



GOSHEN REDEVELOPMENT COMMISSION  
AGENDA FOR THE REGULAR MEETING OF August 13, 2019

The Goshen Redevelopment Commission will meet on August 13, 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. OPEN PROPOSALS – Real Estate Broker Request for Proposals (RFP)
4. NEW BUSINESS

Resolution 49-2019 – Ratify Execution of Indemnity Agreement with Goshen Band Boosters, Inc. for Use of Real Estate.

Resolution 50-2019– Approve Final Development Plans for the River Art Residential Development

DISCUSSION: 621 ½ South Third Street

5. APPROVAL OF REGISTER OF CLAIMS
6. MONTHLY REDEVELOPMENT STAFF REPORT
7. 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.

8. ANNOUNCEMENTS

Next Regular Meeting – September 10, 2019 at 3:00 p.m.

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of July 9, 2019**

The Goshen Redevelopment Commission met in a regular meeting on July 9, 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, Thomas Stump, Vince Turner and Bradd Weddell

Absent: Brian Krider

### **APPROVAL OF MINUTES**

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve the minutes of the June 11, 2019 regular meeting and executive session. The motion was adopted unanimously.

Commissioner Krider entered the meeting at 3:01p.m.

### **CHANGES TO THE AGENDA**

Commissioner Stump stated that it had been requested to add Resolution 46-2019 Ratify Execution of Subordination Agreement with Centier Bank and River Art, LLC to the agenda.

A motion was made by Commissioner Garber and seconded by Commissioner Johnson to add Resolution 46-2019 to the Agenda. The motion was adopted unanimously.

### **NEW BUSINESS**

**Resolution 41-2019** – Approving Sale of 627 South Third Street

(2:00) Mark Brinson, Community Development Director, received one proposal from the current tenant at full asking price of \$112,500. There was damage from the hail storm, it has been repaired and now ready to proceed with agreement.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve Resolution 41-2019. The motion was adopted unanimously.

**Resolution 42-2019** – Ratify Execution of an Agreement with Abonmarche Consultants, Inc. for Steury Avenue/Lincoln Avenue Roadway Reconstruction & Drainage Improvement

Commissioner Stump stated that Commissioner Garber will be abstaining from the vote since this resolution affects his property.

(3:10) Becky Hutsell, Redevelopment Project Manager, in May 2019 the Commission approved the Agreement with Abonmarche Consultants at a not to exceed price of \$84,625.00. As the agreement was being prepared additional items were identified, a second parcel is needed, a second right-of-way staking

and temporary right-of-way at a cost of \$2,125.00. Requesting the commission approve the modified agreement with Abonmarche Consultants for a total of \$87,250.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve Resolution 42-2019. The motion was approved 4-0 with Brian Garber abstaining.

**Resolution 43-2019** – Authorize Negotiation and Execution of a Contract with American Structurepoint for Engineering Services for the College Avenue Project from US 3 to the Railroad Tracks

(4:40) Leslie Biek, Traffic Engineer, informed the commission that six proposals were received. The proposals were evaluated by Becky Hutsell, Leslie Biek and Brian Garber. Based on the rankings for the proposals we are recommending American Structurepoint the design and right of way services for this project. Ms. Biek stated that American Structurepoint was the designer for Kercher Road Phase 1.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve Resolution 43-2019. The motion was adopted unanimously

**Resolution 44-2019** – Authorize Negotiation and Execution of a Contract for Engineering Services for the US 33 from Fairfield Avenue to Plymouth Avenue Project.

(6:40) Leslie Biek, Traffic Manager, handed out an updated memo regarding the scoring of the proposals. Four proposals were received that were evaluated by Becky Hutsell, Leslie Biek, Andrea Johnson. Based on the ranking for the scores, A & Z Engineering was selected for the design services.

(7:30) questions from commission members about A & Z Engineering.

A motion was made by Commissioner Turner and seconded by Commissioner Garber to amend Resolution 44-2019 to add A & Z Engineering to the contract for Engineering Services for the US 33 from Fairfield Avenue to Plymouth Avenue Project. The motion was adopted unanimously

A motion was made by Commissioner Garber and seconded by Commissioner Turner to approve Resolution 43-2019 as amended. The motion was adopted unanimously

**Resolution 45-2019** – Approve Execution of Change Order No. 1 for Kercher Road Reconstruction Phase 2

(9:30) Leslie Biek, Traffic Engineer, informed the Commission that this Change Order is similar to the previously approved for Kercher Road Phase 1. This change order is the design mix for the asphalt that INDOT is requiring and is no cost to the contract.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve Resolution 45-2019. The motion was adopted unanimously

**Resolution 46-2019** - Ratify Execution of Subordination Agreement with Centier Bank and River Art, LLC

(10:45) Larry Barkes, City Attorney, informed the Commission that this agreement is our agreement to subordinate any interest we have in property development funded by Centier bank.

(12:01) Comments from Commissioner Turner about the agreement.

(13:02) Discussion among Commission members regarding agreement.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve Resolution 46-2019. The motion was adopted unanimously.

### **DISCUSSION**

65736 State Road 15 – Tenant Move Out

(14:40) Mark Brinson, Community Development Director, property purchased for the Waterford Mills Parkway overpass. Have listed with Century 21 and get feedback from showings. The apartments are cluttered and do not show well according to the realtor. The recommendation is that we vacate the property. My suggestion is that we do that once the tenants find other suitable housing. LaCasa does have a couple units available with rents comparable.

17:00 Questions and discussion from commission members

**UPDATE** – RFP for 401 South Third/204 West Madison

(22:50) Mark Brinson, Community Development Director, we committed to doing a Request for Proposals (RFP). There is clean that needs to be done then the properties can be appraised. Hoping to have the RFP ready for the next meeting. Historical Society has requested to tour property but clean up needs to take place first.

### **APPROVAL OF REGISTER OF CLAIMS**

Additional claims added at a total of \$20,429.23 with the total claims submitted at \$421,916.98

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve payment of the Register of Claims totaling \$421,916.98 as submitted. The motion was adopted unanimously.

### **MONTHLY REDEVELOPMENT STAFF REPORT**

Community Development Director Mark Brinson thanked Commissioner Johnson and Commissioner Garber for evaluating the proposals and updated the Commission on the construction underway at Goshen Theater. Mr. Brinson offered the Commission members the opportunity to tour the Theater if interested.

