



**GOSHEN REDEVELOPMENT COMMISSION  
AGENDA FOR THE REGULAR MEETING OF February 8, 2022**

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

The Goshen Redevelopment Commission will meet on February 8, 2022 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**

**4. NEW BUSINESS**

**Resolution 06-2022** – Approve Request from Goshen Engineering to Solicit Quotes for the 2022 Abandonment of Downtown Vaults

**Resolution 07-2022** – Approve Request to Solicit Proposals for Construction Inspection for the East College Avenue Project

**Resolution 08-2022** – Approve Request to Execute a Purchase Agreement with Doug Dispennett for 215 Pleasant Avenue, 211 Pleasant Avenue, 212 Pleasant Avenue, 207 Pleasant Avenue, 211 New Street and the Vacant Parcel immediately north of 215 Pleasant Avenue

**Resolution 09-2022** – Request to Approve Agreement Amendment with InSite Development for the River Arts Development

**Resolution 10-2022** – Request to Approve Agreement Amendment with InSite Development for the Millrace Townhomes

**5. APPROVAL OF REGISTER OF CLAIMS**

**6. MONTHLY REDEVELOPMENT STAFF REPORT**

**7. OPEN FORUM**

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

**8. ANNOUNCEMENTS**

Next Regular Meeting – March 8, 2022 at 3:00 p.m.

**9. EXECUTIVE SESSION**

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

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of January 11, 2022**

The Goshen Redevelopment Commission met in a regular meeting on January 11, 2022 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 Vince Turner. On call of the roll, the members of the Goshen Redevelopment Commission were shown to be present or absent as follows:

Present: Brianne Brenneman, Brian Garber, Andrea Johnson, Vince Turner, Brett Weddell and Bradd Weddell

Absent: None

Commission President Turner welcomed new Commission member Brianne Brenneman. Ms. Brenneman introduced herself to the Commission.

### **CHANGES TO THE AGENDA**

A request was made to add Resolution 05-2022 – Approve Request to Solicit Bids for Materials for the Water Main Loop for the East College Avenue Project to the agenda.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to add Resolution 05-2022 to the agenda.

The motion was adopted unanimously.

### **APPROVAL OF THE MINUTES**

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve the minutes of the December 14, 2021 regular meeting.

The motion was adopted unanimously.

### **ELECTION OF OFFICERS**

Commissioner Weddell nominated Commissioner Turner for President of the Goshen Redevelopment Commission and Commissioner Garber seconded. A motion was made by Commissioner Weddell and seconded by Commissioner Garber. Commissioner Weddell made a motion to close the nominations. The motion was adopted unanimously and Commissioner Turner was elected President of the Goshen Redevelopment Commission.

Commissioner Weddell nominated Commissioner Garber for Vice President of the Goshen Redevelopment Commission and Commissioner Johnson seconded. Commissioner Weddell made a motion to close the nominations. The motion was adopted unanimously and Commissioner Garber was elected Vice President of the Goshen Redevelopment Commission.

Commissioner Weddell nominated Commissioner Johnson for Secretary of the Goshen Redevelopment Commission and Commissioner Garber seconded. A motion was made by Commissioner Weddell to close the nominations. The motion was adopted unanimously and Commissioner Johnson was elected Secretary of the Goshen Redevelopment Commission.

**Resolution 01-2022** –Approve Request to Execute an Agreement with Roberts Environmental Services, LLC for a Limited Phase II Environmental Site Assessment at 410 West Pike Street  
(3:25) Becky Hutsell, Redevelopment Director, last fall the Commission entered into an agreement with Roberts Environmental Services, LLC to complete a Phase 1 Environmental Site Assessment. During that assessment, two Recognized Environmental Concerns (RECs) were noted in the report. Requested three quotes. The agreement with Roberts will include completion of the work by March 4, 2022 for a cost of \$11,200.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 01-2022.

The motion was adopted unanimously.

**Resolution 02-2022** – Approve Execution of Change Order Two (2) for Eisenhower Drive North and South Reconstruction

(4:50) Dustin Sailor, Director of Public Works, stated this change order increases the contract amount by \$96,464.37 for a revised contract amount of \$2,107,336.82 which is an increase of 12.87 percent. This change order was due to additional millings, resurfacing and mismatch driveway profiles. This change order also allows a 10 day extension.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 02-2022.

The motion was adopted unanimously.

**Resolution 03-2022** – Approve Execution of Change Order Three (3) for Eisenhower Drive North and South Reconstruction

(8:50) Dustin Sailor, Director of Public Works, this project went over in construction time. The road became functional on September 22, 2021 which resulted in 30 days of delay in completion of the project. It has been agreed by both parties to access the \$500 per day liquidated damages for a total of \$15,000 as a credit back to the project. Project timeline extended to May 31, 2022.

(9:44) Question regarding the low penalty per day rate and if there have been discussions to increase it so this does not happen again and Mr. Sailor said he is open for the discussion and discussed the rates.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 03-2022.

The motion was adopted unanimously.

**Resolution 04-2022** – Request to Approve a Development Agreement with Greenwood Rental Properties, LLC

(14:10) Becky Hutsell, Redevelopment Director, gave a handout to Commission members with current cost estimates and gave history of the project. This project is no longer financially viable and they reached out to city and asked if we would partner with them. New concept for the Redevelopment Commission to partake in residential project, however there is a housing shortage in Goshen. Currently working on guideline policy now. Structure of agreement includes an EDC bond which will be repaid with TIF proceeds generated from the project. 75% of the TIF proceeds would go to repayment of the bond and the other 25% kept by the city for projects in the immediate area. Provided two different Performa's by the team, one with a TIF bond and one without and explained each of them.

(20:05) Commissioner Weddell stated that in a work session he indicated he would support these type of things if it supported infrastructure and with the amount being higher he is unsure if he can support it.

(24:01) Commissioner Garber stated he would support this if 5% or 3 units would be for medium/lower income.

Commissioner Johnson stated she agrees with Commissioner Garber and would like to see the 3 units for low income.

Questions about how to define low income.

Mark Brinson stated that changes now would have to go back to the developer since they would be giving up rent and would have to make up somewhere else. This will change their Performa.

(26:45) Mayor Jeremy Stutsman, reminded the Commission that the only housing projects the Commission has participated in the past have been all low income projects.

(28:29) Maya Garcia, Greenwood Rentals, stated that the rents are at the top of the scale and if we do what is suggested, it would raise the rent even more and trying to stay to where a normal person working at the factory can afford it. Would have to go back and try to work the numbers and see this as being difficult.

