



**GOSHEN REDEVELOPMENT COMMISSION
AGENDA FOR THE REGULAR MEETING OF January 12, 2021**

This meeting will be conducted under a declared public health emergency covering all of the State of Indiana. In accordance with Mayor Stutsman's Executive Order 2020-16, this meeting will be held with virtual-only public access, including opportunity for questions/comments at the appointed times, via Zoom software. Note that free public Wi-Fi is available at Goshen Public Library.

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

The Goshen Redevelopment Commission will meet on January 12, 2021 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. CHANGES TO THE AGENDA

3. APPROVAL OF MINUTES

Regular Meeting & Executive Session

4. OPEN PROPOSALS

Purchase of Real Estate – West Monroe Street

5. NEW BUSINESS

Resolution 01-2021- Approve Request for Execution of Agreement for the Sale and Purchase of Real Estate at 65736 State Road 15

Resolution 02-2021 – Authorize Issuance of Request for Proposals for Real Estate with a House Located at 2601 Woodland Drive

6. PRESENTATION

Downtown Vault Structural Evaluation – Dustin Sailor

7. DISCUSSION

TIF Consolidation

Capital Plan

8. APPROVAL OF REGISTER OF CLAIMS

9. MONTHLY REDEVELOPMENT STAFF REPORT

10. 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.

11. ANNOUNCEMENTS

Next Regular Meeting – February 9, 2021 at 3:00 p.m.

12. EXECUTIVE SESSION

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

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of December 8, 2020

The Goshen Redevelopment Commission met in a regular meeting on December 8, 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.

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, Brett Weddell and Bradd Weddell

Absent: None

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve the minutes of the November 10, 2020 regular meeting and executive session.

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

Ayes: Garber Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 5 in favor and 0 against.

NEW BUSINESS

Resolution 67-2020 – Ratify Execution of Agreement with DLZ for Design Services for Madison Street Bridge Reconstruction

Mark Brinson, Community Development Director, stated that approval was given to execute the contract and now bringing to Commission to ratify.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 67-2020.

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

Ayes: Garber Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 5 in favor and 0 against.

Resolution 68-2020 – Authorize Issuance of Request for Proposals for two (2) Parcels at Monroe Street and River Race Drive

Mark Brinson, Community Development Director, the Commission has owned these parcels since the home was demolished for construction of River Race Drive. It is a buildable lot but will require some variances to meet setbacks.

Larry Barks, Commission Attorney, stated that the RFP in the packet has an incorrect due date of January 21, 2021 the correct date is January 12, 2021.

Questions from Commission members regarding appraisals and possibly keeping property as green space.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve Resolution 68-2020.

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

Ayes: Garber Johnson Stump Weddell

Nays: Turner

The motion was adopted by a vote of 4 in favor and 1 against.

Mark Brinson, Community Development Director, asked for volunteers from the Commission to be on the committee to review proposals make a recommendation and Commissioner Johnson and Commissioner Garber volunteered.

Commission President Thomas Stump stated that Resolution 71-2020 Award Bid and Authorize Negotiation and Execution of Agreement for Eisenhower Drive North & South Reconstruction needed to be added to the agenda and there were no objections.

Resolution 69-2020 – Approve Execution of Change Order No. 2 for River Race Drive Extension
Dustin Sailor, Director of Public Works, this is a balancing change order for a reduction of \$16,727.38 for a revised contract amount of \$213,057.87, a 7.28 percent decrease.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 69-2020.

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

Ayes: Garber Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 5 in favor and 0 against.

Resolution 70-2020 – Approve Request to Amend Agreement for the Sale and Purchase of Real Estate at 65736 State Road 15

Becky Hutsell, Redevelopment Project Manager, in September the Commission approved the proposal to process with a purchase agreement for the sale of 65736 State Road 15. Gave details of the purchase agreement. In October the home sustained damage in the basement due to theft of electrical wiring and plumbing. Ms. Hutsell explained the damage and the amended purchase agreement. Purchase price reduced.

Questions from commission members regarding the agreement. Discussion about insurance coverage and claims.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 70-2020 contingent of Legal Department review of insurance claim.

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

Ayes: Garber Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 5 in favor and 0 against.

Resolution 71-2020 – Award Bid and Authorize Negotiation and Execution of Agreement for Eisenhower Drive North & South Reconstruction

Dustin Sailor, Director of Public Works, four bids were received and opened at the December 9, 2020 Board of Public Works and Safety. Phend & Brown was the lowest responsible and responsive bidder with a bid of \$1,787,372.45.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 71-2020.

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

Ayes: Garber Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 5 in favor and 0 against.

DISCUSSION

TIF Consolidation

Mark Brinson, Community Development Director, stated in 2012 individual TIF's were combined into a consolidated TIF's for both River Race and Southeast allowing funding of more projects, Connecting them together will provide more flexibility to fund and prioritize projects. Shared a map of current TIF areas. An example of a project that could benefit from the consolidation is Elkhart County fiber network. Mr. Brinson indicated that Mayor Stutsman is in support of the consolidation.

Questions and discussion regarding the consolidation.

Claim Procedure

Adam Scharf, Clerk Treasurer, presented a memo outlying the current claim approval and processing. Mr. Scharf explained the options.

After discussion among staff and commission members, it was decided to eliminate Board of Works approval for claims.

Annual Report Revision

Adam Scharf, Clerk Treasurer, presented a memo outlining the amendment to the 2019 Commission Annual Report. The parcels for the Lippert/Dierdorff TIF which was created in 2018 and the Reimbursement Agreements with developers were added to the 2019 Commission Annual Report.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve payment of the Register of Claims totaling \$219,448.13

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

Ayes: Garber Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 5 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

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

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for January 12, 2021 at 3:00 p.m.

ADJOURNMENT

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to adjourn the meeting. The motion was adopted unanimously.

The regular meeting was adjourned at 4:04 p.m.

APPROVED on January 12, 2021

GOSHEN REDEVELOPMENT COMMISSION

Thomas W. Stump, President

Andrea Johnson, Secretary

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Executive Session of December 8, 2020

The Goshen Redevelopment Commission met in an executive session on December 8, 2020 at the conclusion of the Commission's regular meeting at 4:05 p.m. pursuant to the notice given. 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, Thomas Stump, Vince Turner, Brett Weddell 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 Goshen Redevelopment Commission up to the 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 session was adjourned at 4:26 p.m.

APPROVED on January 12, 2021

GOSHEN REDEVELOPMENT COMMISSION

Thomas W. Stump, President

Andrea Johnson, Secretary

RESOLUTION 01-2021

Approve Request for Execution of Agreement for the Sale and Purchase of Real Estate at 65736 State Road 15

WHEREAS as a requirement of the agreement, the purchaser must submit both demolition and renovation plans for Commission approval.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves the terms and conditions of the Agreement with Nathan & Amber Butler for the purchase of 65736 State Road 15 which is attached to and made part of this resolution and Community Development Director Mark Brinson is authorized to execute the Agreement for the Sale and Purchase of Real Estate at 65736 State Road 15.

PASSED and ADOPTED on January 12, 2021.

GOSHEN REDEVELOPMENT COMMISSION

Thomas W. Stump, President

Andrea Johnson, Secretary



**Department of Community Development
CITY OF GOSHEN**

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Memorandum

To: Redevelopment Commission

From: Becky Hutsell, Redevelopment Project Manager

Date: January 12, 2021

RE: Request to Approve Execution of Agreement for the Sale and Purchase of Real Estate at 65736 SR 15

We are requesting the Redevelopment Commission approve the execution of an Agreement for the Sale and Purchase of Real Estate at 65736 SR 15. This property has been discussed several times since August when proposals were first received due to the damages that were incurred following a break in at the property. Although the terms of the sale have been discussed and the Commission has shown support for the plan with the property, we are now bringing the agreement to this month's meeting for formal approval.

Per previous discussions, the general terms of the sale of the property are as follows:

- Purchase Price: \$30,000 (\$10,000 at the time of closing with the City holding a mortgage on the property for a period of five (5) years for the remaining balance of \$20,000)
- Intended Use: Single-family home for personal use
- Renovation Proposal: Extensive renovation plan submitted with offer. Buyers' original estimates for initial renovations expected to be approximately \$85,000.

The agreement includes a requirement that the purchasers submit both demolition and renovations plans for approval by the Commission prior to closing. Both sets of plans are attached for review. Their plans document the fact that they, indeed, intend to restore the property to a single-family residence by eliminating the individual apartment units.

We're requesting the Commission's approval of this agreement. The Butler's are prepared to close on the property this month.

AGREEMENT FOR THE SALE AND PURCHASE OF REAL ESTATE

THIS AGREEMENT is made and entered into on January ____, 2021 by City of Goshen, Indiana, a municipal corporation and political subdivision of the State of Indiana acting through the Goshen Redevelopment Commission (Redevelopment) and Nathan A. Butler and Amber D. Butler, Husband and Wife (Purchaser).

REAL ESTATE

In consideration of the purchase price and on the terms, covenants and conditions to be kept and performed by the respective parties, Redevelopment agrees to sell and Purchaser agrees to purchase the following real estate located in Elkhart Township, Elkhart County, Indiana, more commonly known 65736 State Road 15, Goshen, Indiana, 46526, and more particularly described as follows:

Part of Lot 7 in SUNNY ACRES SUBDIVISION, in the Southeast corner of Section 28, and in the Southwest corner of Section 27, in Elkhart Township, more particularly described as follows:

Beginning at the iron pipe marking the Southwest corner of said Lot Number 7 and running North 0 degrees 30 minutes West One Hundred Six and Two Tenths (106.2) feet to an iron stake; South 89 degrees 23 minutes East Two Hundred Forty-five (245) feet to an iron stake; South 0 degrees 30 minutes East One Hundred Three and Seventy-five Hundredths (103.75) feet to an iron stake on the South line of Lot 7 aforesaid; West Two Hundred Forty-four and Seven Tenths (244.7) feet to the point of beginning as recorded in Plat Book 3, page 147 of the records in the Office of the Recorder of Elkhart County, Indiana.

Parcel No. 20-11-27-301-009.000-014

The above described real estate is hereinafter referred to as the "Real Estate."

The Real Estate shall include all land, all pertinent rights, privileges and easements and all buildings and fixtures in their present condition.

PURCHASE PRICE

Purchaser agrees to pay and Redevelopment agrees to accept the total sum of Thirty Thousand Dollars (\$30,000.00). Purchaser agrees to pay Redevelopment the sum of Ten Thousand Dollars (\$10,000.00) at the closing and agrees to execute a mortgage in favor of Redevelopment in the amount of Twenty Thousand Dollars (\$20,000.00) to be paid in full by Purchaser five (5) years from the date of the closing.

