



**GOSHEN REDEVELOPMENT COMMISSION
AGENDA FOR THE REGULAR MEETING OF March 9, 2021**

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

The Goshen Redevelopment Commission will meet on March 9, 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. ELECTION OF OFFICERS

3. CERTIFICATE OF OATH

4. APPROVAL OF MINUTES

5. OPEN PROPOSALS – 2601 Woodland Drive

6. NEW BUSINESS

Resolution 11-2021 – Release of Mortgage on 401 South Third Street and 204 West Madison Street

Resolution 12-2021 – Approve Request to Issue a Request for Proposals for College Avenue Reconstruction Phase 2

Resolution 13-2021 – Approve Execution of Change Order No. 5 for Ninth Street Multi-Use Path

Resolution 14-2021 – Approve Request to Solicit Bids for the Crossing Stormwater Drainage System Project

7. DISCUSSION

Vault Grant Program
613 S Main Street

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 – April 13, 2021 at 3:00 p.m.

12. EXECUTIVE SESSION

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



CITY OF GOSHEN

RULES FOR VIRTUAL PUBLIC MEETINGS

Updated February 8th, 2021

In accordance with Mayor Stutsman's Executive Order 2021-01 and Governor Eric Holcomb's Executive Order 21-03 all upcoming City of Goshen public meetings and hearings will be held and accessible to the public digitally only—there is no physical public access during COVID-19 Orange and Red state designations. The public is encouraged to attend these meetings by clicking on the links to meetings provided on the City's website calendar: www.goshenindiana.org/calendar.

Meetings held during Yellow and Blue designations will be open to the public in limited numbers due to social distancing requirements. These meetings will also be accessible by clicking on the links to meetings provided on the City's website calendar: www.goshenindiana.org/calendar.

Members of the public attending meetings digitally are expected to follow these rules to help these meetings flow better:

1. Treat these meetings as you would any public meeting that would take place in a physical setting. The same respect and etiquette is expected from attendees as is from members of the boards and commissions.
2. Members of the public can participate in the meeting during the appropriate times when the member conducting the meeting opens a time for public comment.
3. Any comment made by the public must be made to the members of the board or commission and not to other members of the public.
4. Public comment may be limited to no more than three (3) minutes per person. If the comment goes over the three-minute time limit, the member of the public will be subject to being muted.
5. To make a comment: Click on the "Raise Hand" button (if calling in by phone press*9). The Virtual Meeting Technology Operator will allow the member of the

public to talk if it is at an appropriate time.

6. At the start of your comment, please state your name and the city you live in.
7. After the comment is made, the Virtual Meeting Technology Operator will disable the public member's ability to communicate with the board or commission members.

Members of the public attending the meetings in-person during Yellow and Blue designations are expected to follow these rules to help these meetings flow better (if attending digitally the same guidelines previously stated still apply):

1. Goshen City Council and the Mayor are requiring all attendees to properly wear a mask at all times. If you have a medical condition and cannot wear a mask please contact the City prior to the meeting. The city will be sure you have access to a link for computer or phone connections to attend digitally. Anyone refusing to wear a mask and wanting to attend in-person will be denied access to the room and encouraged to join digitally.
2. All previously stated rules apply with the exception of rules #5 and #7. If you wish to speak during public comment raise your hand when the comment period opens.

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of February 9, 2021

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

Commission President Thomas Stump indicated that all Commission members were attending in person except Commissioner Johnson who was attending via Zoom.

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

CHANGES TO THE AGENDA

Commissioner Stump stated that a request was made to add the Opening of Proposals for the Purchase of Real Estate at 2601 Woodland Drive. Commissioner Stump indicated that no proposals were received and it would be extended for 30 days.

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve the minutes of the January 12, 2021 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.

PRESENTATION

Baker Tilly – Impacts of TIF on Local Government Budgets and Revenue

(3:25) Jason Semler presented a power point about the impacts of TIF on local government budgets and revenue. Copies were handed out to Commission members and were available for anyone attending.

Comments and questions between Commission members, staff and Mr. Semler.

Clear Creek and Associates – Downtown Vault Evaluation

(34:37) Dustin Sailor, Director of Public Works, provided a memo to the Commission regarding the evaluation of the downtown vaults. Mr. Sailor explained the ratings of the vaults and stated that seven additional vaults were discovered.

(37:39) Michael Blough, Clear Creek and Associates, explained the evaluation process and answered questions from Commission members.

(38:00) Questions from Commission members regarding city's liability.

(43:44) Jason Munson, Clear Creek and Associates, explained the locations of the additional vaults.

NEW BUSINESS

Resolution 04-2021 – Authorize Execution of Contract Amendment with Clear Creek and Associates for Downtown Vault Structural Evaluations

(46:44) Dustin Sailor, Director of Public Works, as explained in the presentation, seven additional vaults were discovered and evaluated. Asking the Commission to approve the contract amendment with Clear Creek and Associates for the evaluation of the additional vaults for \$3562.00.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 04-2021.

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 05-2021 – Approve Request for Professional Service Fee for the Traffic Study for the Consolidated County Court Complex

(47:36) Dustin Sailor, Director of Public Works, the City's responsibility for the project is to have a traffic study done. The county has a deadline of late February or early March and the time to get through the RFP process would be outside that deadline. JPR submitted a proposal to complete the work and meet the deadline. The agreement was approved at the February 1, 2021 Board of Public Works and Safety meeting. Engineering does not have money in the budget for this and asking the Commission participation.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 05-2021.

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 06-2021 – Request Approval of Recommended Alternative for the Reconstruction of Madison Street Bridge – Bridge #302

(51:25) Josh Corwin, Civil City Engineer, DLZ has completed the study and has provided the City with a recommend alternative. Mr. Corwin presented a power point showing the three options and explained each option. After a progress meeting with DLZ a recommended alternative was agreed upon. The city will construct the bridge and the county will maintain it as they do with all bridges in Elkhart County. Some design options still need to be decided. Construction will be this year.

(58:55) Questions from Commission members regarding the alternative choice.

(1:01:15) Pedro Trana, DLZ, talked of the maintenance of each of the options.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 06-2021.

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 07-2021 – Approve Request to Authorize Execution of a Purchase Agreement for 113 West Jefferson Street

(1:04:52) Becky Hutsell, Redevelopment Project Manager, For the reconstruction of West Jefferson Street it was agreed to acquire the property at 113 West Jefferson, former D&T Muffler Shop, which has been vacant for a year. Two appraisals have been completed and the average of the two is \$227,000. An offer was made and accepted by the property owners. The offer was made contingent upon the completion of environmental assessments.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 07-2021.

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 08-2021 – Approve Request to Authorize Execution an Agreement with Heron Environmental, LLC for a Phase 1 Environmental Site Assessment at 113 West Jefferson Street

(1:01:15) Becky Hutsell, Redevelopment Project Manager, prior to purchasing the property at 113 West Jefferson Street, the Commission is required to complete a Phase 1 Environmental Site Assessment. Three quotes were requested and Heron Environmental, LLC provided the lowest quote at \$1,400.00 and the report will be completed within two weeks of given the notice to proceed.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 08-2021.

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 09-2021 – Approve Request to Execute an Agreement with BKV Group for the New South Fire Station Study

(1:08:40) Becky Hutsell, Redevelopment Project Manager, In November 2020, the Commission accepted the recommendation of the selection committee to move forward with an agreement with BKV Group. The agreement has a not-to-exceed cost of \$12,500. The timeline for the project is four months from the date the agreement is executed and they are given the notice to proceed.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 09-2021.

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 10-2021 - Approve Request to Negotiate and Execute an Agreement for the Sale of the Monroe Street Parcels

(1:10:20) Mark Brinson, Community Development Director, in December an RFP was issued for the surplus property on Monroe Street. A proposal was received from Roland Weaver with a purchase price of \$12,000 and he will construct a single family residence which he will occupy.