(30:04) Commissioner Garber indicated that he has mentioned in all meeting about the requirement for low income housing.

(30:16) Travis Bontrager, Bontrager Realty, commented on how renters move up to a bigger and nicer apartments and that will open up more units.

Mark Brinson stated a willingness to put it in the policy moving forward versus at the tail end and would appreciated support from the Commission to move forward with this project. Gave assurance that going forward, if there is a next project it will be made a priority.

Commissioner Turner stated he has reservations but thinks it is an important that we move forward due to emergency situation with housing shortage and asked if the loan has been approved.

(34:48) David Neeser, TCU, stated that loan approval has not been made, waiting to see what the City would do.

(38:07) Commissioner Weddell stated he supports residential TIF's but this is not in the ball park because we are providing funding for building construction.

(44:10) Mayor Jeremy Stutsman stated his extreme support of this project to get housing to Goshen.

A motion was made by Commissioner Johnson and seconded by Commissioner Brenneman to approve Resolution 04-2022.

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

Ayes: Brenneman Johnson Turner

Nays: Garber, Weddell

The motion was adopted by a vote of 3 in favor and 2 against.

**Resolution 05-2022** – Approve Request to Solicit Bids for Materials for the Water Main Loop for the East College Avenue Project

(45:45) Becky Hutsell, Redevelopment Director, for the East College project there are three different construction contracts. One is the water main loop, second is earth work and third is infrastructure within the development. Getting ready to bid this project next month and materials are about 16 weeks out. By doing this on our own we are saving approximately two months of time.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 05-2022.

The motion was adopted unanimously.

**DISCUSSION**

**2022 Meeting Dates**

(48:45) Becky Hutsell, Redevelopment Director, stated the previous meeting schedule had been altered for the February meeting and requesting approval to move back to the original date of the second Tuesday of the month.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve the request.

The motion was adopted unanimously

**APPROVAL OF REGISTER OF CLAIMS**

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve payment of the Register of Claims totaling \$1,412,672.64

The motion was adopted unanimously.

**MONTHLY REDEVELOPMENT STAFF REPORT**

Redevelopment Director Becky Hutsell offered to answer any questions about the monthly report; however the Commission did not have any questions.

**OPEN FORUM**

Commissioner Garber told the Commission that the utility poles along East Lincoln Avenue were being moved for the road project.

**ANNOUNCEMENTS**

It was announced that the next regular meeting is scheduled for February 8, 2022 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 3:52 p.m.

**APPROVED** on February 8, 2022

**GOSHEN REDEVELOPMENT COMMISSION**

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Vince Turner, President

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Andrea Johnson, Secretary

## **RESOLUTION 06-2022**

### **Approve Request from Goshen Engineering To Solicit Quotes for the 2022 Abandonment of Downtown Vaults**

WHEREAS the Goshen Engineering Department requests permission to solicit quotes for the abandonment of downtown vaults.

WHEREAS letters were mailed to property owners about the vault closure program and eight (8) responses were received.

WHEREAS quotes are due on March 7, 2022 at the Board of Works & Safety meeting and will be approved at the Redevelopment Commission meeting on March 8, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves the request by Goshen Engineering to solicit for Quotes for the 2022 Abandonment of Downtown Vaults.

PASSED and ADOPTED on February 8, 2022.

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Vince Turner, President

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Andrea Johnson, Secretary



**Engineering Department  
CITY OF GOSHEN**

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## Memorandum

To: Goshen Redevelopment Commission

From: Dustin K. Sailor, Director of Public Works

**RE: DOWNTOWN VAULTS – REQUEST QUOTES FOR VAULT CLOSURE  
(JN: 2012-0043)**

Date: February 2, 2022

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In 2021, Goshen Engineering mailed two letters to downtown property owners about the Goshen Redevelopment Commission's willingness to offer one more year of the downtown vault closure program. Property owners that were interested in having their vaults closed were to provide a response to Goshen Engineering by December 17, 2021. Of the 12 letters that were mailed<sup>1</sup>, Goshen Engineering received interest in closing 8 vaults.

The next step in the process is to solicit quotes to perform the public portion of the work, including backfilling the vault void and installing the replacement sidewalk that the Redevelopment Commission will cost share by the property owner.

**Action Item:** *Authorize Goshen Engineering to solicit quotes for the 2022 abandonment of downtown vaults. Quotes will be due on March 7 at the Board of Works and Safety, and will be approved at the Redevelopment Commission on March 8.*

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<sup>1</sup> There are more than 12 vaults to be closed, but there are only 12 unique property owners.



## **RESOLUTION 07-2022**

### **Approve Request to Solicit Proposals for Construction Inspection for the East College Avenue Project**

WHEREAS the scope of the work is being divided into three (3) separate City projects.

WHEREAS the full time construction inspector will oversee all contracts, manage overall traffic control, provide inspection as utilities are being constructed and manage the erosion control permit for the overall project.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves the request to Solicit Proposals for the Construction Inspection for the East College Avenue Project.

PASSED and ADOPTED on February 8, 2022.

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Vince Turner, President

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Andrea Johnson, Secretary



**Department of Community Development  
CITY OF GOSHEN**

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## Memorandum

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To: Redevelopment Commission

From: Becky Hutsell, Redevelopment Project Manager

Date: February 8, 2022

RE: Request to Solicit Proposals for Construction Inspection for the East College Avenue Project

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Staff is requesting the Commission's approval to solicit proposals for Construction Inspection Services related to the East College Avenue. While the overall cost of infrastructure is anticipated to be \$17 million dollars, the scope of work is being divided into three (3) separate City projects. Due to the scale of work to be completed, Engineering has previously indicated that they do not have sufficient staff to provide the needed oversight and last fall we did add this task to the Capital Plan for funding.

Our expectation is that we will execute an agreement with a full-time construction inspector to oversee all contracts, manage overall traffic control, provide inspection as utilities are being constructed and manage the erosion control permit for the overall project.

We intend to solicit proposals this month with an award recommendation in March.

## **RESOLUTION 08-2022**

### **Approve Request to Execute a Purchase Agreement with Doug Dispennett for 215 Pleasant Avenue, 211 Pleasant Avenue, 212 Pleasant Avenue, 207 Pleasant Avenue, 211 New Street and the Vacant Parcel immediately north of 215 Pleasant Avenue, Goshen**

WHEREAS Doug Dispennett has agreed to sell to Goshen Redevelopment and the City of Goshen the properties located at 215 Pleasant Avenue, 211 Pleasant Avenue, 212 Pleasant Avenue, 207 Pleasant Avenue, 211 New Street and the Vacant Parcel immediately north of 215 Pleasant Avenue.