### **OPEN FORUM**

Commissioner Turner asked about the landscaping on the US 33 corridor along the railroad track, Mark Brinson indicated the trees had to be relocated. Commissioner Turner asked about restoration. Dustin Sailor, Director of Public Works, stated that the trees were originally placed outside of the pole line but when the railroad put in the additional rail line they had to be moved and NIPSCO will not allow trees under their pole lines.

(30:24) Commissioner Turner asked about the trolley stops at Peddlers Village regarding shelters or benches to keep riders safe and off of the roads. Dustin Sailor responded that are working on for the stop at Martin's but not currently anything for Peddlers Village.

(32:50) Adam Scharf, Goshen, commented on the one sided signs for the trolley stops.

**ANNOUNCEMENTS**

It was announced that the next regular meeting is scheduled for August 13, 2019 at 3:00 p.m.

**ADJOURNMENT**

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to adjourn the regular meeting of the Redevelopment Commission. The motion was adopted unanimously.

The regular meeting was adjourned at 3:35 p.m.

**APPROVED** on August 13, 2019.

**GOSHEN REDEVELOPMENT COMMISSION**

---

Thomas W. Stump, President

---

Andrea Johnson, Secretary

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Executive Session held on July 9, 2019**

The Goshen Redevelopment Commission met in an executive session on July 9, 2019 at the conclusion of the Commission's regular meeting at 3:36 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 3:55 p.m.

**APPROVED** on August 13, 2019

**GOSHEN REDEVELOPMENT COMMISSION**

---

Thomas W. Stump, President

---

Andrea Johnson, Secretary

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Special Meeting of July 19, 2019**

The Goshen Redevelopment Commission met in a special meeting on July 19, 2019 at 8:00 a.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, Vince Turner

Absent: Thomas Stump and Bradd Weddell

### **NEW BUSINESS**

**Resolution 46-2019** – Approve and Authorize Execution of Listing Agreement with Patty Miller of Century 21 Affiliated for 65706 State Road 15

(:40) Mark Brinson, Community Development Director, this home was purchased for the Waterford Mills Parkway project and we did use a portion for the project. A Request for Proposals (RFP) was issued in May, with the second round in June and did not receive any offers. This company was selected thru the RFP process soliciting real estate brokers. Listing price is \$168,000.

A motion was made by Commissioner Krider and seconded by Commissioner Garber to approve Resolution 46-2019.

The motion was adopted unanimously.

**Resolution 47-2019** – Award Bid and Authorize Negotiation and Execution of Agreement for Main Street Streetscapes

(2:52) Leslie Biek, Traffic Manager, passed out new memo to the Commission members. On July 15 received 4 bids with Niblock Excavating being the lowest bidder at \$989,657.60. The estimate was \$924,200.00 and the bid was within our estimate. The project will be completed by the end of October and depending on weather the paving will require a 2 to 2 1/2 week closure for Main Street. Internally would like to remove the decorate brick thermos plastic crosswalk at a price of \$60,000 and do something to make it more visible and decorative but we can add in later as funding allows. Like to award at a modified price of \$929.657.60.

(4:48) Questions from Commission members.

(6:25) Adam Scharf, Goshen, asked for information on the scope of the project.

(6:53) Leslie Biek, Traffic Engineer, gave details of the project.

(8:00) Dustin Sailor, Director of Public Works, stated that the striping is just linear foot quantity so there is time for that discussion.

(9:00) Comments from Commission members.

(9:30) Mayor Jeremy Stutsman reminded the Commission that there are no 4 lanes roads that come into Main Street they are all single lanes. Not condensing any traffic just continuing as it was.

(10:11) Adam Scharf, Goshen, asked about the geo tech style. How long is the fix 5- 7 years?

(10:52) Leslie Biek, Traffic Engineer, with the geo fabric we should get 10 plus of life.

(11:44) Questions from Commission members about the sewer pipe.

(11:53) Dustin Sailor, Director of Public Works, stated that the pipe was installed in 1934 and is in good shape and should last another 40 years.

A motion was made by Commissioner Johnson and seconded by Commissioner Krider to amend Resolution 47-2019 to reflect new contract price of \$929,657.60

A motion was made by Commissioner Krider and seconded by Commissioner Johnson to approve Resolution 47-2019

13:43 Commissioner Turner commented about the process and his confidence in the process. Welcomes the discussion about the parking/stripping.

After discussion, on call of the roll, the motion was carried by the following vote:

Ayes: Johnson, Krider and Turner

Nays: Garber

The motion was adopted by a vote of 3 in favor and 1 against with one absent.

### **OPEN FORUM**

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

### **ANNOUNCEMENTS**

It was announced that the next regular meeting is scheduled for August 13, 2019 at 3:00 p.m.

### **ADJOURNMENT**

A motion was made by Commissioner Krider and seconded by Commissioner Garber

The regular meeting was adjourned at 8:16 a.m.



**APPROVED** on August 13, 2019.

**GOSHEN REDEVELOPMENT COMMISSION**

---

Thomas W. Stump, President

---

Andrea Johnson, Secretary



**Department of Community Development  
CITY OF GOSHEN**

204 East Jefferson Street, Suite 6 • Goshen, IN 46528-3405

Phone (574) 537-3824 • Fax (574) 533-8626

[communitydevelop@goshencity.com](mailto:communitydevelop@goshencity.com) • [www.goshenindiana.org](http://www.goshenindiana.org)

## Memo

**To:               Redevelopment Commission**  
**From:           Mark Brinson**  
**Subject:       Real Estate Broker RFP**  
**Date:            7.15.19**

---

In 2018, the Redevelopment Commission issued a RFP for real estate brokerage services. As this was our first experience using an outside broker, the scope of the RFP was limited to three redevelopment properties located on SR 15.

Goshen Civil City has a property that it is interested in listing with a broker, which requires issuing a new RFP. Since the Redevelopment Commission will likely have other opportunities to list properties with a broker in the future, the Legal Department has prepared a joint RFP that allows the Redevelopment Commission and Civil City to go through the same selection process.

Attached is the joint RFP that has been distributed to local real estate brokers. Proposals will be opened at the August 13 Redevelopment Commission meeting and referred to staff for a recommendation.

As with the current arrangement, once a preferred broker is selected, individual listing agreements specifying terms and conditions of potential sales must be approved by the Commission, or in the case of Civil City properties, the Board of Works. The term of the selection would be through the end of 2020.

