



GOSHEN COMMON COUNCIL

Minutes of the June 6, 2022 Regular Meeting

Convened in the Council Chambers, Police & Court Building, 111 East Jefferson Street, Goshen, Indiana

Mayor Stutsman called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance

Mayor Stutsman asked the Clerk-Treasurer to conduct the roll call.

Present: Megan Eichorn (District 4) Julia King (At-Large) Doug Nisley (District 2)
 Gilberto Pérez Jr. (District 5) Donald Riegsecker (District 1) Matt Schrock (District 3)
 Council President Brett Weddell (At-Large)
 Youth Advisor Adrian Mora (Non-voting) – *Last meeting*
 Youth Advisor Karen C. Velazquez Valdes (Non-voting) – *First meeting*

Absent: None

Approval of Minutes: **Mayor Stutsman** asked the Council's wishes regarding the minutes of the May 16, 2022 Regular Meeting. **Councilor King** moved to approve the minutes as submitted. **Councilor Pérez** seconded the motion. The motion passed 7-0 on a voice vote.

Approval of Meeting Agenda: **Mayor Stutsman** asked the Council's wishes regarding the meeting agenda, noting that agenda items #3 and #4 were not ready yet and asked the Council to approve of pulling them from the agenda. **Councilor Nisley** moved to approve the agenda as amended. **Councilor King** seconded the motion. The motion passed 7-0 on a voice vote.

Privilege of the Floor:

At 6:02 p.m., **Mayor Stutsman** invited public comments on matters not on the agenda.

Glenn Null of Goshen said he appreciated the City's efforts in holding the Memorial Day parade and ceremony. He said the City did a great job and he appreciated it. On the other hand, Null said he sent an email to the Mayor and five Councilors about the appearance of the West Goshen Cemetery for Memorial Day. In advance, Null said he contacted cemetery staff with a question about flags and about the condition of the cemetery. Null said he understands the cemetery has staffing issues, but he has noticed City staff conducting weed removal between Highway 33 and the railroad. He said that is a waste of funds and that cemeteries need better care. Null said the City disrespected veterans and the City needs to change its priorities and take better care of its cemeteries.

There were no further public comments, either from those in the Council chamber or via Zoom, so **Mayor Stutsman** closed the Privilege of the Floor at 6:06 p.m.

1) **Presentation: Farewell to outgoing youth advisors and awarding of plaques, swearing in of new youth advisors and second Common Council roll call**

Mayor Stutsman said every year since 2016, the City has had a Youth Advisor to the Council and over the years has added other youth advisor positions.



Mayor Stutsman said Goshen High School recently conducted an election for advisors and tonight the City will say goodbye to the outgoing advisors and welcome the new advisors. He said the program has been great and the advisors have provided a wealth of information to the Council and City boards, committees and commissions.

Mayor Stutsman said that by state law, the mayor can appoint a youth advisor to the Council. But with assistance from the Elkhart County Election Office, Goshen High School students have elected the advisors. Candidates are given two weeks to campaign for office and students then use the county's election equipment to elect advisors.

To thank them for their service, **Mayor Stutsman presented plaques to the following outgoing youth advisors:**

- **Sophia Yordy**, who served on the Mayor's Environmental Advisory Committee;
- **Steve A. Bermudez** of the Community Relations Commission; and
- **Ashley Garcia Coto** of the Parks and Recreation Board

Not present but also awarded plaques were **Katie Batson** of the Shade Tree Board and **Aysia Adkins**, who served on the Goshen Community Schools Board.

Jeff Wagner, general manager of Keystone RV of Goshen, thanked the six advisors for their time and commitment to the City and its boards and presented the students with \$1,000 scholarship certificates to attend the colleges of their choice. **Mayor Stutsman** thanked Wagner and Keystone, noting this is the second year the company has awarded scholarships to the outgoing advisors.

Mayor Stutsman also acknowledged and thanked outgoing **Council Youth Advisor Adrian Mora** for serving since last year and for also working as an intern in the Mayor's office this past semester. He presented Mora with a plaque and also awarded him a key to the City as an outgoing Council member.

Youth Advisor Mora joked that the key to the City might not open any real doors, but may open the door to opportunity. He expressed gratitude for being able to serve on the Council and impact the City. Mora said he has grown and matured over the past year and his City service has helped him determine what he would like to do in the future. He also thanked his parents and said he said he was now ready to move on.

Mayor Stutsman invited the new youth advisors to come forward and be sworn into their new positions. The new youth advisors then introduced themselves. They are:

- **Tyra Gichobi** of the Community Relations Commission;
- **Elizabeth Dilworth** of the Parks & Recreation Board;
- **Samara Cleveland** of the Shade Tree Board;
- **Briza Tayaguya-Delgado** of the Mayor's Environmental Advisory Committee;
- **Lauren Grant**, who was to be sworn in later to the Goshen Community Schools Board; and
- **Karen C. Velazquez Valdes**, the new City Council Youth Advisor

Mayor Stutsman then asked the youth advisors to sign their oaths of office and thanked them.

Mayor Stutsman asked the Clerk-Treasurer to conduct a new Council roll call with the new youth advisor.

Present: Megan Eichorn (District 4); Julia King (At-Large); Doug Nisley (District 2);, Gilberto Pérez Jr. (District 5); Donald Riegsecker (District 1), Matt Schrock (District 3), Council President Brett Weddell (At-Large) and Youth Advisor Karen C. Velazquez Valdes (Non-voting) – First meeting

Absent: None



2) Resolution 2022-10 - Preliminary Finding Concerning Lippert Components Manufacturing, Inc.'s Compliance with Statement of Benefits for Personal Property

Mayor Stutsman called for the introduction of Resolution 2022-10 - Preliminary Finding Concerning Lippert Components Manufacturing, Inc.'s Compliance with Statement of Benefits for Personal Property. Council President Weddell asked the Clerk-Treasurer to read Resolution 2022-10 by title only, which was done. Weddell/Schrock moved to approve Resolution 2022-10.

BACKGROUND:

In a memorandum to the Common Council, which was included in the Agenda packet, **City Legal Compliance Administrator Shannon Marks** gave the background and context of the issue before Councilors. She reported: **The Common Council has designated various areas in the City as Economic Revitalization Areas and authorized a tax phase-ins of certain real property and/or personal property for the property owners/taxpayers.**

Each year, a property owner/taxpayer receiving a deduction in their assessed valuation due to a tax phase-in must file with the Deputy Mayor, an annual report for the previous calendar year which includes the Compliance with Statement of Benefits form (CF-1). Attached to the memo was a memo from Mark Brinson and the CF-1 for Personal Property related to a previously approved tax phase-in that has been filed by Lippert Components Manufacturing, Inc. In accordance with Ordinance 4630, if the information provided by the property owner/taxpayer does not demonstrate substantial compliance, the Deputy Mayor is to forward the information to the **Council to make a preliminary finding of whether the property owner/taxpayer has substantially complied with the Statement of Benefits and the commitments made to the City to receive the tax phase-in, or whether any failure to substantially comply was due to factors beyond the property owner/taxpayer's control.**

Marks reported that included in meeting packet was a resolution which required the Council to make a preliminary finding based on either Option 1 or Option 2.

Option 1: The property owner/taxpayer is in substantial compliance with the Statement of Benefits, or that the failure to substantially comply was caused by factors beyond the control of the property owner/taxpayer, and therefore, the property owner/taxpayer is considered to be in substantial compliance.

Should the Council's finding be based on Option 1, the property owner/taxpayer is considered to be in substantial compliance with the Statement of Benefits. The City will then sign off on the CF-1 and the property owner/taxpayer may file for the tax deduction. No further action is required by the Council.

Option 2: The property owner/taxpayer HAS NOT made reasonable efforts to substantially comply with the Statement of Benefits and the failure to substantially comply WAS NOT caused by factors beyond the control of the property owner/taxpayer. Therefore, the property owner/taxpayer IS NOT considered to be in substantial compliance with the Statement of Benefits.

Should the Council's finding be based on Option 2, a notice must be given to the property owner/taxpayer that includes an explanation of the reason(s) for the Council's preliminary finding and a hearing is scheduled for an upcoming Council meeting.

Marks advised Councilors that at the June 6, 2022 hearing, the property owner/taxpayer and other interested parties could present testimony and other evidence on the issues of whether the property owner/taxpayer was in substantial compliance with the Statement of Benefits and whether any failure to be in substantial compliance was caused by factors beyond the control of the property owner/taxpayer.



Marks also reported that if, after the hearing, the Council determined the property owner/taxpayer to be in substantial compliance, then the City would then sign off on the CF-1 and property owner/taxpayer could file for the tax deduction. If the Council determined the property owner/taxpayer had not made reasonable efforts to comply with the Statement of Benefits, the Council could take action to terminate the property owner/taxpayer's tax phase-in.

In his memorandum to the Common Council, Deputy Mayor Mark Brinson reported that Lippert Components was granted a tax phase-in for new manufacturing equipment in 2013. The phase-in included three manufacturing locations in Goshen: 2703 College Ave., 1701 Century Drive and 2475 Kercher Road. Brinson provided a summary of the employment and investment included in the original Statement of Benefits that was submitted with the phase-in application and incorporated into Resolution 2013-19. Also shown was the actual employment and investment as stated in the Compliance with Statement of Benefits (CF-1) filed for 2021. These figures are for all three facilities combined:

Goal vs. Actual	Manufacturing Equipment Investment	Job Retention	New Employees	Wages
As estimated on SB-1	\$10,000,000	1078	376	\$45,521,144
Actual (end of 2021)	\$24,636,268	903	0	\$58,228,994
Difference	\$14,636,268	(175)	(376)	\$12,707,850

Brinson reported that Lippert exceeded the investment goal, but actually reduced the total number of employees at these locations, although total annual wages did exceed the original goal by \$12.7 million. The company provided a letter explaining why the employment numbers were below the estimate.

Brinson also reported that the Council would need to review the CF-1 and determine whether Lippert had substantially complied with the Statement of Benefits.

In a letter to Deputy Mayor Brinson, Joseph M. Salsbury, CPA, Tax Manager for Lippert Components Mfg., formally requested the property tax abatement for operations located at 2703 College Avenue, 1701 Century Drive and 2475 Kercher Road, Goshen as originally approved by Resolution 2013-19. Salsbury reported: In terms of Total Employees, the company had expected to retain 1,078, plus projected number of new employees of 376 for a total of 1,454 and total salaries of \$45,521,144. The actual employees retained were 903, plus no new employees for a total of 903 and total salaries of \$58,228,994. This was an increase of 13 employees over the prior year. As such, the company fell short of its projected total number of employees, but exceeded the total salary goal by \$12,707,850.