WHEREAS attached is an agreement for the sale of the properties in the amount of Five Hundred One Thousand Dollars (\$501,000.00).

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves the Purchase Agreement with Doug Dispennett for 215 Pleasant Avenue, 211 Pleasant Avenue, 212 Pleasant Avenue, 207 Pleasant Avenue, 211 New Street and the Vacant Parcel immediately north of 215 Pleasant Avenue, Goshen and Redevelopment Director Becky Hutsell is authorized to execute the Purchase Agreement which is attached to and made part of the resolution on behalf of the City of Goshen and Goshen Redevelopment Commission.

PASSED and ADOPTED on February 8, 2022.

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Vince Turner, President

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Andrea Johnson, Secretary



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## Memorandum

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To: Redevelopment Commission

From: Becky Hutsell, Redevelopment Project Manager

Date: February 8, 2022

RE: Request to Execute a Purchase Agreement with Doug Dispennett for 215 Pleasant Ave, 211 Pleasant Ave, 212 Pleasant Ave, 207 Pleasant Ave, 211 New Street and the Vacant Parcel immediately north of 215 Pleasant Ave, Goshen

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Staff has negotiated a purchase agreement with Doug Dispennett to acquire several properties south of Pike Street and east of the Elkhart River. The terms of the agreement are as follows:

1. Purchase price of \$501,000
2. Owner to maintain possession through December 31, 2022 and is entitled to collect rent during that time.
3. Owner will have through January 15, 2023 to salvage items from the properties that he desires to relocate elsewhere.
4. RDC to complete a Phase I ESA for the former dry cleaner property to satisfy due diligence requirements. If warranted, RDC to also fund a Phase II ESA prior to closing.
5. Closing to occur no later than April 30, 2022.

A purchase agreement has been drafted and we are awaiting legal descriptions for the property to insert. Owner's attorney is currently reviewing the agreement and we anticipate that it is substantially complete in its current form once legal descriptions are included. We're requesting permission to execute the agreement so long as no significant modifications are requested by Owner's attorney. If such changes are requested, the agreement will be brought back to the Commission for further approvals next month.

## AGREEMENT FOR THE SALE AND PURCHASE OF REAL ESTATE

THIS AGREEMENT is made and entered into on \_\_\_\_\_, 2022, by and between DOUG DISPENNETT, hereinafter referred to as “Seller,” and **City of Goshen, Indiana**, a municipal corporation and political subdivision of the State of Indiana acting through the Goshen Redevelopment Commission, hereinafter referred to as “Redevelopment.”

### REAL ESTATE

In consideration of the purchase price and on the terms, covenants and conditions to be kept and performed by the respective parties, Seller agrees to sell and Redevelopment agrees to purchase the following real estate located in Elkhart Township, Elkhart County, Indiana, more commonly known as 215 Pleasant Avenue, 211 Pleasant Avenue, 212 Pleasant Avenue, 207 Pleasant Avenue, 211 New Street and the vacant parcel immediately north of 215 Pleasant Avenue, Goshen, Indiana, 46526, and more particularly described as follows:

#### LEGAL DESCRIPTION

Parcel No. 20-11-09-184-007.000-015 – Vacant Area on Pike

#### LEGAL DESCRIPTION

Parcel No. 20-11-09-184-008.000-015 – 215 Pleasant Avenue (dry cleaner building)

#### LEGAL DESCRIPTION

Parcel No. 20-11-09-184-009.000-015 – 211 Pleasant Avenue

#### LEGAL DESCRIPTION

Parcel No. 20-11-09-184-010.000-015 – 212 Pleasant Avenue (and parcel adjacent to tire store)

#### LEGAL DESCRIPTION

Parcel No. 20-11-09-184-011.000-015 – 207 Pleasant Avenue

#### LEGAL DESCRIPTION

Parcel No. 20-11-09-185-003.000-015 – 211 New Street

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 or as otherwise agreed upon by both parties.

**PURCHASE PRICE**

Redevelopment agrees to pay and Seller agrees to accept the total sum of Five Hundred and One Thousand Dollars (\$501,000) to be paid at the closing.

**APPRAISALS**

Redevelopment has obtained at Redevelopment’s expense two (2) appraisals of the Real Estate.

**ENVIRONMENTAL ASSESSMENT**

- 1) Redevelopment will conduct at Redevelopment’s sole cost an environmental assessment of the Real Estate to meet Redevelopment’s requirement of all appropriate inquiry. In the event the initial assessment discloses that an additional assessment is warranted, Redevelopment may either void this agreement or pay to have the additional assessment completed. Seller is under no obligation to pay for any portion of the environmental assessment.
- 2) In the event the initial assessment or any additional assessment concludes that remediation is advisable to make the Real Estate suitable for residential or commercial use, Redevelopment may void this agreement if Redevelopment so elects. Redevelopment must make its election to void this agreement within forty-five (45) days of receiving the assessment that concludes that remediation is advisable.
- 3) Redevelopment will select the company that conducts the environmental assessment. If the initial environmental assessment is not completed before March 15, 2022, Seller shall have the right to terminate the agreement.

**TAXES AND ASSESSMENTS**

Seller shall pay the real estate taxes and assessments for 2021 due and payable in 2022. The real estate taxes and assessments for 2022 due and payable in 2023 shall be prorated between Seller and Redevelopment as of the date of closing. If the tax rate and/or assessment for taxes have not been determined, the rate and/or assessment shall be assumed to be the same as the prior year for the purpose of proration and credit for due but unpaid taxes and assessments. Redevelopment shall pay all real estate taxes and assessments for 2023 due and payable in 2024 and thereafter.

**TITLE SEARCH**

A title search for the Real Estate shall be obtained. The cost of the title search shall be paid by Seller. Any encumbrances or defects in title must be removed and Seller must convey merchantable title subject to standard title exceptions. Seller agrees to pay the cost of obtaining all other documents necessary to perfect title so that merchantable title can be conveyed.

### **TITLE INSURANCE**

At the time of closing, Seller agrees to provide Redevelopment with a policy of title insurance in standard ALTA owner's form insuring the title to the Real Estate to be conveyed by Seller to Redevelopment in an amount equal to the purchase price, to be free of defects except such defects that are included in the standard exceptions forming a part of such policies, and easements, public ways and restrictions of record. The title insurance policy shall be in the amount of Five Hundred and One Thousand Dollars (\$501,000).

### **CLOSING**

The closing will occur within thirty (30) days of the completion of the environmental assessments, but no later than April 30, 2022. Closing costs shall be shared equally between the two parties except as specifically provided in this agreement.