(1:14:00) Roland Weaver, 61873 CR 7 Elkhart, stated that was going to start construction this year.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 10-2021.

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

Arts & Cultural District

(1:16:32) Becky Hutsell, Redevelopment Project Manager, as part of the grant award to the Goshen Arts Council, which is still active and working in calibration with the City to apply for an Arts & Cultural District for downtown. There are only 11 in the state that have this distinction. A survey is available on the city's website and Facebook seeking feedback from community residents.

UPDATE

Goshen Community Schools Manufacturing Academy

(1:19:32) Mayor Stutsman, in 2019 the Commission gave \$100,000 to Goshen Community Schools for the Advanced Manufacturing Academy. Recently meet with Dr. Hope and would we like to reinstate that program at 100,000 per year. This is cooperation between Goshen Community Schools and Ivy Tech. This program will help the future workforce within our community.

(1:24:27) Commissioner Bradd Weddell stated that part of our referendum in the strategic plan is to continue to bring these courses back into the school that have been lost over that few decades and to reintroduce these into the community.

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 \$89,027.96

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 March 9, 2021 at 3:00 p.m.

ADJOURNMENT

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

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.

The regular meeting was adjourned at 4:25 p.m.

APPROVED on March 9, 2021

GOSHEN REDEVELOPMENT COMMISSION

President

Secretary

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Executive Session of February 9, 2021

The Goshen Redevelopment Commission met in an executive session on February 9, 2021 at the conclusion of the Commission's regular meeting at 4:25 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, Thomas Stump, Vince Turner, Brett Weddell and Bradd Weddell
Absent: Andrea Johnson

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 4:53 p.m.

APPROVED on March 9, 2021

GOSHEN REDEVELOPMENT COMMISSION

President

Secretary

RESOLUTION 11-2021

Release of Mortgage on 401 South Third Street and 204 West Madison Street

WHEREAS CRHH, LLC (“Purchaser”) acquired the real estate at 401 South Third Street and 204 West Madison Street from the City of Goshen, Indiana (“City”) pursuant to an Agreement for the Sale, Purchase and Development of Real Estate dated April 14, 2020 (“Purchase Agreement”).

WHEREAS a mortgage in the amount of \$30,000 on the real estate was given by Purchaser to City to secure the performance of the obligations to make certain improvements and repairs to the real estate (specifically 401 South Third Street) as required under the terms of the Purchase Agreement.

WHEREAS the mortgage was executed by Purchaser on September 11, 2020 and recorded September 11, 2020 as instrument number 2020-20884.

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 401 South Third Street and 204 West Madison 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 March 9, 2021.

President

Secretary

RELEASE OF MORTGAGE

The City of Goshen, Indiana, a political subdivision of the State of Indiana for the use and benefit of the Department of Redevelopment, releases and discharges a certain Real Estate Mortgage executed by CRHH, LLC, an Indiana Limited Liability Company, to the City of Goshen, Indiana, a political subdivision of the State of Indiana for the use and benefit of the Department of Redevelopment, in the sum of Thirty Thousand Dollars (\$30,000), dated September 11, 2020, and recorded September 11, 2020, as instrument number 2020-20884 in the Office of the Elkhart County Recorder.

Dated this ____ day of March, 2021.

Mark Brinson, Community Development Director

EXECUTED and DELIVERED in my presence:

Witness Signature: _____
Carla Newcomer

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Mark Brinson, as Community Development Director and on behalf of City of Goshen, Indiana, a political subdivision of the State of Indiana for the use and benefit of the Department of Redevelopment, 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 March, 2021.

Shannon Marks
Notary Public of Elkhart County, Indiana
My Commission Expires: May 17, 2024
Commission Number: NP0685467

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Carla Newcomer, 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 Mark Brinson, as Community Development Director and on behalf of City of Goshen, Indiana, a political subdivision of the State of Indiana for the use and benefit of the Department of Redevelopment, 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 March, 2021.

Shannon Marks
Notary Public of Elkhart County, Indiana
My Commission Expires: May 17, 2024
Commission Number: NP0685467

This instrument was prepared by Larry A. Barkes, Attorney No. 3568-20, City of Goshen Legal Department, 204 East Jefferson Street, Suite 2, Goshen, Indiana 46528, (574) 533-9536.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law (Larry A. Barkes).

RESOLUTION 12-2021

**Approve Request to Issue a Request for Proposals for College Avenue
Reconstruction Phase 2**

WHEREAS the City of Goshen has been awarded federal funds for the reconstruction of College Avenue between Ninth Street and US 33.

WHEREAS requesting to issue a Request for Proposals for College Avenue Reconstruction Phase 2 between Ninth Street and US 33.

NOW, THEREFORE, BE IT RESOLVED by the Goshen Redevelopment Commission approves the request to issue a Request for Proposals for College Avenue Reconstruction Phase 2.

PASSED and ADOPTED on March 9, 2021

GOSHEN REDEVELOPMENT COMMISSION

President

Secretary



**Engineering Department
CITY OF GOSHEN**

204 East Jefferson Street, Suite I • 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: Goshen Engineering

RE: **COLLEGE AVENUE PH. II – REQUEST TO ISSUE RFP**

DATE: March 2, 2021

In December, The City of Goshen was awarded \$7,485,600 Federal Highway Administration (FHWA) Group II Surface Transportation Program Group (STBG) funds for the reconstruction of College Avenue between 9th Street and US 33. The scope of this project consists of transitioning the roadway to a three-lane section with the addition of a two-way-left-turn lane (TWLTL) and constructing a multi-use path along the north side of the corridor.

College Avenue is an important arterial servicing a large retirement community as well as providing access to three significant industrial areas. It is also one of three primary east-west corridors in the southeast portion of the city providing connection between SR 15 and US 33. The improvements would improve the capacity of the corridor and help improve safety and alleviate congestion along the corridor. The multi-use path would provide an important east-west connection in the city's bicycle path network by connecting the Ninth Street Bike Trail to the amenities at Fidler Pond.

The STBG funds will provide 80% of the project's total anticipated cost with the local portion expected to be around \$1,900,000. Construction costs are anticipated to be around \$6,500,000 with construction currently slated to begin in 2027.

The Engineering Department requests permission to issue the Request for Proposals for professional engineering design services.

Thank you for your consideration of this request.

RESOLUTION 13-2021

Approve Execution of Change Order No. 5 for Ninth Street Multi-Use Path

WHEREAS this is the final change order for Ninth Street Multi-Use Path.

WHEREAS the net value of the adjustments and total value of this change order is \$1884.78, bringing the final contract amount to \$1,240,835.78.

NOW, THEREFORE, BE IT RESOLVED by the Goshen Redevelopment Commission approves the terms and conditions of Change Order Number Five (5) which is attached to and made part of this Resolution and Community Development Director Mark Brinson is authorized to execute Change Order Number Five (5) on behalf of the City of Goshen and the Goshen Redevelopment Commission.

PASSED and ADOPTED on March 9, 2021

President

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: Engineering Department
RE: **9TH ST MULTI-USE PATH CO #5 (PN: 2011-0052)**
DATE: March 2, 2021

The attached change order #5 is the final change order for the 9th St. Multi-use Path project. It accounts for the final quantity adjustments and balancing of over and underruns. The net value of the adjustments and total value for this change order is \$1,884.78, bringing the final contract price to \$1,240,835.78.

It is requested the Redevelopment Commission approve Change Order # 5.

Thank you for your consideration of this request.