The RFP was sent to following brokers:

Cressy & Everett Real Estate  
210 S. Main Street  
Goshen, IN 46528

Berkshire Hathaway Home Services  
1701 Elkhart Road  
Goshen, IN 46526

Century 21  
2020 Elkhart Road  
Goshen, IN 46526

RE/MAX Results  
2134 Elkhart Road  
Goshen, IN 46526

Coldwell Banker RWG  
119 S. Main Street  
Goshen, IN 46526

# **REQUEST FOR PROPOSALS FOR REAL ESTATE BROKER SERVICES**

The City of Goshen and the Goshen Redevelopment Commission (hereinafter collectively referred to as “Goshen”) are requesting proposals for Real Estate Broker Services for residential real estate including 611 N. 2<sup>nd</sup> Street and any other Goshen residential real estate that the Redevelopment Commission elects to sell between August 15, 2019 and December 31, 2020.

## **Introduction**

The Goshen Redevelopment Commission seeks proposals for the services of a Real Estate Broker “Broker” to sell the real estate at 611 N. 2<sup>nd</sup> Street, Goshen, Indiana and any other residential real estate that the Goshen Redevelopment elects to sell during the specified time period. The Broker will list and market the property as the listing Broker for Goshen.

Goshen currently has a few residential parcels of real estate listed through a real estate broker. This proposal does not include that real estate as the existing real estate broker will continue to market those residential parcels.

Depending on the manner in which Goshen obtained the real estate to be listed, certain statutory sales procedures must be met prior to Goshen electing to sell the real estate through a real estate broker. Once those statutory requirements have been met without obtaining an acceptable offer to purchase, the selected real estate broker will be asked by Goshen to market the residential real estate.

## **Instructions**

Any proposal for the services of a Real Estate Broker shall be submitted to Mark Brinson, Community Development Director at 204 East Jefferson Street, Goshen, Indiana 46528-3405, no later than 12:00 p.m. (noon) on August 13, 2019.

The proposal shall address all issues contained in the Request for Proposals. Any exceptions to the terms of the Request for Proposals should be clearly noted. The proposal shall be submitted in a sealed envelope clearly marked as a Proposal for Real Estate Broker Services. The proposal shall contain the name, address and telephone number of the person or entity submitting the proposal.

Goshen reserves the right to waive informalities or irregularities in the selection process. Mark Brinson may be contacted to answer any questions; however, any oral communication will be considered unofficial and non-binding.

This Request for Proposals does not commit Goshen to hire a real estate broker. Goshen reserves the right to accept or reject any or all proposals received, to negotiate with qualified persons or entities who submit a proposal, or to cancel the Request. Goshen may require a person or entity submitting a proposal to submit any additional data or information Goshen deems necessary.

Goshen may request a person or entity submitting a proposal to revise one (1) or more elements of its proposal in accordance with contract negotiations. Goshen reserves the right to evaluate proposals for a period of sixty (60) days before deciding which proposal, if any, to accept. The terms offered in any proposals shall be maintained through the evaluation period.

### **Qualifications**

- A. Proposers must have an Indiana Brokers License.
- B. Proposers must have a minimum of five (5) years of experience working in the sale of real estate.
- C. Proposers must show membership in a Multiple Listing Service.
- D. Proposers must demonstrate ability to sell real property in and around Goshen, Indiana.

### **Scope of Services**

- A. Provide market analysis and pricing guidance.
- B. Establish a marketing strategy that employs multiple types of advertising.
- C. List the real estate in the MLS or other professional listing service in Elkhart County and St. Joseph County.
- D. Provide technical assistance on the presentation of the real estate for sale.
- E. Show the real estate prospective purchasers, including conducting open houses.
- F. Forward purchase offers to Goshen for consideration.

### **Required Proposal Content**

All proposals must include the items reference below.

- A. Firm's History and Experience- All proposers shall provide a brief history of the firm including staff's experience and accomplishments that are relevant to the scope of work stated in this proposal. List the names of the individual(s) who will be assigned to the project.

- B. References, etc.- All proposers shall include the name, address, and telephone number of three (3) clients for whom Real Estate services have been performed.
- C. Conflict of Interest Statement & Supporting Documentation –Proposer shall disclose any professional or personal financial interests which could be a possible conflict of interest in representing the Goshen Redevelopment Commission.

### **Evaluation Criteria**

It is the intent of Goshen to conduct a fair and comprehensive evaluation of all proposals received. The contract will be awarded to the entity who submitted a proposal that Goshen determines to be the most advantageous to Goshen. All proposals will be evaluated based on the following criteria.

- A. Suitability of the proposers plan.
- B. Demonstrated ability to satisfy scope of services.
- C. Demonstrated ability to sell real property in and around Elkhart County and St. Joseph County.
- D. The listing broker’s commission and other expenses that the Goshen will incur in the listing and selling process.

### **Selection Process**

Proposals will be reviewed by certain members of the Redevelopment Commission and Redevelopment Staff using the evaluation criteria stated above. Interviews may be scheduled with firms submitting proposals.

The Evaluation Committee will recommend the acceptance of proposal to the Goshen Redevelopment Commission Upon acceptance of a recommendation the Redevelopment Commission will authorize Redevelopment staff to negotiate a contract with the selected entity.

RESOLUTION 49-2019

Ratify Execution of Indemnity Agreement  
with Goshen Band Boosters, Inc.  
for Use of Real Estate

WHEREAS the Goshen Band Boosters, Inc. has requested to use the real estate located south of Douglas Street, north of Plymouth Avenue, east of the railroad tracks, and west of 10<sup>th</sup> Street to provide additional parking for the Marching Band Invitational to be held September 14, 2019

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves the terms and conditions and ratifies the execution of the Indemnity Agreement attached to and made a part of this Resolution.

PASSED and ADOPTED on August 13, 2019

---

Thomas W. Stump, President

---

Andrea Johnson, Secretary

## INDEMNITY AGREEMENT

THIS INDEMNITY AGREEMENT is entered into on this 14 day of September 2019 between the City of Goshen, Indiana, a municipal corporation and political subdivision of the State of Indiana (hereinafter referred to as City), and Goshen Band Boosters, Inc. (hereinafter referred to as Indemnitor).

WHEREAS City owns the real estate located south of Douglas Street, north of Plymouth Avenue, east of the railroad tracks, and west of 10<sup>th</sup> Street in Goshen, Indiana as depicted on the map attached as Exhibit A, hereinafter referred to as the Real Estate.

WHEREAS Indemnitor wishes to utilize the Real Estate to provide additional parking for the Marching Band Invitational, a one day event, to be held on Saturday, September 14, 2019.