### **WARRANTY DEED**

Seller shall deliver to Redevelopment a warranty deed conveying merchantable title to the Real Estate free and clear of all liens and encumbrances, except conditions of record including zoning restrictions, taxes, easements, and assessments. Title shall be transferred to "City of Goshen, Indiana for the use and benefit of its Department of Redevelopment".

### **POSSESSION OF REAL ESTATE**

Possession and occupancy of the Real Estate will be delivered to Redevelopment on or before December 31, 2022.

As long as Seller retains possession, Seller shall be responsible for all maintenance and utilities. Seller will be entitled to rents from the Real estate until possession is delivered to Redevelopment. Any tenant must vacate the Real Estate before December 31, 2022.

### **SALVAGE RIGHTS**

As long as the structure on the Real Estate can be secured and remains stable and safe, Seller may salvage any fixtures or other parts of the structure. Seller must complete all salvage work on or before January 15, 2023.

### **RISK OF LOSS**

Seller shall assume the risk of loss until the possession of the Real Estate is transferred to Redevelopment at which time Redevelopment shall assume the risk of loss.

## **WARRANTIES**

- 1) Seller warrants that Seller will convey a good and merchantable title to Redevelopment. Redevelopment accepts the Real Estate AS IS without warranty of habitability. Seller makes no warranty, express or implied, that the Real Estate is suitable for any particular purpose.
- 2) Redevelopment has made its own inspection of the Real Estate and relies solely upon Redevelopment's observation in deciding to purchase the Real Estate. Redevelopment does not rely upon any representation of Seller or any agent of Seller.

## **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 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 Seller.



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

**Doug Dispennett**

**City of Goshen Redevelopment**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Becky Hutsell, Redevelopment Director  
Goshen Redevelopment Commission  
City of Goshen, Indiana

Print: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**RESOLUTION 09-2022**

**Request to Approve Agreement Amendment with InSite Development for the River Arts Development**

WHEREAS an agreement was executed on March 26, 2018 for the River Art Development and the developer is requesting amendments to the agreement for time extension.

WHEREAS the developer will be evaluating the market to determine details of development.

WHEREAS staff is recommending the developer provide the Redevelopment Commission updated drawings and detail regarding the project for approval no later than August, 9, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves the Agreement Amendment with InSite Development for the River Arts Development and the City of Goshen and Redevelopment Director Becky Hutsell is authorized to execute the agreement amendment on behalf of the City of Goshen and Goshen Redevelopment Commission.

PASSED and ADOPTED on February 8, 2022

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Vince Turner, President

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Andrea Johnson Secretary



**Department of Community Development  
CITY OF GOSHEN**

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## Memorandum

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To: Redevelopment Commission

From: Becky Hutsell, Redevelopment Project Manager

Date: February 8, 2022

RE: Request to Approve Agreement Amendments with InSite Development for the River Art Development and for the Millrace Townhomes

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InSite Development is requesting amendments to his agreements with the Redevelopment Commission for both the River Art/Hawks project and the Millrace Townhomes project. While the Hawks portion of the first agreement has been completed, the new apartment complex for the vacant lot at 3<sup>rd</sup> and Jefferson and the construction of the Millrace Townhomes project have experienced delays, primarily due to COVID and the resulting increase in construction prices.

A summary of the original terms of both agreements is shown below in blue with requested modifications shown at the end of each section.

### **RIVER ART/HAWKS DEVELOPMENT AGREEMENT - Agreement executed 3/26/2018.**

- 1) *All Hawks obligations have been met.*
  - a) *Renovate within 36 months.*
  - b) *Invest minimum of \$2 million dollars into the building.*
  - c) *As InSite purchased the north half of the building from Lacasa, they benefit from Lacasa's original tax abatement request for a period of five (5) years.*
- 2) River Art Apartment Development
  - a) Insite is leasing the 3<sup>rd</sup> Street land for 72 months at \$100/month. Lease began on 5/1/2018 and ends on 4/30/2024. Developer to maintain lot during lease period.
  - b) RDC to transfer title to developer when following have been met:
    - i) Invest minimum of \$5 million in 4-story apartment building within 42 months of agreement (9/26/21)
    - ii) RDC to hold \$500,000 mortgage until \$5 million invested
    - iii) Developer pays \$254,000 for the property
      - (1) 1% interest per annum beginning 5/1/2019
      - (2) Interest to be paid every 5/1 until purchase price has been paid in full
      - (3) To be paid in full by 12/31/2024
      - (4) No principal payment due until 12/31/2024 but can be paid early
      - (5) Title to be transferred at the end of the lease period if not requested earlier as long as above items have been completed.

- c) Developer to provide an easement at the north end of the lot for the Woodworkers Guild and NIPSCO (*This item has been completed.*)
- d) Developer may design a public park space at north end with the agreement that it be transferred to the City after construction for ongoing maintenance as a City park. RDC to participate with plantings, benches, etc. if park is developed.

InSite is requesting that Item 2(b)(i) above be extended. The agreement required an investment of \$5 million dollars into a 4-story apartment building by 9/26/2021. Developer is requesting that this be extended through 7/1/2024. Developer has provided a gant chart detailing the project timeline moving forward and has intentions of completing construction by the end of the first quarter of 2024 but is requesting additional time due to the uncertainty of the construction supply chain and availability of materials and labor.

In addition, Developer is requesting that the next several months be spent evaluating the market to determine the number of apartments, pricing for the units and the possibility of incorporating condo units into a portion of the building to provide another housing option. Cost increases over the past 2 years have resulted in the previously approved plan being no longer financially viable. Developer intends to further refine the plan to allow for construction within reasonable rent and purchase rates.

Staff is recommending that Developer provide the RDC with updated drawings and detail regarding the project for approval no later than 8/9/2022. If Developer is unable to commit to commencing construction by 6/1/2023 at that time, it is being recommended that the Development Agreement be terminated and that the property at the 3<sup>rd</sup> and Jefferson be returned to the City.