In terms of Cost and Values, the total values before project was expected to be \$28,813,584 plus projected value of proposed project of \$10,000,000 for a total value upon completion of project \$38,813,584. The actual total values before the project was \$28,813,584, plus actual value of proposed project of \$24,636,268 for a total value upon completion of project \$53,449,852. As such, the company exceeded the projected value of the proposed project by \$14,636,268.



In his letter, Joseph M. Salsbury, CPA, Tax Manager for Lippert Components Mfg. further stated Lippert has:

- **Invested substantially** in the City of Goshen as it continues to play a vital role in the company's manufacturing operations.
- **Exceeded the project spend by \$14.6 million** during the project timeline.
- **Spent an additional \$30.9 million** in real estate improvements and equipment at the abatement location after the completion of the project on which the company is paying property taxes. This investment generates over **\$400,000 of additional annual of property tax revenue** to the City, Schools, and County that Lippert did not request an abatement on.
- **Invested heavily in other projects in the City of Goshen.** Over the past four years, Lippert has spent \$50 million in real and personal property improvements at Plant 19, over \$13 million in improvements at Plant 228 and over \$17 million at other facilities located in the City of Goshen. This investment generates over **\$750,000 of additional annual property tax revenue** to the City, Schools, and County that Lippert did not request an abatement on.
- **Employed 4,192 individuals in the City of Goshen.**

Salsbury concluded his letter by stating that based on the above, Lippert contended that its investment has met the threshold of substantial compliance and requested that the Council approve the current year Form CF-1 / PP as being in substantial compliance.

JUNE 6, 2022 STAFF PRESENTATION & DISCUSSION OF RESOLUTION 2022-10:

Mayor Stutsman invited Deputy Mayor Mark Brinson to provide background and context to Councilors.

Deputy Mayor Brinson said Resolution 2022-10 concerned a tax abatement for Lippert Components and this matter has been before the Council a few times. **The process began in 2013, he said, when the Council approved the tax abatement for Lippert for the purchase of new equipment at facilities at 2703 College Avenue, 1701 Century Drive and 2475 Kercher Road in Goshen.** Brinson said the abatement requires Lippert to file an annual report of its compliance with the original Statement of Benefits filed at the time the tax abatement was approved. Although normally administratively approved based on a review of the reports, **Brinson** said in this case, in 2021, **Lippert exceeded the investment amount and total wages, but didn't hit the target for additional employees.**

At this point, Brinson said the Council had two options:

- **Option 1** – Find that the property owner/taxpayer is in substantial compliance with the Statement of Benefits, or that the failure to substantially comply was caused by factors beyond the control of the property owner/taxpayer, and therefore, the property owner/taxpayer is considered to be in substantial compliance.
- **Option 2** – Find that the property owner/taxpayer has not made reasonable efforts to substantially comply with the Statement of Benefits and the failure to substantially comply was not caused by factors beyond the control of the property owner/taxpayer. Therefore, the property owner/taxpayer is not considered to be in substantial compliance with the Statement of Benefits.

Brinson said if the Council approved Option 1, the City would sign off on the required form and send it to the Elkhart County Auditor and the company would file for its tax deduction. He said if the Council determined that Lippert had not been in substantial compliance with the Statement of Benefits, the next step would be to schedule a special public hearing, which is required by state statute, and the company could state its case at that hearing.

Joe Salsbury of Lippert was at the meeting. He requested the Council's continued support, said Lippert appreciated Goshen and offered to answer any questions.



Councilor King asked if there were any years when Lippert met the goal for the total number of employees. **Joe Salsbury** said it had not, but continued to try to make progress toward the goal. He said in the entire City, Lippert had about 4,200 employees. King said she appreciated that Salsbury was present and for the jobs that Lippert provided. Still, King said she felt uncomfortable that the City was changing the conditions of the original agreement after the fact, in terms of the number of employee hired, although she acknowledged the increase in wages paid. **Council President Weddell** said that in previous presentations Lippert officials have discussed the company's job creation efforts at other facilities in the City. **Salsbury** agreed. Council President Weddell also commented on the wage increases paid to its employees at the three facilities in question.

Through **Council President Weddell**, **Councilor Schrock** asked about the number of remaining years for the tax abatement. **Deputy Mayor Brinson** responded that it was a complicated process over seven years and a staggered process. **Salsbury** said this was seventh year of the initial investment and that two years remained. Brinson further clarified the issue, explaining that the abatement term depended when equipment was purchased.

Councilor Pérez asked a series of clarifying questions about why Lippert failed to meet its hiring goals and what the company was doing to increase the number of employees at the three plants. **Salsbury** said Lippert has faced a tight labor market and that it has been difficult to attract new workers. He also said that as a result of automation and increased efficiencies, Lippert has determined that it needs fewer employees than it anticipated in 2013. Still, he said the company has needed and hired more employees elsewhere.

Councilor Pérez asked if Lippert expected this trend of automation to continue. **Salsbury** said manufacturing is in a state of constant evolution. Still, Salsbury said Lippert has not sought to lay off employees and instead has found them jobs in other company plants.

Councilor Pérez asked if it was possible Lippert would not add any more employees at the three plants receiving the tax abatement because of automation. **Salsbury** said that was a probably an accurate assessment.

Councilor Nisley made a motion that the Council approve Option 1 – a determination that Lippert was in substantial compliance. **Council President Weddell** seconded the motion.

Mayor Stutsman asked if there was Council discussion on the motion.

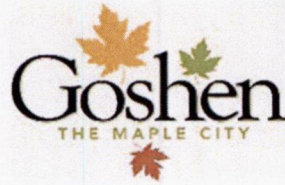
Councilor King said that in her research she learned that Lippert's president and CEO (Jason Lippert) had an annual salary that was 206 times that of the average semi-skilled worker. **Council President Weddell** asked how that pertained to the matter before the Council. **Councilor King** said it spoke to the company's resources and that it might not need this tax abatement.

Councilor Pérez noted Lippert's continued automation and said he appreciated the increase in employee salaries, which he said enhanced stability in the community. Pérez said that because it appeared likely Lippert would not meet the employee hiring goals in the future, he asked if the terms of the original agreement could be amended.

Deputy Mayor Brinson said he was unaware of any way to amend the agreement for an abatement that was previously approved. Brinson said the Council could deny the annual compliance certification, which would effectively end the tax abatement, but that he knew of no way to amend the agreement; **City Attorney Stegelmann** concurred, stating that he knew of no way to amend the original agreement;

There were no further comments or questions from Councilors at this time.

At 6:32 p.m. Mayor Stutsman opened a public hearing on Resolution 2022-10.



Glenn Null of Goshen said that in the past the Council has forgiven a company when its ability to comply with requirements was out of its control. He said this was once the case for the Supreme Corporation, which was allowed an abatement at time the company wasn't doing as well and could have closed operations in the City. Null said at present, it's difficult for employers to hire workers. Null said that he supported the tax abatement for Lippert and believes the company has tried to hire and keep employees.

Pamela Weishaupt of Goshen said she was uncomfortable with Lippert getting the tax abatement despite not meeting the employment goals even though that may not have been possible due to automation. She asked if the agreement could be restructured since it didn't appear Lippert would be able to meet the hiring goals. Citing the gap in the pay of Lippert's CEO and line employees, Weishaupt also said it was a matter of integrity and she would rather City tax abatements go to other companies.

At 6:37 p.m. Mayor Stutsman closed the public hearing on Resolution 2022-10.

Council President Weddell responded that since **Pamela Weishaupt** mentioned integrity, he wanted to mention that Lippert employees have donated many millions of dollars of volunteer hours in the community. He said that every week, Lippert employees volunteer their time to cook and serve dinner at the VFW post. He further said he didn't mean to suggest Weishaupt said Lippert employees lacked integrity, but wanted to make this point.

Pamela Weishaupt acknowledged those volunteer efforts. Still, she said Lippert's CEO isn't affected as are his employees by gas price increases and that the pay disparity was inappropriate. She said that continuing the tax abatement was "troublesome."

Councilor Pérez discussed the history of the tax abatement and its requirements and stated that the employee hiring goals will not be met. **Joe Salsbury of Lippert** responded that it was difficult for the company to have projected future needs, but did acknowledge that automation increased faster than anticipated.

Mayor Stutsman briefly recalled the history of the tax abatement and the economic climate in Goshen at the time it was approved. He said Lippert has missed the mark in terms of hiring employees, but has exceeded investment goals. He also mentioned Lippert's changing employee needs at various plants.

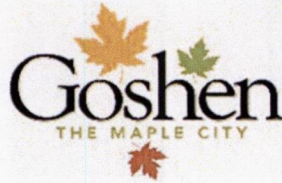
Council President Weddell asked how many plants Lippert has in Goshen. **Salsbury** responded that Lippert has 15-20 plants in Goshen. Council President Weddell said Lippert is a huge company. In contrast, he said his business has 15 employees, but he also faces an ever-changing dynamic and must make quick business decisions. Council President Weddell said he is sure Lippert made good faith representations in 2013 based on what leaders thought would happen, but with so many plants and employees, it was naïve to believe needs would not change,

Mayor Stutsman said that when he was on the Council, he voted for the tax abatement because of Lippert's role in community and its plans for growth in the number of employees.

Councilor Nisley said he made his decisions to support Lippert based on the same factors, including the company's contributions to the City. He said the company has also moved employees to other plants so they didn't lose their jobs. He said that it has made a big difference to him that Lippert has retained employees.

Councilor King asked **Deputy Mayor Brinson** the total amount of money the tax abatement represented to Lippert.

Brinson said he had no information about that. **Salsbury** provided a general estimate. **Councilor King** responded that she didn't believe denying the tax abatement should be considered a punishment for a company that's doing as well financially as Lippert. She also applauded Lippert's success.



Councilor Eichorn noted that this appears to be the last tax phase-the Council has approved in a while. She added that if the Council approves a future tax abatement, it should learn from this case and make later adjustments if conditions change. Eichorn added that she wasn't against tax phase-ins and said Lippert does many great things for the community and employs many people.