1. City agrees to allow Indemnitor to utilize the Real Estate to provide additional parking for the Marching Band Invitational to be held on Saturday September 14, 2019.
2. Indemnitor agrees to assume all risk and responsibility for any accident, injury, or damage to person or property arising from Indemnitors entry into and activity upon City's Real Estate depicted on the map attached as Exhibit A. Indemnitor agrees to indemnify and hold harmless the City, its successors and assigns, from and against any and all obligations, liability, liens, claims, demands, damages, expenses, fees, costs, fines, penalties, suits, losses, judgments, proceedings, actions, and causes of action of any and every kind and nature, including without limitation, any damage or injury to person or property and all costs, attorney's fees, and expenses incurred in connection therewith, arising or growing out of or in any way connected with the Indemnitors employees, agents, and business invitees, entrance into, activity upon, and exit from City's Real Estate.
3. City makes no warranty, express or implied that the Real Estate is suitable for the Indemnitor=s intended use of parking for the Marching Band Invitational. Indemnitor has made its own inspection of the Real Estate and relies solely on Indemnitors observations in deciding to utilize the Real Estate.
4. In the event of rain, if City Staff determines that the Real Estate is unsuitable for parking and that parking will cause rutting, Indemnitor will be contacted and notified that the Real Estate cannot be used for additional parking.
5. This agreement shall be construed in accordance with and governed by the laws of the State

of Indiana. 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.

6. In the event that 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 reasonable attorneys' fees.
7. 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.
8. All provisions, covenants, terms and conditions of this agreement apply to and bind the parties and their legal heirs, representatives, successors and assigns.
9. This agreement constitutes the entire agreement between the parties and supersedes all other agreements or understanding between City and Indemnitor.

IN WITNESS WHEREOF, the parties have set their hands to this agreement as set forth below.



**City**

**City of Goshen, Indiana**



Mark Brinson  
Community Development Director  
City of Goshen, Indiana

Date: 7/23/19

**Indemnitor**

**Goshen Band Boosters, Inc.**

By: Kristy Nissley

Printed: Kristy Nissley

Title: Band Booster President

Date: 07/22/2019

EXHIBIT A



RESOLUTION 50-2019

Approval of Final Development Plans for the River Art Residential Development

WHEREAS the Goshen Redevelopment Commission entered into a Development Agreement with InSite Development on March 26, 2019 for the redevelopment of the north end of the Hawks Building and the construction of the River Art apartment complex.

BE IT RESOLVED that the Goshen Redevelopment Commission approves the Final Development Plans for the River Art Residential Development., attached to and made a part of this Resolution.

PASSED and ADOPTED on August 13, 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: Goshen Redevelopment Commission

From: Becky Hutsell

Date: August 13, 2019

RE: Request for approval of Final Development Plans for the River Art Residential Development

---

The Redevelopment Commission entered into a Development Agreement with InSite Development on March 26, 2018 for the redevelopment of the north end of the Hawks Building and the construction of the River Art apartment complex on the half block north of West Jefferson Street and west of South Third Street. As part of that agreement, River Art agreed to submit a detailed plan for the development of the project to the Redevelopment Commission by July 31, 2019 for review and approval. To be approved, the detailed plan for the development of the Third Street real estate must be generally consistent with the original conceptual plan.

A copy of the originally approved plan is attached as well as the InSite's final development plan. The overall final plan is consistent with the terms and conditions of the initial agreement and we are recommending that the Commission approve the final development plan. The only modifications that could still occur would be the configuration of the units within the building (one, two and/or three bedroom units) which would potentially alter the number of units available but the footprint and overall site plan and exterior design will remain the same as what is shown.