MORTGAGE

- 1) Purchaser agrees to mortgage to Redevelopment the Real Estate together with all rights, privileges, interest, easements, appurtenances, fixtures, and improvements now or hereinafter belonging or allocated to the Real Estate.
- 2) The mortgage is given to secure the payment of Twenty Thousand Dollars (\$20,000.00) together with all accrued interest and unpaid real estate taxes for which purchaser is obligated.
- 3) The mortgage shall incur no interest until January 1, 2024. If the mortgage remains unpaid the unpaid amount shall accrue interest at the rate of two (2) percent until October 1, 2025. Beginning on October 1, 2025 the mortgage shall accrue interest in the amount of six (6) percent on the unpaid balance.
- 4) Purchaser may pay the mortgage in full at any time or may pre-pay the mortgage in part at any time. If the mortgage is prepaid in part Purchaser is not relieved of the obligation to make monthly payments in the amount specified in this agreement except for the month in which the larger prepayment is made.
- 5) Purchaser is not obligated to make any payment on the mortgage until October 1, 2023. Beginning October 1, 2023 Purchaser shall pay the mortgage on the first of every month at the rate of Five Hundred Dollars (\$500.00). Any remaining principal and accrued interest shall be paid in full on or before October 1, 2026.
- 6) Redevelopment agrees to subrogate Redevelopment's mortgage to any mortgage incurred by Purchaser if such mortgage is necessary to make the required repairs and improvements and is used solely to finance the purchase price and required or needed repairs and improvements.

CLOSING

A closing will be held within thirty (30) days of Purchaser closing on the sale of their home, but no later than March 31, 2021 unless the parties agree to a later date in writing. Parties will equally share the costs of the closing agent.

WARRANTY DEED

Redevelopment shall deliver to Purchaser a warranty deed conveying merchantable title to the Real Estate free and clear of all liens and encumbrances, except conditions of record including, but not limited to zoning restrictions, taxes, easements, and assessments.

TAXES AND ASSESSMENTS

Redevelopment shall pay the real estate taxes and assessment for 2020 due and payable in 2021. Purchaser shall pay real estate taxes and assessments for 2021 due and payable in 2022. Purchaser shall pay all real estate taxes and assessments thereafter.

RISK OF LOSS

Purchaser shall assume the risk of loss beginning on the date of closing.

USE OF REAL ESTATE

Purchaser agrees to use the Real Estate as a single-family residence for at least ten (10) years and until Redevelopment's mortgage is paid in full. The obligation to use the Real Estate as a single-family residence shall apply to any entity acquiring title to the Real Estate.

REQUIRED MODIFICATION TO 65736 STATE ROAD 15

As an additional consideration to induce Redevelopment to sell the 65736 State Road 15 Real Estate, Purchaser agrees to make the following repairs to the structure at 65736 State Road 15 within thirty (30) months of closing.

Masonry:

- 1) Install new masonry according to local building codes where needed.
- 2) Tuckpoint, repair, and replace existing grout lines as necessary.
- 3) After mortar is set and cured, clean exposed masonry and surrounding areas.

Windows:

- 1) Refurbish and/or install new windows where repairs are needed.
- 2) Install caulking, flashing and trim boards around windows to provide water tight installation as needed.

Landscaping:

- 1) Remove two (2) large trees directly in front of porch.
- 2) Trim or remove additional trees in distress, in consultation with City of Goshen Director of Environmental Resilience.
- 3) Remove and/or improve existing bushes and plantings on the perimeter of the home.
- 4) Clean front and back yards of debris and trash.

Demolition:

- 1) Submit general demolition plans to Redevelopment for approval prior to closing.
- 2) Demolish walls, cabinets, damaged ceilings, flooring, and fixtures, three extraneous kitchens, three bathrooms (two from central hallway and one over back staircase) in accordance with applicable building codes.
- 3) Temporarily disconnect and cap all plumbing lines at existing plumbing fixture locations.
- 4) Remove and dispose of all demolition debris.

Framing:

- 1) Submit general floor plans to Redevelopment for approval prior to closing.
- 2) Install new wall framing and openings to restore central hallway.
- 3) Replace and install subflooring where needed.
- 4) Furnish and install new stair framing where needed.

- 5) Patch plywood floor sheathing where needed.

Insulation:

- 1) Furnish and install new insulation, including in the basement and attic, and exterior wall insulation, as applicable.

Drywall:

- 1) Furnish, install, tape, sand, and finish new drywall in areas of repair or to return to single family home layout. Ceiling in multiple rooms will require new drywall.
- 2) Patch and prep miscellaneous holes, cracks and imperfections in walls and on ceilings.
- 3) Furnish and install fire-resistant, mold-resistant drywall in areas required by Building Code.

Kitchen:

- 1) Retain one (1) full kitchen for the home on the first floor.

Bathrooms:

- 1) Relocate second and first floor bathrooms from hallway.
- 2) Relocate and install a second-floor master bathroom.
- 3) Relocate and install a second-floor hall bathroom.

Interior Woodwork

- 1) Repair front stairway bannister.
- 2) Reopen back staircase to the second floor and basement (after demolition of bathroom above).

Painting

- 1) Exterior and interior painting where necessary.

Basement:

- 1) After demolition, remove soft materials and rebuild interior back staircase for basement access.

Plumbing:

- 1) Rough in new water supply and water lines as necessary for new plumbing fixture locations.
- 2) Install new plumbing fixtures.

HVAC:

- 1) Upgrade and/or repair heating system.

Electrical:

- 1) Perform any necessary electrical demolition to accommodate new floor layout.
- 2) Install GFI protected outlets in wet locations at required by Building Codes.
- 3) All electrical work shall be installed according to Building Codes.

ANNEXATION

- 1) Purchaser understands that the real estate, while owned by the City of Goshen Indiana, is not currently within the Goshen City limits. The real estate is subject to a Water and Sewer Agreement dated April 10, 2019, recorded by the Elkhart County Recorder as instrument number 2019-07560. A copy of which is attached to this agreement as Exhibit A.
- 2) The parties further acknowledge that the City of Goshen intends to initiate an annexation within the next ten (10) months that will include the Real Estate.
- 3) Purchaser or any successor in title to the real estate waives and releases any right to remonstrate against any pending or future annexation for all or any portion of the Real Estate.
- 4) Purchaser also acknowledges that the purchaser or any subsequent owner of the real estate agrees to pay City Utilities the standard sewer connection fee upon connecting to City sewer. Purchaser agrees to connect to City sewer within one hundred eighty (180) days of City extending a sewer main to within three hundred (300) feet of the real estate. See Water and Sewer Agreement attached as Exhibit A.

WARRANTIES

- 1) Redevelopment warrants that Redevelopment will convey a good and merchantable title to Purchaser. Purchaser accepts the Real Estate AS IS without warranty of habitability. Redevelopment makes no warranty, express or implied, that the Real Estate is suitable for any particular purpose.
- 2) Purchaser has made its own inspection of the Real Estate and relies solely upon Purchaser's observation in deciding to purchase the Real Estate. Purchaser does not rely upon any representation of Redevelopment or any agent of Redevelopment.
- 3) Redevelopment will permit Purchaser or any inspector hired by Purchaser access to the Real Estate to conduct such inspections as Purchaser or their inspector deem appropriate.

ACCESS TO REAL ESTATE

No access is permitted from Real Estate to Waterford Mill Parkway. All access to State Road 15 will be through a private drive that provides access to State Road 15 for the following three (3) properties:

- 1) 65706 State Road 15
- 2) 65736 State Road 15
- 3) 65704 State Road 15

INSURANCE

- 1) Purchaser shall deliver to Redevelopment a copy of a homeowner's insurance policy covering all of the structures on the Real Estate from hazards in an amount at least equal to Redevelopments mortgage.

- 2) Purchaser shall maintain the homeowner's insurance policy covering the Real Estate in full force and effect, listing Redevelopment as a loss payee at all times until the purchase price, accrued interest, taxes, assessments, and insurance premiums are fully paid by Purchaser. If Purchaser does not maintain homeowner's insurance on the property Redevelopment may purchase insurance to cover the value of Redevelopment's mortgage, adding the cost of such insurance to the principle balance owed by the Purchaser.
- 3) City made a claim to the City's insurance carrier for damages to the roof of the Real Estate caused by hail. The City received a payment from the insurance carrier. City agrees to place the insurance proceeds into an escrow account. Once the roof on the real estate is repaired by a contractor selected by Purchaser, approved by Redevelopment, City will instruct the escrow agent to pay the roofing contractor the sum of Six Thousand Nine Hundred Twenty Dollars and Sixteen Cents (\$6,920.16) as partial payment for the roof repair.

DEFAULT

- 1) If either party to this agreement fails to do any act required by this agreement, by the mortgage to be executed by the Purchaser and Redevelopment, or fails to conform to any term or condition of this agreement, such party shall be considered in default.
- 2) If Purchaser does not pay or fulfill any obligation in this agreement within thirty (30) days after receiving written notice of the default from Redevelopment, Purchaser will be considered in breach of this agreement.
- 3) Upon breach, of this agreement by either party, the non-breaching party may seek any and all remedies available in law or in equity including the right to seek specific performance or to obtain payment in full of all outstanding monetary obligations.

MISCELLANEOUS

- 1) This agreement shall be construed in accordance with and governed by the laws of the State of Indiana.
- 2) In the event that legal action is brought to enforce or interpret the terms of and conditions of this agreement, the proper venue for such action will be in a court of competent jurisdiction in Elkhart County, Indiana.
- 3) In the event that 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.
- 4) 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.
- 5) All provisions, covenants, terms and conditions of this agreement apply to and bind the parties to this agreement and their legal heirs, representatives, successors and assigns.

6) This agreement constitutes the entire agreement between the parties and supersedes all other agreements or understanding between Redevelopment and Purchaser.

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

Purchaser

Redevelopment

Nathan A. Butler
Date: _____

Mark Brinson
Community Development Director
Goshen Redevelopment Commission
City of Goshen, Indiana

Amber D. Butler
Date: _____

Date: _____

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, personally appeared **Nathan A. Butler**, being known to me or whose identity has been authenticated by me to be the person who acknowledged the execution of the foregoing instrument as the person's voluntary act for the purpose stated therein.

Witness my hand and Notarial Seal this _____ day of _____, 20_____.