Mayor Stutsman asked about the impact of a "no" vote and whether a hearing automatically would be held. **City Attorney Stegelmann** said the pending motion was to approve Option 1 – that Lippert was in substantial compliance – and that a hearing only would be held if the Council approved the second option.

Mayor Stutsman said a "yes" vote on Councilor Nisley's motion meant Lippert was in substantial compliance and it would receive the tax benefit and a "no" vote would only prompt a hearing to decide the issue.

There were no further questions or comments and Councilors indicated they were ready to vote.

On a roll call vote, Councilors approved Resolution 2022-10 - Preliminary Finding Concerning Lippert Components Manufacturing, Inc.'s Compliance with Statement of Benefits for Personal Property by a 6-1 margin, with Councilors Eichorn, Nisley, Pérez, Riegsecker, Schrock and Weddell voting "yes" and Councilor King voting "no" at 6:49 p.m. Youth Adviser Karen C. Velazquez Valdes voted "pass."

3) Planning Department: Ordinance 5123 - Amend Ordinance 3011 by Rezoning Real Estate Hereinafter Described, and Commonly Known as 620 E Douglas Street, from Industrial M-1 District to Residential R-3 District with a Planned Unit Development (PUD) Overlay District, to be Known as the Ariel Cycleworks PUD **Mayor Stutsman called for the introduction of Ordinance 5123 - Amend Ordinance 3011 by Rezoning Real Estate Hereinafter Described, and Commonly Known as 620 E Douglas Street, from Industrial M-1 District to Residential R-3 District with a Planned Unit Development (PUD) Overlay District, to be known as the Ariel Cycleworks PUD. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5123 by title only, which was done. Weddell/Eichorn moved to approve Ordinance 5123.**

BACKGROUND:

On March 21, 2022, the Common Council considered **Resolution 2022-06**, *an Economic Development Agreement with AP Development LLC and AP Cycleworks LLC for the acquisition, financing and development of the property at 620 East Douglas Street in Goshen, which is also known as the former Western Rubber Inc. manufacturing site.*

AP Development LLC and AP Cycleworks LLC proposed a mixed-use development with approximately 138 units of residential apartments and 5,000 square feet of commercial/institutional space.

Over nearly two hours, the Common Council engaged with City staff and developer Jonathan Anderson about the proposal and listened to extensive public comments for and against it. **Councilors** also engaged in extensive discussion about the proposal, and ultimately **voted unanimously to table Resolution 2022-06.**

On April 18, 2022, the Common Council's next meeting, the **Council again considered Resolution 2022-06.** Councilors again engaged with City staff and developer Jonathan Anderson about the proposal and listened to extensive public comments for and against it. Councilors also extensively discussed the proposal.



Councilor Nisley made a motion to amend the development agreement to reduce the 100% TIF allocation, with repayment in 25 years, to a 75% TIF allocation with repayment in 20 years. **Councilor Riegsecker seconded the motion.** After extensive discussion, **Councilor Nisley made a friendly amendment to change the TIF repayment** from 20 years to 25 years, which Riegsecker accepted.

On a roll call vote, **Councilors failed to pass Councilor Nisley's motion** to amend the proposed development agreement to reduce the 100% TIF allocation to 75%, with repayment in 25 years, **by a 3-3 margin**, with Councilors Nisley, Riegsecker, and Weddell voting "yes" and Councilors Eichorn, King, and Pérez voting "no" and Councilor Schrock voting "pass." Youth Adviser Mora also voted "no."

Council President Weddell then made a motion to reduce the TIF allocation from 100% to 85% with repayment in 25 years. Councilor King seconded the motion. In response to developer Jonathan Anderson's comments about the motion, **Council President Weddell** thanked Anderson for his comments and **withdrew his motion. Councilor King withdrew her second to the motion.**

On a roll call vote, Councilors then approved Resolution 2022-06 by a 5-2 margin, with Councilors Eichorn, King, Pérez, Schrock and Weddell voting "yes" and Councilors Nisley and Riegsecker voting "no." Youth Adviser Mora voted "yes." **That action meant the proposal could advance for further consideration by the City.**

Ordinance 5123 - Amend Ordinance 3011 by Rezoning Real Estate Hereinafter Described, and Commonly Known as 620 E Douglas Street, from Industrial M-1 District to Residential R-3 District with a Planned Unit Development (PUD) Overlay District, to be Known as the Ariel Cycleworks PUD

In a Memorandum to the Common Council, which was included in the Agenda packet for the June 6, 2022 meeting, City Planning & Zoning Administrator Rhonda Yoder provided the following background and context of the issue before Councilors on June 6, 2022. She reported:

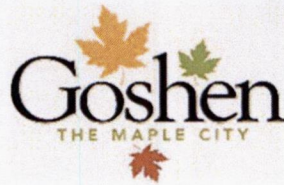
The Goshen Plan Commission met May 17, 2022, in regular session and considered a request for a rezoning from Industrial M-1 District to Residential R-3PUD (Planned Unit Development) and PUD preliminary site plan approval, for a mixed-use development containing commercial and multi-family residential uses, with the following outcome:

Forwarded to the Goshen Common Council with a favorable recommendation by a vote of 5-4

The favorable recommendation was based on the following, with the following conditions:

- 1. The proposed development is compatible with the existing mixed use corridor, is less intensive than an industrial use, and is consistent with the 9th Street corridor plan goals of developing a sense of place and promoting intra-community connectivity.**
- 2. The proposed development is consistent with the Comprehensive Plan, including:**
 - Land Use, Goal L-1: Prioritize the reuse and redevelopment of existing land and structures.
 - Land Use, Goal L-7: Encourage small-scale, neighborhood commercial development.
 - Neighborhoods & Housing, Goal N-1: Revitalize, sustain and enhance urban core neighborhoods.
 - Neighborhoods & Housing, Goal N-6: Encourage compact and connected residential development.
 - Neighborhoods & Housing, Goal N-7: Expand housing options and opportunities.
 - Natural Environment, Goal NE-2.4: Direct growth toward existing development and away from undeveloped space such as farmland, wetlands and forests.

3. Except as modified by specific PUD conditions, the approved PUD preliminary site plan is Ariel Cycleworks Goshen, Exhibit B, dated April 27, 2022, by Jones, Petrie, Rafinski, permitting:



- A mixed-use development containing commercial and multi-family residential uses;
- A 10' building setback along Plymouth Avenue;
- A 5' building/parking/aisle setback along 10th Street;
- A 5' parking/aisle setback along Douglas Street;
- A 0' patio setback for Building A;
- One four story building;
- One building approximately 325' in length;
- Parking stall depth of 18 feet;
- Up to 136 dwelling units with approximately 1,250 square feet of lot area per unit;
- Commercial parking calculated at one space per 400 square feet, and residential parking calculated at 1 space per studio and one-bedroom units and 1.5 spaces per two-bedroom unit;
- Screening similar to what is shown on the PUD preliminary site plan; and

Signs as follows:

- One wall or monument freestanding sign per building for Buildings B, C, D and E, limited to 20 square feet in area and 5' in height (if freestanding).
- For Building A: One sign located on the short screen wall near the outdoor patio, limited to 20 square feet in area; one monument freestanding sign, limited to 20 square feet in area and 5' in height; two wall signs, limited to 20 square feet in area.
- One ground sign (8 square feet in area and 3' in height) for each public street driveway access.
- All signs shall be non-illuminated, internally and externally.
- All signs shall be located completely on private property, with no specific setback requirements, subject to visibility requirements.
- Freestanding signs, except ground signs, shall be located in landscaped areas as defined by the Zoning Ordinance.
- Permitted wall signs may be flush mounted or projecting.
- Temporary and/or mobile signs shall be prohibited.

4. Except as modified by the PUD, development shall follow R-3 District requirements.

5. Lighting shall be directed down and away from adjacent residential properties, and shall prevent illumination, glare or reflection on adjacent properties, with a lighting plan required as part of the PUD final site plan submittal.

6. Sidewalks are required adjacent to all public streets, except Douglas Street.

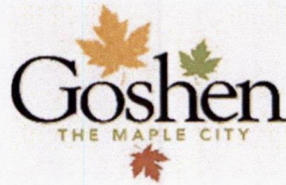
7. A PUD final site plan, including landscaping and lighting plans, shall be submitted and approved prior to a zoning clearance form/building permit being issued.

8. In consultation with Goshen City Engineering, a traffic analysis is required.

9. Site plan approval by Goshen City Engineering is required for site drainage, post construction, site utilities and right-of-way access, as applicable, before a zoning clearance/building permit is issued.

10. The Goshen Fire Department shall approve the plan for fire protection (including hydrant placement and access) as part of Technical Review.

City Planning & Zoning Administrator Rhonda Yoder reported that at the Plan Commission meeting, public comments were received both in support and with concerns:



Concerns:

- Traffic
- Stormwater
- Parking
- Density
- Neighborhood impact

Support:

- Housing of all types is a huge need
- Location is appropriate near downtown
- Project fits with 9th Street Corridor vision

In a project analysis prepared for the Plan Commission and the Common Council, **City Planning & Zoning Administrator Rhonda Yoder** further reported:

- The **subject property is located at 620 E Douglas Street**, with approximately 355' frontage on Douglas Street and Plymouth Avenue, approximately 478' frontage on 10th Street, and containing ± 3.93 acres.
- The subject property is a single tax parcel, **the former Western Rubber site, located within the 9th Street industrial corridor, and zoned Industrial M-1**. The 9th Street industrial corridor generally lies between 9th and 10th Streets, extending from Madison Street on the north to College Avenue on the south. **The land use in the corridor is a mix of industrial, commercial and institutional uses, surrounded on both sides by residential uses**, and including residential uses within the corridor. In places, the industrial zoning extends to the west side of 9th Street and the east side of 10th Street. The M-1 zoning in the corridor goes back to the City's first zoning map in 1961.
- The **subject property was acquired by the City of Goshen in 2008, demolition began in 2009, and environmental remediation activities occurred in 2012-13**. A No Further Action Determination was issued by IDEM (Indiana Department of Environmental Management) on April 1, 2014, for closure of the environmental remediation. An Environmental Restrictive Covenant (ERC) was recorded January 16, 2019. The ERC requires amending in order for the residential use to proceed.
- **In 2011-12, the 9th Street Industrial Corridor Plan was developed, focusing on remediation and future development**. Goals included mixed use development, developing a sense of place, improving mobility and safety, and intra-community connectivity. Activities have included the 9th Street bike/pedestrian path (implemented) and the development of a railroad Quiet Zone (ongoing).
- The **proposed rezoning to Residential R-3PUD is requested for a mixed-use commercial/residential development, with approximately 5,150 square feet of retail/commercial space, and up to 136 apartments in five buildings**. The R-3 District is the only zoning district that permits residential apartment development, and the PUD is proposed to approve the mixed use and address developmental requirements.
- Because of the compact nature of the 9th Street corridor, and the close proximity to residential land uses, **many existing industrial uses have been granted variances for continued development, and new uses of all types within the corridor would likely require variances in order for development to be permitted**.



