



**GOSHEN REDEVELOPMENT COMMISSION
AGENDA FOR THE REGULAR MEETING OF June 9, 2020**

To access online streaming of the meeting, go to <https://us02web.zoom.us/j/88473622441>

The Goshen Redevelopment Commission will meet on June 9, 2020 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. OLD BUSINESS

Resolution 33-2020 – Authorize Payment to Abonmarche for Consulting Contract for the Ninth Street Multi-Use Path

4. NEW BUSINESS

Resolution 35-2020 – Release of Mortgage for 613 South Third Street

Resolution 36-2020 - Approve Execution of Change Order No. 7 for Kercher Road Reconstruction Phase 1

Resolution 37-2020 – Authorize Execution of Contract Amendment with Advanced Excavating LLC for the Demolition Project on East Lincoln Avenue

5. DISCUSSION – Sale of Third Street Properties

6. APPROVAL OF CLAIMS

7. MONTHLY REDEVELOPMENT STAFF REPORT

8. OPEN FORUM - Suspended due to the COVID-19 outbreak (Indiana Executive Order 20-08)

9. ANNOUNCEMENTS

Next Regular Meeting – July 14, 2020 at 3:00 p.m.

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Special Meeting of May 19, 2020

The Goshen Redevelopment Commission met in a special meeting on May 19, 2020 at 1:00 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, Thomas Stump, Vince Turner, Brett Weddell and Bradd Weddell

Absent: Andrea Johnson

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve the minutes of the April 14, 2020 regular meeting and executive session.

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

Ayes: Garber Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 4 in favor and 0 against.

NEW BUSINESS

Resolution 28-2020 – Annual Determination of Excess Assessed Value in the Plymouth Avenue Allocation Area

(1:55) Larry Barkes, Commission Attorney, stated we do this each year in order to establish that it is our intent to use all of the revenue that is generated by each of the TIF districts. This is for the Plymouth Avenue TIF.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 28-2020.

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

Ayes: Garber Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 4 in favor and 0 against.

Resolution 29-2020 – Annual Determination of Excess Assessed Value in the Southeast Allocation Area

(3:26) Commissioner Stump stated this is the same as the previous resolution but for the Southeast Allocation Area.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 29-2020.

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

Ayes: Garber Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 4 in favor and 0 against.

Resolution 30-2020 – Annual Determination of Excess Assessed Value in the River Race/US33 Allocation Area

(4:01) Commissioner Stump stated this is the same as the previous resolutions but for the River Race/US 33 Allocation Area.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 30-2020.

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

Ayes: Garber Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 4 in favor and 0 against.

Resolution 31-2020– Annual Determination of Excess Assessed Value in the Lippert/Dierdorff Allocation Area.

(4:44) Commissioner Stump stated this is the same as the previous resolutions but for the Lippert/Dierdorff Allocation Area.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 31-2020.

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

Ayes: Garber Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 4 in favor and 0 against.

Resolution 32-2020 – Approve Execution of Environment Restrictive Covenants for the 213, 219 and 223 South Third Street and Adjacent Parcels.

(5:15) Dustin Sailor, Director of Public Works, stated he was here on Becky Hutsell's behalf and read the memo submitted in the packet.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 32-2020.

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

Ayes: Garber Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 4 in favor and 0 against.

Resolution 33-2020 – Authorize Payment to Abonmarche for Consulting Contract for the Ninth Street Multi-Use Path

(8:50) Dustin Sailor, Director of Public Works, gave background of the project. There were multiple change orders between city and contractor and he summarized those change orders. The total amount of contract change for inspection services is \$41,814 and has been reviewed by Goshen Legal Department.

(11:27) Larry Barkes, Commission Attorney, stated there are two issues with this request, the timing of the request and how the additional compensation was calculated and read through the contract. The additional work done should have been calculated at the hourly rate and not a lump sum amount.

(13:50) Dustin Sailor, Director of Public Works, the engineer that was the project manager for this project is no longer with the city. There were conversations during progress of this work and Abonmarche is here today to provide comments. .

(15:57) Brad Mosness, Abonmarche, stated that Chad Knip the project manager had conversations with Leslie Biek throughout the process with each change order.

(16:13) Chad Knip, Abonmarche Project Manager and JD McPhail, Abonmarche Project Inspector, gave a summary of their conversations with Leslie Biek and about the change orders.