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

Contract Information

District:FT. WAYNE DISTRICT

Contract No.: R -37648

AE:Koch, Michael

Letting Date:01/16/2019

PE/S:Mcphail, James

Status:Draft

Change Order Information

Date Generated: 00/00/0000

Change Order No.: 005

Date Approved: 00/00/0000

EWA: N or Force Acct: N

Reason Code: FINAL QUANTITY ADJUSTMENT

Description: Balancing contract over and underuns

Original Contract Amount \$ 1,251,500.00

Current Change Order Amount \$ 1,884.78

Percent: 0.151 %

Total Previous Approved Changes \$ -12,549.00

Percent: -1.003 %

Total Change To-Date \$ -10,664.22

Percent: -0.852 %

Modified Contract Amount \$ 1,240,835.78

Time Extension Information

Date Initiated 00/00/0000

Date Completed 00/00/0000

Original Contract Time

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

SP Date 00/00/0000 or SP Days

(SS = Standard Specification, SP = Special Provision)

Time Element Description:

Current Time Extension

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

Previous Time Approved

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

SS Days _____ SP Days Value \$ _____

Revised Contract Time

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

SS Date 00/00/0000 or SP Days 0

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

Review and Approval Information

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

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

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

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

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

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

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

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

Field Engineer _____ Date _____

Comments: _____

Contract: R -37648
 Project: 1400995 - State:140099500LC2
 Change Order Nbr: 005
 Change Order Description: Balancing contract over and underuns
 Reason Code: FINAL QUANTITY ADJUSTMENT

CLN	PCN	PLN	Item Code	Unit	Unit Price	CO Qty	Comment	Amount Change
0017	1400995	0016	202-05545	CYS	37.500	-533.000	C	Amount:\$ -19,987.50
Item Description: REGULATED MATERIALS, DISPOSE, TYPE C								
Supplemental Description1:								
Supplemental Description2:								
0018	1400995	0017	202-05550	CYS	9.140	-533.000	C	Amount:\$ -4,871.62
Item Description: REGULATED MATERIALS, REMOVE, TYPE C								
Supplemental Description1:								
Supplemental Description2:								
0019	1400995	0018	202-05555	CYS	13.700	-533.000	C	Amount:\$ -7,302.10
Item Description: REGULATED MATERIALS, TRANSPORT, TYPE C								
Supplemental Description1:								
Supplemental Description2:								
0020	1400995	0019	202-07603	EACH	240.000	-2.000	C	Amount:\$ -480.00
Item Description: TESTING FOR WASTES, TYPE C								
Supplemental Description1:								
Supplemental Description2:								
0022	1400995	0021	202-93615	SYS	100.000	525.210	C	Amount:\$ 52,521.00
Item Description: CONCRETE, REMOVE								
Supplemental Description1:								
Supplemental Description2:								
0033	1400995	0032	301-12233	CYS	59.000	-305.000	C	Amount:\$ -17,995.00
Item Description: COMPACTED AGGREGATE NO 8								
Supplemental Description1:								
Supplemental Description2:								

Total Value for Change Order 005 = \$ 1,884.78

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

This Change Order is for the over and under runs of CLN 022 Concrete, Remove and the removal of items on used in the contract. This is to reconcile the difference between the original contract quantity and the items label on the plan set. The additional items were discussed with AE, LPA, contractor and PE/S during preconstruction meeting and progress meetings. Field measurements were completed and agreed to with the contractor for the final contract amount. No materials were discovered that required the use of the Regulated Materials line items CLN 017, CLN 018, CLN 019, CLN 020. There is no time extension associated with this change order.

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.

Contract No:R -37648
Change Order No:005

INDIANA
Department of Transportation

Date:01/12/2021
Page: 4

Notification and consent to this change order is hereby acknowledged.

Contractor: Walsh Kelly

Signed By: *Mike McDonald*

Date: 1/12/2021

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

APPROVED FOR LOCAL PUBLIC AGENCY

(SIGNATURE)

(TITLE)

(DATE)

(SIGNATURE)

(TITLE)

(DATE)

SUBMITTED FOR CONSIDERATION

PE/S _____

APPROVED FOR INDIANA DEPARTMENT OF TRANSPORTATION

Approval Level	Name of Approver	Date	Status
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RESOLUTION 14-2021

Approve Request to Solicit Bids for the Crossing Stormwater Drainage System Project

WHEREAS this project provides benefit for the Plymouth Avenue TIF, the Crossing subdivision and undeveloped land on Plymouth Avenue.

WHEREAS to issue the bid specification within the next month and have the project completed this year.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves the request to Solicit Bids for the Crossing Stormwater Drainage System Project.

PASSED and ADOPTED on March 9, 2021

President

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, Redevelopment Project Manager

Date: March 9, 2021

RE: Request to Solicit Bids for the Crossing Stormwater Drainage System Project

We are requesting the Commission permission to solicit bids for the Crossing Stormwater Drainage System Project. This project has been developed over the past two years and provides benefit for the Plymouth Avenue TIF (property owned by Pilgrim Partners, LLC), the Crossing subdivision and the undeveloped land to the south owned by MR Realty. The planned improvements will benefit the area significantly and will be funded using all of the existing TIF funds for the Plymouth Ave TIF, which has now expired, as well as stormwater funding.

Our plan is to issue the bid specification within the next month and to have the project completed this year. A copy of a memo previously provided to the Commission in 2019 summarizing the details of the project is included.



**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: December 13, 2019
RE: Request to approve agreements for the Development of Stormwater Facilities with Pilgrim Partners, LLC and MR Realty IV, LLC for the Plymouth Ave Economic Development Area

PLYMOUTH AVENUE TIF

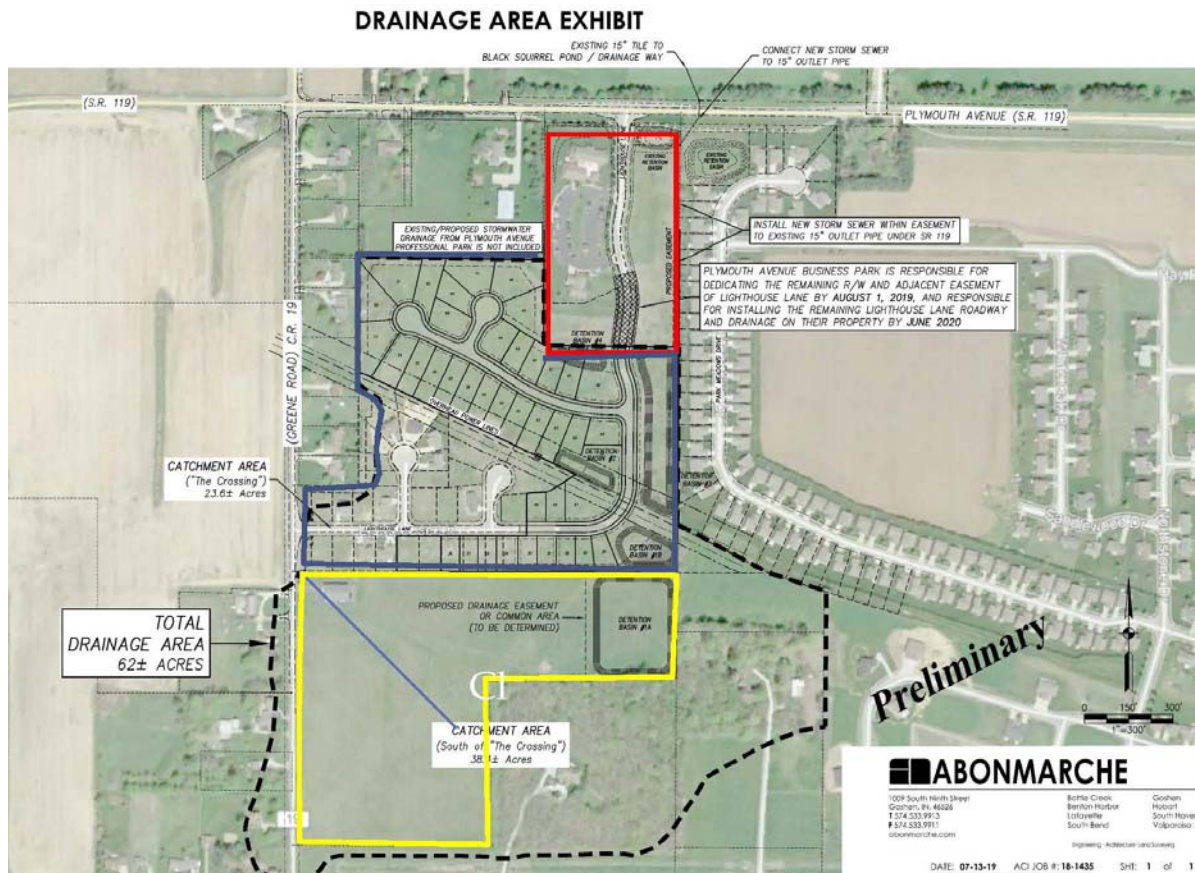
This TIF was established in 2007 and encompasses the land owned by Pilgrim Partners, LLC as shown below. The establishment of the TIF coincided with the construction of Fairhaven's offices and subsequent development of the Goshen Birthing Center. The TIF is set to expire on December 31, 2019, and at the time of maturity, it will have collected approximately \$550,000. To date, no projects have been undertaken with the available funds.