- When a PUD is developed, it contains specific use and developmental requirements that are in addition to, or in place of, the underlying zoning district requirements. A PUD is always tied to a site plan, with a PUD preliminary site plan adopted when a PUD is established or modified, and a detailed PUD final site plan reviewed as development occurs. **PUD preliminary site plans require review as a public hearing at Plan Commission, with final approval by Council.** A PUD is intended to streamline the review process and provide flexibility based on specific site conditions

In her project analysis, **City Planning & Zoning Administrator Rhonda Yoder** further reported:

Mixed Use: In a Planned United Development (PUD), uses may be more or less restrictive and commercial uses may be included with residential uses. The 5,150 square feet of commercial space is proposed within the south building, which is a four story building with 20,220 square feet on each floor. The commercial space would be approximately 25% of one floor, and a very small percentage of the total building and total development.

Setbacks & Building Height: In a PUD, there are no specific building height or yard requirements, but deviations from the requirements are noted, as follows: a 10' building setback along Plymouth Avenue (where 30' is required); a 5' building/parking/aisle setback along 10th Street (where 25' is required); a 5' parking/aisle setback along Douglas Street (where 25' is required); a 0' patio setback for Building A; and one four story building (where three stories are permitted)

Building Length: The R-3 District limits building length to 200 feet, and one building is proposed approximately 325' in length. This is the south building, proposed along the Plymouth Avenue frontage, which at this location should have no adverse impact.

Density: The R-3 District requires 2,000 square feet of lot area per dwelling unit, with gross density not exceeding 20 units per acre. The site has ±3.93 acres which would allow 78 units. Up to 136 unit are proposed, in four, three-story buildings and one, four-story building, with approximately 1,250 square feet of lot area provided per unit. The proposed density is not inconsistent with the development that exists within the 9th Street corridor, which maximizes use of site area.

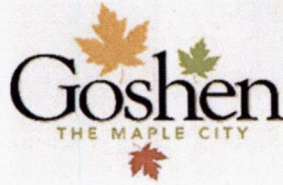
Parking: The proposed commercial space could hold a number of uses, such as a coffee shop, business incubator space, or offices, and each use has different parking calculations, so one space per 400 square feet of floor area is proposed for the commercial area, with 5,150 square feet requiring 13 spaces. For multi-unit residential uses, parking is based on the number of bedrooms. The proposed development would have 27 studio units (requiring 1 space each) and 109 one- and two-bedroom units (requiring 1.5 spaces each), for a total of 191 required parking spaces. If the 64 one-bedroom units were calculated at 1 space per unit, the total number of required residential spaces would be 159. The total number of required spaces would then be 172, with 174 spaces provided. Parking spaces 18' in depth are proposed, with 24' driving aisles.

Access: Two access points are proposed on 10th Street. In consultation with Goshen Engineering, a traffic analysis will be required.

Sidewalks. New sidewalks are proposed along Plymouth Avenue and 10th Street. Douglas Street no longer connects across the railroad tracks, and no sidewalk is therefore proposed/required.

Landscaping: The PUD preliminary site plan includes streetside and parking lot trees meeting Zoning Ordinance requirements, along with foundation landscaping and trees along the west property line.

In the R-3 District, partial landscaping is required adjacent to neighboring one- and two-family residential land use, with neighboring including across the street.



In this case, there is neighboring one family residential land use on the east side of 10th Street and along 22-03R 3 a portion of the south side of Plymouth Avenue. Screening as shown along 10th and Plymouth, including small trees, shrubs and streetside trees, is proposed to buffer the apartment development from adjacent one family residences.

JUNE 6, 2022 STAFF PRESENTATION & DISCUSSION OF ORDINANCE 5123:

Mayor Stutsman invited City Planning & Zoning Administrator Rhonda Yoder to provide the background and context of Ordinance 5123 to Councilors.

Yoder briefly discussed the Plan Commission's favorable recommendation for Ordinance 5123, the rezoning from Industrial M-1 District to Residential R-3PUD (Planned Unit Development) and PUD preliminary site plan approval, for a mixed-use development containing commercial and multi-family residential uses. She also summarized the proposed development's consistency with the Comprehensive Plan.

Mayor Stutsman said the Common Council, the Plan Commission and City of Goshen staff members have received substantial community input on the project. The Mayor said he and staff members have listened to resident concerns and have considered how to address them while considering many options. He said **City Redevelopment Director Becky Hutsell** would present to the Council an overview of what is being considered and would then be available to answer questions. He also said there would be time for Council discussion and public comments.

Hutsell said she has been considering the community input on the project and seeking to address questions and concerns. Before the meeting, Hutsell distributed to Common Council members a three-page document showing a map of the 9th Street Industrial Corridor with key aspects of its Strategic Plan, proposed 10th Street improvements, and a diagram showing 31 new proposed parking spaces on Douglas Street (**EXHIBIT #1**). Hutsell described the three-page document using a PowerPoint presentation for the Council and the audience.

Referring to the map of the **9th Street Industrial Corridor**, **Hutsell** discussed work that has already been accomplished to improve the area and future improvements.

Next, **Hutsell** discussed the following **planned 10th Street improvements**: water main replacement; roadway reconstruction; installation of curbing and dry wells to facilitate drainage; sidewalk reconstruction and on-street parking clearly defined for existing 10th Street residents. She said work would begin this year with a survey and meetings with residents and complete project design, solicit bids and begin construction in 2023-2024.

Finally, **Hutsell** showed a diagram of showing **31 new proposed parking spaces on Douglas Street** to address resident concerns about a lack of parking in the neighborhood. She said she could not say when the parking spaces would be added, but said this would be considered by the Redevelopment Commission.

Mayor Stutsman said the City has been seeking to address the community's three leading concerns about the project – traffic, parking and stormwater. He said many residents have asked why no studies on all three issues have been completed. The Mayor said the procedure is that such studies cannot be completed until a project moves forward. He said all of those aspects will be addressed during the review and approval process. In response to another community concern, **Mayor Stutsman** said he knows of no Councilor or City staff member who is seeking to push out any business from the area. He also said the City is simply responding to a project that is pending and seeking to ensure it would benefit the neighborhood and the community.

Mayor Stutsman asked if the developer wanted to make any comments.



Jonathan R. Anderson, the principal/attorney for Anderson Partners LLC and the developer of the Western Rubber site, said he wanted to thank the Mayor and the City of Goshen. He said there was a good discussion about the project by the Plan Commission, which recommended approval of the project. He said the developers remained "bullish" about the proposal and moving forward with the plan and was open to answering any questions or concerns after the public comment period.

At 7:02 p.m., Mayor Stutsman opened a public hearing on Ordinance 5123.

Les Eger said he lives in the neighborhood and was never contacted for his opinion about the project. He said the project "does not belong in this area." He said the City has gotten involved in the real estate business and it has ignored the first rule of that business, which "is location, location, location." He said this is the wrong location for the project. Eger said that he agreed with some of the other criticisms of the project, but his major concern is the financing. Eger said he objected to taxpayer funds being used for the project. He said if project is as good as supporters say, they should be able to pay for it with private funds. He also said taxpayer funds should be used for essential services, such as trash collection. Eger asked Councilors to reject the project and instead allow industrial development or single-family homes on the site.

Adrian Mora of Goshen said the project is positive and good for the community. He said it will provide housing for essential workers, which he supports. He noted that the site is a former brownfield, and building on the site was a positive development. Mora also said the project will ease the City's housing shortage.

Former City Councilor **Julia Gautsche** said she supported the proposed rezoning of the site from industrial to residential, adding that housing would be a good use of the property. Gautsche said she lives in neighborhood and owns two properties across from the project site. She said she appreciated the proposed design, which will avoid a large wall of apartment buildings being constructed. Gautsche said she is aware of concerns from neighbors about the project's density as well as traffic and parking. However, she said she believes the extra proposed parking spaces will help address some of those issues. She said a train quiet zone will be helpful, and asked when it might happen. **Mayor Stutsman** responded that he hopes it will be done this year. **Gautsche** also mentioned the need for curbs and gutters on 9th Street and concluded by repeating her support for the project.

Jim Minnich, who lives on 10th Street, said his family has lived in the area since 1952. He expressed concern about the impact of the project on parking. He said most couples who live in apartments don't work at the same place, so a single parking space per apartment won't work. He said parking in the neighborhood is already bad and some people have to wait outside their homes to get their mail. Minnich also said he was worried about railroad safety issues.

Linda Wertman, who lives on 11th Street, said she is a longtime resident and opposes the project. She mentioned issues related to the railroad and also objected to the financing of the project.

Brenda Bleile, who lives on 11th Street, said she has lived in the area for 30 years and opposes the project.

Kristine Borzeniatow, who lives on 9th Street, said she opposes the project because of traffic concerns. She said when traffic is backed up at railroad crossings, visibility is hindered and people crossing streets could be hit.

Former City Councilor **Tom Stump** asked if the vote tonight would be the last one by the Council on the project.

Deputy Mayor Mark Brinson responded that if the project is approved tonight, there still would need to be a vote on a related bond issue and a few other pieces.

Stump said he opposes project and spoke at the Council's last meeting about his opposition because of traffic and financing concerns.



Stump said if the City sold the property to Gleason Industries, the City could still regulate what took place on the site. He also said that after a new building was completed, the City could begin collecting taxes on it in as little as two years, which would be a much better financial decision. Stump said he was concerned the project wouldn't have enough parking and would have a negative impact on traffic. Stump also said that Goshen already has enough apartments and needs more single-family homes. He said he remains opposed to the project.

Tim Doyle, who lives on 7th Street, said the project was a bad financial deal for Goshen residents. He said taxpayers will bear the burden of providing police and fire services to the apartment complex. He said the complex would provide low-income apartments, which tend to require a higher level of public services. Doyle objected to the many variances that were proposed for the project. He also expressed concern about traffic and parking from the project, adding that it may be a good project, but it is a bad location.