## **Original Conceptual Plan**



# River ART

46 High Quality Apartments in Goshen, IN

INS!TE  
DEVELOPMENT

In-Situ  
Placemaking





# Area Map

## Project location



RiverArt

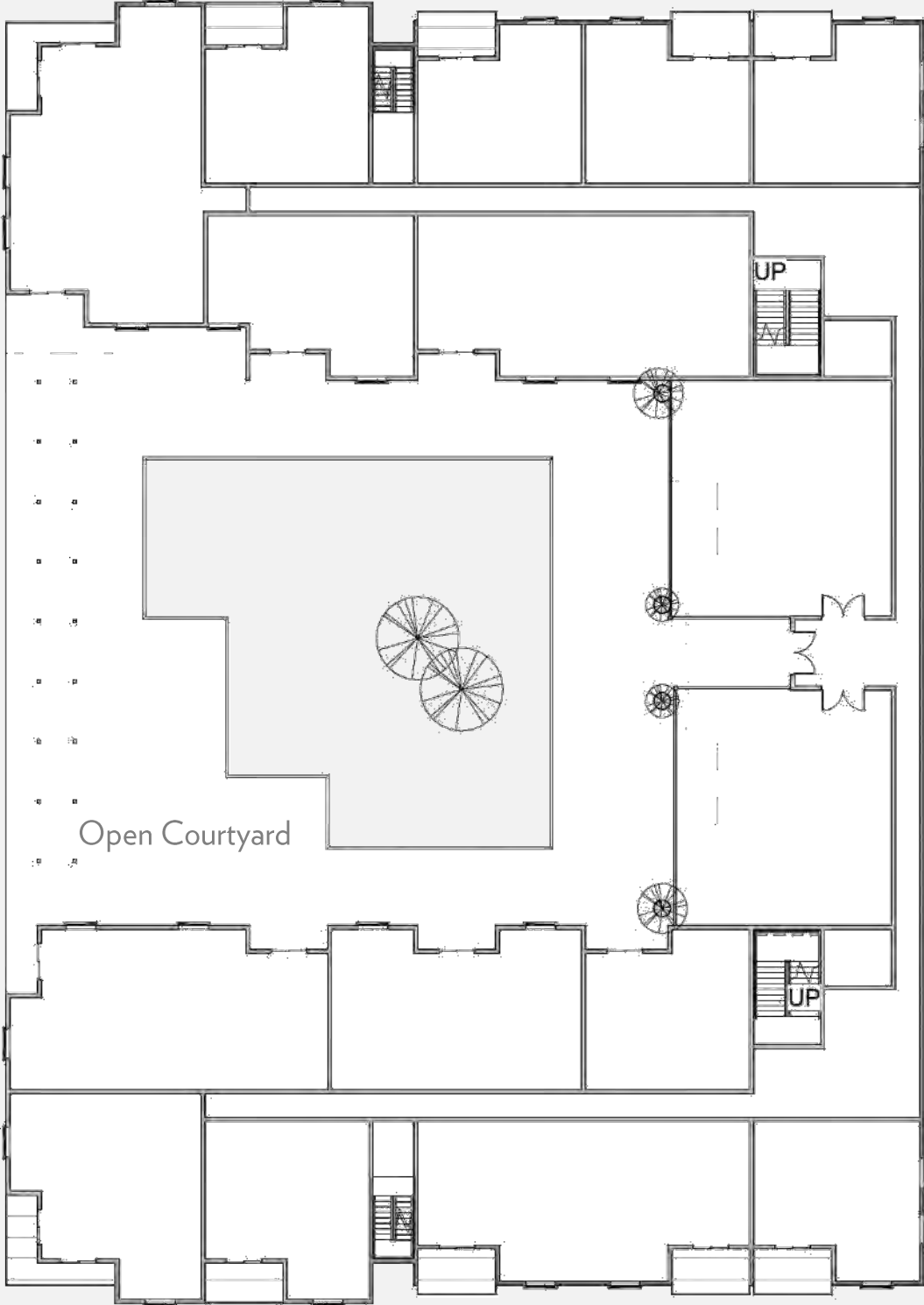


Hawk Building



# Architectural Plans

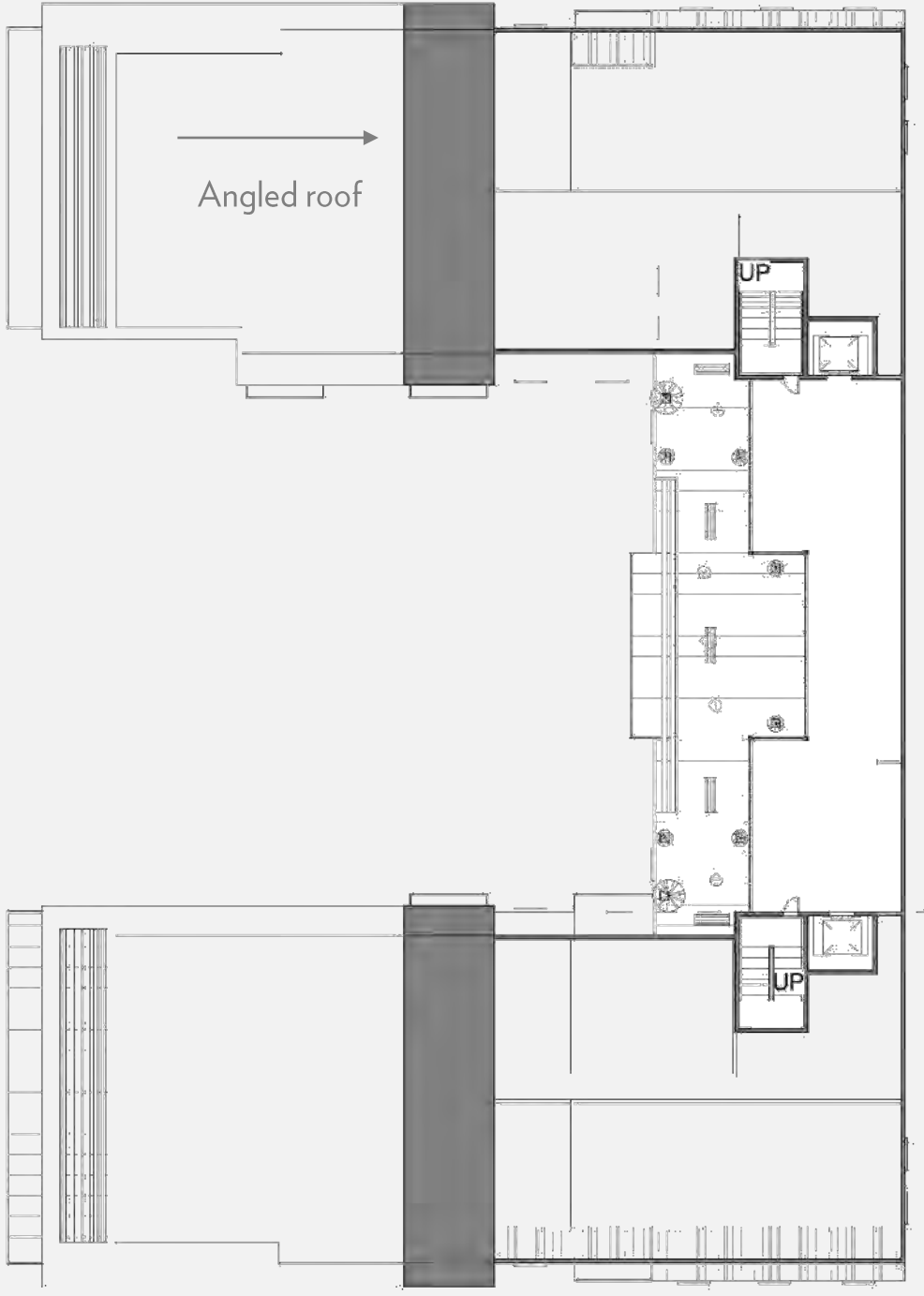
## Typical Floor (1<sup>st</sup> floor)