At the time that the TIF was established, the stormwater issues within this area of town were not fully understood. During Fairhaven's construction and the construction of The Crossing residential neighborhood to the south, stormwater runoff and flooding issues were realized. City Engineering conducted a drainage study in 2012 and because of the issues noted in the study, stormwater improvements were added to the TIF's approved project list in 2013.

In 2018, the Redevelopment Commission entered into an agreement with the Barak Group for stormwater improvements for this area. The agreement committed the available TIF funding for the project. Barak Group acquired The Crossing subdivision from the bank after the previous developer defaulted on the property. Because of the identified drainage issues, full development of their project is not possible until a stormwater remedy is put into place.

Per the agreement, Barak Group has been working with Abonmarche Consulting to develop a conceptual plan to address the stormwater problems generated from approximately 62 acres of drainage basin. In order for the plan to work, stormwater facilities are needed for Barak’s property as well as the Pilgrim Partners property to the north and the undeveloped land owned by MR Realty to the south and all three areas will need to be tied together with piping to properly function. For the past several months, we’ve been working with both of the adjacent property owners to put together agreements regarding their contributions to the overall plan. The conceptual plan for the proposed improvements is as follows:



SUMMARY OF THE AGREEMENT TERMS WITH PILGRIM PARTNERS, LLC

1. City shall pay for the engineering, application fees and recording costs incurred to obtain secondary subdivision (final plat) approval and a replat of the Plymouth Avenue Professional Park, if necessary, that incorporates and includes the stormwater facilities required by the stormwater retention/detention plan developed by Abonmarche and dated July 13, 2019.
2. Pilgrim Partners shall grant to the City a utility easement twenty feet (20’) in width, running north and south along the east boundary of the Plymouth Avenue TIF that would allow the City to install a tile to carry stormwater from the development parcels to the south to an existing stormwater tile running along Plymouth Avenue (SR 119).

3. City shall allow Pilgrim Partners to connect an overflow pipe from the stormwater detention facility that serves their current development to the stormwater tile the City shall install on its easement along the east boundary of the Plymouth Avenue TIF. City shall install the connection as part of the overall project and regrade the slopes the existing pond on Pilgrim Partners' property at that time to allow for improved maintenance of the pond but capacity of the pond shall not decrease.
4. City shall remove existing landscaping along the east boundary line of the Pilgrim Partners property to allow for the construction of the stormwater infrastructure. Once installed, the City shall purchase and install a six (6) foot vinyl privacy fence along the property line to satisfy the buffer requirements established by the Goshen Zoning Ordinance due to the proximity of a residential development to the east.

SUMMARY OF THE AGREEMENT TERMS WITH MR REALTY IV, LLC

1. MR Realty IV shall allow the City to construct a stormwater detention basin facility on the northeast portion of the MR Realty IV Real Property as depicted.
2. The size of the stormwater detention basin facility planned for the MR Realty IV Real Property is designed to accommodate future villas, duplexes or single family residential development, and any other type of development on the MR Realty IV Real Property may require additional stormwater detention facilities on their property.
3. The City shall supply and erect a vinyl-coated chain link fence around the perimeter of the stormwater detention basic facility.
4. The City shall maintain the stormwater detention basin facility on the northeast portion of the MR Realty IV Real Property with mowing two or three times per year once the basin is established, and the City's obligation to maintain such facility shall continue until such time as construction of any structure commences on any portion of the MR Realty IV Real Property, at which time the City shall no longer have an obligation to maintain the stormwater detention basin facility.
5. MR Realty IV shall grant to the City access across the MR Realty IV Real Property for purposes of construction and maintenance of the stormwater detention facility the City shall construct.
6. MR Realty IV shall grant to the City an easement for stormwater purposes over that portion of the MR Realty IV Real Property for the construction of the stormwater detention basin facility, make the stormwater detention basin facility of a plat, or record an appropriate instrument to preserve sufficient real property to support the stormwater detention basin facility.
7. All soil excavated to construct the stormwater detention facility on MR Realty IV's land shall remain on-site for their future use.

PROJECT TIMELINE

Once all parties have executed the necessary agreements, Barak Group will give Abonmarche notice to proceed for the full project design. After design is complete and all approvals are in place, the City will bid the project and oversee the construction contract and manage the project. The desired timeline is as follows:

- 12/13/2019 Agreements for the Development of Stormwater Facilities to be approved by the Goshen Redevelopment Commission with both MR Realty IV and Pilgrim Partners
- 3/04/2020 Project plans to be submitted to the City of Goshen for Tech Review
- 4/10/2020 Construction Plans and Specifications to be released for bidding
- 5/04/2020 Bids Due & Opened by the City of Goshen Board of Public Works & Safety
- 5/12/2020 Bid to be awarded by the Goshen Redevelopment Commission
- 5/18/2020 Notice to Proceed to be given to Contractor
- 10/30/2020 Project to be completed

We are requesting that the Commission approved the Agreements for Development of Stormwater Facilities with Pilgrim Partners, LLC and MR Realty IV, LLC to allow for this project to continue forward. The Commission's contribution to the project will be limited to the funding available in the Plymouth Ave TIF and the Barak Group is responsible for funding any cost above what we have available.