Hollie Rieth, who lives across from project site, said she objected to the apartments because of parking, traffic and safety concerns. She said the project is too close to the railroad tracks, adding that people will not want to live there. She said the project will decrease her home's property value. Rieth also said she was worried about the possible impact of low-income housing on the site.

Lewis Morse, who lives in the neighborhood, raised a concern about snow accumulating on the site. He said Goshen High School faces the same problem. He objected to paying for the project with taxpayer dollars. Morse also expressed concern about traffic.

David Pinkerman, the president of the United Food and Commercial Workers Union in Goshen, said he has spoken before to the Council about his concerns about the project. He said many concerns have been raised about the project. Regardless of the outcome, Morse encouraged Councilors to "get it right for everyone."

Bill Malone, the vice president and general manager of Gleason Industries, said the company has been located in the neighborhood since 1891. He discussed the detrimental impact of the project on Gleason's operations and its employees. For example, he said his employees take their breaks very close to the proposed apartments. Malone said the City has made a mistake by not conducting a traffic study before considering the rezoning. He said he believes the apartments will double the amount of traffic on 10th Street. Malone said the apartments will have a detrimental impact on Gleason's operations and said it was "nonsensical" and "insane" for the City to even consider this project. He also said that he will consider filing a lawsuit if the City approves the project.

Nick Kieffer, president and CEO of the Goshen Chamber of Commerce, said the Chamber Board supports the apartment project for the former brownfield site. He said the mixed-use development of housing and retail space will benefit the community. He said both housing and commercial space are in short supply. Kieffer also said the Chamber Board was encouraging the City to continue working with neighbors to address their concerns.

At 7:38 p.m., Mayor Stutsman closed the public hearing on Ordinance 5123.

Mayor Stutsman said he and City staff met with **Bill Malone** to discuss parking issues on Douglas Street and on 10th Street. He also said the City has worked hard to address neighborhood concerns. **Malone** attempted to respond to the Mayor's comments, but was advised that the public comment period was now closed.

Mayor Stutsman asked **City Attorney Bodie Stegelmann** a question that was asked by a Council member: If the Council made an amendment tonight, would the matter have to return to the Plan Commission? Stegelmann said he was not sure. **City Planning & Zoning Administrator Rhonda Yoder** said she would research the question.

Mayor Stutsman invited Council discussion on Ordinance 5123.



Councilor Riegsecker said he has considered this matter extensively and prepared a written summary of his analysis of the project. He made the following points:

- Residential Tax Increment Financing (TIF) is a new concept that has just come up recently;
- He is still is for this approach and wants to be for it and knows that Goshen needs housing;
- When he first heard of the apartment project, he wanted to proceed very cautiously;
- The City is still developing a template or guidelines to work through issues related to TIF financing for housing and trying to determine what is good and bad about it;
- The Greenwood Rental Properties Project on Indiana Avenue was for about \$11.5 million and the City came up with 75% of the TIF revenue (for the developer), allowing 25% of the revenue to go back into that area;
- For the Greenwood project, the Council approved a 20-year bond and a 0 percent interest rate;
- The original amount in the TIF was revamped so that everyone was on the same playing field and the definition of infrastructure was expanded to include anything below the slab, which was easy to track;
- For the Aerial Cycleworks proposal, this is a \$32 million total project, \$4.5 million in bond revenue, an interest rate of 4% and the Council discussed a 20-year bond, which is what he favored, but settled on 25-year bond with 100% of TIF revenue for the project, so no money for rest of the area to do anything else;
- There has been neighborhood opposition to the project and the issues that have come up have included traffic congestion, parking, the type of housing and the number of units;
- The last Council vote was 5-2 in favor, and the project then went to Plan Commission, for the rezoning and approval of the Planned Unit Development (PUD) Overlay District, and the vote was 5-4 vote, which was in no way unanimous and one vote would have changed the outcome to the opposite side;
- Here are some things the City has relaxed, through the Plan Commission vote, to approve this project: a 10' building setback along Plymouth Avenue where 30' are required; a 5' building/parking/aisle setback along 10th Street where 25' is required; a 5' parking/aisle setback along Douglas Street where 25' is required; a 0' patio setback for Building A; one four story building allowed where three stories are permitted; one building approximately 325' in length where a maximum of 200' maximum is allowed; parking stall depth of 18 feet where 20' is required; up to 136 dwelling units with 1,250 square feet of lot area per unit where 25 units max on this property with 2,000 square feet of lot area per unit is allowed; 174 parking spaces where 204 would be required; and five free-standing signs where three are permitted.
- As he reviewed the project, these were among his concerns.
- He likes the developer and the project, but the City is giving up more than he is comfortable with.
- He is willing to consider residential TIFs with limitations until the City develops a template with guidelines on what should be allowed;
- The City already approved one residential TIF with limitations, which he feels are good and help both the developer and the City of Goshen;
- The 5-4 vote by the Plan Commission was not good reassurance to him that this project was in the best interests of the neighborhood or the City of Goshen and one vote would have changed the outcome;
- If the City had proposed relaxing only a few zoning requirements, as is usual, maybe that would be worth consideration, but 10 zoning requirements would need to be relaxed for this project;
- Again, he likes the project, but it's massive and it takes up the whole area;



Councilor Riegsecker continued his analysis:

- With the Greenwood Rental Properties Project it feel like the City was jumping into the residential TIF “pool” from the shallow end, but this project feels like the City is jumping into the deep end;
- He is willing to waive some zoning requirements, but not this many;
- Goshen needs housing, but he doesn’t know the answer for the area.

Mayor Stutsman said he wanted to clarify that the apartment proposal is for traditional Tax Increment Financing and is not a housing TIF. **Councilor Riegsecker** thanked the Mayor for the clarification.

Councilor Nisley said along same lines as **Councilor Riegsecker**, he also believes the project is a good one, but it is too big for the area. He said the developer is proposal a four-story building that will be more than 50-feet tall along Plymouth Avenue that will overshadow anything in the area. He said the project is too big for the area. He said the City has proposed a number of measures that could be done to ease concerns from neighbors, but without an actual commitment to do those things. Nisley also cited concerns about parking, curb and sidewalk issues and the substantial opposition from residents.

Councilor Pérez asked **Redevelopment Director Becky Hutsell** to clarify improvements proposed along 10th Street. Hutsell and Mayor Stutsman described the proposed improvements and the planned engagement by residents. **City Public Works and Utilities Director Dustin Sailor** also described the proposed improvements.

Councilor King asked for clarification of what the Council was being asked to approve tonight. **City Planning & Zoning Administrator Rhonda Yoder** said the Council was being asked to establish the preliminary Planned United Development (PUD) site plan and approve the rezoning.

Yoder also responded to **Mayor Stutsman’s** question – that if the Council made an amendment tonight, would the matter have to return to the Plan Commission? Yoder said the Council may adopt or reject Ordinance 5123, but if it makes any major amendments, the ordinance would need to go back to the Plan Commission for consideration.

Councilor King clarified that there have been no amendments to the ordinance yet. However, she asked if the Council could approve the rezoning and still make changes afterward to aspects of the project.

Deputy Mayor Mark Brinson said there will be an administrative process after a rezoning which will include a technical analysis by City Engineering, Planning, Fire (Department), Stormwater and Streets. He said a team will carefully review the project, including a review of traffic. Brinson said this will be a careful review of final plans; at present, the City only has the project’s conceptual plans.

In response to a question from **Councilor Nisley**, **Mayor Stutsman** clarified tonight’s Council vote.

Councilor Eichorn said the post-rezoning process will be the same for any similar project. **Brinson** agreed. **Mayor Stutsman** said the Indiana Avenue apartment proposal has gone through the same process, including a post-approval traffic study. **Redevelopment Director Becky Hutsell** said that project completed its traffic study before the project’s technical review and is being required to implement the recommended modifications.

In response to comments from **Councilor Riegsecker**, **Hutsell** said she wanted to clarify that this entire area is in the River Race Corridor TIF. So, when the parcel is carved out for this development and establish it as own TIF, the corridor remains. And Hutsell said the City’s intent would be to use those funds for the improvements along 10th Street and Douglas Street just as the City has along 9th Street. **Councilor Riegsecker** thanked Hutsell.

Councilor Nisley asked if the City has received an indication the project will receive the requested READI grant through the South Bend | Elkhart Regional Partnership. **Mayor Stutsman** said the application has not been filed yet.



In response to **Councilor Riegsecker's** comments about the number of required variances for the project, **Deputy Mayor Brinson** said the number of requested variances is not extreme for a development in an older part of the City of higher density and in-fill sites. He said the City's zoning ordinances are written more for "greenfield" development. He said this many variances is not unusual. **Councilor Eichorn** thanked **Brinson** for that clarification, which she said she had planned to ask about. **Hutsell** said the City's new Parks maintenance facility, which is on 9th Street, required six variances just to make it compliant as well and any development on the Western Rubber site would require that many variances.

In response to a question from **Councilor Pérez**, **Mayor Stutsman** said he asked about the impact of possible amendments, but was not aware any would be proposed by Councilors.

Council President Weddell asked how tall the four-story building on the site would be. **Deputy Mayor Brinson** estimated about 10 feet per story or 45 feet. Asked about other building heights in the area, Mayor Stutsman said two-story buildings downtown are about 33 to 35 feet tall and the Hawks Building is about 45 feet tall.

Councilor King said it was a legitimate issue, but just because a building this tall hasn't been built in the City doesn't mean it shouldn't be allowed. **Council President Weddell** said he was raising the issue to contrast the size of the proposed four-story building with the surrounding structures in the neighborhood. **Council President Weddell** asked **Bill Malone** the height of the Gleason Industries Building. **Malone** said it is 17 feet tall. In continued discussion, it was determined that the Western Rubber Building on the site had been three stories or about 33-40 feet tall. And the proposed new building would have a 10-foot setback to Plymouth Avenue.

Jonathan R. Anderson, the principal/attorney for Anderson Partners LLC and the developer of the Western Rubber site, said the original zoning would have specified that buildings be located in the center of the site, surrounded by parking. However, Anderson said he didn't want that, so he asked for variances to allow for more open greenspace.

Council President Weddell asked about Western Rubber's footprint on the site as well as its setbacks. **Anderson** said there were minimal setbacks. **Hutsell** said there were many buildings on the site, some right next to property lines. And, she said, the buildings were surrounded by asphalt and concrete.