(18:50) Questions and comments from Commission members and response from Brad Mosness and Chad Knip

(19:08) Questions from Commission members regarding compensation and response from Chad Knip.

(23:19) Commissioner Weddell commented he feels it is the design firm responsibility and Commissioner Turner agrees with him. Questions the follow up of these requests.

(25:09) Comments from Dustin Sailor about requests.

(27:00) Questions and comments from commission members regarding paper trail of change orders, is it on record and response from Chad Knip.

(28:15) Mayor Stutsman comments that Abonmarche has been a great partner with the City of Goshen and trusts them.

(29:00) Commissioner Stump need to determine the hourly rate and Brad Mosness of Abonmarche said they will provide that information to the Commission.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to table Resolution 33-2020.

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

Ayes: Garber Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 4 in favor and 0 against.

Resolution 34-2020 – Approve Subordination Agreement with Centier Bank and River Art, LLC

(33:10) Larry Barkes, Commission Attorney, approximately a year ago we passed the exact same resolution and agreement except now a few dates have been changed.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 34-2020

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

Ayes: Garber Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 4 in favor and 0 against.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve payment of the Register of Claims totaling \$171,187.73.

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

Ayes: Garber Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 4 in favor and 0 against.

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.

OPEN FORUM – Suspended Due to COVID-19

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for June 9, 2020 at 3:00 p.m.

ADJOURNMENT

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

The regular meeting was adjourned at 4:35 p.m.

APPROVED on June 9, 2020

GOSHEN REDEVELOPMENT COMMISSION

Thomas W. Stump, President

Andrea Johnson, Secretary

RESOLUTION 33-2020

Authorize Payment to Abonmarche for Consulting Contract for the Ninth Street Multi-Use Path

WHEREAS the City of Goshen and Abonmarche, Consultants, Inc. entered into an LPA -Consulting Contract dated December 14, 2018 for Construction Engineering Services for the Ninth Street Multi-Use Path.

WHEREAS there was additional consulting work that was necessary for the completion of the project. The additional compensation for that work is Forty-One Thousand Eight Hundred Fourteen Dollars (\$41,814.00).

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission authorizes a payment to Abonmarche Consulting, Inc. in the amount of Forty-One Thousand Eight Hundred Fourteen Dollars (\$41,814.00).

PASSED and ADOPTED on June 9, 2020

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: Goshen Redevelopment Commission

From: Dustin K. Sailor, Director of Public Works

**RE: NINTH STREET MULTI-USE TRAIL – ABONMARCHE AGREEMENT AMENDMENT
(JN: 2011-0052)**

Date: June 4, 2020

At the May Redevelopment Commission meeting, an agreement amendment with Abonmarche Consulting was discussed. Abonmarche Consulting was requested to provide additional detail, which they did in the attached letter.

Goshen Engineering requests the commission continue their consideration of Abonmarche's contract amendment request at the June meeting.

Goshen Engineering has been in discussion with the project design consultant about the issues that arose during construction. Additional information has been requested by the design consultant regarding the project inspection, and we are anticipating a summary update from the design consultant at the commission's July meeting.

June 1, 2020

Redevelopment Commission
City of Goshen
204 E. Jefferson Street, Suite 2
Goshen, IN 46528

**RE: LPA-Consulting Contract for Construction Engineering Services
9th Street Multi-use Path, Goshen, IN, Des. No. 1400995**

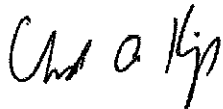
As requested, please find attached a listing of time spent on the 9th Street Multi-Use Path from the date of the original contract completion through the date of the actual final completion. As previously discussed, the duration of the contract was extended by change orders for various reasons. The completion date established in the original contract was August 30, 2019. Change orders extended the completion date to November 4, 2019. We are requesting an amendment of \$41,814.00 due to the additional time granted to the Contractor that required our inspection services in accordance with our contract with the City of Goshen and based on our average daily cost as determined in the contract.

The additional hourly time spent by Abonmarche for construction inspection services from August 30, 2019 through November 4, 2019 totals \$45,465.73, as shown in the attached hourly breakdown. This exceeds the amount of our requested amendment.

We respectfully request your consideration for the amount of \$41,814.00 as submitted in the amendment. If you have any questions or would like to discuss, please do not hesitate to contact me at 574-314-1018 or cknip@abonmarche.com.