Printed Name: _____
Notary Public of _____ County, Indiana
My Commission Expires: _____
Commission Number: _____

EXECUTED and DELIVERED in my presence:

Witness Signature: _____

Witness Printed Name: _____

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, personally appeared [Witness Name] _____, being known to me or whose identity has been authenticated by me to be the person whose name is subscribed as a Witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by _____ in the above-named subscribing Witness's presence, and that the above-named subscribing Witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or any proceeds as a result of the transaction.

Witness my hand and Notarial Seal this ____ day of _____, 20____.

Printed Name: _____
Notary Public of _____ County, Indiana
My Commission Expires: _____
Commission Number: _____

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, personally appeared **Amber D, Butler**, being known to me or whose identity has been authenticated by me to be the person who acknowledged the execution of the foregoing instrument as the person's voluntary act for the purpose stated therein.

Witness my hand and Notarial Seal this ____ day of _____, 20____.

Printed Name: _____
Notary Public of _____ County, Indiana
My Commission Expires: _____
Commission Number: _____

EXECUTED and DELIVERED in my presence:

Witness Signature: _____

Witness Printed Name: _____

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, personally appeared [Witness Name] _____, being known to me or whose identity has been authenticated by me to be the person whose name is subscribed as a Witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by _____ in the above-named subscribing Witness's presence, and that the above-named subscribing Witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or any proceeds as a result of the transaction.

Witness my hand and Notarial Seal this ____ day of _____, 20____.

Printed Name: _____
Notary Public of _____ County, Indiana
My Commission Expires: _____
Commission Number: _____

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, personally appeared **Mark Brinson**, being known to me or whose identity has been authenticated by me to be the person who acknowledged the execution of the foregoing instrument as the person's voluntary act for the purpose stated therein.

Witness my hand and Notarial Seal this ____ day of _____, 20____.

Printed Name: _____
Notary Public of _____ County, Indiana
My Commission Expires: _____
Commission Number: _____

EXECUTED and DELIVERED in my presence:

Witness Signature: _____

Witness Printed Name: _____

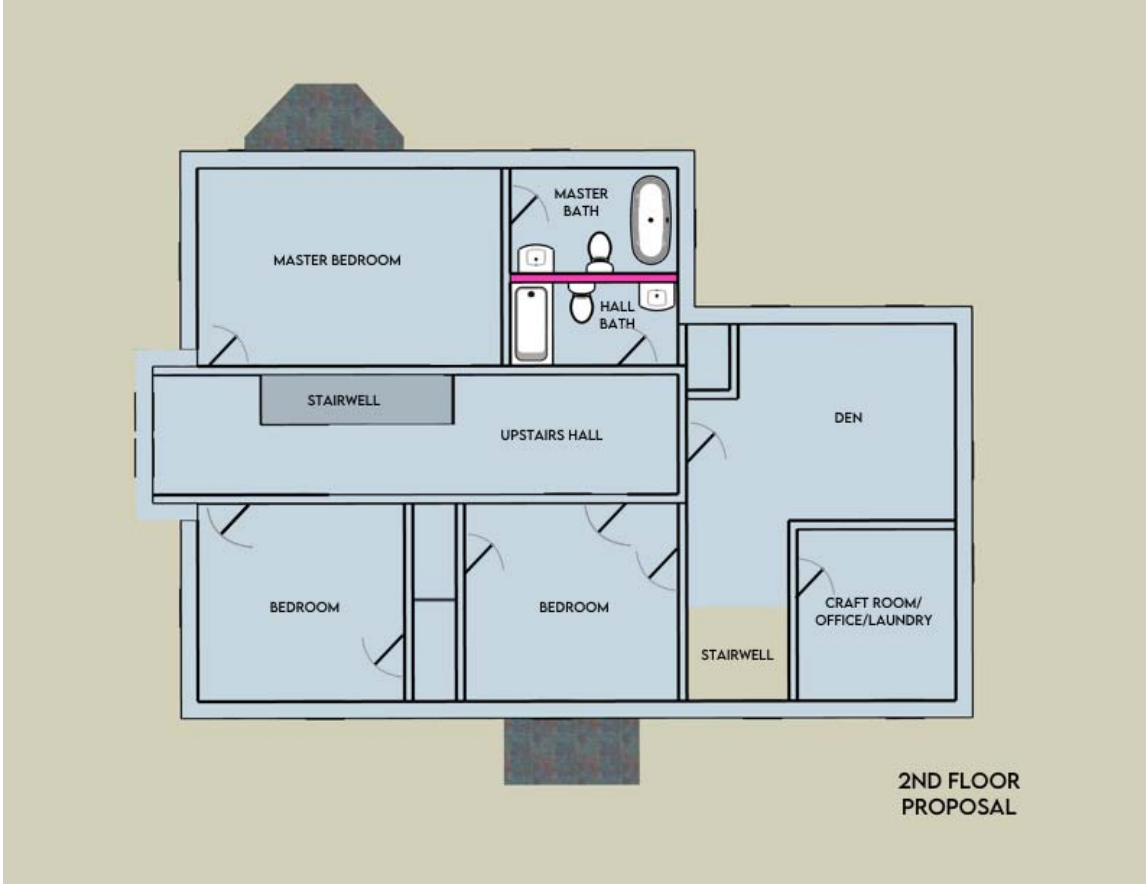
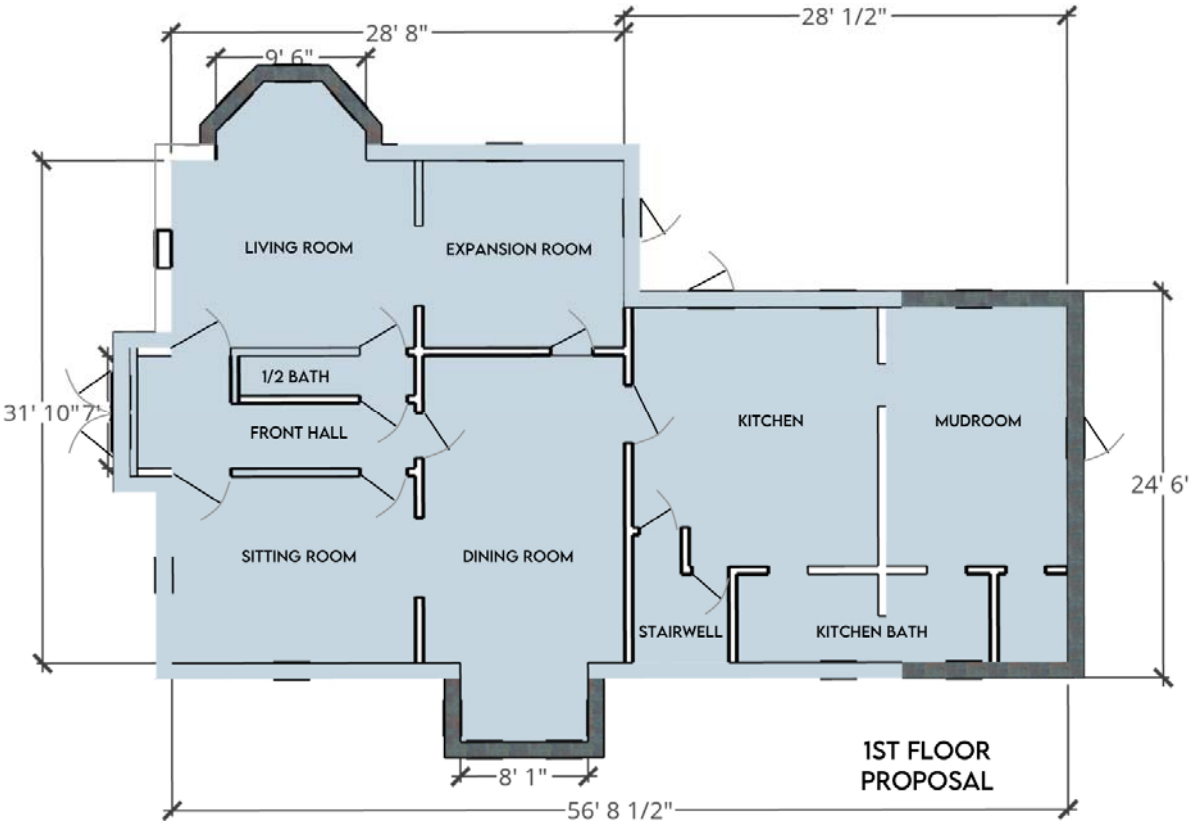
STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, personally appeared [Witness Name] _____, being known to me or whose identity has been authenticated by me to be the person whose name is subscribed as a Witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by _____ in the above-named subscribing Witness's presence, and that the above-named subscribing Witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or any proceeds as a result of the transaction.

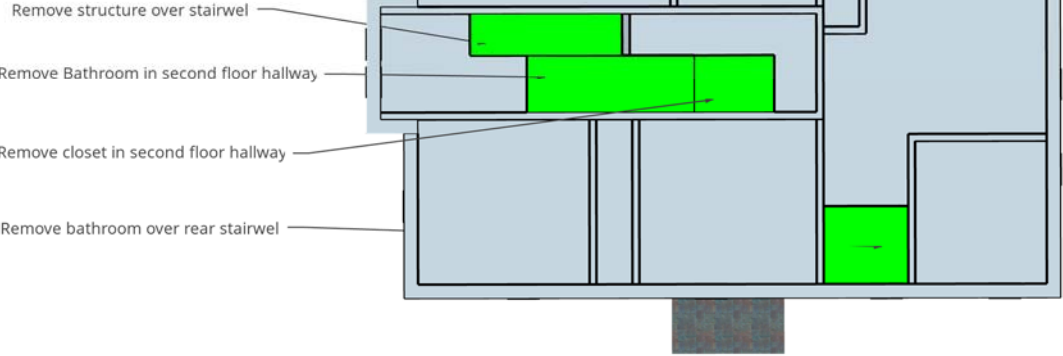
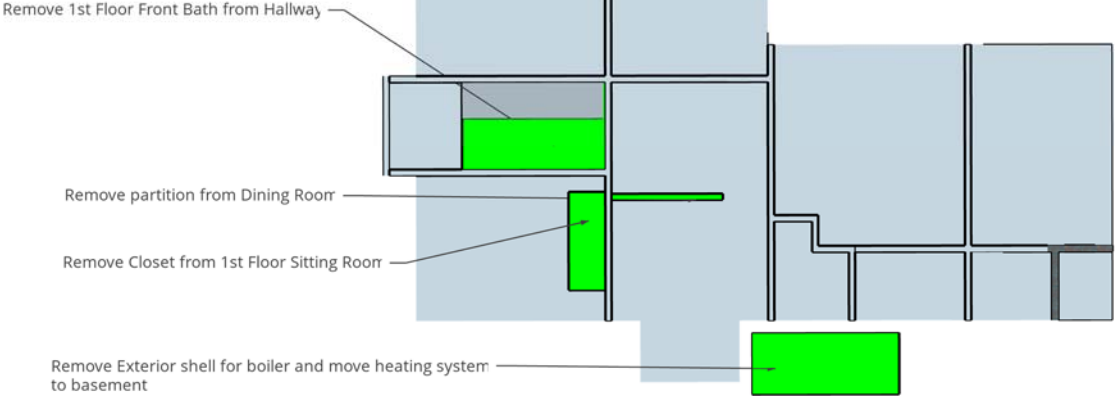
Witness my hand and Notarial Seal this ____ day of _____, 20____.