Councilor Riegsecker said it seemed that if there were only 75 units on the site, there would be adequate room for the usual setbacks and not as many variances needed. However, he said he understood that more units were proposed on the site to make the project more economically viable.

Councilors briefly discussed the Plan Commission's 5-4 vote in favor of the project.

Mayor Stutsman asked if there were further comments by Councilors or questions for the developer or City Staff.

Councilor King said she had some hesitancy, but wanted to be supportive of the project. She said people are thinking carefully about the project because of the good questions and concerns that have been raised. King said that it was important to her is that City staff is looking into the issues. She said that she wants to trust that all concerns have been considered and that commitments made will be honored. Still, King said she also understood the hesitation of neighbors.

Council President Weddell said many concerns have been voiced by area residents and neighbors. He said if Councilors were uncomfortable about the number of proposed variances, perhaps the developer could alter his plans and present them to the Plan Commission. He also said this has been a challenging project because of the many issues involved, including in-fill development and building on a brownfield site.

Mayor Stutsman said Goshen has had the stigma among developers of being a City that is that hard to work with. He said the City has that reputation because City staff members are sticklers for making sure projects are done correctly. And he said it's important that people trust that City staff members know how to do their jobs.



In response to the comments about building heights and variances, **Jonathan Anderson, the developer of the Western Rubber site**, said that besides some minor details, the Council had before it the same site plan previously presented to the Council except for the creation of some more parking. Anderson said otherwise the plans haven't changed. He added that the City was now promising to make improvements on 10th Street and Douglas Street a higher priority and that he has continued to address the concerns of neighbors.

Councilor Nisley said he voted "no" the last time the project was before the Council, knowing that it would move forward. He asked if the City would consider advancing the project or if this was the last chance to vote on it. Nisley also said the strong neighborhood opposition to the project should be taken into consideration.

Councilor Schrock asked if a Council majority vote against the project tonight would kill it.

City Planning & Zoning Administrator Rhonda Yoder said if the Council rejected Ordinance 5123 tonight, the Plan Commission could not hear or consider the same application within one year of the date of the decision unless the Plan Commission voted unanimously to reconsider a modified application.

Council President Weddell said the Council previously considered a project that had near-unanimous neighborhood opposition and this opposition was strongly considered by Councilors in denying that project.

Councilor Eichorn said that in that case, the proposal was for a storage facility and there appeared to be a consensus that the City had enough storage facilities. In this case, Eichorn said, the City doesn't have enough housing. While Eichorn said she respects the views and feelings of neighbors, there are other neighborhood residents who support the project. She also said there are negative effects of not having enough housing in the City. And she said that the Council should allow this project to proceed. Eichorn also echoed **Councilor King's** comments. And she said she believes the project will be a good fit for the neighborhood.

Councilor King agreed with **Councilor Eichorn's** comments about the storage unit proposal and said she heard no support for it. In this case, King said some neighborhood residents support the apartment project.

Councilor Pérez, who represents District 5, said he hasn't heard many of his constituents discussing the apartment project. So, he said he was glad to hear so many comments and valid concerns from neighborhood residents. Given the concerns from residents, Pérez said this will be a hard vote for Councilors. However, he said even if it was rejected tonight, the project could still come back in some form.

Mayor Stutsman said he was unsure what Councilors were thinking and whether they would approve or deny the project. He also asked if any Councilors wanted to make any amendments. None indicated an interest in doing so.

Mayor Stutsman said this would be a tough decision and that projects like this are difficult, especially when many concerns are expressed about them. **Council President Weddell** concurred, noting "These (votes) aren't fun." He said he likes 95 percent of what he does as a council member and hates 5 percent. "This isn't fun."

Councilor Nisley said he was ready to vote. In response to a question from the **Mayor, Council President Weddell** said the Council was ready to vote. **Mayor Stutsman asked the Clerk-Treasurer to call the roll on the motion by Council President Weddell/Councilor King to approve Ordinance 5123 on first reading.**

On a roll call vote, Councilors failed to pass Ordinance 5123 on first reading by a 4-3 margin, with Councilors Nisley, Riegsecker, Schrock and Weddell voting "no" and Councilors Eichorn, King and Pérez voting "yes" at 8:18 p.m. Youth Adviser Velazquez Valdes also voted "no."

Mayor Stutsman called for a brief break in the meeting.



At 8:25 p.m., Mayor Stutsman reconvened the Council meeting. He announced that **Councilor Eichorn left the meeting during the break** to drive to Indianapolis and represent the City at an event tomorrow.

6) Clerk-Treasurer's Office: Six proposed fund ordinances:

Ordinance 5124 - Establishing an ARP Aviation Grant Fund (Grant No. 3-18-0029-023-2021)

Ordinance 5125 - Establishing an ARP Arts District Grant Fund (Grant No. NEA 1863369-61-20)

Ordinance 5126 - Establishing an ARP Police Equipment Grant Fund (Grant No. ARP 062335)

Ordinance 5127 - Establishing an ARP Bike Track Grant Fund (Grant No. ARP 062148)

Ordinance 5128 - Establishing an Airport Improvement Program Grant Fund (Grant No. 3-18-0029-019-2019)

Ordinance 5129 - Establishing a Fire Grant Fund (Grant No. EMW-2021-SS-00032)

Mayor Stutsman called for the introduction of six related fund ordinances. The Mayor asked the Clerk-Treasurer if the ordinances could be considered together or whether they had to be considered individually. Clerk-Treasurer Aguirre said he would prefer guidance on this question from City Attorney Bodie Stegelmann. City Attorney Stegelmann said he would prefer the ordinances be introduced, discussed and voted on individually.

Ordinance 5124 - Establishing an ARP Aviation Grant Fund (Grant No. 3-18-0029-023-2021)

Mayor Stutsman called for the introduction on first reading of Ordinance 5124, Establishing an ARP Aviation Grant Fund (Grant No. 3-18-0029-023-2021). Council President Weddell asked the Clerk-Treasurer to read Ordinance 5124 by title only, which was done.

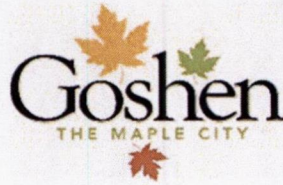
Weddell/Pérez moved to approve Ordinance 5124 on first reading.

Deputy Clerk-Treasurer Jeffery Weaver provided the background and context of Ordinance 5124 and the five related ordinances. He said in past years, the city maintained one fund for all grants received by the City and expenses related to grants would be paid out of that fund. Weaver said this system worked well for quite a while. However, **Weaver** said in the past few years, the City has received more grants and the federal government wants to ensure the city is using the grant funds appropriately and complying with grant agreements, some of which have exacting requirements. As part of tracking down grant expenditures, he said the State Board of Accounts is requiring municipalities to establish separate funds for each grant.

While **Weaver** said he is a bit grumpy about having to establish so many new funds, in the end this helps the City with tracking expenditures from the beginning to the end. He said earlier today, the Clerk-Treasurer's Office concluded accounting work on an older grant and it feels good to have everything in one place.

So, **Weaver** said the Clerk-Treasurer's Office is proposing the establishment of six new funds for six grants. He said the first proposed fund is an aviation grant fund. Weaver said the City received \$59,000 from the Federal Aviation Administration (FAA) and the grant proceeds will be deposited into that fund and the City can spend out of that fund and all grants received and expenditures will be managed from that one fund. As an aside, he said establishing the funds will make state auditors happy – "or as happy as auditors can get."

Mayor Stutsman thanked Weaver and asked if there were any comments or questions from Councilors. There were none. The Mayor also invited public comments on Ordinance 5124, but there were none.



Councilors indicated they were ready to vote on Ordinance 5124.

On a voice vote, Councilors approved Ordinance 5124 on first reading by a 6-0 margin, with all Councilors present voting "yes" at 8:29 p.m. Councilor Eichorn previously left the meeting.

Councilors gave unanimous consent to move to a second and final reading of Ordinance 5124.

Mayor Stutsman called for the introduction on second reading of Ordinance 5124, *Establishing an ARP Aviation Grant Fund (Grant No. 3-18-0029-023-2021)*. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5124 by title only, which was done.

Weddell/King moved to approve Ordinance 5124 on second and final reading.

There were no questions or comments from the public. There were also no further questions or comments from Councilors, who also indicated that they were ready to vote.

On a voice vote, Councilors approved Ordinance 5124 on second and final reading by a 6-0 margin, with all Councilors present voting "yes" at 8:30 p.m.

Ordinance 5125: Establishing an ARP Arts District Grant Fund (Grant No. NEA 1863369-61-20)

Mayor Stutsman called for the introduction on first reading of Ordinance 5125, *Establishing an ARP Arts District Grant Fund (Grant No. NEA 1863369-61-20)*. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5125 by title only, which was done.

Weddell/King moved to approve Ordinance 5125 on first reading.

Mayor Stutsman said this was the same kind of fund, but for an arts district grant fund.

There were no questions or comments from the public.

Council President Weddell said this fund was for a \$5,000 grant. There were no further comments or questions from Councilors, who also indicated that they were ready to vote.

On a voice vote, Councilors approved Ordinance 5125 on first reading by a 6-0 margin, with all Councilors present voting "yes" at 8:30 p.m.

Councilors gave unanimous consent to move to a second and final reading of Ordinance 5125.

Mayor Stutsman called for the introduction on second reading of Ordinance 5125, *Establishing an ARP Arts District Grant Fund (Grant No. NEA 1863369-61-20)*. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5125 by title only, which was done.

Weddell/King moved to approve Ordinance 5125 on second and final reading.



There were no questions or comments from the public. There were also no questions or comments from Councilors, who also indicated that they were ready to vote.

On a voice vote, Councilors approved Ordinance 5125 on second and final reading by a 6-0 margin, with all Councilors present voting "yes" at 8:31 p.m.

Ordinance 5126: Establishing an ARP Police Equipment Grant Fund (Grant No. ARP 062335)

Mayor Stutsman called for the introduction on first reading of Ordinance 5126, *Establishing an ARP Police Equipment Grant Fund (Grant No. ARP 062335)*. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5126 by title only, which was done.

Weddell/Schrock moved to approve Ordinance 5126 on first reading.

Mayor Stutsman asked if there were questions or comments from the public or the Council.

Council President Weddell said this fund was for a \$19,600 grant. There were also no further comments or questions from Councilors, who also indicated that they were ready to vote.

On a voice vote, Councilors approved Ordinance 5126 on first reading by a 6-0 margin, with all Councilors present voting "yes" at 8:32 p.m.