Sincerely

Abonmarche Consultants



Chad Knip, P.E.

cc: File 18-1087

O:\Projects\2018\18-1087 9th Street Mult Use Path Inspection\Correspondence\LTR RDC 2020 05-29.docx

**9th Street Multi-Use Path
Construction Administration from
Contract Completion Date to Actual Completion Date**

Original Contract Completion Date 8/30/19
Actual Completion Date 11/4/19

Labor Charges from 8/31/2019 - 11/4/2019:

Name	Date	Hours	Amount
Gosk, Karol	9/3/19	3.75	\$318.56
Gosk, Karol	9/4/19	8.50	\$722.08
McPhail, James D.	9/5/19	10.00	\$778.80
McPhail, James D.	9/6/19	10.00	\$778.80
McPhail, James D.	9/7/19	10.00	\$778.80
Gosk, Karol	9/9/19	8.75	\$743.31
McPhail, James D.	9/9/19	8.00	\$623.04
Gosk, Karol	9/10/19	9.00	\$764.55
McPhail, James D.	9/10/19	10.00	\$778.80
Gosk, Karol	9/11/19	1.00	\$84.95
McPhail, James D.	9/11/19	11.00	\$856.68
Gosk, Karol	9/12/19	9.75	\$828.26
McPhail, James D.	9/13/19	10.00	\$778.80
McPhail, James D.	9/14/19	8.00	\$623.04
McPhail, James D.	9/16/19	12.00	\$934.56
McPhail, James D.	9/17/19	12.00	\$934.56
Knip, Chad A.	9/17/19	3.00	\$434.31
Gosk, Karol	9/18/19	9.25	\$785.79
McPhail, James D.	9/18/19	12.00	\$934.56
Gosk, Karol	9/19/19	8.25	\$700.84
Knip, Chad A.	9/19/19	0.50	\$72.39
Gosk, Karol	9/20/19	9.50	\$807.03
Knip, Chad A.	9/20/19	1.00	\$144.77
McPhail, James D.	9/21/19	6.50	\$506.22
Gosk, Karol	9/23/19	8.00	\$679.60
McPhail, James D.	9/23/19	5.00	\$389.40
Knip, Chad A.	9/24/19	1.00	\$144.77
Gosk, Karol	9/24/19	8.00	\$679.60
McPhail, James D.	9/24/19	4.00	\$311.52
Gosk, Karol	9/25/19	9.50	\$807.03
McPhail, James D.	9/25/19	10.00	\$778.80
Knip, Chad A.	9/26/19	0.50	\$72.39
McPhail, James D.	9/26/19	10.00	\$778.80
Gosk, Karol	9/27/19	0.50	\$42.48
McPhail, James D.	9/27/19	10.00	\$778.80

McPhail, James D.	9/28/19	4.00	\$311.52
Gosk, Karol	9/30/19	7.75	\$658.36
McPhail, James D.	9/30/19	5.00	\$389.40
Gosk, Karol	10/1/19	10.00	\$849.50
McPhail, James D.	10/1/19	11.00	\$856.68
McPhail, James D.	10/2/19	11.00	\$856.68
Knip, Chad A.	10/3/19	0.50	\$72.39
Gosk, Karol	10/3/19	9.75	\$828.26
McPhail, James D.	10/3/19	11.00	\$856.68
Knip, Chad A.	10/4/19	3.00	\$434.31
Gosk, Karol	10/4/19	0.75	\$63.71
McPhail, James D.	10/4/19	11.00	\$856.68
Gosk, Karol	10/7/19	8.50	\$722.08
McPhail, James D.	10/7/19	5.00	\$389.40
Gosk, Karol	10/8/19	8.50	\$722.08
McPhail, James D.	10/8/19	10.00	\$778.80
Gosk, Karol	10/9/19	0.75	\$63.71
McPhail, James D.	10/9/19	10.00	\$778.80
Gosk, Karol	10/10/19	1.50	\$127.43
McPhail, James D.	10/10/19	9.00	\$700.92
Knip, Chad A.	10/11/19	0.50	\$72.39
McPhail, James D.	10/11/19	8.00	\$623.04
Gosk, Karol	10/14/19	0.50	\$42.48
Gosk, Karol	10/15/19	0.25	\$21.24
McPhail, James D.	10/16/19	10.00	\$778.80
McPhail, James D.	10/17/19	9.00	\$700.92
Gosk, Karol	10/18/19	6.00	\$509.70
McPhail, James D.	10/18/19	10.00	\$778.80
Gosk, Karol	10/18/19	5.25	\$445.99
Gosk, Karol	10/21/19	5.00	\$424.75
McPhail, James D.	10/21/19	4.00	\$311.52
Gosk, Karol	10/22/19	10.00	\$849.50
McPhail, James D.	10/22/19	4.00	\$311.52
McPhail, James D.	10/23/19	9.50	\$739.86
Gosk, Karol	10/24/19	1.25	\$106.19
McPhail, James D.	10/24/19	6.00	\$467.28
McPhail, James D.	10/25/19	10.00	\$778.80
Gosk, Karol	10/28/19	7.00	\$594.65
McPhail, James D.	10/28/19	10.00	\$778.80
Gosk, Karol	10/29/19	9.75	\$828.26
McPhail, James D.	10/29/19	5.00	\$389.40
McPhail, James D.	10/30/19	9.50	\$739.86
Gosk, Karol	10/31/19	6.00	\$509.70
McPhail, James D.	11/1/19	9.00	\$700.92
McPhail, James D.	11/4/19	6.00	\$467.28