Printed Name: _____
Notary Public of _____ County, Indiana
My Commission Expires: _____
Commission Number: _____

65736 Renovation & Demolition Plans



65736 Renovation & Demolition Plans



RESOLUTION 02-2021

**Authorize Issuance of Request for Proposals
for Real Estate with a House Located at 2601 Woodland Drive**

WHEREAS the Goshen Redevelopment Commission currently owns the real estate located at 2601 Woodland Drive Goshen, Indiana

WHEREAS the Goshen Redevelopment Commission is interested in requesting proposals for the sale of the real estate with a house located at 2601 Woodland Drive Goshen, Indiana.

NOW, THEREFORE, BE IT RESOLVED by the Goshen Redevelopment Commission that the Redevelopment Commission authorizes the issuance of a Request for Proposals for the sale of the real estate with a house located at 2601 Woodland Drive Goshen, Indiana to be opened at a subsequent meeting of the Redevelopment Commission.

PASSED and ADOPTED on January 12, 2021

Goshen Redevelopment Commission

Thomas W. Stump, President

Andrea Johnson, Secretary

REQUEST FOR PROPOSALS TO PURCHASE REAL ESTATE

The Goshen Redevelopment Commission (herein after referred to as "Redevelopment") is requesting proposals to purchase real estate with a house located at 2601 Woodland Drive, Goshen Indiana.

Real Estate and Structure to be Purchased

The Real Estate for sale is described as follows:

Parcel number 20-11-28-228-005.000-015

Lot Number Twenty-two (22) in Martin Manor Addition, located in the Northeast corner of Section 28, Township 36 North, Range 6 East, as appears of record in Plat Book 3, Page 116 in the Office of the Recorder of Elkhart County.

And Also:

A part of Lot Number 23 as the said Lot is known and designated on the Plat of Martin Manor Addition, a subdivision in Elkhart County, Indiana; said Plat being recorded in Plat Book 3, page 116 in the Office of the Recorder of Elkhart County and being more particularly described as follows:

Beginning at a rebar marking the Southeast corner of said Lot Number 23; thence North 00 degrees 01 minute 48 seconds West along the East line of said Lot Number 23 a distance of 141.91 feet (recorded as 141.85 feet) to the Northeast corner of said Lot Number 23; thence Southwesterly along the North line of said Lot Number 23, being on the arc of a 547.96 foot radius curve to the left, concave to the Southeast, a distance of 12.24 feet (chord bearing South 79 degrees 46 minutes 04 seconds West, chord distance 12.24 feet) to a rebar; thence South 04 degrees 57 minutes 23 seconds East a distance of 140.26 feet to the point of beginning of this description containing 855 square feet or 0.02 of an acre, more or less, being subject to all easements, restrictions and public rights of way of record.

Less and Excepting:

A part of Lot 22 in Martin Manor Addition as per plat thereof, recorded in Plat Book Number 3, Page 116 on the 6th day of May, 1948 in the Office of the Recorder of Elkhart County, Indiana being more particularly described as follows:

Beginning at the Northeast corner of said Lot 22, thence South 00° 01' 23" West along the East line of said Lot 22, 15.00 feet; thence North 89° 58' 37" West, 55.15 feet; thence South 88° 23' 59" West, 94.89 feet to a point on the Westerly line of said Lot 22; thence North 00°01' 23" East along said Westerly line, 9.75 feet to the Northwest corner of said Lot 22; thence Northeasterly 92.27 feet along an arc to the right having a radius of 535.00 feet and subtended by a long chord having a bearing North 85° 04' 55" East and length of 92.16 feet; thence South 89° 58' 37" East, 58.18 feet to the point of beginning and containing 0.05 acres, more or less.

And Also:

A part of Lot 23 in Martin Manor Addition as per plat thereof, recorded in Plat Book Number 3, Page 116 on the 6th day of May, 1948 in the Office of the Recorder of Elkhart County, Indiana being more particularly described as follows:

Beginning at the Northeast corner of said Lot 23; thence South 00° 01' 23" West along the East line of said Lot 23, 9.75 feet; thence South 88° 23' 59" West, 11.37 feet; thence North 04° 53' 53" West, 7.86 feet; thence Northeasterly 12.25 feet along an arc to the right having a radius of 535.00 feet and subtended by a long chord having a bearing North 79°29'07" East and a length of 12.25 feet to point of beginning and containing 104 square feet, more or less.

A map showing the parcel and house is attached as Exhibit A.

Submission of Proposal

Any proposal to purchase the parcel of Real Estate and house shall be submitted to Mark Brinson, Community Development Director at 204 East Jefferson Street, Suite 6 Goshen, Indiana 46528-3405, no later than 12:00 p.m. (noon) on February 9, 2021.

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 Woodland Drive Real Estate Proposal. The proposal shall contain the name, address, telephone number, and email address of the person or entity submitting the proposal.

Redevelopment reserves the right to waive any 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 Redevelopment to sell the real estate. Redevelopment 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. Redevelopment may require a person or entity submitting a proposal to submit any additional data or information Redevelopment deems necessary.

Redevelopment may request a person or entity submitting a proposal to revise one (1) or more elements of its proposal in accordance with contract negotiations. Redevelopment 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 proposal shall be maintained through the evaluation period.

In determining the highest and best proposal, Redevelopment will consider the following factors:

1. The proposed purchase price to be paid to Redevelopment.
2. Whether the entity submitting the proposal is a trust and whether the submission identifies the beneficiary of the trust and whether the settlor is empowered to revoke or modify the trust.
3. The Real Estate is being sold “As-Is.”
4. The use of the Real Estate shall be single-family residential.

If no offers are received by February 9, 2021 that equal or exceed Two Hundred Seventy-Five Thousand Dollars (\$275,000.00). Redevelopment may select a proposal offering less than Two Hundred Seventy-Five Thousand Dollars (\$275,000.00), but only after Redevelopment accepts additional proposals until Monday, March 8, 2021 at 12:00 p.m. (noon). Any proposal submitted after February 9, 2021 must be submitted to Mark Brinson Community Development Director at 204 East Jefferson Street, Suite 6, Goshen IN 46528, no later than March 8, 2021 at 12:00 p.m., (noon). All proposals will be opened at the Goshen Board of Public Works and Safety at the March 8, 2021 at 2:00 p.m. meeting at the Police and Court Building located at 111 E. Jefferson Street, Goshen, Indiana. Any proposal received by the Board of Works will be forwarded to the Redevelopment Commission’s staff for consideration and review by the Redevelopment Commission. After accepting proposals for the additional period, Redevelopment may select the highest and best proposal using the criteria set forth in this Request for Proposals with no minimum price.

Some or all of the entities submitting a proposal may be requested to discuss their proposals with the Commission or Redevelopment’s staff. Entities submitting proposals may be asked to respond to additional questions. Redevelopment staff will make a recommendation to the Commission as to which proposal, if any, should be selected. Redevelopment may select a proposal after considering the staff recommendation and the criteria described in this proposal.

A purchase agreement will be negotiated by Redevelopment’s staff and the entity submitting the selected proposal. The negotiated agreement will be presented to Redevelopment for approval.

Obligations of Entity Submitting a Proposal

The entity submitting the selected proposal must agree to enter into a purchase agreement incorporating the terms of this Request for Proposals, the terms included in the successful proposal and other provisions negotiated by Redevelopment’s staff and the entity submitting the proposal.

Any expense incurred by the entity submitting the successful proposal to meet the requirements will be paid by the entity submitting the proposal.

Instructions for Submitting Proposals

Requests for Clarifications and Addenda

1. Entities intending to submit proposals who have questions should contact Mark Brinson, Community Development Director.
2. All requests for clarification to this solicitation must be received at least one (1) week before the proposals opening date to allow for the issuance of any addendums determined by Redevelopment's staff to be necessary. An entity may rely only on written addenda issued by Mark Brinson, Community Development Director. Requests shall be made in writing and may be directed to:

Mark Brinson, Community Development Director
City of Goshen Redevelopment Commission
204 East Jefferson Street, Suite 2
Goshen, Indiana 46528
Telephone: (574) 537-3824
E-Mail: markbrinson@goshencity.com

3. Interpretations or clarifications determined necessary by Redevelopment staff will be issued by mail, e-mailed, faxed or otherwise delivered to all parties recorded by the Redevelopment staff as having received the proposal documents. Only questions answered by formal written addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

Trusts

In accordance with Indiana Code 36-7-14-22, a proposal submitted by a trust (as defined by Indiana Code 30-4-1-1) must identify the beneficiary of the trust and indicate whether the settlor is empowered to revoke or modify the trust.

Preparation and Submission of Proposals

An entity submitting a proposal must submit the following items:

1. Cover Letter.

A cover letter on the entity's company letterhead (if applicable) submitted and signed by a person authorized by the entity to submit and sign the proposal. The cover letter shall include the following:

- a) The entity's name, address, and telephone number;
- b) The name of the person authorized to submit/sign the proposal, his/her title, telephone number and e-mail address;
- c) The entity's Federal ID number if any; and
- d) The entity's State ID number if any.

2. Price.

Price to be paid for the purchase of the real estate.