**MILLRACE TOWNHOMES - Agreement executed 6/21/2019.**

- 1) Purchase price of \$93,255
  - a) RDC to support InSite's subdivision request for an 8-lot subdivision with 2 buildings constructed for lot for a total of 16 housing units
  - b) Lots to be purchased for \$11,625/lot as they're developed
  - c) To purchase first two lots by 8/31/2020 and Developer to provide a personal guarantee for the remaining lots (\$70,005)
  - d) RDC to place a \$3 million mortgage on the property
    - i) To be released once \$3 million is invested into the property
    - ii) Total mortgage to be released by \$375,000 as each lot is developed
- 2) RDC to fund Phase I environmental assessment for each lot within 180 days of transfer to satisfy Developer's due diligence prior to purchase
- 3) RDC to fund soil disposal for any impacted materials that are required to be removed. RDC also required to fund the import of clean soil for a cap is required.
- 4) RDC to assist Developer with environmental closure request to IDEM
- 5) RDC to fund abandonment of additional water laterals that were installed for the previous developer. Work to be completed by City crews and abandonment fees to be paid by RDC.
- 6) Each building is to be a minimum of 3,000 sq ft.
- 7) First two buildings to be constructed by 10/31/2020.
- 8) All remaining buildings to be constructed by 12/31/2024.
- 9) Developer to own all lots by 6/1/2024.

Similar to what is being proposed for the River Art building, InSite is requesting the next several months to evaluate the market, desired unit sizes, price points and layout for the townhomes. InSite began marketing the lots in January 2020 but no significant interest was shown due to the pandemic. With today's construction costs, the Developer would like to reevaluate to confirm that what is constructed is within an affordable price point and what is desired by the community. An option of

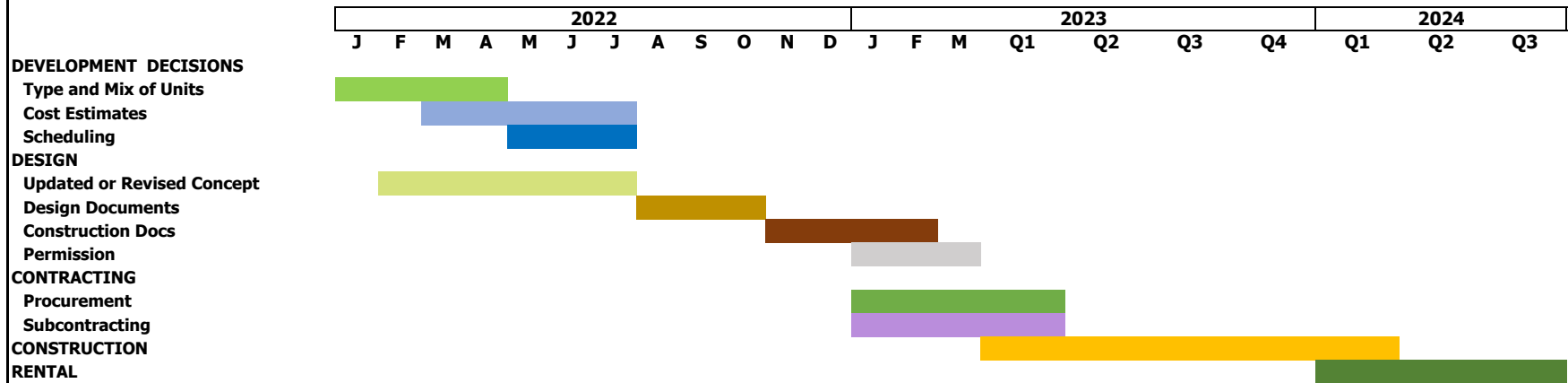
shifting the layout to single-family detached homes is being considered with smaller residential footprints to control pricing.

A gant chart has been provided for the Millrace project, as well, and is attached. In summary, the Developer is requesting the following modifications:

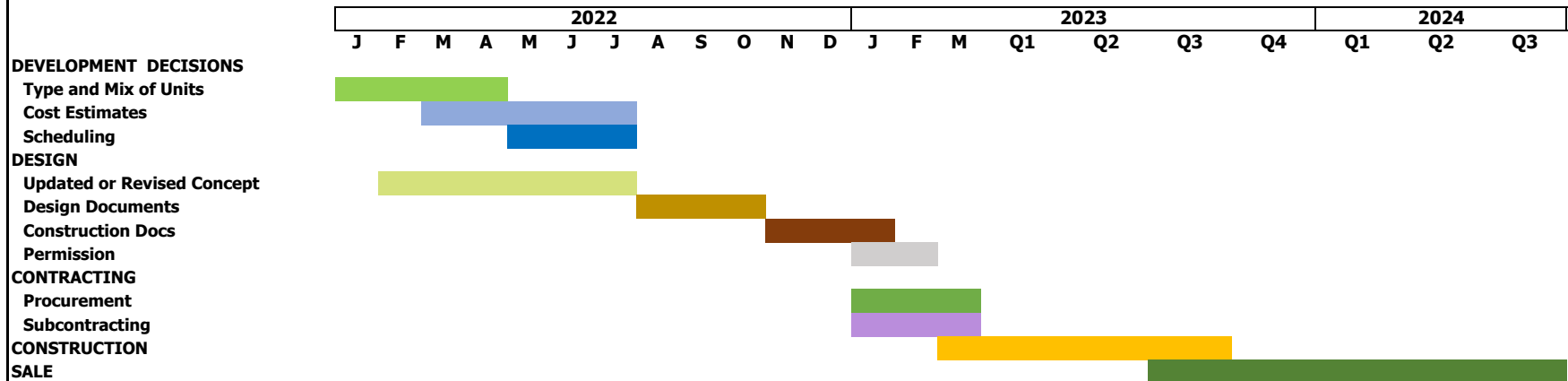
- Requesting that the requirement for purchase of the first two building lots be extended from 8/31/2020 to 6/1/2023.
- Requesting that the required building size be reduced from 3,000 sq ft to 1,400 sq ft.
- Requesting that requirement for construction of first two buildings be extended from 10/31/2020 to 12/31/2023.
- Requesting that the requirement to have all buildings constructed by 12/31/2024 be extended to 6/1/2026.
- Requesting that the requirement to own all lots by 6/1/2024 be extended to 9/1/2025.

As with the River Art project, Staff is recommending that Developer provide the RDC with updated drawings and detail regarding the project for approval no later than 8/9/2022. If Developer is unable to commit to commencing construction by 6/1/2023 at that time, it is being recommended that the Development Agreement be terminated.

**RIVER ART APARTMENTS**



**MILLRACE HOMES**



**RESOLUTION 10-2022**

**Request to Approve Agreement Amendment with InSite Development for the Millrace Townhomes**

WHEREAS an agreement was executed on June 21, 2019 for the Millrace Townhomes and the developer is requesting amendments to the agreement for time extension and required building sizes.

WHEREAS the developer will be evaluating the market to determine details of the development.

WHEREAS staff is recommending the developer provide the Redevelopment Commission updated drawings and detail regarding the project for approval no later than August, 9, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves the Agreement Amendment with InSite Development for the Millrace Townhomes and the City of Goshen and Redevelopment Director Becky Hutsell is authorized to execute the agreement amendment on behalf of the City of Goshen and Goshen Redevelopment Commission.