Total \$45,465.73

RESOLUTION 35-2020

Release of Mortgage on 613 South Third Street, Goshen

WHEREAS Jonathan Shetler (“Purchaser”) acquired the real estate at 613 South Third Street from the City of Goshen, Indiana (“City”) pursuant to an Agreement for the Sale and Purchase of Real Estate dated October 16, 2017 (“Purchase Agreement”).

WHEREAS a mortgage in the amount of Forty Thousand Dollars (\$40,000.00) on the real estate was given by Purchasers to City to secure the performance of the obligations to make certain improvements and repairs to the real estate as required under the terms of the Purchase Agreement.

WHEREAS the mortgage was executed by Purchaser on December 19, 2017 and recorded December 21 2017 as instrument number 2017-27390.

WHEREAS Purchaser has completed all improvements and repairs required by the Purchase Agreement.

NOW, THEREFORE, BE IT RESOLVED that, on behalf of the City of Goshen, Indiana, the Goshen Redevelopment Commission releases the mortgage on the real estate commonly referred to as 613 South Third Street, Goshen.

BE IT FURTHER RESOLVED that Community Development Director Mark Brinson is authorized to execute the Release of Mortgage on behalf of City of Goshen, Indiana attached to this resolution and record the release with the Office of the Elkhart County Recorder.

PASSED and ADOPTED by the Goshen Redevelopment Commission on June 9, 2020.

Thomas Stump, President

Andrea Johnson, Secretary

RESOLUTION 36-2020

Approve Execution of Change Order No.7 for Kercher Road Reconstruction Phase 1

WHEREAS this change order is a balancing change order.

WHEREAS this change order is for \$2,303.84 with a new project cost of \$4,758,614.89.

NOW, THEREFORE, BE IT RESOLVED by the Goshen Redevelopment Commission approves the terms and conditions of Change Order Number Seven (7) that is attached to and made a part of this Resolution and Community Development Director Mark Brinson is authorized to execute Change Order No. Seven (7) on behalf of the City of Goshen and the Goshen Redevelopment Commission.

PASSED and ADOPTED on June 9, 2020

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: Dustin K. Sailor

RE: **CHANGE ORDER NO. 7 FOR KERCHER PH 1 PROJECT
(JN:2012-0016 / Des. # 1400713)**

DATE: June 3, 2020

Please see the attached Change Order No. 7 for Kercher Road Ph 1, from the railroad tracks to Dierdorff. This change order represents a balancing change order to address project overruns and underruns. Because of conflicts with abandon private utility lines, 3759 feet of abandoned pipe had to be removed. Most of the cost increase was offset by the elimination of new water service corporation stops that were determined to be unnecessary.

It is requested the Redevelopment Commission approve Change Order No. 7 for the Kercher Ph 1 project (Des # 1400713, Project # 2012-0016) with Rieth Riley Construction. This change order represents an increase of \$2,303.84, bringing the contract price to \$4,758,614.89.

Thank you for your consideration of this request.

