race	1453	480-560-00-431.0502	\$715.45
6/6/2019	Lawson-Fisher Associates, PC (05374)	Northwest Bike Trail	1458	480-560-00-431.0502	\$1,219.26
6/7/2019	Barkes, Kolbus, Rife & Shuler, LLP (02483)	Professional Serivies for E Lincoln Avenue Reconstruct	1461	480-560-00-439.0930	\$1,209.20
6/7/2019	Kelly Appraisals (05993)	Appraisal for 622 E Lincoln Avenue	1460	480-560-00-439.0930	\$375.00
				Total:	\$50,276.00



June 2019 Redevelopment Staff Report

PROJECT: GOSHEN THEATER RENOVATION- Phase One

PROJECT DESCRIPTION

Goshen Theater, Inc. has purchased the Goshen Theater building to serve as an Arts and Entertainment facility downtown. A phased renovation of the theater has been proposed and construction is in progress. The first phase of construction will include renovation of the lobby area, installation of an elevator, construction of restrooms, HVAC upgrades, hazardous material remediation and façade restoration.

PROJECT UPDATE

The Commission has approved \$850,000 for this project, which is structured as a forgivable loan. Additional funding is coming from the Regional Development Authority, Community Foundation and private donors. The theater board has secured approximately \$5.0 million to date, which includes \$1 million for an operating endowment.

KIL Architecture/Planning has been retained as the project architect and DJ Construction is the construction manager. Design work is complete and construction has started. Construction is scheduled to be completed in February, 2020.

PROJECT: NORTHWEST BIKE TRAIL CONNECTOR

PROJECT DESCRIPTION

The Northwest Bike Connector connects the northwest Goshen neighborhoods to the US 33 Commercial district, extending west along Bashor Road, north along Reliance Road, and then west along US 33 to end at Market Center shopping area.

PROJECT UPDATE

The trail has been completed with restoration to be completed early May.

PROJECT: NORFOLK SOUTHERN RAILROAD CROSSING SAFETY IMPROVEMENTS PHASE II

PROJECT DESCRIPTION

Federal Highway Safety Improvement Project (HSIP) funding was applied for the installation of new warning devices at two at-grade railroad crossing to improve safety and meet minimum Federal Railroad Administration (FRA) standards. The two crossings include: Jefferson Street and College Avenue.

PROJECT UPDATE

The College Xing improvements are currently under design by the railroad and will all be done by the railroad.

PROJECT: RAILROAD QUIET ZONE FROM KERCHER ROAD TO LINCOLN AVENUE

PROJECT DESCRIPTION

Establishment of a Quiet Zone along the Norfolk Southern Railroad Marion Branch from Washington Ave to Kercher Ave.

PROJECT UPDATE

Here is the updated schedule for the implementation of the Quiet Zone:

- Spring 2019– Traffic counts to be done at each of the railroad crossings. Once US 33 Bypass is complete.
- Spring 2019 – Madison Street will become a local street safety improvements can be implemented at this crossing, which is anticipated to cost approximately \$400,000. INDOT has agreed to pay 90% of the project. INDOT is improving the crossing as a part of the Crossing Safety Improvement funds. The project is expected to be completed early 2020.
- Fall 2019 – Installation of signs and delineators at the railroad crossings.
- Summer 2020 – Submit the Public Authority Application (PAA) to Federal Railroad Administration (FRA) for review, which typically takes 2 months.
- Summer 2020 – Railroad Quiet Zone is anticipated to be “in-service”.

The City met with the Federal Railroad Administration (FRA) and INDOT at the end of July to review the plans implementation status and finalize the proposed changes. An addendum to the Notice of Intent with the proposed changes have been submitted to FRA, INDOT, and Norfolk and Southern for comment.

PROJECT: NINTH STREET TRAIL FROM COLLEGE AVENUE TO PURL STREET

PROJECT DESCRIPTION

New bicycle and pedestrian trail construction along Ninth Street from College Avenue and Purl Street. The path will path be along the east side of Ninth Street from College Avenue to Jackson Street, then the path will extend on the west side of Ninth Street from Jackson Street to Purl Street

PROJECT UPDATE

The project has begun. Work is currently being done between Jackson and College on the west side of the road. Traffic is northbound only during this phase of construction. The construction will soon shift to the east side to construct the path. At which time, traffic will be southbound only. The project is expected to be completed by the end of August.