Development of Stormwater Facilities and Extension of Lighthouse Lane (247 LF) to the Crossing Subdivision

Preliminary Construction Cost Estimate

December 10, 2019

Description	Estimated		Unit Price	Estimated Cost
	Quantity	Unit		
1 Construction Notice Board	1	LS	\$1,000.00	\$1,000
2 Construction Engineering	1	LS	1.5%	\$9,512
3 Mobilization and Demobilization (5% max)	1	LS	5.0%	\$31,705
4 Maintenance of Traffic	1	LS	\$2,500.00	\$2,500
5 Existing Basin Maintenance (Pilgrim Partners)	1	LS	\$10,000.00	\$10,000
6 Clearing	1	LS	\$7,500.00	\$7,500
7A Tree Removal, 6"	12	EA	\$200.00	\$2,400
7B Tree Removal, 8"	12	EA	\$300.00	\$3,600
7C Tree Removal, 10"	2	EA	\$400.00	\$800
7D Tree Removal, 12"	2	EA	\$500.00	\$1,000
8 Curb and Gutter, Remove	240	LFT	\$10.00	\$2,400
9A Common Excavation, Roadway	500	CYD	\$25.00	\$12,500
9B Common Excavation, Detention Basin (South Property)	21,600	CYD	\$12.00	\$259,200
10A Strip Topsoil, Roadway	250	CYD	\$12.00	\$3,000
10B Strip Topsoil, Detention Basin	4,000	CYD	\$12.00	\$48,000
11A "B" Borrow, Roadway	500	CYD	\$20.00	\$10,000
11B "B" Borrow, Pipe Backfill	945	CYD	\$20.00	\$18,900
12A Temporary Erosion Control	1	LS	\$10,000.00	\$10,000
12B Erosion Control Blankets	700	SYD	\$5.00	\$3,500
13 Compacted Aggregate for Base, No. 53 (6")	310	TONS	\$30.00	\$9,300
14A HMA Surface, 9.5 mm, Type B (1 1/2")	55	TONS	\$100.00	\$5,500
14B HMA Intermediate, 19.0 mm, Type B (2")	73	TONS	\$85.00	\$6,205
14C HMA Base, 25.0 mm, Type B (3")	110	TONS	\$75.00	\$8,250
14D Asphalt for Tack Coat	1	TON	\$250.00	\$250
15 Concrete Curb and Gutter	500	LFT	\$20.00	\$10,000
16 Concrete Sidewalk, 4" thick	160	SYD	\$50.00	\$8,000
17A Storm Sewer Pipe, Circular, 15"	800	LFT	\$55.00	\$44,000
17B Storm Sewer Pipe, Circular, 24"	150	LFT	\$85.00	\$12,750
18 Storm Sewer Manhole, 48"	3	EA	\$4,500.00	\$13,500
19A Pipe End Section, 15"	1	EA	\$1,500.00	\$1,500
19B Pipe End Section, 24"	4	EA	\$1,500.00	\$6,000
20 Geotextile Fabric	65	SYD	\$10.00	\$650
21 Riprap, Revetment, Class 1	65	SYD	\$90.00	\$5,850
22 Mulched Seeding, Type U	4,300	SYD	\$3.00	\$12,900
23 Fence, Privacy, Vinyl, 6' high	660	LFT	\$70.00	\$46,200
24 Fence, Chain Link, Vinyl Coated, 6' high	1,370	LFT	\$35.00	\$47,950
			Subtotal:	\$676,320
			Contingency (10%)	\$67,632
			ESTIMATED TOTAL	\$743,952

Estimate Notes

1. Sanitary sewer and water main already installed in Lighthouse Lane on Pilgrim Partners property.
2. Lighthouse Lane shall utilize roadside drainage swales per original design plans.
3. Assumption - excavated material from south property to remain onsite. To Be Confirmed with Property Owner.
4. Assumption - Pilgrim Partners to dedicate remaining right-of-way of Lighthouse Lane and all necessary easements.
5. Street lighting is not included.



**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: VAULT ASSESSMENT & POTENTIAL CLOSURE ASSISTANCE
(JN: 2012-0043)**

Date: March 3, 2021

With the 2020 vault assessment complete, all known vaults in the downtown have had their condition rated in Group A, B or C. For those in Group B and C, follow-up is needed. For those that fell outside the group designation, the Goshen Building Department will be following up with the property owners in the near future to assist them with next steps. For vaults in Group C, repairs are needed or the vaults should be closed. If a decision to close a vault is made, the question to be answered is whether the Goshen Redevelopment Commission can offer another vault assistance closure program.

As a reminder, the vault closure program ran from 2012 through 2017, and the following process was followed.

1. The property owner acknowledges the problem,
2. The property owner states their intent to close the vault,
3. The property owner hires an engineer or architect to design a foundation wall to isolate their building from the vault,
4. The property owner completes a form requesting vault closure assistance and pays their participation cost,
5. The property owner removes stored materials and miscellaneous debris from the vault space,
6. The property owner hires a contractor to construct a foundation wall(s),
7. The property owner hires a contractor to relocate utilities within the vault to the building's interior,
8. The owner's contractor pulls a building permit,
9. The owner's contractor builds the foundation wall(s),
10. The City hires a contractor to remove the vault deck, fill vaults, and restore the sidewalk. Historically, this work was hired out in closure groups, but did allow for straggling closures.
 - a. The contractor removes the vault deck and disposes of the debris,
 - b. The contractor fills the vault with suitable backfill, and
 - c. The contractor restores the sidewalk.

Items highlighted in yellow are process steps that Goshen Redevelopment has participated in historically at the level shown in Table 1.

Table 1

<i>Item</i>	<i>Property/Business Owner</i>	<i>City</i>
Design of Foundation Wall	100%	0%
Construction of Foundation Wall	100%	0%
Relocation of Utilities	100%	0%
Backfill Material for the Vault	0%	100%
Sidewalk Removal & Replacement	50%	50%

A summary of participating vault closure expenses from past years is in Table 2.

Table 2

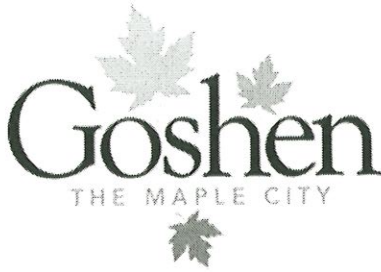
<u>Name</u>	<u>Address</u>	<u>Resident Paid</u>	<u>City Paid</u>	<u>Total Paid</u>	<u>Finished Y or N</u>
Bob McCoige	106 N. Main Street	\$931.50	\$2,586.50	\$3,518.00	Y
John Hall's True Value	209 S. Main Street	\$89.91	\$450.91	\$493.14	Y
Schrock, Mervin	110 E. Lincoln Avenue	\$224.77	\$868.27	\$1,093.04	Y
Dew Drop Inn	227 S. Main Street	\$879.66	\$2,807.16	\$3,686.82	Y
Cuauhtemoc Perez	218 N. Main Street	\$224.27	\$1,075.28	\$1,299.55	Y
1st Source Bank	101 S. Main Street	\$78.98	\$468.97	\$547.95	Y
Davis, John	115 1/2 S. Main Street	\$107.94	\$677.93	\$785.87	Y
Gutierrez Mexican Bakery	122 S. Main Street	\$396.90	\$1,416.90	\$1,813.80	Y
Sorg Jewelers	120 S. Main Street	\$911.25	\$1,671.25	\$2,582.50	Y
Jan's Sport Cards/Rep. HQ	113 E. Lincoln	\$-	\$4,340.37	\$4,340.37	Y
Shutterhugs	132 S. Main Street	Invoice EID \$1000	\$2,181.82	\$3,168.63	Y
Robert Burt	114, 112, 110 & 108 E. Washington Street	\$330.79 Invoiced EID \$2289.04	\$5,618.07	\$7,931.82	Y
The Window	221 S. Main Street	All	\$-		Y
Robert Burt	202 S. Main Street	\$279.00	\$1,557.75	\$1,836.75	Y
TOTALS -		\$7,465.01	\$25,721.18	\$33,098.24	

Because the jurisdiction for Main Street was transferred from INDOT to the City, and Goshen has invested in Main Street with pavement and sidewalk replacement at no cost to property owners, Goshen Engineering suggests the Redevelopment Commission consider covering one-hundred percent of the cost for backfill of the vault space, sidewalk removal, and sidewalk replacement. This recommendation is for the vaults that extend within the public right of way.

The potential cost commitment associated with the recommended vault closures, nine (9) vaults within the right of way are identified as Group C, needing to be filled, and ten (10) vaults are identified as

needing to be repaired or filled. The potential financial liability by assigning a participation cost of \$5,000 per site is around \$100,000.