PASSED and ADOPTED on February 8, 2022

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Vince Turner, President

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Andrea Johnson Secretary



**Department of Community Development  
CITY OF GOSHEN**

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

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

## Memorandum

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To: Redevelopment Commission

From: Becky Hutsell, Redevelopment Project Manager

Date: February 8, 2022

RE: Request to Approve Agreement Amendments with InSite Development for the River Art Development and for the Millrace Townhomes

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InSite Development is requesting amendments to his agreements with the Redevelopment Commission for both the River Art/Hawks project and the Millrace Townhomes project. While the Hawks portion of the first agreement has been completed, the new apartment complex for the vacant lot at 3<sup>rd</sup> and Jefferson and the construction of the Millrace Townhomes project have experienced delays, primarily due to COVID and the resulting increase in construction prices.

A summary of the original terms of both agreements is shown below in blue with requested modifications shown at the end of each section.

### **RIVER ART/HAWKS DEVELOPMENT AGREEMENT - Agreement executed 3/26/2018.**

- 1) *All Hawks obligations have been met.*
  - a) *Renovate within 36 months.*
  - b) *Invest minimum of \$2 million dollars into the building.*
  - c) *As InSite purchased the north half of the building from Lacasa, they benefit from Lacasa's original tax abatement request for a period of five (5) years.*
- 2) River Art Apartment Development
  - a) Insite is leasing the 3<sup>rd</sup> Street land for 72 months at \$100/month. Lease began on 5/1/2018 and ends on 4/30/2024. Developer to maintain lot during lease period.
  - b) RDC to transfer title to developer when following have been met:
    - i) Invest minimum of \$5 million in 4-story apartment building within 42 months of agreement (9/26/21)
    - ii) RDC to hold \$500,000 mortgage until \$5 million invested
    - iii) Developer pays \$254,000 for the property
      - (1) 1% interest per annum beginning 5/1/2019
      - (2) Interest to be paid every 5/1 until purchase price has been paid in full
      - (3) To be paid in full by 12/31/2024
      - (4) No principal payment due until 12/31/2024 but can be paid early
      - (5) Title to be transferred at the end of the lease period if not requested earlier as long as above items have been completed.



- c) Developer to provide an easement at the north end of the lot for the Woodworkers Guild and NIPSCO (*This item has been completed.*)
- d) Developer may design a public park space at north end with the agreement that it be transferred to the City after construction for ongoing maintenance as a City park. RDC to participate with plantings, benches, etc. if park is developed.

InSite is requesting that Item 2(b)(i) above be extended. The agreement required an investment of \$5 million dollars into a 4-story apartment building by 9/26/2021. Developer is requesting that this be extended through 7/1/2024. Developer has provided a gant chart detailing the project timeline moving forward and has intentions of completing construction by the end of the first quarter of 2024 but is requesting additional time due to the uncertainty of the construction supply chain and availability of materials and labor.

In addition, Developer is requesting that the next several months be spent evaluating the market to determine the number of apartments, pricing for the units and the possibility of incorporating condo units into a portion of the building to provide another housing option. Cost increases over the past 2 years have resulted in the previously approved plan being no longer financially viable. Developer intends to further refine the plan to allow for construction within reasonable rent and purchase rates.

Staff is recommending that Developer provide the RDC with updated drawings and detail regarding the project for approval no later than 8/9/2022. If Developer is unable to commit to commencing construction by 6/1/2023 at that time, it is being recommended that the Development Agreement be terminated and that the property at the 3<sup>rd</sup> and Jefferson be returned to the City.

**MILLRACE TOWNHOMES - Agreement executed 6/21/2019.**

- 1) Purchase price of \$93,255
  - a) RDC to support InSite's subdivision request for an 8-lot subdivision with 2 buildings constructed for lot for a total of 16 housing units
  - b) Lots to be purchased for \$11,625/lot as they're developed
  - c) To purchase first two lots by 8/31/2020 and Developer to provide a personal guarantee for the remaining lots (\$70,005)
  - d) RDC to place a \$3 million mortgage on the property
    - i) To be released once \$3 million is invested into the property
    - ii) Total mortgage to be released by \$375,000 as each lot is developed
- 2) RDC to fund Phase I environmental assessment for each lot within 180 days of transfer to satisfy Developer's due diligence prior to purchase
- 3) RDC to fund soil disposal for any impacted materials that are required to be removed. RDC also required to fund the import of clean soil for a cap is required.
- 4) RDC to assist Developer with environmental closure request to IDEM
- 5) RDC to fund abandonment of additional water laterals that were installed for the previous developer. Work to be completed by City crews and abandonment fees to be paid by RDC.
- 6) Each building is to be a minimum of 3,000 sq ft.
- 7) First two buildings to be constructed by 10/31/2020.
- 8) All remaining buildings to be constructed by 12/31/2024.
- 9) Developer to own all lots by 6/1/2024.

Similar to what is being proposed for the River Art building, InSite is requesting the next several months to evaluate the market, desired unit sizes, price points and layout for the townhomes. InSite began marketing the lots in January 2020 but no significant interest was shown due to the pandemic. With today's construction costs, the Developer would like to reevaluate to confirm that what is constructed is within an affordable price point and what is desired by the community. An option of

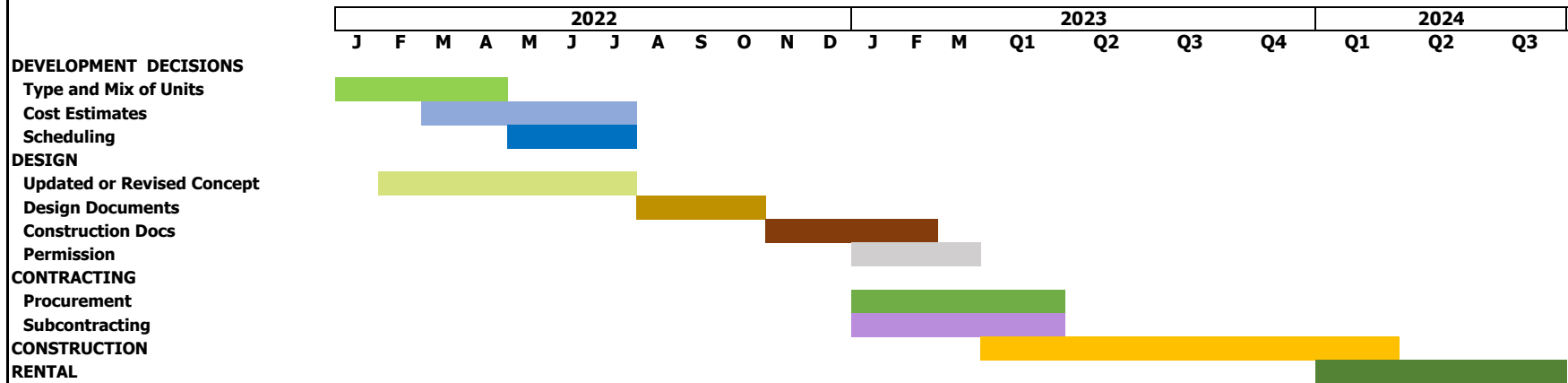
shifting the layout to single-family detached homes is being considered with smaller residential footprints to control pricing.