Contract No:R -37645

Change Order No.: 007

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

Page: 1

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

Reason Code: CHANGED COND, Quantity Related

Description: Overrun / Underrun

Original Contract Amount

\$ 4,719,000.00

Current Change Order Amount

\$ 2,303.84

Percent: 0.049 %

Total Previous Approved Changes

\$ 37,311.05

Percent: 0.791 %

Total Change To-Date

\$ 39,614.89

Percent: 0.840 %

Modified Contract Amount

\$ 4,758,614.89

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 (\$ per Change Order) (Days per Contract) AE: DCE: SCE: *DDCM: (- LE \$ 250K-) (- LE \$ 750K -) (-- LE \$ 2 M --) (-- GT \$ 2 M --) (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 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 5/12/20

If N,Resolution: Approved Disapproved

Resolved by Date

LPA Signatures Required? Y / N If Y, Date to LPA 5/18/20 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: 007

INDIANA
Department of Transportation

Date: 05/14/2020
Page: 3

Contract: R -37645
Project: 1400713 - State:140071300LC2
Change Order Nbr: 007
Change Order Description: Overrun / Underrun
Reason Code: CHANGED COND, Quantity Related

CLN	PCN	PLN	Item Code	Unit	Unit Price	CO Qty	Comment	Amount Change
0024	1400713	0023	202-96133	LFT	9.120	3759.000	C	Amount:\$ 34,282.08
Item Description: PIPE, REMOVE								
Supplemental Description1:								
Supplemental Description2:								
0085	1400713	0085	715-04750	EACH	1,142.080	-28.000	C	Amount:\$ -31,978.24
Item Description: CORPORATION STOP								
Supplemental Description1:								
Supplemental Description2:								

Total Value for Change Order 007 = \$ 2,303.84

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

Nipsco relocated a six inch gas main south of the proposed roadway. The abandoned steel gas main needed to be removed from the NS tracks to the east end of the project in order to install storm sewer crossings, sanitary laterals, water services and complete subgrade treatment. This removal resulted in an overrun of the pipe removal item. The gas main removal that fell inside of the trench lines of the storm, sanitary sewer, and water service trenches was not included in the removal pay quantity. The existing corp stops in the existing water main were able to be left in place and used instead of making unnecessary holes in the main to install new corp stops. The only new corp stops needed where on the west end of the project in the area that the water main was relocated. This resulted in an underrun of the corporation stop item.

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: BETH-RAEY

Signed By: [Signature]

Date: 5/16/20

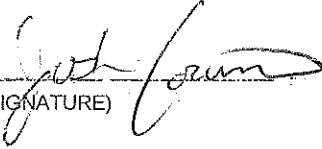
NOTE: Other required State and FHWA signatures will be obtained electronically through the SiteManager system.

Contract No:R -37645
Change Order No:007

INDIANA
Department of Transportation

Date:05/14/2020
Page: 4

APPROVED FOR LOCAL PUBLIC AGENCY


(SIGNATURE)

CITY ENGINEER
(TITLE)

6/4/2020
(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

RESOLUTION 37-2020

**Authorize Execution of Contract Amendment with Advanced Excavating LLC for
the Demolition Project on East Lincoln Avenue**

WHEREAS the Commission entered into a contract with Advanced Excavating LLC in March 2020 for demolition of seven (7) properties along East Lincoln Avenue.

WHEREAS as alternate bid of \$14,000 was received for the demolition of 708 East Lincoln Avenue. The total contract amount increases to \$86,600 with 30 days to complete the last demolition from the date of notice to proceed.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves the contract amendment with Advanced Excavating LLC and the City of Goshen 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 9, 2020.