For this round of vault closures to be effective, the Goshen Building Department will need legal guidance and/or supporting legislation that can be used to encourage property owners to eliminate the liability from the right of way.



CITY OF GOSHEN LEGAL DEPARTMENT

City Annex
204 East Jefferson Street, Suite 2
Goshen, Indiana 46528-3405

Phone (574) 537-3820 • Fax (574) 537-3817 • TDD (574) 534-3185
www.goshenindiana.org

To: Goshen Redevelopment Commission

From: Larry Barkes

Date: March 9, 2021

Re: Jonathan Shetler 613 S. Third Street, Goshen, IN 46526

Jonathon Shetler has completed the improvements he was required to make to 613 S. Third Street and is prepared to pay off Redevelopment's mortgage. Redevelopment's mortgage is in the amount of Forty Thousand Dollars (\$40,000.00).

The agreement for the sale and purchase of real estate executed by Jonathon Shetler and the Redevelopment Commission on October 16, 2017 acknowledged that the central air conditioning needed to be repaired or replaced. The agreement provided that Redevelopment would pay for one half of the cost of the air conditioner repair or replacement up to the maximum of One Thousand Five Hundred Dollars (\$1,500.00). The cost of replacement of the central air exceeded Three Thousand Dollars (\$3,000.00) so in accordance with the terms of the purchase agreement, Jonathon Shetler is entitled to a One Thousand Five Hundred Dollar (\$1,500.00) credit against the mortgage leaving a balance of Thirty-Eight Thousand Five Hundred Dollars (\$38,500.00).

Jonathon Shetler is asking for credit for the following repairs that were not identified at the time of the purchase.

1. The first is the replacement of the roof. While replacement of the roof may have been expected, the extent which it needed to be replaced was a surprise. Attached is an explanation of the roof repair from A&M Home Services, a picture showing the layers of roofing material and an invoice showing the total charges from A&M Home Services. A&M Home Services shows the extra cost of the roof repair/replacement due to the excessive layers of roofing material to be Six Thousand Eight Hundred Fifty Dollars (\$6,850.00).
2. Jonathon Shetler is also requesting credit for repairs required by termite damage that could not be seen until the siding was removed.
3. Finally, Jonathon Shetler is requesting credit for removal of asbestos.

We are asking that these requests be discussed at the Redevelopment Commission meeting on March 9, 2021. Depending on the discussion the Legal Department will prepare a Resolution to be approved at the April 13, 2021 Redevelopment Commission Meeting.

Marks, Shannon

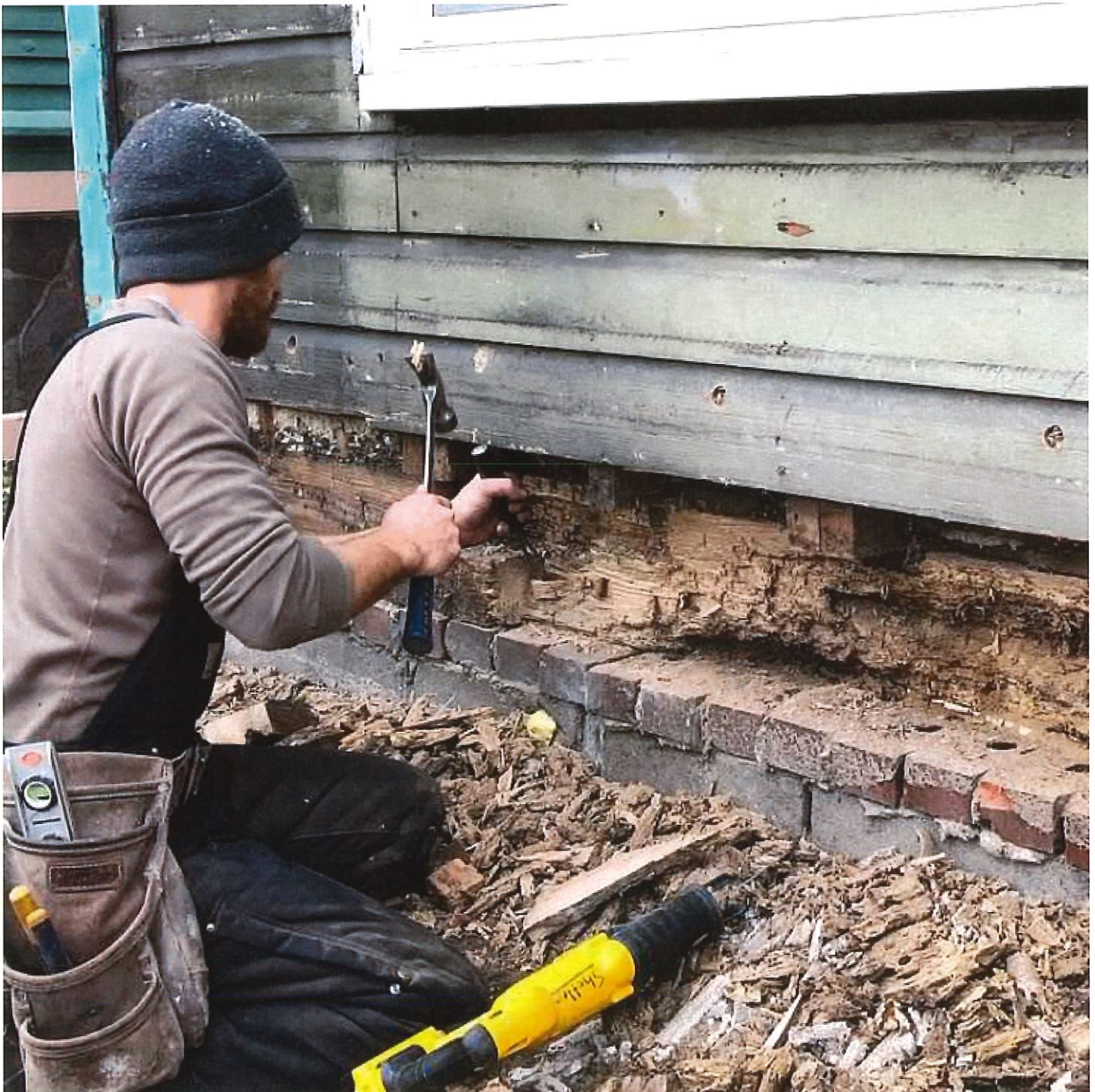
From: clayes@goshen.edu
Sent: Tuesday, February 23, 2021 1:10 PM
To: Marks, Shannon
Cc: Clay Shetler
Subject: Repairs to East side termite damaged beam.



Sent from my iPhone

Marks, Shannon

From: clayes@goshen.edu
Sent: Tuesday, February 23, 2021 1:07 PM
To: Marks, Shannon
Cc: Clay Shetler
Subject: Termite damage on East (front of house) not visible until siding was removed.



Sent from my iPhone

Marks, Shannon

From: clayes@goshen.edu
Sent: Tuesday, February 23, 2021 1:03 PM
To: Marks, Shannon
Cc: Clay Shetler
Subject: Repairs completed on beam on South side of house. Note that termite damage was not visible until siding was removed.



Marks, Shannon

From: clayes@goshen.edu
Sent: Tuesday, February 23, 2021 12:57 PM
To: Marks, Shannon
Cc: Clay Shetler
Subject: Termite eaten beam on South side of house.



Sent from my iPhone

Marks, Shannon

From: clayes@goshen.edu
Sent: Tuesday, February 23, 2021 12:49 PM
To: Marks, Shannon
Cc: Clay Shetler
Subject: Picture of various layers of shingles, nearly 4" thick.