A gant chart has been provided for the Millrace project, as well, and is attached. In summary, the Developer is requesting the following modifications:

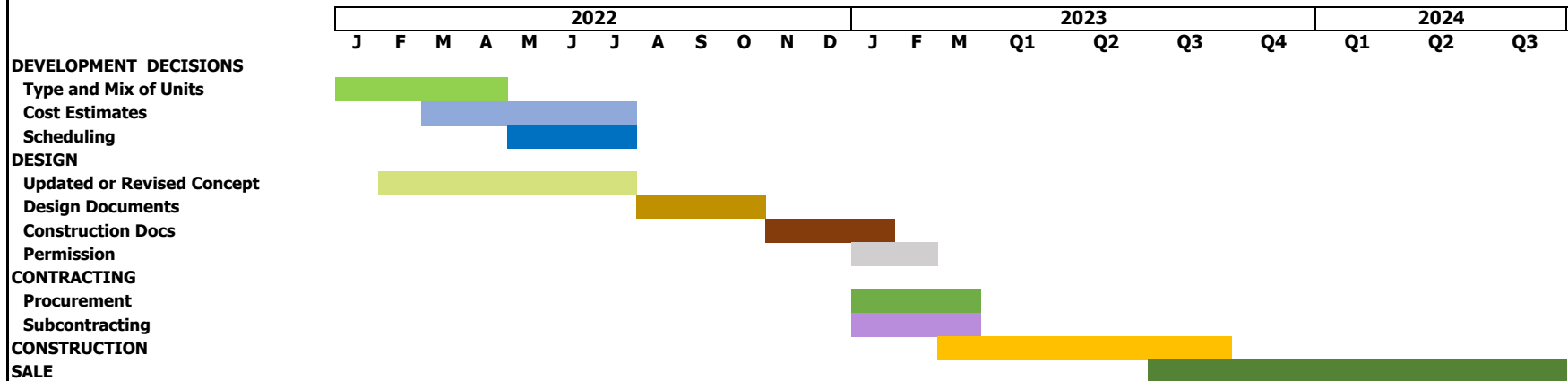
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As with the River Art project, Staff is recommending that Developer provide the RDC with updated drawings and detail regarding the project for approval no later than 8/9/2022. If Developer is unable to commit to commencing construction by 6/1/2023 at that time, it is being recommended that the Development Agreement be terminated.

**RIVER ART APARTMENTS**



**MILLRACE HOMES**



## **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 12, 2022 through February 2, 2022** and finds that entries are allowed in the total amount of **\$221,243.63**

**APPROVED** on February 8, 2022

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Vince Turner, President

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Andrea Johnson, Secretary

# GOSHEN REDEVELOPMENT COMMISSION

## Expenditure Report - by Budget Line and Payee

Claims from 1/12/22 through 2/2/22

<b>406-560-00-429.0002</b>		<b>RDV NON-RVRT OP/Other Supplies</b>	
1/19/2022	Amazon Capital Services		\$34.97
1/19/2022	Community Business Equipment (04491)		\$61.06
1/19/2022	Community Business Equipment (04491)		\$10.97
1/27/2022	Amazon Capital Services		\$33.36
1/27/2022	Quill LLC		\$41.98
<b>Line Total for Period:</b>			<b>\$182.34</b>
<b>406-560-00-431.0502</b>		<b>RDV NON-RVRT OP/Contractual Services</b>	
1/27/2022	Barkes, Kolbus, Rife & Shuler, LLP (00311)		\$4,487.00
1/27/2022	Barkes, Kolbus, Rife & Shuler, LLP (00311)		\$614.22
<b>Line Total for Period:</b>			<b>\$5,101.22</b>
<b>406-560-00-433.0000</b>		<b>RDV NON-RVRT OP/Printing &amp; Advertising</b>	
1/27/2022	Community Business Equipment (04491)		\$20.99
<b>Line Total for Period:</b>			<b>\$20.99</b>
<b>473-560-00-431.0502</b>		<b>SOUTHEAST TIF/Contractual Services</b>	
2/2/2022	Lochmueller Group(09835)		\$288.58
<b>Line Total for Period:</b>			<b>\$288.58</b>
<b>473-560-00-442.0000</b>		<b>SOUTHEAST TIF/Capital Projects</b>	
1/27/2022	Keystone RV		\$118,368.75
1/27/2022	Waterford Commons Business Park		\$31,831.50
<b>Line Total for Period:</b>			<b>\$150,200.25</b>
<b>480-560-00-431.0502</b>		<b>RR/US 33 TIF/Contractual Services</b>	
1/27/2022	A & Z Engineering, LLC		\$22,109.75
1/27/2022	Jones Petrie Rafinski Corp. (00463)		\$420.00
<b>Line Total for Period:</b>			<b>\$22,529.75</b>
<b>480-560-00-439.0930</b>		<b>RR/US 33 TIF/Other Services &amp; Charges</b>	
1/28/2022	City of Goshen Utilities		\$23.64
<b>Line Total for Period:</b>			<b>\$23.64</b>

**480-560-00-442.0000**

**RR/US33 TIF/Capital Projects**

1/19/2022	Safety-Kleen	\$691.36
1/27/2022	Spyglass RV, LLC	\$42,055.50
2/1/2022	My Tree Climber	\$150.00

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**Line Total for Period:** **\$42,896.86**

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**Total Expenditures for Period:** **\$221,243.63**



# February 2022 Redevelopment Staff Report

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**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

- The City continues to work with INDOT and Norfolk Southern for the design of the Madison Street railroad Crossing. Based a discussion with Norfolk Southern in November of 2021, NS has not begun their design work yet. The quiet zone schedule is being driven by this work. Activities to be completed to implement the Quiet Zone are: – Installation of signs and delineators at the railroad crossings.
- – Traffic counts to be done at each of the railroad crossings.
- – 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 TBD.
- – Submit the Public Authority Application (PAA) to Federal Railroad Administration (FRA) for review, which typically takes 2 months.
- – 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 plan’s 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. Contact was made with INDOT on August 4, 2021, and they will assist by having an invoice sent to initiate the work.