3. Proposals.

- a) All proposals shall be submitted in a sealed envelope. No facsimile or email submission will be accepted. The envelope must be labeled with the submitting entity's name and address; and the words "Woodland Drive Real Estate Proposal"
- b) If a proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with the notation "Monroe Street Real Estate Proposal Enclosed" on the face of the outer envelope.
- c) Proposals shall be filed with Mark Brinson, Community Development Director, City of Goshen Redevelopment Commission, 204 East Jefferson Street, Suite 2, Goshen, Indiana 46528.
- d) Any entity wishing to make a proposal to purchase the real estate offered for sale must submit their sealed, written proposal to Mark Brinson no later than Tuesday, February 9, 2021 at 12:00 p.m. local Goshen time.
- e) If no qualifying proposals are received on February 9, 2021, additional proposals will be accepted by Mark Brinson until 12:00 p.m. on March 8, 2021.
- f) All proposals submitted become the property of the City and are a matter of public record.

- g) Commission is not responsible for late or lost proposals due to mail service inadequacies, traffic or other similar reasons. Proposals received after the designated time will not be considered in the selection process.
- h) Commission reserves the right to accept or reject any or all proposals and to waive informalities or irregularities in the selection process.
- i) Proposals shall be submitted as follows: At least one hard copy of any proposal must be submitted to Redevelopment by the entity submitting the proposal.
- j) Any modifications made to a proposal before submission must be initialed in ink by the submitting entity's authorized representative. A submitting entity may, upon written request, modify or withdraw their proposal at any time prior to the opening date and time. A request to modify or withdraw a proposal must be signed by the same person or persons who signed the original proposal submitted. No proposal may be modified or withdrawn after the opening of the proposal without the agreement of Redevelopment.

Opening of Proposals

The proposals received will be opened in public by Redevelopment at the Redevelopment Commission meeting on February 9, 2021 at 3:00 p.m. in the City Court Room / Council Chambers located at 111 East Jefferson Street, Goshen, Indiana. If no proposal meets the minimum offer price additional proposals will be received until 12:00 (noon) on March 8, 2021 and will be opened by the Goshen Board of Public Works and Safety on March 8, 2021 at 2:00 p.m.

General Terms and Conditions

Conflict of Interest / Non-Collusion

- a) All submitting entities must certify that the entity has not entered into a combination or agreement relative to the price to be proposed nor has taken any action to prevent or dissuade a person from submitting a proposal.
- b) The submitting entity's proposal is made without reference to any other proposal unless specifically indicated in the proposal.
- c) All submitting entities certify that they are not in a situation where the submitting entity's private interest would interfere with its loyalty or responsibilities to Redevelopment or raise questions about such

interference. The submitting entity agrees not to accept work, enter into a contract, accept an obligation or engage in any activity, paid or unpaid, that is inconsistent or incompatible with the submitting entity's obligations, or the scope of services to be rendered to Redevelopment. The submitting entity shall warrant that, to the best of their knowledge, there is no other contract or duty on the submitting entity's part that conflicts with or is inconsistent with the services sought to be provided to Redevelopment.

- d) Before a proposal may be accepted, the entity must sign and have notarized the Conflict of Interest / Non-Collusion Affidavit.

Applicable Laws.

Any contract resulting from a proposal submitted will be construed in accordance with and governed by the laws of the State of Indiana.

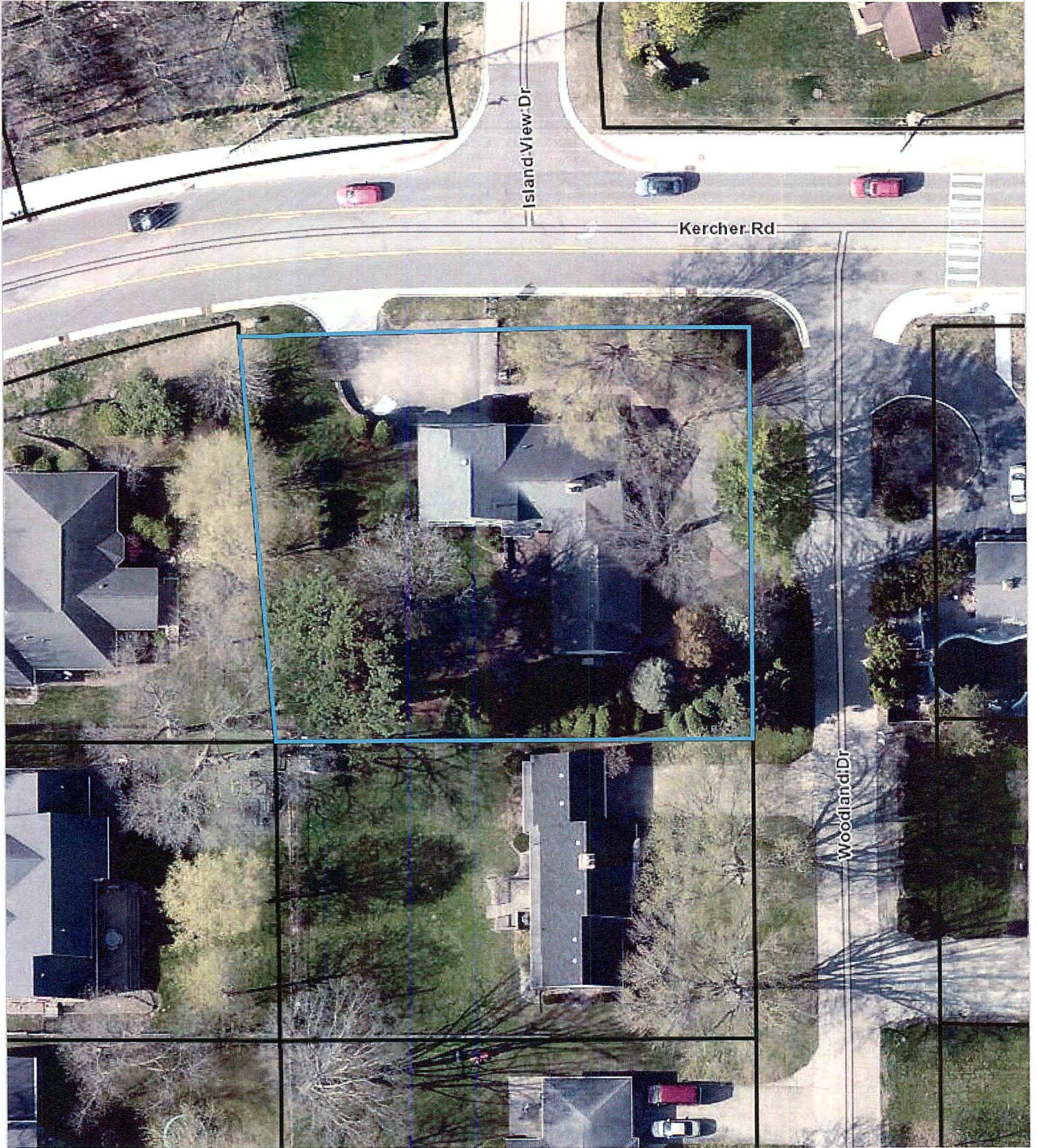
Costs for Submitting Proposal

Redevelopment will not be liable for any costs incurred by the respondents in replying to this Request for Proposals. Redevelopment is not liable for any costs for work or services performed by the selected Proposer prior to the award of a contract.

Authority to Bind Submitting Entity.

The signatory for the entity submitting a proposal represents that he or she has been duly authorized to execute the proposal documents on behalf of the submitting entity and has obtained all necessary or applicable approvals to make this submission on behalf of entity when his or her signature is affixed to the proposal.

EXHIBIT A





**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

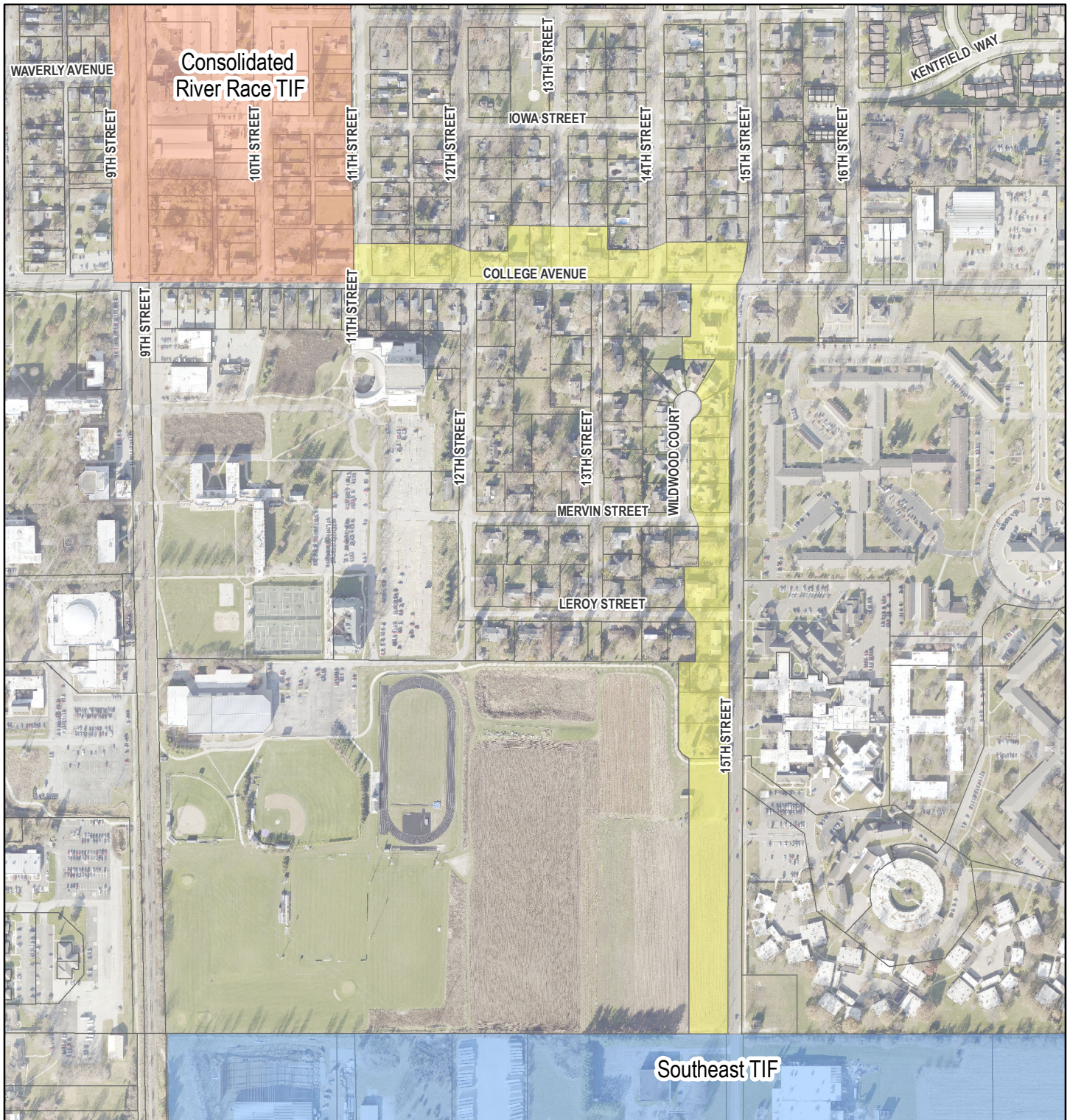
From: Becky Hutsell, Redevelopment Project Manager

Date: January 12, 2021

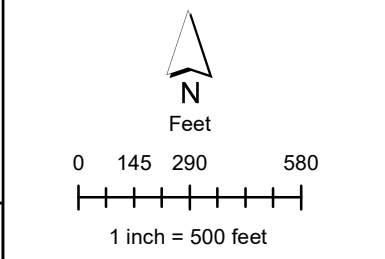
RE: Request to Proceed with Consolidation of the Consolidated River Race/US 33 TIF and the Southeast TIF

In order to consolidate existing TIF districts, as discussed at last month's meeting, the districts must be physically connected. Attached is a map showing the parcels we wish to include in order to make the required connection. It is not anticipated that any revenue will be generated from these parcels as they are primarily existing residential nor is there any desire to acquire any of the parcels.