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

Date: June 9, 2020

RE: Discussion – Remaining Vacant Lots in 400 Block of S. 3rd Street

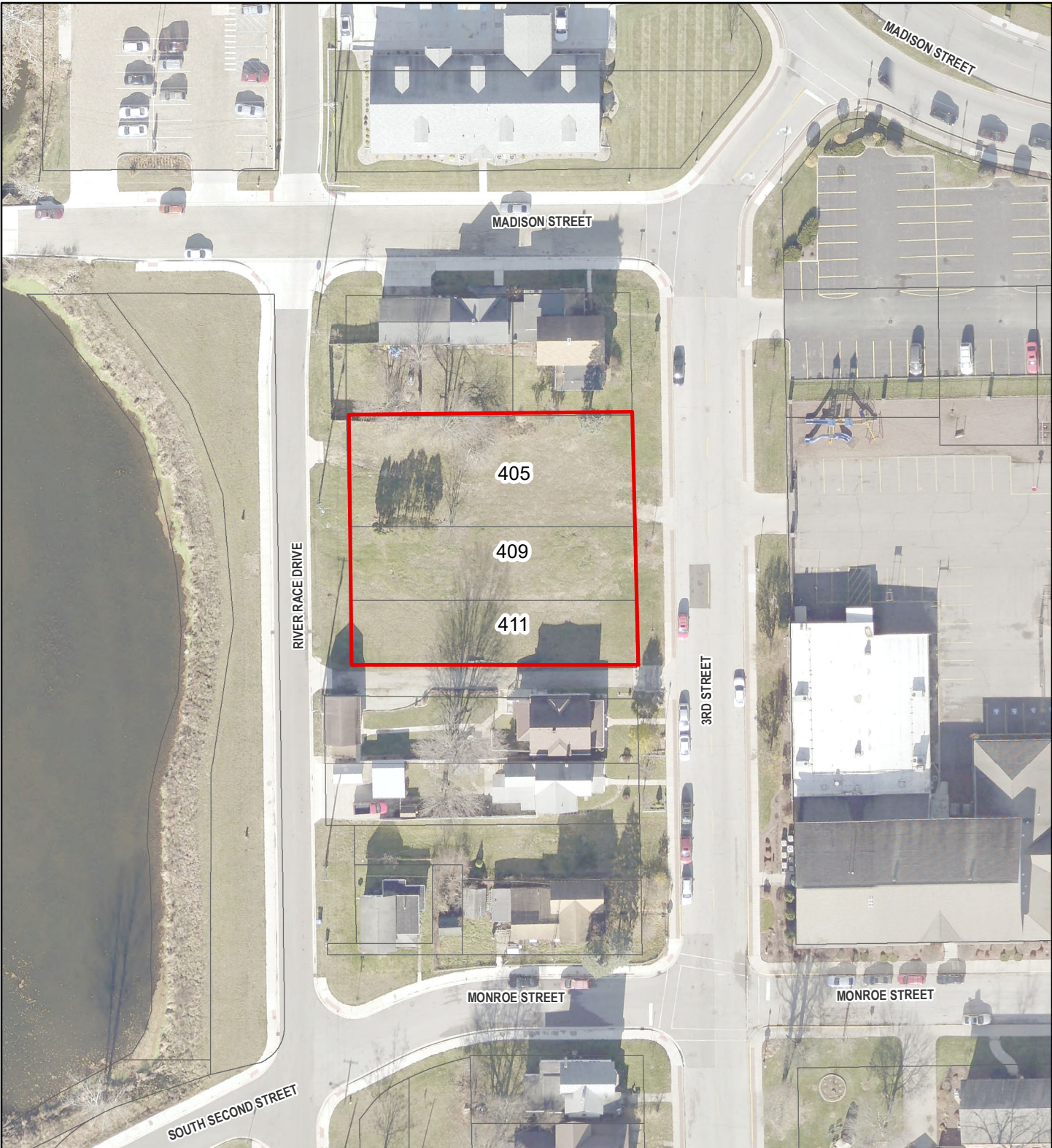
The Redevelopment Commission has entered into a purchase agreement for 301 S. 3rd Street and 204 W. Madison. As part of the agreement, the house at 204 W. Madison is to be demolished while the brick house at 401 S. 3rd Street is to be redeveloped.

While the original RFP for this area included the three (3) vacant lots, the proposal had no specific plans for their redevelopment and there were not included in the final purchase agreement. City staff has received inquiries regarding redevelopment of the remaining lots as single family homes. We are looking for discussion and direction from the Redevelopment Commission on how to proceed with the remaining properties:

1. 405 S. 3rd Street
2. 409 S. 3rd Street
3. 411 S. 3rd Street

It appears that 405 S. 3rd Street is the result of two (2) previously merged parcels and we could divide that lot back into two (2) lots matching the size of 409 S. 3rd Street and 411 S. 3rd Street.


A map showing the lots in question is attached.