# Architectural Plans

## Ground floor & 5<sup>th</sup> Floor Roof





# Project View

## Top View





# Project View

## Wide Perspective View





# Project View

## South East View





# Project View

## North East View





# Project View

## South West View





# Project View

## West River View





# Project View

## South West Ground View





# Project View

## South East Ground View





# Project View

## North West, Courtyard View





## **Final Development Plan**

# River ART

46 High Quality Apartments in Goshen, IN

INS!TE  
DEVELOPMENT

In-Situ  
Placemaking





# Area Map

## Project location





# Project View

## West River View





# Project View

## Wide Perspective View





# Project View

## Top View





# Project View

## North West, Courtyard View





# Project View

## South East View





# Project View

## North East View





# Project View

## South West View





# Project View

## South East Courtyard View



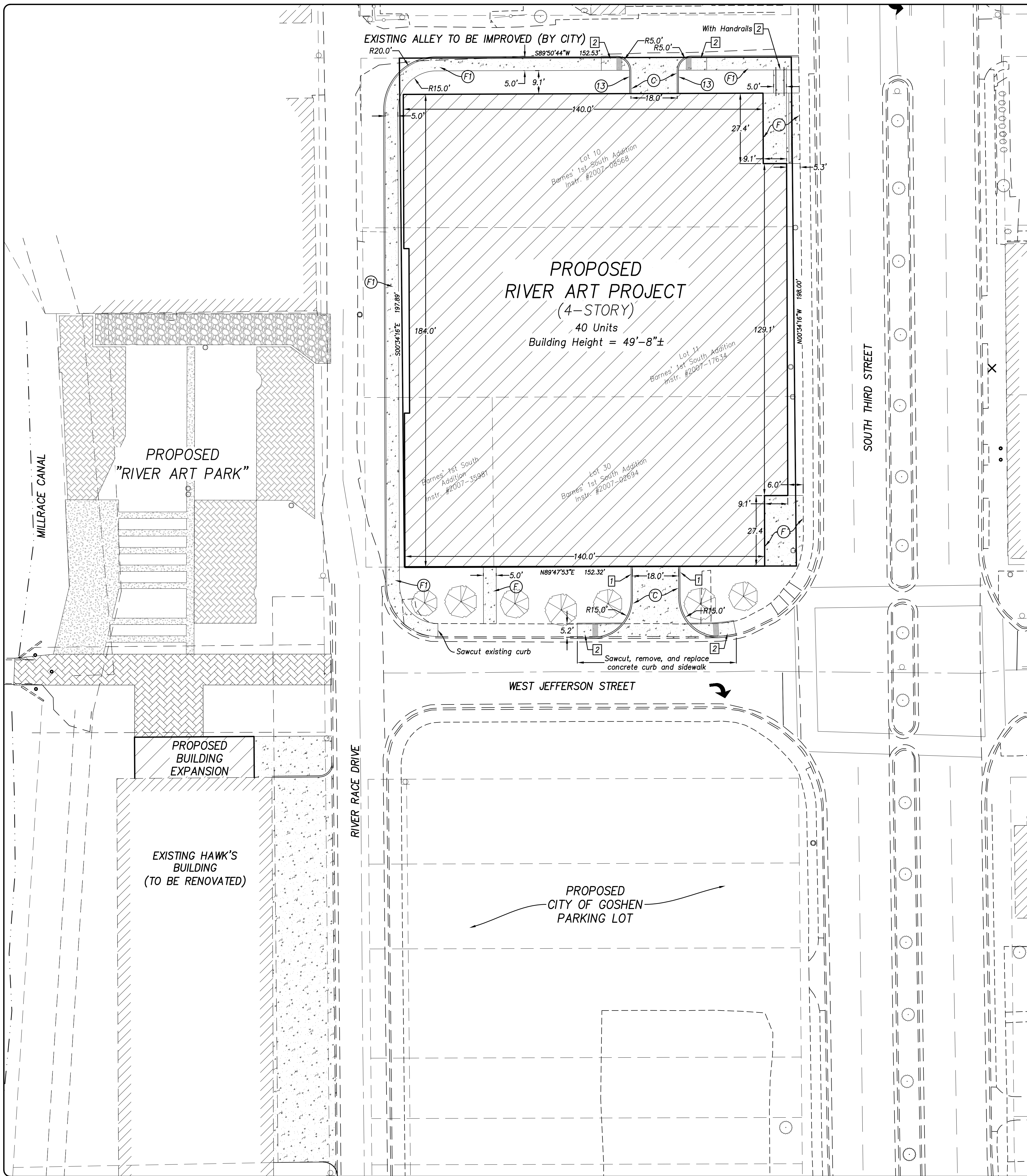


# Project View

## North East Courtyard View







**PARKING CALCULATIONS\*\***

Parking Required: 1.5 Spaces per 1 and 2 Bedroom Dwelling Units  
 2 Spaces per 3 or more Bedroom Dwelling Units

1.5 Spaces x 34 Units = 51 Spaces  
 2 Spaces x 6 Units = 12 Spaces  
 Total = 63 Spaces

Parking Provided: New City Parking Lot = 62 Spaces  
 New Parking Lot (dedicated) = 20 spaces  
 New Parking Lot (unreserved) = 42 spaces

Proposed Garage Parking = 60 Spaces  
 Total = 122 Spaces

Includes 4 ADA Parking Spaces in Proposed Parking Garage

Proposed Parking is 9' x 20' in New City Lot  
 Proposed Parking is 9' x 19' in Proposed Garage

**LOT COVERAGE REQUIREMENTS**

Maximum Allowed Building Coverage = 35%  
 Proposed Building Coverage = 90%

**GROSS DENSITY CALCULATIONS**

20 Units per Acre Allowed (Per Zoning Ordinance)  
 20 Units x 0.69 Acres = 13 Units Allowed per Project Site

Proposed Unit Density - 40 Units per 0.69 Acres = 58 Units per Acre

**KEYNOTE LEGEND**

- 1 Curb End Transition
- 2 ADA Sidewalk Ramp
- 3 Concrete Pavement
- F Concrete Sidewalk
- F Combined Curb and Sidewalk
- 3 Standard Concrete Curb
- Proposed Streetside Tree

**GENERAL NOTES**

1. Property Zoning: "B-2" District, Follow "R-3" District for Multi-Family
2. Current Land Use: Single-Family Residential (Vacant)  
 Proposed Land Use: Residential Apartment Complex
3. Setbacks shall conform to City of Goshen Zoning Ordinance unless the proper variances have been approved.
4. Site/Building drainage shall be managed with a new underground storage detention system to be located on the adjacent property to the west, below the proposed park.
5. Proposed parking areas shall be paved and privately owned.
6. All radii dimensions are to back of curb unless otherwise noted.
7. All landscaping, lighting, and signage shall be in accordance with the City of Goshen Zoning Ordinance unless the proper variances are obtained.