Sent from my iPhone

574-855-1050



Certified Master Elite Contractor ID # 25290

- Full Tear-Off and Removal. Layers All layers
- New Aluminum Drip Edge. Color white
- All New Pipe Boots & Flashing Color white
- Replace up to 3 Boards of Decking

additional 4x8 sheet @ \$73
Any Additional 1x6 Decking replaced at \$2.50 per linear foot

Ice & Water Leak Barrier (Valleys, Eaves & Penetrations)

- 3' Eaves
- 6' Eaves

Underlayment's

- Tiger Paw
- Felt Buster
- Synthetic Underlayment

Shingle Starter

Shingles

- GAF Designer _____ Color: _____
- GAF Timberline HD Arch, Color: Dun Fickett
- GAF Timberline Natural Shadow Color: _____

Hip & Ridge Cap

- GAF Timbertex (Designer Only)
- GAF Seal-a-Ridge

Ventilation

- GAF Snow Country Advanced Ridge Vent
- Ridge Vents
- Box Vents

Roof Warranty (see brochures)

- GAF Golden Pledge-50 yrs. Material, 25 yrs. GAF workmanship
- GAF Silver Pledge-50 yrs. Material, 10 yrs. GAF workmanship
- GAF System Plus-50 yrs., 5 yrs. A&M workmanship
- GAF Natural Shadow (see brochure)

Name: Jon Shelter
 Address: 603 South 3rd St.
 City/State/Zip Code: Goshen IN
 Home Phone: 574-738-7258
 Email: Jonathan.m.shelter@gmail.com
 Date: 9/3/2020



- | | | |
|-------------------------------------|-------------------------------------|---|
| Yes | No | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Skylights: _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Insulation to Attic: <u>2nd story only Add 13in</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Seamless Gutter/Downspouts: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Leaf Relief Gutter Cover: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Ventilated Soffit/Fascia: _____ |
| | | Type _____ Color _____ Sz _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Fascia Type <u>smooth</u> Color <u>white</u> Sz _____ |

N/S 2nd story gables fascia
1st st South West fascia Board
D. 20200 Metal
N. Gable 1st story
* Remove Electric Landing
* Replace low slope white Epdm
* Install white Epdm in deep
Valley
* Full Redeck
* Install Cobra Intake on All
Leaves

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Additional detailed information can be found on back of this form.

Total Project Cost: 15,599.00 **Home Owner's Signature:** [Signature] **Date:** 9/3/2020

NOTE: A 1.5% monthly finance charge will be applied to any balance remaining unpaid 30 days from the date of completion of work. Work is considered complete on the day the original invoice is issued. In the event, it is necessary for A&M Home Services to initiate litigation to collect any portion of the amount owed, we will be entitled to all cost of collection, including attorney fees in addition to principal and interest. When satellites are installed on roof, A&M Home Services is not responsible for loss of satellite signal due to roof replacement. During the installation of a new roof A&M attempts to be as careful as we can to prevent damage to the gutters. A&M Home Services, is not responsible for replacement of gutters due to roof repair. A&M is not responsible for damage or leaks to reused or existing skylights. A&M Home Services, undertakes no testing for the growth of mold or fungus existing at the property and owner hereby waives any and all claims for, an A&M assumes no liability for any action, suit, debt or damages, including incidental and consequential damages, judgements, executions, claims and demands whatsoever, in law or in equity, whether known or unknown, and whether matured or not matured, which said owner ever had, now has, can, shall or may have against A&M, for, or upon, or by reason of any manner, cause, or thing whatsoever, that results from the growth, development, intrusion or invasion of mold and fungus on, in, or into the subject roof and underlying building area. Owner acknowledges that it is recommended to maintain property and perform regular maintenance. Additional wood repair cost will be added to the final invoice. Michigan Contractor # 2103209880

This proposal may be withdrawn by us if not accepted within 3 days. Authorized Signature: [Signature]

Payment Terms: Cash/Check Credit Card Insurance Financing

Down Payment: 1600.00
 CK# 1239
 Due Completion: 13,999.00
 CK# _____
Note: All cash/check contracts will have an additional 3% finance fee on all credit card transactions.

A&M Home Services, Inc.
 602 East Jefferson St.
 Plymouth, IN 46563
 (574) 855-1050



BBB Rating: A+

Available Financing: _____
 Amount Financing: _____
 Estimated Monthly Payments: _____
 Application ID: _____
 Last 4 of SS#: _____

A&M HOME SERVICES

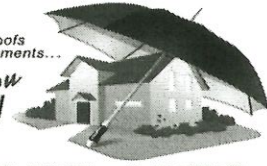
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Masonry Repair

www.callAMnow.com

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to basements...

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Covered!*



574.855.1050

Property Owner: Jon Shetler

Property Address: 119 West Garro Street, Plymouth Indiana

To Who it may concern,

I Joshua Fairchild was called to the property of 613 South 3rd Street Goshen, Indiana for a roofing estimate. Upon my inspection I found the roofing system had an excessive amount of layers on the roofing system. The roofing system had 3 layers of asphalt shingles, 1 layer of decking fastened on top of 1 layer cedar shake wood tiles. After the previous removal of the roofing system the entire system needed a complete replacement of sheathing. Due to the excessive layers we had to charge much more than a standard removal of 1 layer.

The extra costs of the removal system:

15 sq @ 325 per sq totaling \$4,875.00 for the removal of the roofing system

46 sheets of osb with install @ \$43 per sheet totaling \$1,9975.00

3 layers of asphalt, sheathing nailed to 1 layerss of asphalt, and 1 layer of cedar shake



A&M Home Services, Inc.
602 East Jefferson Street
Plymouth, In 46563
574-855-1050

A&M HOME SERVICES

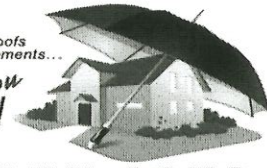
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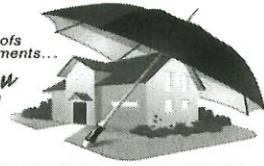
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From roofs
to basements...

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Covered!*



574.855.1050

Photo of the below first layer of decking



A&M Home Services, Inc.
602 East Jefferson Street
Plymouth, In 46563
574-855-1050

A&M HOME SERVICES

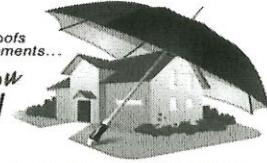
Licensed ■ Bonded ■ Insured

**Roofing ■ Waterproofing
Masonry Repair**

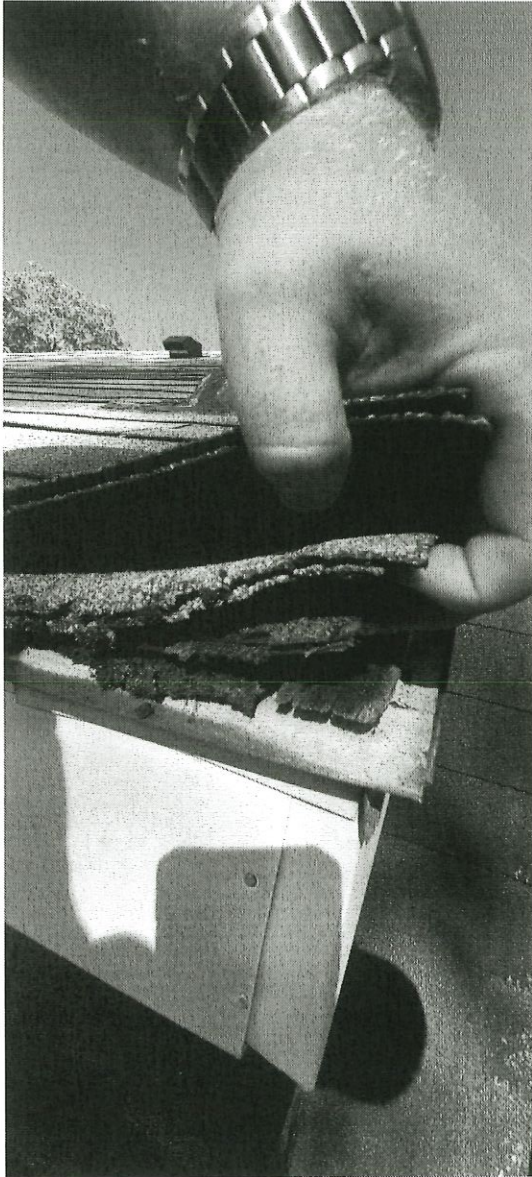
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From roofs
to basements...