The City of Goshen's Digital Data is the property of the City of Goshen and Elkhart County, Indiana. All graphic data supplied by the city and county has been derived from public records that are constantly undergoing change and is not warranted for content or accuracy. The city and county do not guarantee the positional or thematic accuracy of the data. The cartographic digital files are not a legal representation of any of the features depicted, and the city and county disclaim any assumption of the legal status they represent. Any implied warranties, including warranties of merchantability or fitness for a particular purpose, shall be expressly excluded. The data represents an actual reproduction of data contained in the city's or county's computer files. This data may be incomplete or inaccurate, and is subject to modifications and changes. City of Goshen and Elkhart County cannot be held liable for errors or omissions in the data. The recipient's use and reliance upon such data is at the recipient's risk. By using this data, the recipient agrees to protect, hold harmless and indemnify the City of Goshen and Elkhart County and its employees and officers. This indemnity covers reasonable attorney fees and all court costs associated with the defense of the city and county arising out of this disclaimer.

400 Block of S. 3rd Street

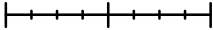
Information as of
June 2020



N

Feet

0 20 40 80



1 inch = 75 feet

The City of Goshen
 Department of
Planning & Zoning
 204 East Jefferson Street, Goshen, Indiana 46528
 Phone: 574-534-3600 Fax: 574-533-8626

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 12, 2020 through June 3, 2020** and finds that entries are allowed in the total amount of **\$187,611.28**

APPROVED on June 9, 2020

Thomas W. Stump, President

Andrea Johnson, Secretary

GOSHEN REDEVELOPMENT COMMISSION

Itemized Expenditure Report

Claims from 05/12/20 through 06/03/20

Invoice Date	Payee	Description	Claim #	Line Number	Amount
6/1/2020	Barkes, Kolbus, Rife & Shuler, LLP (02483)	Legal Services for June 1, 2020 to June 30,2020	1711	406-560-00-431.0502	\$4,271.00
6/2/2020	City of Goshen Utilities	Water bill for 65736 State Road 15	1719	406-560-00-431.0502	\$8.16
6/2/2020	Yarkshark, LLC	Mowing for May & June	1712	406-560-00-431.0502	\$3,420.50
6/2/2020	Advanced Excavating LLC	Demo of East Lincoln Homes	1715	480-560-00-442.0000	\$3,437.99
6/2/2020	Lionshead Development LLC	Right-of-Way for Lincoln Ave Reconstruction	1714	480-560-00-442.0000	\$1,350.00
6/2/2020	Barkes, Kolbus, Rife & Shuler, LLP (02483)	Professional Services - East Lincoln Reconstruction	1720	480-560-00-431.0502	\$638.70
6/2/2020	Community Business Equipment (04491)	Office Supplies	1716	406-560-00-429.0002	\$54.00
6/2/2020	Environmental Systems Research Institute (05146)	ArcGIS software/Enterprise System	1721	406-560-00-439.0301	\$1,406.00
6/2/2020	Niblock Excavating, Inc. (00653)	Main Street Streetscapes	1717	480-560-00-442.0000	\$119,701.95
6/2/2020	NIPSCO (00014)	65736 State Road 15	1718	406-560-00-435.0201	\$79.08
6/3/2020	Alt & Witzig Engineering, Inc	Geotechnical Base Line Report - Ice Rink	1725	480-560-00-442.0000	\$2,625.00
6/3/2020	Elkhart County Gravel, Inc. (00174)	Disposal of debris from East Lincoln homes	1722	480-560-00-442.0000	\$669.59
6/3/2020	Lochmueller Group(09835)	Kercher Road Phase 1	1723	480-560-00-431.0502	\$564.04
6/3/2020	Lochmueller Group(09835)	Kercher Road Phase 2	1724	480-560-00-431.0502	\$48,885.27
6/25/2020	Abonmarche (05859)	Stuery/Lincoln Avenue	1713	480-560-00-431.0502	\$500.00
Total:					\$187,611.28



June 2020 Redevelopment Staff Report

PROJECT: GOSHEN THEATER RENOVATION- PHASE I

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. In December of 2019 the theater received an additional gift of \$500,000 from an anonymous donor, which was matched by an additional \$500,000 from the Community Foundation. These additional gifts are targeted for auditorium renovations, including new seating, originally planned for the second phase of construction.

Construction is scheduled to be completed in summer of 2020.