PROJECT: STEURY AVENUE RECONSTRUCTION AND STORMWATER DETENTION AREA

PROJECT DESCRIPTION

This project has grown out of the recent improvements along the Steury Avenue corridor with the expansion of GDC, Lions Head, the Goshen Street Department and the Goshen Central Garage. The roadway corridor no longer supports the additional vehicle loads and has been chip and sealed to extend the service life of the current pavement. The intersection of Steury Avenue and State Road 4 has small turning radiuses, which causes semi-traffic serving the corridor to make wide swings onto and off of Steury Avenue and State Road 4. Drainage is effectively non-existent along the roadway corridor and there are limited opportunities to improve the drainage without looking outside the corridor. In addition to the functionality of the roadway, the roadway’s appearance does not reflect the investment the adjoining companies have made on their properties.

The current plan is to reconstruct Steury Avenue from State Road 4 north 1,450-feet to the first roadway bend to the right. The new roadway cross section will have a thicker pavement section to support the additional vehicle traffic and curb and gutter to control stormwater water runoff. A new storm sewer will be constructed that directs stormwater to State Road 4 where several properties will be purchased, on the south side of State Road 4, to allow for the placement of a detention pond. The new detention pond will have an overflow release to Rock Run Creek.

PROJECT UPDATE

Phase I of the project has been completed and it is anticipated that Phase II will be constructed in 2020 followed by Phase III in 2021. The final design for the next two phases will be completed in 2019 and an agreement was executed with Abonmarche in May for the final design. Property acquisition is still in process for the residential properties on the south side of Lincoln Avenue and the northeast corner of Lincoln Avenue and Steury Avenue.

PROJECT: KERCHER ROAD RECONSTRUCTION FROM RAILROAD TO DIERDORFF ROAD

PROJECT DESCRIPTION

Improvements to Kercher Road from the Railroad to Dierdorff Road will include one lane in each direction and a center left turn lane, curb and gutter along with storm sewer, and a 10-foot sidewalk/bicycle trail along the south side of the roadway. The intersection at Pine Manor Drive and Industrial Park Drive will be aligned to allow for safe turning movements. This project was let in February 2018.

PROJECT UPDATE

Phase 1B, from Weymouth to Dierdorff, will be completed this year by the end of August. Construction started on April 1st. The pavement surface for Phase 1A (Railroad to Weymouth) will be completed this year.

PROJECT: KERCHER ROAD RECONSTRUCTION FROM DIERDORFF ROAD TO US 33

PROJECT DESCRIPTION

Improvements to Kercher Road from Dierdorff Road to US 33 will include one lane in each direction, a center left turn lane, curb and gutter along with storm sewer, and a 10-foot sidewalk/bicycle trail along the south side of the roadway. This project was let in February 2019.

PROJECT UPDATE

Rieth Riley was awarded for this phase of the project as well. Construction is expected to start mid-April and be completed in 2020. Traffic will be maintained for west bound traffic only.

PROJECT: KERCHER ROAD RETENTION AREA

PROJECT DESCRIPTION

Development of a plan for a stormwater retention area on the north side of Kercher Road, just east of the railroad tracks. This project will address some of the flooding problems in the Goshen Industrial Park.

PROJECT UPDATE

All work has been completed on the first phase of this project. Goshen Engineering is currently working with DLZ to finalize the construction plans. Once the necessary easements are acquired, bidding of the work will take place in 2019.

PROJECT: PLYMOUTH AVENUE AREA STORMWATER PROJECT

PROJECT DESCRIPTION

The city owns an existing stormwater facility located on the south side of State Road 119 and east of Lighthouse Lane. This facility does not adequately address the stormwater issues in the area. The project will supplement existing public stormwater facilities by constructing additional interconnecting detention areas in partnership with the developer of The Crossing, a residential subdivision. The project will also include the extension of Lighthouse Lane to connect to The Crossing.

PROJECT UPDATE

The Redevelopment Commission has approved an agreement with the Barak Group, LLC, developer of The Crossing subdivision. The agreement requires the developer to complete the design for stormwater and road improvements, which will then be bid by the City. Design is underway and construction should occur in the fall of 2019.

PROJECT: FORMER WESTERN RUBBER SITE

PROJECT DESCRIPTION

No development plans are in place for the parcel at this time. The remediation activities are complete at the site and we have received environmental closure.

PROJECT UPDATE

Staff is discussing the property with potential purchasers and will bring a proposal to the Commission at the appropriate time.

PROJECT: MULTI-USE PAVILION AND ICE RINK

PROJECT DESCRIPTION

A market analysis/feasibility study was completed in October 2017 to evaluate the ice rink/multi-use pavilion project on the west side of the Millrace Canal and the results were favorable. The concept is to have a parks' department operated facility that will function year round for programming and events. Public feedback was incorporated into the study and all interviewed community members are in support of the idea. The City has received a \$300,000 grant from the Regional Cities initiative and \$1,000,000 from the Elkhart County Community Foundation. Mayor Stutsman has received a \$1,000,000 anonymous private commitment and he continues to talk with other potential donors to fulfill the costs of the project. The Commission has pledged \$2,500,000 as part of the approval of our 5 Year Capital Plan.