**TABULATED SITE DATA**

River Art Apartments Site Area = 0.69 acres

Proposed Land Coverage	Area (Acres)	Percentage
Proposed Building	0.62	90%
Proposed Hard Surface	0.03	4%
Lawn / Open Space	0.04	6%
	0.69	100%

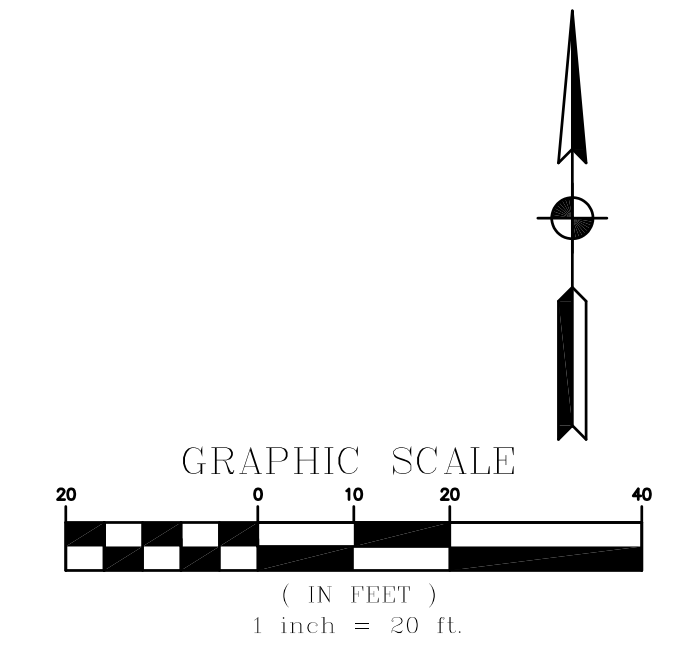
**BUILDING USE DATA**

Studio Apartments	6
1 Bedroom Apartments	9
2 Bedroom Apartments	19
3 Bedroom Apartments	6
<b>Total</b>	<b>40</b>

Minimum Unit Size = 630 SF

**PROPOSED DEVELOPMENTAL VARIANCES\*\* TO BE REQUESTED FROM THE CITY BOARD OF ZONING APPEALS**

1. Section 5110.3 Parking Design Standards (Parking, stall dimensions & aisle width)  
 Required stall dimensions (90 degrees): 9'-0" wide x 20'-0" deep  
 Provided: 8'-0", 8'-6" and 9'-0" wide x 19'-0" deep  
 Required Aisle Width (90 degrees): 24'-0"  
 Provided Aisle Width: 22'-11"
2. Section 5200, Dwelling Units. "... in the case of the B-2 Commercial District, each dwelling unit must contain at least seven hundred twenty (720) SF"  
 River Art Apartments - 6 units (Studio Apts) with less than 720 SF
3. Section 4170.2.A - A. "The maximum height permitted for residential dwellings shall not exceed three stories."  
 River Art Apartments - Four Stories  
 Building Height - 49'-8"
4. Section 4170.4. Building Coverage. 35% maximum is permitted  
 River Art Apartments - Lot is 198' x 152.53'  
 (30,201 SF / 0.69 acres)  
 Building - 26,803 SF (90%)
5. Section 4170.3.B.3 - Front Yard Setback. "On arterial streets, the front yard shall be a minimum distance of 35 feet."  
 River Art Apartments - 0' building setback along 3rd Street & Jefferson Street
6. Section 4170.3.C.1 - Side Yard Setback. 25' is required  
 River Art Apartments - 0' building setback along River Race Drive
7. Section 4170.3.D. Rear Yard Setback. 25' is required  
 River Art Apartments - 0' building setback at North (rear) side
8. Section 4170.3.A.5. "All multi-family dwelling units hereafter constructed shall have a lot area of not less than 2,000 square feet per each dwelling unit. But in no case will a multi-family development constructed under this section have a gross density of more than 20 units per acre."  
 A. Required: 40 Units x 2,000 SF = 80,000 SF  
 Lot Area = 30,201 SF (0.69 acres)  
 B. Density permitted (20 units per acre)  
 30,201 SF (0.69 acres) x 20 = 13 units  
 Actual Density - 40 Units = 58 units per acre
9. Section 4170.12 & Section 5000.2. 21 streetside trees required.  
 Streetside trees provided: 7 (Along South Side, See plan)
10. Table of Parking Requirements (Dwelling Units, Multi-family) - 63 on site parking spaces required  
 River Art Apartments - 60 on site parking spaces provided  
 20 dedicated off site parking spaces provided in new city parking lot





**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  
Date: August 13, 2019  
RE: Sale of 621 ½ S. Third Street – Right-of-Way Issue

---

At the time that the Redevelopment Commission acquired 621 ½ S. Third Street, it was anticipated that it would be needed for right of way to construct River Race Drive. Over the past several years, redevelopment has occurred along this corridor and River Race Drive was constructed without the need for additional right-of-way. Now that the project is complete, the Commission-owned properties along S. Third Street are no longer needed. To date, most have been sold. 621 ½ S. Third Street is one of the only properties that remains a Redevelopment-owned property in this corridor.

To prepare for the sale of this property, a Request for Proposals and appraisals have been completed. During this process, it was noted that the Commission approved Resolution 37-2017 in June 2017 to establish additional right-of-way along all Commission and City-owned properties in this corridor. Where we originally reviewed the as-builts from the road project to review the land associated with this residential structure and felt it was possible to sell, the actual west property line now exists within the footprint of the residence.

We're requesting discussion at this month's meeting regarding how to proceed with this property. Based on discussions with the Legal Department, we have identified the following options:

1. Request that the Board of Works transfer the right-of-way back to the Commission and proceed with the sale of the property.
2. Leave the right-of-way where it is, demolish the structure and sell the remainder to the adjoining property (if they are interested).
3. Sell the property with an encroachment into the public right-of-way.





## **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 **July 10, 2019** through **August 8, 2019** and finds that entries are allowed in the total amount of **\$552,799.38**