Councilors gave unanimous consent to move to a second and final reading of Ordinance 5126.

Mayor Stutsman called for the introduction on second reading of Ordinance 5126, *Establishing an ARP Police Equipment Grant Fund (Grant No. ARP 062335)*. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5126 by title only, which was done.

Weddell/Nisley moved to approve Ordinance 5126 on second and final reading.

There were no questions or comments from the public. There were also no questions or comments from Councilors, who also indicated that they were ready to vote.

On a voice vote, Councilors approved Ordinance 5126 on second and final reading by a 6-0 margin, with all Councilors present voting "yes" at 8:33 p.m.

Ordinance 5127: Establishing an ARP Bike Track Grant Fund (Grant No. ARP 062148)

Mayor Stutsman called for the introduction on first reading of Ordinance 5127, *Establishing an ARP Bike Track Grant Fund (Grant No. ARP 062148)*. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5127 by title only, which was done.

Weddell/Pérez moved to approve Ordinance 5127 on first reading.

Mayor Stutsman asked if there were questions or comments from the public. There were none.



Council President Weddell said this fund was for a \$10,000 grant. He asked the **Mayor** what would happen if Councilors voted against the establishment of a fund for the ARP Bike Track Grant. **Mayor Stutsman** asked if the grant had already been received and spent. **Deputy Clerk-Treasurer Weaver** said the grant has yet to be received or spent. Weaver said the Council's failure to create a fund could result in a state audit comment and this could affect the City's ability to receive future grants or the City could be required to return the grant funds.

Councilor King asked if the **Council President** was asking a theoretical question or if he had a problem with the Bike Track Grant. **Council President Weddell** said he had a "terrible problem" with the bike track project.

Asked by **Councilor Pérez** to say more, **Council President Weddell** said he didn't think it was a good idea and has heard only complaints about it, including from property owners. He said the Traffic Commission cast a vote of no confidence against the project last year, and yet it still moved forward. He said there haven't been positive comments about the project.

Mayor Stutsman said the City is conducting a trial and seeking public comments about the project. **Councilor King** said she has received positive comments from people who have used the bike track. **Councilor Schrock** said he has received positive and negative comments, but more negative comments.

Mayor Stutsman said that if Councilors would like to start turning down grants that staff members have worked diligently on, he would appreciate that they indicate which ones should be pursued and which grants to avoid.

Council President Weddell said he would vote in favor of the establishment of the fund, but just wanted to say that he didn't appreciate the project.

Mayor Stutsman again indicated that he would appreciate Council feedback on grants to pursue or avoid.

Councilor Riegsecker asked if the fund was to pay for the entire bike track or just a portion. **Mayor Stutsman** said it only provided partial funding and that other organizations contributed to the project. **City Director of Public Works & Utilities Dustin Sailor** said the City received adequate funds for the project and that the City would need to identify a different location for bike improvements to use these grant funds.

Council President Weddell said he wished this information had been provided earlier. He repeated that he has only heard opposition to the bike track project. **Sailor** clarified the approach moving forward.

Mayor Stutsman said a survey will be conducted to assess the public's reaction to the project. In response to a question from the **Council President**, he said the City also may conduct a bike count study.

Councilor King said she appreciated the **Council President's** comments, but said she hoped individual Councilors would not have the ability to stop grant applications. **Mayor Stutsman** said that would not occur, but also said he would welcome the Council's comments about grants.

Council President Weddell said he had no intention of micro-managing staff members when it came to grants and just wanted to express his opinion on a specific project. **Councilor King** acknowledged those comments. The **Council President** said he also appreciated that these grant funds will be used for something else.

There were no further comments or questions from Councilors, who also indicated that they were ready to vote.

On a voice vote, Councilors approved Ordinance 5127 on first reading by a 6-0 margin, with all Councilors present voting "yes" at 8:38 p.m.

Councilors gave unanimous consent to move to a second and final reading of Ordinance 5127.



Mayor Stutsman called for the introduction on second reading of Ordinance 5127, *Establishing an ARP Bike Track Grant Fund (Grant No. ARP 062148)*. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5127 by title only, which was done.

Weddell/Riegsecker moved to approve Ordinance 5127 on second and final reading.

There were no other questions or comments from the public. There were also no further questions or comments from Councilors, who also indicated that they were ready to vote.

On a voice vote, Councilors approved Ordinance 5127 on second and final reading by a 6-0 margin, with all Councilors present voting “yes” at 8:39 p.m.

Ordinance 5128: *Establishing an Airport Improvement Program Grant Fund (Grant No. 3-18-0029-019-2019)*

Mayor Stutsman called for the introduction on first reading of Ordinance 5128, *Establishing an Airport Improvement Program Grant Fund (Grant No. 3-18-0029-019-2019)*. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5128 by title only, which was done.

Weddell/Nisley moved to approve Ordinance 5128 on first reading.

Councilor Riegsecker said that this fund was for a major grant, for \$652,860. Council President Weddell, agreed and said he wanted to thank whoever applied for the grant.

Deputy Treasurer Weaver said this was the first non-ARP grant this evening. He said this has been a continuing grant and its third iteration. He said the airport is planning for some substantial work on the runways. Weaver said the City has already had some related expenses from the grant, and now is the time to move it to its own fund for tracking purposes

Mayor Stutsman asked if there were questions or comments from the public or the Council. There were none. Councilors, who also indicated that they were ready to vote.

On a voice vote, Councilors approved Ordinance 5128 on first reading by a 6-0 margin, with all Councilors present voting “yes” at 8:41 p.m.

Councilors gave unanimous consent to move to a second and final reading of Ordinance 5128.

Mayor Stutsman called for the introduction on second reading of Ordinance 5128, *Establishing an Airport Improvement Program Grant Fund (Grant No. 3-18-0029-019-2019)*. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5128 by title only, which was done.

Weddell/Nisley moved to approve Ordinance 5128 on second and final reading.

There were no other questions or comments from the public. There were also no further questions or comments from Councilors, who also indicated that they were ready to vote.



On a voice vote, Councilors approved Ordinance 5128 on second and final reading by a 6-0 margin, with all Councilors present voting “yes” at 8:42 p.m.

Ordinance 5129: Establishing a Fire Grant Fund (Grant No. EMW-2021-SS-00032)

Mayor Stutsman called for the introduction on first reading of Ordinance 5129, *Establishing a Fire Grant Fund (Grant No. EMW-2021-SS-00032)*. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5129 by title only, which was done.

Weddell/King moved to approve Ordinance 5129 on first reading.

Mayor Stutsman asked if there were questions or comments from the public or the Council.

Council President Weddell said this fund was for a \$135,347.87 grant.

Deputy Treasurer Weaver said this grant was for a fire-suppression foam trailer and was an exciting addition.

Mayor Stutsman said the trailer was well on its way.

City Fire Department Chief Dan Sink concurred, and said the equipment was on its way. He said the department was awaiting pieces and parts to fully assemble the trailer. He said the foam trailer will help with use at the airport and will help supplement the county's hazardous materials team. Sink concurred with the Mayor that the foam trailer would have helped extinguish a fire at a plant off College Avenue a few years ago. He said the trailer will likely be housed downtown or at the station on 22nd Street.

There were also no further comments or questions from Councilors, who also indicated that they were ready to vote.

On a voice vote, Councilors approved Ordinance 5129 on first reading by a 6-0 margin, with all Councilors present voting “yes” at 8:44 p.m.

Councilors gave unanimous consent to move to a second and final reading of Ordinance 5129.

Mayor Stutsman called for the introduction on second reading of Ordinance 5129, *Establishing a Fire Grant Fund (Grant No. EMW-2021-SS-00032)*. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5129 by title only, which was done.

Weddell/Pérez moved to approve Ordinance 5129 on second and final reading.

Councilor Nisley asked a clarifying question about the trailer, which Chief Sink addressed.

There were no other questions or comments from the public. There were also no further questions or comments from Councilors, who also indicated that they were ready to vote.

On a voice vote, Councilors approved Ordinance 5129 on second and final reading by a 6-0 margin, with all Councilors present voting “yes” at 8:45 p.m.



Elected Official Reports:

Council President Weddell said that someone in his office asked today, in light concerns about school safety, what Goshen was doing in that regard. He said he assured the person that because of the City's new training facility and enhanced police training, officers are being trained to properly respond. He said the person was pleased to hear that.

The **Council President** also asked if the City had a contract to lock in fuel prices. **Mayor Stutsman** responded that about every six months, the City locks in its fuel prices to guarantee the price for that time period. He said the City enrolled in a program last year to allow City vehicles to be refueled at more gas stations at a lower price. He also said that with escalating prices, the City has been paying more than if it had locked in prices for the most recent period. However, he said that six-month period would have ended in February, so the City still would have been coping with high fuel prices. He added that this wouldn't be a good time to lock in prices. In response to a question from **Councilor Nisley**, the **Mayor** said the airport has not locked in its fuel prices.

Councilor Schrock said that the City is seeking volunteers for the dunk tank at the Water Fest, which will be June 11 at Mill Street Park. **Mayor Stutsman** said this will be a great event and will feature a cleanup of Rock Run Creek. He said he will be in the dunk tank from 1-1:30 p.m. He encouraged Councilors to volunteer for the dunk tank.

Council President Weddell asked if the Cemetery Board should be asked to address the questions raised by Glenn Null about the condition of the cemeteries for Memorial Day. **Mayor Stutsman** responded that the Cemetery Department has struggled to hire seasonal staff to better maintain the cemeteries. He said it's difficult to fill part-time jobs and the department's two employees are trying to fill the gap. He said the City is doing its best to keep up with the required maintenance of parks and cemeteries. The **Mayor** also responded to a question from **Councilor Nisley** addressing the weeds along Highway 33. **Council President Weddell** said perhaps Councilors could help out.

Councilor Riegsecker expressed his appreciation to staff involved in the Memorial Day activities. He said he attended two of the four events – at the Courthouse and at Oakridge Cemetery. He said **Fire Chief Dan Sink** did a great job. **Mayor Stutsman** said this was the first year he was unable to attend all of the events. He said all of the sponsors did a great job on the events.

Councilor Schrock thanked **Deputy Mayor Mark Brinson** and **City Redevelopment Director Becky Hutsell** for their work on the Western Rubber site apartment proposal. Schrock said he knows how much work they did. **Mayor Stutsman** said he respected the Council's vote on the project and acknowledged all of the staff work that went into helping develop the proposal.