We are proceeding with the commencement of the consolidation process, including the inclusion of these parcels, with the intention of bringing back a resolution at the February meeting to formally start the process.



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.



TIF District Consolidation Connection Parcels

Information as of
January 2021

The City of Goshen
Department of Public Works & Safety
Office of Engineering
204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-2201 Fax: 574-533-8626



FIVE YEAR CAPITAL PLAN 2021-2025

Goshen Redevelopment Commission

PLAN UPDATES - January 2021



CONSOLIDATED RIVER RACE TIF

BUDGET CHANGES MADE SINCE 2020 PLAN WAS
APPROVED

Consolidated River Race TIF						
Project Name	Task Type	Previously Budgeted Amount	Amended Budget Amount	Budget Change	Comments	
2021 PROJECTS						
1	Steury Ave/Lincoln Ave Stormwater Improvements and Roadway Reconstruction	Construction	\$ 2,200,000	\$ 2,500,000	\$ 300,000	Increased to account for poor soils identified during the East Lincoln watermain installation project.
2	Real Estate Acquisition	Property Acquisition	\$ 400,000	\$ 500,000	\$ 100,000	Increased to allow for acquisition of parcels as they become available.
3	Quiet Zone - 9th Street Corridor	Construction	\$ 250,000	\$ 250,000	\$ -	
4	Ozinga Property (Hotel Parcel)	Property Acquisition	\$ 150,000	\$ 150,000	\$ -	
5	Consolidated Court Project	Design	\$ -	\$ 100,000	\$ 100,000	New project approved by RDC in Fall 2020.
6	New Parks Dept Maintenance Facility	Construction	\$ 350,000	\$ 500,000	\$ 150,000	Increased at the Mayor's request to support construction of the new facility.
7	West Jefferson Reconstruction	Design/Construction	\$ 600,000	\$ 900,000	\$ 300,000	Increased based upon initial Engineer's Estimate.
8	Fidler Pond Path Connection (to College Ave) - Phase I (north of Oak Lane)	Design/Construction	\$ -	\$ 250,000	\$ 250,000	New project approved by RDC in Fall 2020.
9	Sidewalk Construction (College from 9th to 15th St)	Construction	\$ 150,000	\$ -	\$ (150,000)	Will now be part of College Ave Reconstruction - MACOG Project
10	Madison St Bridge Reconstruction	Construction	\$ -	\$ 1,000,000	\$ 1,000,000	New project approved by RDC in Fall 2020.
ANNUAL PROJECT TOTAL				\$ 6,150,000	\$ 2,050,000	
2022 PROJECTS						
1	East Lincoln Ave Reconstruction (RR to Creek)	Construction	\$ 200,000	\$ 200,000	\$ -	
2	Multi-Use Pavilion/Ice Rink Project	Construction	\$ 5,500,000	\$ 5,500,000	\$ -	
3	Consolidated Court Project	Design	\$ -	\$ 100,000	\$ 100,000	New project approved by RDC in Fall 2020. Factoring design over a 2 year period - \$100,000 in 2021 and \$100,000 in 2022.
4	Water Main Installation (Clinton to Reliance)	Design	\$ 110,000	\$ 125,000	\$ 15,000	Increased design cost by \$15,000 to ensure adequate funding allocated for this project.
5	Pike St Water Main Extension (by Bob Evans)	Design	\$ 25,000	\$ 25,000	\$ -	
6	9th St Corridor Sidewalks (Installation/Reconstruction)	Construction	\$ 125,000	\$ 125,000	\$ -	
7	Fidler Pond Path Connection (to College Ave) - Phase 2 (Oak Lane Improvements)	Property Acquisition	\$ 100,000	\$ 100,000	\$ -	
8	US 33 - Fairfield to Plymouth Intersection Improvements & Pedestrian Crossing	Construction	\$ 146,300	\$ -	\$ (146,300)	Project not proceeding. Awaiting word for INDOT on future plans for US 33 widening.
ANNUAL PROJECT TOTAL				\$ 6,175,000	\$ 115,000	

2023 PROJECTS						
1	Consolidated Court Project	Construction	\$ -	\$ 1,300,000	\$ 1,300,000	<i>New project approved by RDC in Fall 2020.</i>
2	Water Main Installation (Clinton to Reliance)	Construction	\$ 1,300,000	\$ 1,500,000	\$ 200,000	<i>Increased construction cost by \$200,000 to ensure adequate funding allocated for this project.</i>
3	Pike St Water Main Extension (by Bob Evans)	Construction	\$ 200,000	\$ 200,000	\$ -	
4	9th St Corridor Sidewalks (Installation/Reconstruction)	Construction	\$ 125,000	\$ 125,000	\$ -	
5	Blackport Drive STUDY	Design	\$ 50,000		\$ (50,000)	<i>Will now be part of Blackport Drive Reconstruction - MACOG Project.</i>
6	Millrace Canal Levee Analysis	Design	\$ 30,000	\$ 30,000	\$ -	
7	Fidler Pond Path Connection (to College Ave)	Construction	\$ 435,000	\$ 435,000	\$ -	<i>New project approved by RDC in Fall 2020.</i>
ANNUAL PROJECT TOTAL				\$ 3,590,000	\$ 1,450,000	
2024 PROJECTS						
1	Ozinga Property	Property Acquisition	\$ 850,000	\$ 850,000	\$ -	
2	9th St Corridor Sidewalks (Installation/Reconstruction)	Construction	\$ 125,000	\$ 125,000	\$ -	
3	Dierdorff Lift Station Removal/New Gravity Sewer Project (Plymouth Ave Portion)	Construction	\$ 250,000	\$ 250,000	\$ -	<i>Project is contingent upon INDOT widening US 33.</i>
8	Bike Path Installation - Monroe Street to Fidler Pond	Construction	\$ 159,488	\$ _____	\$ (159,488)	<i>MACOG funds not awarded. To be reconsidered in the future.</i>
ANNUAL PROJECT TOTAL				\$ 1,225,000	\$ -	
2025 PROJECTS						
1	Dierdorff Lift Station Removal/New Gravity Sewer Project (US 33 Portion)	Construction	\$ 1,350,000	\$ 1,350,000	\$ -	<i>Project is contingent upon INDOT widening US 33.</i>
2	US 33 Sidewalks (College to Monroe on east side)	Construction	\$ 600,000	\$ 600,000	\$ -	<i>Project is contingent upon INDOT widening US 33.</i>
ANNUAL PROJECT TOTAL				\$ 1,950,000	\$ -	



CONSOLIDATED RIVER RACE TIF

CASH BALANCE DETAIL REFLECTING CURRENT
CHANGES

CONSOLIDATED RIVER RACE /US 33 TIF DISTRICT
5 YEAR FUNDING PLAN
ESTIMATED CASH BALANCE /DEFICIT

	2021	2022	2023	2024	2025
Prior Year End Estimated Cash Balance	\$5,118,222.85	\$1,950,237.35	\$2,037,530.09	\$1,066,252.09	\$2,558,262.09
Major Moves Proceeds	\$0.00	\$3,000,000.00	\$0.00	\$0.00	\$0.00
Estimated TIF Revenues <i>(estimated TIF revenues from 10/13/20 Baker Tilly report)</i>	\$3,660,040.00	\$3,666,890.00	\$3,673,590.00	\$3,677,010.00	\$3,680,290.00
Estimated Total Funds Available	\$8,778,262.85	\$8,617,127.35	\$5,711,120.09	\$4,743,262.09	\$6,238,552.09
Bond, Loan & Administrative Obligations	\$678,025.50	\$404,597.26	\$1,004,868.00	\$960,000.00	\$960,000.00
Estimated Project Costs	\$6,150,000.00	\$6,175,000.00	\$3,640,000.00	\$1,225,000.00	\$1,950,000.00
Estimated Total Expenses & Project Costs	\$6,828,025.50	\$6,579,597.26	\$4,644,868.00	\$2,185,000.00	\$2,910,000.00
Estimated Year End Cash Balance Surplus/Deficit	\$1,950,237.35	\$2,037,530.09	\$1,066,252.09	\$2,558,262.09	\$3,328,552.09