**APPROVED** on August 13, 2019

---

Thomas W. Stump, President

---

Andrea Johnson, Secretary

## GOSHEN REDEVELOPMENT COMMISSION Itemized Expenditure Report

Claims from 07/10/19 through 08/08/19

Invoice Date	Payee	Description	Claim #	Line Number	Amount
7/17/2019	Barkes, Kolbus, Rife & Shuler-FID ACCT (05080)	Professional Services for sale of 627 S 3rd St	1489	480-560-00-439.0930	\$207.50
7/17/2019	Menards - Goshen Store # 3096 (01046)	Supplies to fix water leak at 65706 State Road 15	1488	406-560-00-436.0100	\$3.75
7/24/2019	Goshen Plumbing & Heating	For water service to 65736 State Road 15	1492	406-560-00-431.0502	\$2,795.70
7/24/2019	Commercial Appraisal Services, Inc. (09958)	Appraisal for 621 1/2 S 3rd St	1490	480-560-00-439.0930	\$425.00
7/24/2019	Kelly Appraisals (05993)	Appraisal for 621 1/2 S 3rd St	1491	480-560-00-439.0930	\$375.00
7/31/2019	Goshen Theater, Inc.	Req. 05-2019	1494	482-560-00-442.0000	\$218,650.33
7/31/2019	The Goshen News (00115)	Goshen News Renewal	1493	406-560-00-439.0301	\$203.88
7/31/2019	NIPSCO (00014)	65706 State Road 15	1495	406-560-00-435.0101	\$23.66
7/31/2019	NIPSCO (00014)	65706 State Road 15	1495	406-560-00-435.0201	\$17.13
7/31/2019	Goshen Utilities (00013)	Water bill for 65736 State Road 15	1496	406-560-00-431.0502	\$33.40
8/1/2019	City of Goshen Utilities	Horn Ditch TIF Reimbursement for 2018 pay 2019 Gosh	1511	473-560-00-442.0000	\$25,422.00
8/1/2019	Elkhart County Treasurer(01641)	Horn Ditch TIF Reimbursement for 2018 pay 2019 Elkh	1517	473-560-00-442.0000	\$25,422.00
8/5/2019	BriMar Wood Inovations	TIF Reimbursement Spring Installment 18 pay 19	1498	473-560-00-442.0000	\$14,143.50
8/5/2019	Emmert Group Properties	TIF Reimbursement 18 pay 19 Assessment for Park 33	1497	473-560-00-442.0000	\$9,434.00
8/5/2019	Forest River (04813)	TIF Reimbursement Horn Ditch Spring Installment 18 p	1500	473-560-00-442.0000	\$60,150.55
8/5/2019	Keystone RV	TIF reimbursement Keystone Water Main Project Sprin	1501	473-560-00-442.0000	\$98,904.75
8/5/2019	MA Investments	TIF reimbursement Waterford Commons Business Par	1499	473-560-00-442.0000	\$6,672.75
8/6/2019	Barkes, Kolbus, Rife & Shuler, LLP (02483)	Professional Services - E Lincoln Reconstruction	1504	480-560-00-439.0930	\$487.50
8/6/2019	NIPSCO (00014)	611 N 2nd St	1503	406-560-00-435.0201	\$18.37
8/6/2019	Rebecca Hutsell (10238)	Clothing Allowance	1502	406-560-00-413.0701	\$100.00
8/7/2019	V & S Incorporated	Material disposal from Millrace Co-Housing	1516	480-560-00-442.0000	\$7,700.00
8/7/2019	Rainbow Irrigation, Inc	Northwest Bike Trail	1515	480-560-00-442.0000	\$1,864.80
8/7/2019	Ryan Kallimani Tree	Tree Removal Ninth Street	1514	480-560-00-442.0000	\$1,750.00
8/7/2019	Abonmarche (05859)	Ninth Street	1506	480-560-00-431.0502	\$18,438.28
8/7/2019	Abonmarche (05859)	Steury Ave/Lincoln Ave	1510	480-560-00-431.0502	\$7,900.00
8/7/2019	Commercial Appraisal Services, Inc. (09958)	Appraisals - 3rd Street, 710 E Lincoln Ave	1507	480-560-00-439.0930	\$1,675.00
8/7/2019	DLZ Indiana, LLC (04710)	Kercher Road Phase 2	1505	473-560-00-431.0502	\$1,274.57

Invoice Date	Payee	Description	Claim #	Line Number	Amount
8/7/2019	Kelly Appraisals (05993)	Appraisals - 3rd Street, Madison St	1508	480-560-00-439.0930	\$1,150.00
8/7/2019	Lochmueller Group(09835)	Kercher Road Phase 1	1513	473-560-00-431.0502	\$22,253.92
8/7/2019	Lochmueller Group(09835)	Kercher Road Phase 2	1512	473-560-00-431.0502	\$22,203.71
8/7/2019	Stiver's Lawn Care (06577)	July Mowing	1509	406-560-00-431.0502	\$3,093.33
8/8/2019	Barkes, Kolbus, Rife & Shuler, LLP (02483)	Professional Services - 627 S 3rd St	1518	480-560-00-439.0930	\$5.00
				<b>Total:</b>	<b>\$552,799.38</b>



# August 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, and 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 and the walk through has been done with final punch list items to be completed soon.

---

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:

- Summer 2019– Traffic counts to be done at each of the railroad crossings. Once US 33 Bypass is complete.
- Fall 2019/ Spring 2020 – 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 has switched to between Purl and Jackson on the west side of the road. Traffic is northbound only during this phase of construction. The project is expected to be completed by mid-September.

---

PROJECT: STEURY AVENUE RECONSTRUCTION AND STORMWATER DETENTION AREA

PROJECT DESCRIPTION

This project has grown out of the recent improvements along the Lincoln Avenue and Steury Avenue corridor with the expansion of GDC, Lions Head, the Goshen Street Department, **Goshen Police Department’s Training facility** and the Goshen Central Garage. This 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 Lincoln has small turning radiuses, which causes semi-traffic serving the corridor to make wide swings onto and off of Steury Avenue and Lincoln. 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 overall plan is to reconstruct both roadways, adding turning lanes and improving intersections while also addressing utility needs.

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. The pavement base layers have been completed with final surface to be done soon.

---

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

Construction is expected to be completed in 2020. Traffic will be maintained for west bound traffic only this year and will be two-way traffic in 2020. The contractor is currently working on installing the storm sewer.

---

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 spring of 2020. It is anticipated that agreements will be brought before this Commission in the next few months.

---

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 2<sup>nd</sup> set of cost estimates. It's anticipated that all design work will be completed by September to allow for a late 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

Main Street from Pike south to Madison includes a number of aesthetic and functional improvements. Features included in the project are:

1. Asphalt pavement improvements
2. Striping for angle parking and bump-outs
3. Delineators at the bump-out locations
4. Curb ramp replacements and sidewalks as funding allows
5. Mid-block crossings at two locations.

The River Race Capital Plan includes \$500,000 for construction in 2019. For the US 33 and SR 15 transfer, INDOT will be providing the City with \$400,000 which will go towards this project.

PROJECT UPDATE

Niblock was awarded the project and is working to do everything this year before mid-October. They will start in August on the sidewalk and curb ramp work and they plan to pave and stripe in October.

---

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.

---

PROJECT: US 33 AND FAIRFIELD IMPROVEMENTS

PROJECT DESCRIPTION

This federally funded project consists of adding a pedestrian crossing on US 33 near Fairfield Ave. and adding turn lanes on US 33 at Fairfield and US 33 at Plymouth. The project is expected to be under construction in 2023.

PROJECT UPDATE

The City has selected A&Z Engineering to design the project and will begin contract negotiations once INDOT has approved the selection