Councilor Pérez said it was wonderful to see so many young people at the Council meeting to say goodbye to the outgoing youth advisors and welcome the new advisors. He thanked the **Mayor** for the youth advisor program and said he wanted to welcome **Youth Advisor Velazquez Valdes** to the Council. **Mayor Stutsman** said he informed **Youth Advisor Velazquez Valdes** during the break that they would be meeting soon so she can learn about the City. He also said that women swept the Goshen High School election for youth advisors. **Councilor King** encouraged **Youth Advisor Velazquez Valdes** to contact Councilors if she had any questions or ideas. **Council President Weddell** agreed.

Mayor Stutsman asked **Youth Advisor Velazquez Valdes** if she wanted to comment on her experience tonight.



Youth Advisor Velazquez Valdes said she found the meeting to be super interesting and cool and that she wasn't bored. She said she would probably have to look up some information that she heard tonight. **Council President Weddell** responded that Councilors don't know everything and it's OK to seek answers. **Councilor King** agreed and said tonight was an interesting meeting and Council meetings aren't always this well attended. **Councilor Nisley** said there may not be as many people at the next meeting.

Youth Advisor Velazquez Valdes also said that even though Councilors voted differently, they were still cordial to one another, "and that's not what I see in politics usually." **Mayor Stutsman** said Councilors seek to work together in Goshen.

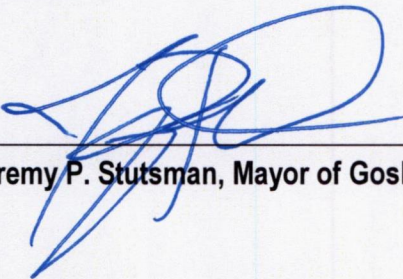
There were no further comments by the Mayor or by Councilors.

Councilor Nisley made a motion to adjourn the meeting, which was seconded by **Councilor Pérez**. On a voice vote, Councilors voted to adjourn the meeting by a 6-0 vote, with all members present voting "yes."

Mayor Stutsman adjourned the meeting at 8:58 p.m.

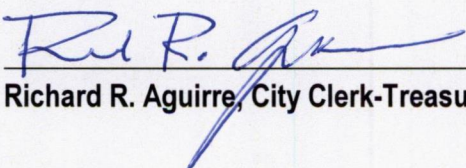
EXHIBIT #1: A three-page document prepared by City Redevelopment Director Becky Hutsell showing a map of the 9th Street Industrial Corridor with key aspects of its Strategic Plan, proposed 10th Street improvements, and a diagram showing 31 new proposed parking spaces on Douglas Street. Hutsell presented this exhibit to Council members during consideration of Ordinance 5123 and also showed it to the Council and audience members using a PowerPoint presentation.

APPROVED:



Jeremy P. Stutsman, Mayor of Goshen

ATTEST:

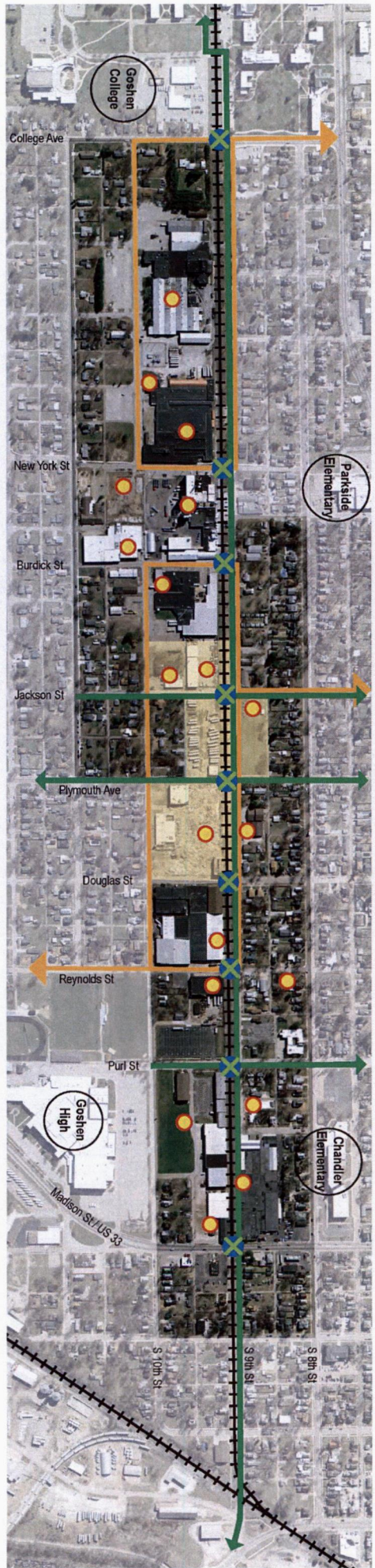


Richard R. Aguirre, City Clerk-Treasurer

9TH STREET INDUSTRIAL CORRIDOR

Goals of the Strategic Plan:

1. Identify and clean up brownfield sites
2. Make economic development a priority
3. Retain existing businesses
4. Keep corridor business-focused, yet mixed-use
5. Improve truck access
6. Develop a "sense of place"
7. Improve mobility and safety
8. Mitigate impact from rail line
9. Seek opportunities for neighborhood improvements tied to the corridor



Potential brownfield location: Identifies areas that may need environmental cleanup prior to redevelopment

Railroad crossing improvement: Necessary to create a quiet zone

Pedestrian and bicycle improvements: Enhances non-motorized transportation options

Truck route definition and improvements: Creates safer, more efficient routes for truck traffic

Catalyst sites: Areas that are identified as short-term redevelopment opportunities, strategic locations in connecting Reiff Park and the Southside neighborhoods, and the potential role in shaping the future development pattern along the Corridor.

Unlike a traditional approach, which would seek out industrial use, a **small business approach** recognizes the declining role of manufacturing in the regional economy, seeking to foster growth in small businesses and taking advantage of the entrepreneurial spirit of Goshen and Elkhart County.

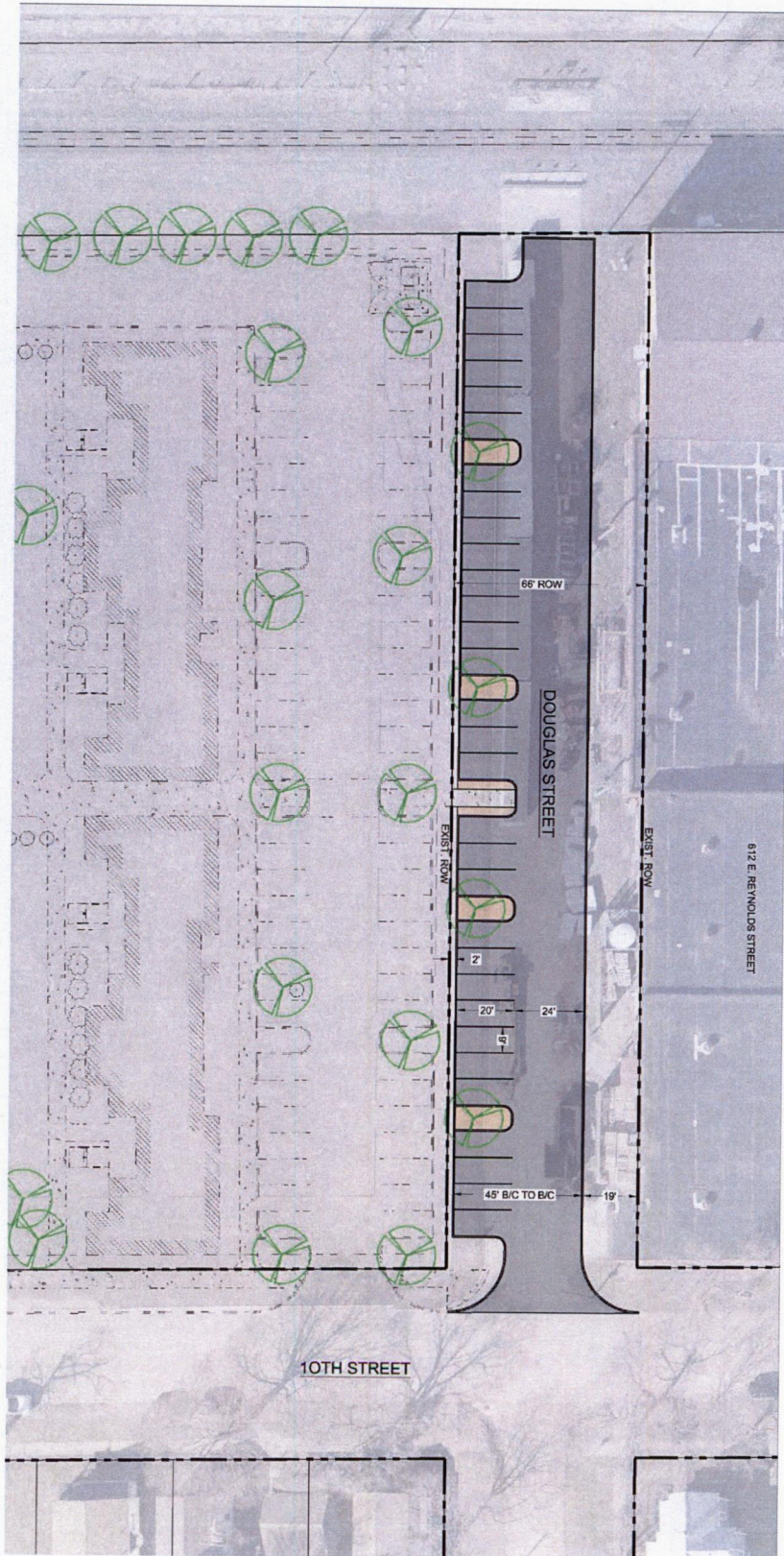


10th Street Improvements

- Water Main Replacement
- Roadway Reconstruction
- Installation of curbing and drywells to facilitate drainage
- Sidewalk reconstruction
- On-street parking clearly defined for existing 10th Street residents

City's Tasks:

- Complete a full survey (2022)
- Meet with neighborhood residents to discuss options (2022)
- Complete project design (2023)
- Bid and construction (2023/2024)



- SUMMARY**
- STANDARD CURB AND ASPHALT PAVEMENT
 - 31 - 9' X 20' PARKING SPACES
 - DRYWELLS FOR DRAINAGE