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**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. The water main project, which was 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 to allow for construction to begin in 2022. NIPSCO is currently working on relocating the electric lines. We intend to bid the project in the next month to allow for 2022 construction.

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**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 2022.

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**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. Bids were received on December 6. HRP was awarded a contract in December to complete the construction work and intends to begin late spring. All work is to be complete by November of this year.

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**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 April, 2021, with the initial round of proposals due May 11. A development proposal has been received from Anderson Partners LLC to build a mixed-use project consisting of approximately 150 apartments and 5,000 square feet of commercial space. The Redevelopment Commission has authorized staff to begin negotiating a development agreement with the developer.

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**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).

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**PROJECT: RIVER ART**

PROJECT DESCRIPTION

A Development Agreement is currently in place with InSite Development for development of an apartment complex (River Art) at the northwest corner of 3<sup>rd</sup> and Jefferson. The renovation of the north end of the Hawks building was part of the same agreement and this portion of the work is now complete.

PROJECT UPDATE

The developer will be updating the Commission at this month's Commission meeting regarding development plans.

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**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. At the May Redevelopment meeting, Goshen Redevelopment agreed to provide partial financial support for vault closures. Goshen Engineering has sent out notices to all property owners with vaults, and applications to participate were to be submitted by December 17, 2021. The next step will be to solicit quotes to perform the public portion of the vault closures. Once a contractor is under contract, property owners can begin their work. For those that did not sign-up for the 2022 vault closure program, the City will need to implement an ordinance to compel further action.

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**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 bid in November 2020, and awarded in December to Phend and Brown. Construction is still ongoing. The contractor was to have been complete with their work by August 15, but that deadline was not met. The contractor, A meeting with the contractor is scheduled for December 9, 2021, to discuss uncomplete project

items and contract responsiveness. With landscape restoration issues outstanding, this project will not be closed until 2022.

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**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 has updated his plans for this area and will be providing an update to the Commission this month.

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**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

The City and American Structurepoint continue to work out the final professional services design fee.

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**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.

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**PROJECT: MADISON STREET BRIDGE REPLACEMENT**

PROJECT DESCRIPTION

The Madison Street bridge is approaching its end of life, and has a load restriction established. If development plans for the west side of the canal are undertaken, the bridge will need to be replaced prior to the development occurring.

#### PROJECT UPDATE

On September 8, 2020, the Redevelopment Commission approved the issuance of a Request for Proposals (RFP) for design services. The project design is being completed and will be shelved until the status of the site changes, or the condition of the bridge worsens, or the bidding environment becomes more favorable.

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#### **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 and an additional \$4 million earmarked for construction. The new fire station was originally intended to replace the College Avenue station and but recent negotiations with Elkhart Township have instead led to the decision to instead plan for a fourth station near the Goshen Airport.

##### PROJECT UPDATE

Prior to the complete design of the new fire station, a study is being 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. BKV Group was selected to conduct the study and City staff has held several meetings to develop the project goals and needs. It is anticipated that the final report will be provided to the Commission in February.

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#### **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 but issuance was delayed until the RDC was able to acquire the property at 113 W Jefferson Street. A contract has been executed with A&Z Engineering to complete necessary survey work for this area. As of December 2021, the survey work is complete and the geotechnical engineer is scheduling the soil borings for the first part of February. The design will be completed for a spring bid, but staff is cautiously watching the material prices and contractor availability.

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#### **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

The City and County worked with JPR to complete a Traffic Impact Study (TIS) for the area based upon the new court complex and the changes in traffic patterns that can be expected. The report is now complete and has been approved by INDOT. Elkhart County has confirmed their funding commitment for the overall project and A&Z Engineering has been hired to complete the design. It's anticipated that the project will be ready to bid in 2022 or early 2023. .

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**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. A meeting with the Indiana Department of Environmental Management occurred, and the Water Utility will be hiring a consultant to assist with planning and design for water system improvements.

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**PROJECT: FIDLER POND CONNECTOR PATH**

PROJECT DESCRIPTION

This project will create a pedestrian path connecting the College Avenue path to Fidler Pond Park. The path will be constructed in two phases. Initially, the Oak Lane roadway will act as the pathway while the trail is constructed from the north end of the road to the park. Sharrows will be added to Oak Lane during Phase One and Phase Two will include reconstructing Oak Lane with curb and gutter and the installation of a separated pedestrian trail.

PROJECT UPDATE

Engineering has prepared preliminary drawing and engineer's estimates for both phases. After the final alignment is determined a neighborhood meeting will be scheduled to receive comments. Final design may be completed in-house. If not, a RFP for design services will be issued. Optimistically, construction is anticipated to occur in 2022.

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**PROJECT: EAST COLLEGE AVENUE INDUSTRIAL DEVELOPMENT**

PROJECT DESCRIPTION

Last Dance, LLC has purchased 313 acres of farmland on East College Avenue just east of the railroad tracks. A portion of the land was previously annexed by Lippert for development but the project never came to life. Last Dance has now purchased additional land and is partnering with the City on the infrastructure. They've hired Abonmarche to complete the design of a new water main loop from College to CR 31 to CR 38 to connect at Century Drive, extension of sewer mains beneath the railroad to serve the new industrial area, a new public water/sewer/roadway loop within the first phase of the development and substantial stormwater improvements. The project is being funded by a combination of existing TIF funds and by a city-issued bond that will be purchased by the developer and repaid through future TIF revenues. Annexation of the additional land has been completed.

PROJECT UPDATE

Abonmarche has submitted 60% design plans to the City for review. The project's 60-percent design plans were submitted and Technical Review Comments were provided back. Abonmarche continues to work on the design for a spring 2022 bid

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**PROJECT: PARK DEPARTMENT MAINTENANCE BUILDING**

**PROJECT DESCRIPTION**

The Goshen Parks Department needs to relocate its existing maintenance building which is located in a floodway in Shanklin Park. The Redevelopment Commission has offered the property between Plymouth Avenue and Jackson Street, adjacent to the east side of the railroad. The Commission has also allocated \$1.0 million toward the cost of designing and constructing the new facility.

**PROJECT UPDATE**

The maintenance building plans and construction documents have been completed. The project was put out to bid in November 2021 with bids due in December 2021. As only one bid was received and the bid was substantially over the cost estimate, the bid was rejected. The project will be re-bid in the first or second quarter of 2022.