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 2020 – Installation of signs and delineators at the railroad crossings.
- Summer 2020– Traffic counts to be done at each of the railroad crossings.
- Fall 2020 – Madison Street will have flasher and gates installed 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 in 2020.
- Fall 2020 – Submit the Public Authority Application (PAA) to Federal Railroad Administration (FRA) for review, which typically takes 2 months.
- Fall/Winter 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 2019 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.

A review of the Madison Street railroad crossing occurred with INDOT and Norfolk Southern (NS) on February 19, 2020. NS noted the design would take 12 to 18 months to complete. The City will begin installing the center dividers in the summer of 2020.

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 which was construction of the pond at the old salvage yard. The next phase of the project will include new water main and storm sewer installation for both Lincoln Avenue from the creek to just past Troyer Carpets and Steury Avenue from Lincoln to the "S" curves. Delays in securing 708 E. Lincoln Avenue and relocating the tenants have pushed project into 2021. The water main project, which is a Water Utility project, east of Steury Avenue, is progressing and will bid this year.

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

The City is waiting on NIPSCO's subcontractor to address erosion control issues at Pine Manor Drive, and then the Notice of Termination will be applied for. The goal is to complete all items by mid-July.

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

The contractor has been actively working on the project. They are currently working to complete required work items by June 14, weather permitting. Asphalt paving is scheduled for the week of June 8, along with pavement striping, and then shoulder/tree lawn restoration.

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. An easement needs to be acquired from Benteler, and then the project can be bid. So long as the COVID-19 crisis ends in the next month, we anticipate this project can still be bid this year.

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 will likely occur in late 2020/early 2021. Agreements are already in place with the adjacent property owners to be able to construct a comprehensive stormwater solution for this area.

PROJECT: FORMER WESTERN RUBBER SITE

PROJECT DESCRIPTION

The Western Rubber site went through an extensive demolition and environmental remediation process and is now considered a buildable site. The vacant parcel contains approximately 170,000 square feet and is located east of the Norfolk Railroad, north of the Plymouth Avenue.

PROJECT UPDATE

A Request for Proposals (RFP) was issued in February, 2020 with the initial round of proposals due March 10. No offers were received exceeding the fair market price of \$175,000. A second round of proposals was due April 14 and no proposals were received. The Commission has now met the legal requirements to negotiate a purchase agreement with a prospective buyer, without having to issue a new RFP.

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

The Mayor has asked to place this project on hold until the financial impact of the COVID-19 virus can be determined. Construction will not start in 2020 as originally planned.

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 year. It is anticipated that construction will not begin until 2021.

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

The road improvement with Niblock as the contractor is substantially complete. The remaining task is the installation of delineators to mark out the gore areas and a punch list walk-thru. On the City's side, the new decorative signs have been ordered, and staff is working on a contract to remove the signal mast arms. The City is also working with EID to install planters in the gore areas and to clean up the tree wells and install a consistent mulch.

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. A pre-development meeting was held in mid-December and a Major Change to the PUD has been approved by the Plan Commission. They have begun marketing the townhomes and hope to begin construction on the first unit this year.

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 contractor started work on the project this week and work is anticipated to be complete in August. There is a project complication where the City has not been able to secure the necessary property from the Crowder Law Office. Legal proceedings are taking place, but project delays should be anticipated because of this property acquisition issue.

PROJECT: COLLEGE AVE FROM US 33 TO RAILROAD XING

PROJECT DESCRIPTION

This federally funded project consists of adding a center turn lane and a 10 foot multi-use path on the north side of College Ave from US 33 to the railroad crossing. The project is expected to be under construction in 2025.

PROJECT UPDATE

The City has selected American Structurepoint to design the project and INDOT has approved the selection. The contract has been signed, and the process has begun.

PROJECT: WATERFORD MILLS PARKWAY FROM SR 15 TO CR 40

PROJECT DESCRIPTION

The next phase of the Waterford Mills Parkway project will be to extend the road to the west and connect to CR 40, east of the existing bridge. The City of Goshen and Elkhart County will be working together to design and build this project, with the County taking the lead role.

PROJECT UPDATE

The County has prepared preliminary analysis of possible alignments, including a “no build” option. The County has hired the Lochmueller Group to conduct a traffic study, to further evaluate the options. The County has prepared an inter-local agreement, which will define the roles and responsibilities of both parties in the design and construction of this roadway. The

interlocal agreement has been approved by the City Council and will be presented to the Redevelopment Commission in 2020.