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Plymouth, In 46563
574-855-1050

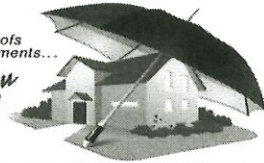
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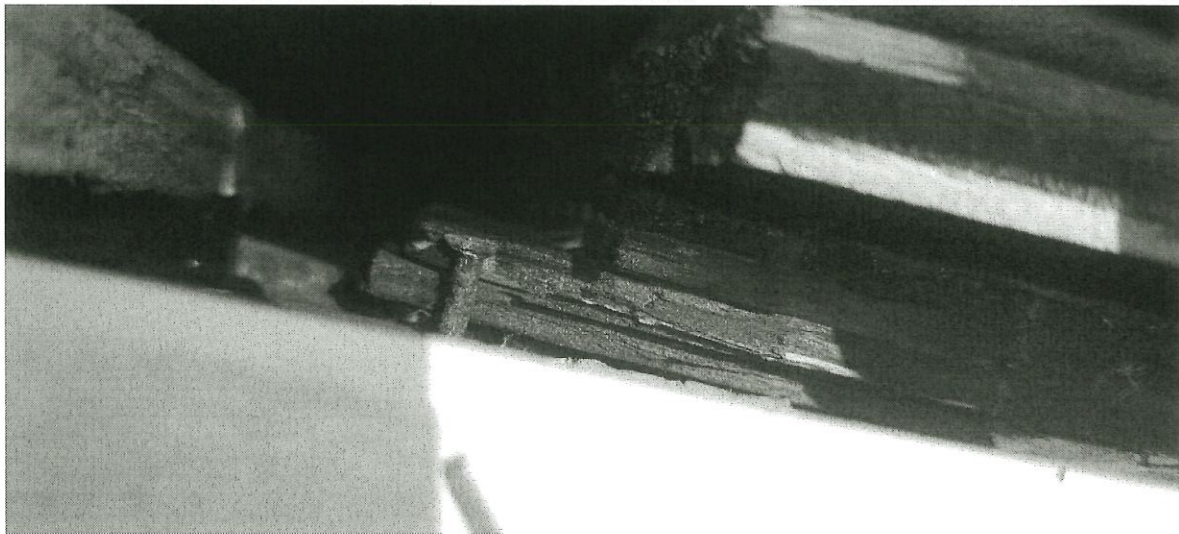
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GOSHEN REDEVELOPMENT COMMISSION

Register of Claims

The Goshen Redevelopment Commission has examined the entries listed on the following itemized Expenditure Report for claims entered from **February 9, 2021 through March 5, 2021** and finds that entries are allowed in the total amount of **\$208,426.06**

APPROVED on March 9, 2021

President

Secretary

GOSHEN REDEVELOPMENT COMMISSION

Itemized Expenditure Report

Claims from 02/09/21 through 03/05/21

Invoice Date	Payee	Description	Claim #	Line Number	Amount
2/9/2021	BriMar Wood Innovations	TIF Reimbursement Spring and Fall 19 pay 20	1857	473-560-00-442.0000	\$14,143.50
2/9/2021	Spyglass RV, LLC	TIF Reimbursement Spring and Fall 19 pay 20	1859	473-560-00-442.0000	\$123,693.00
2/9/2021	Waterford Commons Business Park	TIF Reimbursement Spring and Fall 19 pay 20	1860	473-560-00-442.0000	\$17,064.00
3/4/2021	General Crafts Corporation	S Main & Waterford Mills Parkway	1865	473-560-00-439.0930	\$413.00
3/4/2021	City of Goshen Utilities	2601 Woodland Dr	1864	406-560-00-436.0100	\$26.74
3/4/2021	Clear Creek & Associates, Inc.	Downtown Vault Evaluation	1861	480-560-00-442.0000	\$9,974.50
3/4/2021	American Structurepoint, Inc. (03093)	College Avenue Reconstruction	1869	473-560-00-431.0502	\$6,652.80
3/4/2021	Barkes, Kolbus, Rife & Shuler, LLP (00311)	Legal Services for March 1, 2021 through March 31, 20	1862	406-560-00-431.0502	\$4,399.00
3/4/2021	Barkes, Kolbus, Rife & Shuler, LLP (00311)	Professional Services for Madison Street Ejectment	1862	480-560-00-439.0930	\$304.00
3/4/2021	Heron Environmental LLC	Phase 1 Environmental Assessment - 113 W Jefferson	1870	480-560-00-439.0930	\$1,400.00
3/4/2021	Jones Petrie Rafinski Corp. (00463)	Downtown River District	1866	480-560-00-431.0502	\$12,191.25
3/4/2021	Lochmueller Group(09835)	Kercher Road Phase 1	1867	473-560-00-431.0502	\$1,732.07
3/4/2021	Lochmueller Group(09835)	Kercher Road Phase 2	1868	473-560-00-431.0502	\$12,247.07
3/4/2021	NIPSCO (00014)	2601 Woodland Dr	1863	406-560-00-435.0101	\$133.50
3/4/2021	NIPSCO (00014)	2601 Woodland Dr	1863	406-560-00-435.0201	\$200.73
3/4/2021	NIPSCO (00014)	65736 SR 15	1863	406-560-00-435.0201	\$550.90
3/5/2021	Abonmarche (05859)	Lincoln/Steury Ave Reconstruction	1871	480-560-00-431.0502	\$3,300.00
Total:					\$208,426.06



March 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 to 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 March for bidding in late March or early April 2021. Construction is anticipated to occur 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

The vault assessments are complete, and assessments have been forwarded to each property owner for consideration. There were two vaults deemed immediate concerns and there are other vaults that were identified as needing repairs or closure. A discussion regarding the next steps needs to take place.

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 east 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. The first Stakeholder meeting was held on February 3rd and a public survey will soon be distributed to the community to gather additional input. A copy of the survey will be sent to RDC members once available.

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. Some scoping about the bridge design occurred in February, and DLZ is beginning the bridge design. 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 agreement with BKV is on this month's agenda for approval.

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 and 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. An offer was made on the vacant property and environmental assessment work will begin right away. It is anticipated that the RFP will be issued once the Phase I ESA has been completed.

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 for this project is the completion of a traffic impact study for this area. The City and County are working together with JPR as the site design consultant. At the February RDC meeting, the RDC agreed to pay for the the traffic study from the designated funds. Completion of the traffic study is anticipated in March 2021, which will then allow the project's construction cost estimates to be developed.

PROJECT: KERCHER WELLFIELD LAND PURCHASE

PROJECT DESCRIPTION

The Kercher Wellfield located in the Goshen Industrial Park requires the replacement of one of its three wells. Because the wellfield is sitting on a postage stamp property, the site is unable to support the development of another well without the purchase of additional land.

PROJECT UPDATE

Goshen Utilities is in negotiation of for the additional land purchase, but is working through the due diligence process to verify potential environmental concerns in the soil and groundwater. At the Board of Works meeting on March 1, 2021, agreements with Roberts Environmental and Peerless Midwest were approved to complete the due diligence process. It is the Utilities goal to close on the first part of the property purchase in June 2021.