SOUTHEAST TIF

Budget changes made since 2020 Plan was approved

Southeast TIF

Project Name	Task Type	Previously Budgeted Amount	Amended Budget Amount	Budget Change	Comments	
2021 PROJECTS						
1	Industrial Park Stormwater Project	Construction	\$ 2,000,000	\$ 2,000,000	\$ -	
2	Century Drive Reconstruction	Design	\$ 115,000	\$ 150,000	\$ 35,000	<i>Increased design cost by \$35,000 to ensure adequate funding allocated for this project.</i>
3	Eisenhower Drive Reconstruction	Construction	\$ 2,000,000	\$ 3,000,000	\$ 1,000,000	<i>Increased construction cost by \$1,000,000 based up updated Engineer's Estimates.</i>
4	College Ave Reconstruction (US 33 to RR)	Design	\$ 120,000	\$ 120,000	\$ -	
5	South Wellfield Improvements	Design / Property Acquisition / Construction	\$ 1,100,000	\$ 1,100,000	\$ -	<i>This includes \$150,000 for design, \$350,000 for property acquisition and \$600,000 for construction. This is assuming the wellfield remains in it's current location and that we nix the idea of relocating the wellfield.</i>
6	New South Fire Station	Design / Property Acquisition	\$ 200,000	\$ 450,000	\$ 250,000	<i>Included \$250,000 for land acquisition as it's possible it may be placed somewhere other than Greencroft's parcel on Dierdorff.</i>
7	Winona Trail Extension	Construction	\$ 85,000	\$ 85,000	\$ -	
8	East College Ave Development - Water Main Loop from College down CR 31 to Kercher and connecting at Century Dr	Property Acquisition / Construction	\$ -	\$ 5,000,000	\$ 5,000,000	<i>New project that's currently being developed.</i>
ANNUAL PROJECT TOTAL				\$ 11,905,000	\$ 6,285,000	
2022 PROJECTS						
1	Century Drive Reconstruction	Construction	\$ 1,750,000	\$ 2,000,000	\$ 250,000	<i>Increased construction cost by \$250,000 due to recent increase in construction bids.</i>
2	CR 40 Reconstruction (Dierdorff to US 33)	Design	\$ 200,000	\$ 350,000	\$ 150,000	<i>Increased design cost by \$150,000 to ensure adequate funding allocated for this project.</i>
3	Waterford Commons Business Park - Phase I	Design	\$ 150,000	\$ 150,000	\$ -	
4	New South Fire Station	Construction	\$ 2,500,000	\$ 4,000,000	\$ 1,500,000	<i>Increased RDC's funding commitment from \$2,500,000 to \$4,000,000.</i>
ANNUAL PROJECT TOTAL				\$ 6,500,000	\$ 1,900,000	

2023 PROJECTS						
1	CR 40 Reconstruction (Dierdorff to US 33)	Property Acquisition	\$ -	\$ 1,000,000	\$ 1,000,000	<i>Included \$1,000,000 in land acquisition fees as a placeholder for any additional right-of-way that's needed to improve the roadway.</i>
2	College Ave Reconstruction (US 33 to RR)	Property Acquisition	\$ 171,400	\$ 171,400	\$ -	
3	Waterford Commons Business Park - Phase I	Construction	\$ 1,000,000	\$ 1,500,000	\$ 500,000	<i>Increased construction costs by \$500,000 due to recent increase in construction bids.</i>
4	Dierdorff Reconstruction (College Ave to CR 40)	Design	\$ 300,000	\$ 350,000	\$ 50,000	<i>Increased design costs by \$50,000 to ensure adequate funding allocated for this project.</i>
5	Waterford Mills Parkway - SR 15 to CR 40	Construction	\$ 2,500,000	\$ -	\$ (2,500,000)	<i>Direction of future improvements unclear based upon current traffic counts.</i>
ANNUAL PROJECT TOTAL				\$ 3,021,400	\$ (950,000)	
2024 PROJECTS						
1	CR 40 Reconstruction (Dierdorff to US 33)	Construction	\$ 2,000,000	\$ 3,500,000	\$ 1,500,000	<i>Increased construction costs by \$1,500,000 as project has not yet been designed and due to increase in recent construction bids.</i>
ANNUAL PROJECT TOTAL				\$ 3,500,000	\$ 1,500,000	
2025 PROJECTS						
1	College Ave Reconstruction (US 33 to RR)	Construction	\$ 771,170	\$ 771,170	\$ -	
2	US 33 Sidewalk Construction (College Ave to CR 40)	Construction	\$ 1,000,000	\$ 1,000,000	\$ -	<i>Contingent upon MACOG widening US 33.</i>
3	Dierdorff Reconstruction (College Ave to CR 40)	Construction	\$ 2,350,000	\$ 3,500,000	\$ 1,150,000	<i>Increased construction costs by \$1,150,000 as project has not yet been designed and due to increase in recent construction bids.</i>
4	Construction of a New South Wellfield	Property Acquisition / Construction	\$ 3,350,000	\$ -	\$ (3,350,000)	<i>Decision made to improve Kercher Wellfield in its current location.</i>
ANNUAL PROJECT TOTAL				\$ 5,271,170	\$ (2,200,000)	



SOUTHEAST TIF

CASH BALANCE DETAIL REFLECTING CURRENT
CHANGES

SOUTHEAST TIF DISTRICT
5 YEAR PROJECT FUNDING PLAN

ESTIMATED ANNUAL CASH BALANCE / DEFICIT

	2021	2022	2023	2024	2025
Prior Year End Estimated Cash Balance	\$9,295,981.00	\$7,423,213.75	\$5,519,631.50	\$7,618,433.25	\$9,248,336.41
Estimated TIF Revenues <i>(estimated TIF revenues from 10/13/2020 Baker Tilly report)</i>	\$6,312,580.00	\$6,352,610.00	\$6,391,570.00	\$6,403,160.00	\$6,403,160.00
Estimated Total Annual Funds Available	\$15,608,561.00	\$13,775,823.75	\$11,911,201.50	\$14,021,593.25	\$15,651,496.41
Bond, Loan & Administrative Obligations	\$1,278,326.25	\$1,254,170.25	\$1,269,345.25	\$1,271,232.84	\$1,500,806.25
Estimated Project Costs	\$6,907,021.00	\$7,002,022.00	\$3,023,423.00	\$3,502,024.00	\$5,273,195.00
Estimated Total Annual Expenses & Project Costs	\$8,185,347.25	\$8,256,192.25	\$4,292,768.25	\$4,773,256.84	\$6,774,001.25
Estimated Year End Cash Balance Surplus/Deficit	\$7,423,213.75	\$5,519,631.50	\$7,618,433.25	\$9,248,336.41	\$8,877,495.16



DIERDORFF/LIPPERT TIF

BUDGET DETAIL

DIERDORFF/LIPPERT TIF DISTRICT
5 YEAR FUNDING PLAN
ESTIMATED CASH BALANCE /DEFICIT

	2021	2022	2023	2024	2025
Prior Year End Estimated Cash Balance	\$9,644.69	\$78,344.69	\$62,044.69	\$130,744.69	\$199,444.69
Estimated TIF Revenues <i>(estimated TIF revenues from 10/13/20 Baker Tilly report)</i>	\$68,700.00	\$68,700.00	\$68,700.00	\$68,700.00	\$68,700.00
Estimated Total Funds Available	\$78,344.69	\$147,044.69	\$130,744.69	\$199,444.69	\$268,144.69
Bond, Loan & Administrative Obligations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimated Project Costs	\$0.00	\$85,000.00	\$0.00	\$0.00	\$0.00
Estimated Total Expenses & Project Costs	\$0.00	\$85,000.00	\$0.00	\$0.00	\$0.00
Estimated Year End Cash Balance Surplus/Deficit	\$78,344.69	\$62,044.69	\$130,744.69	\$199,444.69	\$268,144.69



CONSOLIDATED RIVER RACE TIF

RECENT PROJECT RANKING DETAIL

CONSOLIDATED RIVER RACE/US 33 EDA REDEVELOPMENT PROJECT PRIORITY LIST

PROJECTS INCLUDED IN 5 YEAR PROJECT FUNDING PLAN:	PROJECT PRIORITIES				
Steury Avenue/Lincoln Avenue Drainage Improvements (Phase II & III) East Lincoln from Railroad to Rock Run Creek Water Main Installation for Clinton, Bashor & Reliance Fidler Pond Path Connection - Fidler Pond Park to College Ave Ice Rink/Multi-Use Pavilion (includes extension of utilities beneath the canal) Quiet Zone 9th Street Corridor Ozinga Property US33 Fairfield to Plymouth Intersection Improvements & Pedestrian Crossing Real Estate Acquisition (including, but not limited to, West Pike Street properties) Pike Street Water Main Extension (200' near Chicago Avenue) Parks Department Maintenance Facility Contribution West Jefferson Streetscape 9th Street Corridor Sidewalks Blackport Drive Reconstruction - STUDY Millrace Canal - Updated Levee Analysis Dierdorff Lift Station Removal/Gravity Sewer Extension Madison Street Bridge Court Consolidation Project	1 - Deferrable: low priority project which can be postponed 2 - Acceptable: worthwhile project to be considered if funding is available 3 - Desirable: high priority project that should be done as funding becomes available 4 - Essential: urgent, high priority project that should be done if at all possible				
PROJECTS NOT CURRENTLY INCLUDED IN PROJECT FUNDING PLAN:	1 Deferrable	2 Acceptable	3 Desirable	4 Essential	Total Points
Millrace Canal - Levee Repairs (once analysis has been completed)	0	6	12	4	22
	0	3	4	1	
Main Street Arches	3	4	9	0	16
	3	2	3	0	
Lincoln Avenue Traffic Reconfiguration	1	2	12	8	23
	1	1	4	2	
Goshen Theater Alley Improvements	0	2	0	28	30
	0	1	0	7	
Jefferson Street Stone Bridge Renovation	1	4	6	12	23
	1	2	2	3	
Blackport Reconstruction (MACOG Award - Construction 2026 - \$2,730,000)	1	0	12	12	25
	1	0	4	3	
College Ave Reconstruction - 9th Street to US 33 (MACOG Award - Construction 2027/2028 - \$9,357,000)	0	4	3	20	27
	0	2	1	5	
Bike Path - Monroe Street to Fidler Pond	0	0	18	8	26
	0	0	6	2	



SOUTHEAST TIF

RECENT PROJECT RANKING DETAIL

2021 SOUTHEAST EDA REDEVELOPMENT PROJECT PRIORITY LIST

PROJECTS INCLUDED IN 5 YEAR PROJECT FUNDING PLAN:

Goshen Industrial Park - Stormwater Retention (Goshen Industrial Park - Storm Sewer Main from Eisenhower North to Retention Facility)
 Century Drive Reconstruction
 CR 40 Road Reconstruction - Dierdorff Road to US 33
~~Extension of Waterford Mills Parkway (SR 15 to CR 40 Bridge)~~
 Eisenhower Drive Reconstruction
 College Avenue Reconstruction from US 33 East to Railroad Crossing
 New South Side Fire Station
 South Wellfield Improvements
 Winona Trail Extension
 Sidewalk Construction - US 33 from College to CR 40
 Dierdorff Reconstruction
 Waterford Commons - Phase 1
 East College Ave Development - Water Main Loop & Road Improvements