PROJECT UPDATE

American Structurepoint has been hired to design the pavilion and work is underway. A meeting is planned with the full steering committee in mid-April to finalize the project design. The original project deadline was February but is being extended as the construction timeline has shifted to 2020. The Design Development phase is complete and we're awaiting the 2nd set of cost estimates. It's anticipated that all design work will be completed by August to allow for a Fall 2019 bidding.

PROJECT: RIVER ART

PROJECT DESCRIPTION

An agreement has been executed with Insite Development to design and construct an upscale residential project along the millrace canal. The site is near the intersection of South Third Street and Jefferson Street.

The River Art development project will consist of an approximately 46-unit apartment building, the construction of 18 condominium/apartment units in the north half of the Hawks building and the creation of a new community park. The new apartments will be constructed on property previously offered for sale by the Goshen Redevelopment Commission. The development site also includes the north half of the Hawks building which is privately owned and will be acquired separately by the developer.

The developer plans to invest \$11 million on the construction of a modern architectural style building featuring high-quality rental apartments. Amenities include covered parking spaces for residents located under the apartment building, a common terrace shared by residents and private balconies for individual apartments.

An additional \$3.6 million would be invested in the complete redevelopment of the north half of the Hawks Building for the construction of condominiums. Plans also include the possibility of constructing a coffee shop and gallery space on the first floor of the Hawks building.

As an amenity to the two development projects, Insite is proposing to design and construct a small community park on the vacant lot north of the Hawks Building. The park would serve area residents including those at the Hawks and River Art and will feature landscaping, a walkways, benches, lighting and public art produced by local artists. The developer would donate the completed park to the City.

PROJECT UPDATE

A development agreement was executed on March 26, 2018 and closing was held on April 17, 2018 for the north half of the Hawks building. Work on the Hawks Building has begun and they will be going through the Tech Review process for the apartment building this summer with construction beginning Spring 2020.

PROJECT: MAIN STREET IMPROVEMENTS

PROJECT DESCRIPTION

The Goshen Engineering Department is in process of redesigning Main Street from Pike south to Madison to include a number of aesthetic and functional improvements. The project has been scaled down for 2019 so that an all-encompassing project can be planned for in the future. Features under consideration include:

1. Asphalt pavement improvements
2. Striping for angle parking and bumpouts
3. Curb ramp replacements and sidewalks as funding allows

The River Race Capital Plan includes \$500,000 for construction in 2019.

PROJECT UPDATE

A public open house was held last year, to gather input on what the public would like to see and has also met with EID and DGI. The City has received lots of input and is currently tabulating the comments. Based upon the current funding, the following work is being planned for in 2019: 1.) Deep mill, pavement patching and resurface the roadway; 2.) Placement of angled parking; 3.) Curb ramp and selective sidewalk panel replacement to address public safety. The project is scheduled for construction in 2019. Engineering has completed a preliminary design and cost estimates. Once complete public meetings will be held to share what can be expected. Bidding is anticipated in early July with August-October construction.

PROJECT: MILLRACE TOWNHOME SITE

PROJECT DESCRIPTION

The Redevelopment Commission issued an RFP for the Millrace Townhome site on River Race Drive and received two proposals. A committee was established to review both proposals and make a recommendation to the board. The committee, which included members of the Redevelopment Commission, the Mayor and City staff, recommended that the Commission select the proposal from Insite Development as the preferred project. The proposed project includes 16 town homes, ranging in size from 2,500 to 3,000 square feet. All homes would feature private garages, decks and courtyards. Total private investment is projected to be \$4.2 million, with construction being completed in 2020.

At the December Redevelopment meeting, the Commission authorized staff to negotiate a development agreement with Insite Development.

PROJECT UPDATE

The developer will be working with City staff over the next several months to modify the subdivision for this area. It is anticipated that the project will begin this fall or early next spring.

PROJECT: RIVER RACE DRIVE IMPROVEMENTS

PROJECT DESCRIPTION

The 2019 phase of the River Race drive project includes the construction of a public parking lot at Third and Jefferson. The new lot will be constructed using brick pavers to manage stormwater on-site. There will be approximately 50 spaces that will provide parking for the new Hawks North and River Art projects. It will also provide public parking for other developments in the immediate area.

PROJECT UPDATE

The project has gone through the bidding process and a contract has been awarded to HRP Construction. The total contract amount is \$770,000. Construction on the parking lot will begin in August/September and will be completed by the end of October, 2019. Temporary parking will be available at Third and Madison to replace the existing public parking on the site while the new lot is being built.