PROJECT PRIORITIES

- 1 - **Deferrable:** low priority project which can be postponed
- 2 - **Acceptable:** worthwhile project to be considered if funding is available
- 3 - **Desirable:** high priority project that should be done as funding becomes available
- 4 - **Essential:** urgent, high priority project that should be done if at all possible

PROJECTS NOT INCLUDED IN PROJECT FUNDING PLAN:

Fiber Network Construction - Southeast Goshen

Caragana Reconstruction

	1 Deferrable	2 Acceptable	3 Desirable	4 Essential	Total Points
Fiber Network Construction - Southeast Goshen	0	2	9	16	27
	0	1	3	4	
Caragana Reconstruction	0	6	9	8	23
	0	3	3	2	



DIERDORFF/LIPPERT TIF

NO RANKING DETAIL AS NO PROJECTS IDENTIFIED
AT THIS TIME

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 **January 1, 2021 through January 8, 2021** and finds that entries are allowed in the total amount of **\$1,039,386.67**

APPROVED on January 12, 2021

Thomas W. Stump, President

Andrea Johnson, Secretary

GOSHEN REDEVELOPMENT COMMISSION

Itemized Expenditure Report

Claims from 01/01/21 through 01/08/21

Invoice Date	Payee	Description	Claim #	Line Number	Amount
1/1/2021	Bank of New York Mellon Trust Company, NA (053	Goshen Redevelopment Commission Redevelopment	1825	324-560-00-438.0107	\$385,000.00
1/1/2021	Bank of New York Mellon Trust Company, NA (053	Interest	1825	324-560-00-438.0207	\$17,806.25
1/5/2021	V & S Incorporated	Milrace Co-Housing	1829	480-560-00-442.0000	\$308.75
1/5/2021	Barkes, Kolbus, Rife & Shuler, LLP (00311)	Legal Services January 1 2021 through January 31, 20	1830	406-560-00-431.0502	\$4,399.00
1/5/2021	Bank of New York Mellon Trust Company, NA (053	Goshen Redevelopment Authority Economic Lease Re	1837	324-560-00-438.0120	\$290,000.00
1/5/2021	Bank of New York Mellon Trust Company, NA (053	Interest	1837	324-560-00-438.0201	\$104,760.00
1/5/2021	Bank of New York Mellon Trust Company, NA (053	Paying Agent Fee	1837	324-560-00-438.0300	\$5,240.00
1/5/2021	Community Business Equipment (04491)	Office Supplies	1827	406-560-00-429.0002	\$74.43
1/5/2021	Commercial Appraisal Services, Inc. (09958)	Appraisal for 2601 Woodland	1828	406-560-00-429.0002	\$450.00
1/5/2021	Elko Title Corporation (04462)	Title Search for Monroe Street Parcels	1826	480-560-00-439.0930	\$200.00
1/5/2021	Jones Petrie Rafinski Corp. (00463)	Downtown River District	1831	480-560-00-431.0502	\$5,277.50
1/5/2021	Lochmuelle Group(09835)	Kercher Road Phase 1	1833	473-560-00-431.0502	\$2,103.47
1/5/2021	Lochmuelle Group(09835)	Kercher Road Phase 2	1833	473-560-00-431.0502	\$1,064.58
1/5/2021	Niblock Excavating, Inc. (00653)	Eisenhower Drive Railroad Track Paving	1832	473-560-00-442.0000	\$1,273.55
1/6/2021	Clear Creek & Associates, Inc.	Downtown Vault Evaluation	1834	480-560-00-442.0000	\$1,425.00
1/6/2021	J Carnine & Co	Appraisal for 113 W Jefferson	1835	480-560-00-439.0930	\$2,100.00
1/6/2021	American Structurepoint, Inc. (03093)	College Avenue Reconstruction	1836	473-560-00-431.0502	\$51,029.14
1/7/2021	Goshen, City of	Major Moves Loan	1838	480-560-00-438.0100	\$166,500.00
1/8/2021	Kelly Appraisals (05993)	Appraisal for 2601 Woodland Drive	1839	406-560-00-431.0502	\$375.00
Total:					\$1,039,386.67



January 2021 Redevelopment Staff Report

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 2021 – Installation of signs and delineators at the railroad crossings.
- Summer 2021– Traffic counts to be done at each of the railroad crossings.
- Fall 2021 – 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 2021.
- Fall 2021 – Submit the Public Authority Application (PAA) to Federal Railroad Administration (FRA) for review, which typically takes 2 months.
- Fall/Winter 2021 – 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, but that timeline was established before COVID. The City anticipates beginning the installation of the center dividers in 2021.

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 the project into 2021. The water main project, which is a Water Utility project, east of Steury Avenue, was completed in December 2020, with successful improvement of fire flow capability in East Goshen.. The plan is the bid the remaining work for East Lincoln and Steury Avenue this spring to allow for 2021 construction.

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. Goshen Engineering continues to work towards bidding this project. Construction is planned for the spring of 2021.

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 agreement negotiation with the Barak Group, LLC, ended without an agreement. Agreements are in place with the adjoining property owners to allow the drainage improvements to proceed. To avoid loss of the collected TIF funds, Civil City is partnering with the Redevelopment Commission to fund the stormwater design. The Stormwater Department will assist with some of the anticipated construction cost overrun up to \$200,000. The agreement with the design consultant has been completed, and the design is anticipated to be completed in February for bidding in March 2021, and construction in 2021.

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. (See the update on the Madison Street Bridge Improvement for current activity in this area).

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 is nearing completion and they will be going through the Tech Review process for the apartment building over the next several months. It is anticipated that construction will not begin until later in 2021.

PROJECT: DOWNTOWN VAULT ASSESSMENT

PROJECT DESCRIPTION

Downtown vaults have been discussed for many years as a public safety concern. Since the incident in 2012, effort and resources have been committed to identify, assess, and eliminate vaults. Many vaults have removed, but there are approximately 26 vaults remaining. Work through the next steps, staff determined a vault assessment by a structural engineer was necessary. The Commission agreed to fund the assessment, and a contract was awarded to Clear Creek & Associates.

PROJECT UPDATE

Clear Creek & Associates has completed their field surveys, and is working on the evaluation reports. Final reports are due to the City by January 31, 2021.

PROJECT: EISENHOWER DRIVE RECONSTRUCTION

PROJECT DESCRIPTION

Eisenhower Drive North and South's pavement has been chip and sealed multiple times in the last ten years and is ready for reconstruction. Goshen Engineering has prepared bid documents for the full reconstruction of the pavement cross section.

PROJECT UPDATE

The project was in November 2020, and awarded in December to Phend and Brown. Construction is anticipated to begin in April or May of 2021

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 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 in the spring once the subdivision process is complete.

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.

The City selected American Structurepoint to complete the design.

PROJECT UPDATE

American Structurepoint is currently working on the survey and utility data collection.

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 hired Lochmueller Group to conduct a traffic study, to further evaluate the options and prepared an interlocal agreement, which defined the roles and responsibilities of both parties in the design and construction of this roadway. At this time, no action is triggered by the traffic study but will be amended if circumstances change with further development within the Southeast TIF.

PROJECT: DOWNTOWN RIVER DISTRICT REVITALIZATION PLAN

PROJECT DESCRIPTION

The Goshen Redevelopment Commission authorized the issuance of a Request for Proposals (RFP) to prepare a revitalization plan for the Downtown River District. The district is located in the downtown, from the Elkhart River west to Third Street and from Lincoln Avenue north to Pike Street. The revitalization plan will guide future public and private investments in the area, particularly several key redevelopments sites, which include the former County Jail site.

PROJECT UPDATE

In September, the Redevelopment Commission selected Jones Petrie Rafinski (JPR) to serve as the planning consultant for this project. The professional services contract has been executed and meetings with the Steering Committee have started. It is anticipated that the first “public” meeting will be held at the end of January or early February and options for safely conducting a virtual meeting are being evaluated.

PROJECT: MADISON STREET BRIDGE REPLACEMENT

PROJECT DESCRIPTION

The replacement of the Madison Street Bridge is necessary prior to the construction of the Multi-Use Pavilion, as it will be required to handle heavy truck traffic during construction of the pavilion. The project is planned for construction during the 2021 construction season and will cost an estimated \$610,000.

PROJECT UPDATE

On September 8, 2020, the Redevelopment Commission approved the issuance of a Request for Proposals (RFP) for design services. The design will include an evaluation of various bridge design alternatives prior to preparing full design and construction documents. DLZ was selected as the design consultant and work has started. The design for the replacement of the bridge is anticipated to be completed in April 2021, with bidding occurring in May.

PROJECT: SOUTH FIRE STATION STUDY

PROJECT DESCRIPTION

The Five-Year Capital Plan includes the construction of a new south fire station. There is \$200,000 allocated for design in 2020 and an additional \$2.5 million for construction in 2022. The new fire station will replace the College Avenue station and will improve overall response times for emergency services.

PROJECT UPDATE

Prior to the complete design of the new fire station, a study will be completed to develop a program of requirements and a final schematic design with cost estimates. These plans will serve to guide the development of architectural plans and construction documents. A RFP was issued and BKV Group was selected to conduct the study. The Legal Department is working on the professional services agreement.

PROJECT: WEST JEFFERSON STREETScape

PROJECT DESCRIPTION

The Five Year Capital Plan include the reconstruction of West Jefferson Street between Third Street and Main Street. The project will incorporate the use of brick pavers to address stormwater restrictions in this area. The project will also include the reconfiguration of parking, decorative street lighting, and street trees. The estimated cost of the project is \$500,000, plus an additional cost of \$100,000 for design fees.

PROJECT UPDATE

The Commission approved the issuance of RFP for design of the street improvements. The RFP has not been issued because there is a possibility of purchasing property along this corridor, which would impact the scope of the design project.

PROJECT: ELKHART COUNTY COURT COMPLEX

PROJECT DESCRIPTION

Elkhart County has selected a site located on Reliance Road to construct the new Court Complex. Due to the projected increase in traffic that will be generated by the new complex, several road improvements are required to increase capacity. Since this project is located in the River Race/US 33 TIF area, the Redevelopment Commission has pledged \$1.5 million in TIF revenue to fund the improvements. The County has pledged an additional \$500,000 to assist in paying for these improvements. This project will be designed and constructed through the City of Goshen and is expected to start construction in 2023.

PROJECT UPDATE

One of the first steps will be to complete a traffic analysis, which will include cost estimates for the improvements. The Goshen Engineering Department is preparing a RFP to solicit proposals from qualified engineering firms. The RFP will be submitted to the Redevelopment Commission at the February meeting for approval.