



## **Goshen Common Council**

**6:00 p.m., August 15, 2022 Regular Meeting**

***Council Chamber, Police & Court Building, 111 East Jefferson Street, Goshen, IN***

### **Call to Order by Mayor Jeremy Stutsman**

### **Pledge of Allegiance**

### **Roll Call:**

**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 Karen C. Velazquez Valdes** (Non-voting)

**Approval of Minutes** – July 18, 2022 Regular Meetings (to be emailed)

### **Approval of Meeting Agenda**

### **Privilege of the Floor**

**1) Ordinance 5131:** An Ordinance Establishing Common Council Districts for the City of Goshen based on the 2020 Decennial Census Redistricting (Second Reading)

**2) Resolution 2022-19:** Category Transfer (\$90,000 transfer within the Motor Vehicle Highway Fund from Capital Outlays to Supplies for street/alley/sewer maintenance)

**3) Resolution 2022-20:** Resolution of the Common Council of the City of Goshen Approving the Order of the Goshen Plan Commission (Indiana Avenue Allocation Area)

### **Elected Official Reports**

### ***Adjournment***

## ORDINANCE 5131

### AN ORDINANCE ESTABLISHING COMMON COUNCIL DISTRICTS FOR THE CITY OF GOSHEN BASED ON THE 2020 DECENNIAL CENSUS

WHEREAS Indiana Code § 36-4-6-4(b) and (g)(1) requires the Common Council to adopt an ordinance to divide the city into five (5) districts during the second year after a year in which a federal decennial census is conducted.

WHEREAS the Redistricting Advisory Commission established by Ordinance 5116 has submitted a recommendation to the Goshen Common Council for the division of the city into five (5) districts, along with the accompanying map and report.

NOW THEREFORE, BE IT ORDAINED by the Goshen Common Council:

#### **SECTION 1. Division of City into Five Districts**

- (a) All territory within the corporate limits of the City of Goshen shall be divided into the following five (5) districts. The districts are composed of contiguous territory; are reasonably compact; do not cross precinct boundary lines except as provided by 36-4-6-4 (c) or (d); and contain, as nearly as possible, equal population. Each district is depicted on the map attached to this Ordinance.
- (1) **DISTRICT ONE.** District One shall consist of the following areas:
- (A) Concord Township Precincts 31 and 32;
  - (B) Elkhart Township Precinct 01;
  - (C) Elkhart Township Precinct 05, Census Blocks 1014, 3006, 3007, 3008, 3009, 3010, and 3011;
  - (D) Elkhart Township Precinct 06;
  - (E) Harrison Township Precinct 01.
- (2) **DISTRICT TWO.** District Two shall consist of the following areas:
- (A) Elkhart Township Precinct 05, Census Blocks 2000, 2001, 2002, 2003, 2004, 2009, and 2010;
  - (B) Elkhart Township Precinct 07, Census Blocks 2007 (GEOID 180390005022007), 2012 (GEOID 180390005022012), 2013 (GEOID 180390005022013), 2017 (GEOID 180390005022017), 2018 (GEOID 180390005022018), 2019 (GEOID 180390005022019), 2020, 2021, 2022 (GEOID 180390005022022), and 4000;
  - (C) Elkhart Township Precinct 08, Census Blocks 1004, 1005, 1018, 1019, 1020 (GEOID 180390005021020), 1021 (GEOID 180390005021021), 1022 (GEOID 180390005021022), 1023(GEOID 180390005021023), 1024, 1025, 1026 (GEOID 180390005021026), 1027 (GEOID 180390005021027), 1033 (GEOID 180390005021033), 1034 (GEOID 180390005021034), 1035 (GEOID 180390005021035), 1036 (GEOID 180390005021036), 1037 (GEOID

180390005021037), 1038 (GEOID 180390005021038), 2002 (GEOID 180390005022002), 2003 (GEOID 180390005022003), 2004 (GEOID 180390005022004), 2005 (GEOID 180390005022005), 2006 (GEOID 180390005022006), 2009 (GEOID 180390005022009), 2010 (GEOID 180390005022010), 2011 (GEOID 180390005022011), 2023, 3002, 3003, 3004, and 3019;

(D) Elkhart Township Precincts 09 and 10; and

(E) Elkhart Township Precinct 11, Census Blocks 3001, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, and 3020.

(3) **DISTRICT THREE.** District Three shall consist of the following areas:

(A) Concord Township Precincts 27 and 33;

(B) Elkhart Township Precinct 03;

(C) Elkhart Township Precinct 04, Census Blocks 1002, 1003, 1007, 1008 (GEOID 180390002021008), 1008 (GEOID 180390003021008), 1009 (GEOID 180390002021009), 1010, 1011, 1012, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1029, 1030, 1032, 1033, 1034, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, and 3017;

(D) Elkhart Township Precinct 07, Census Blocks 2001, 2005, 2006, 2007 (GEOID 180390002012007), 2008 (GEOID 180390002012008), 2008 (GEOID 180390005022008), 2009, 2010, 2011, 2012 (GEOID 180390002012012), 2013(GEOID 180390002012013), 2014 (GEOID 180390002012014), 2014 (GEOID 180390005022014), 2015(GEOID 180390002012015), 2015 (GEOID 180390005022015), 2016 (GEOID 180390002012016), 2016 (GEOID 180390005022016), 2017 (GEOID 180390002012017), 2018 (GEOID 180390002012018), 2019 (GEOID 180390002012019), 2022 (GEOID 180390002012022), 2023, 4008, 4009, 4010;

(E) Elkhart Township Precinct 08, Census Blocks 1000, 1001, 1002, 1003, 1006, 1007, 1008, 1009, 1010 (GEOID 180390002011010), 1010 (GEOID 180390005021010), 1011 (GEOID 180390002011011), 1011 (GEOID 180390005021011), 1012 (GEOID 180390002011012), 1012 (GEOID 180390005021012), 1013 (GEOID 180390002011013), 1013 (GEOID 180390005021013), 1014 (GEOID 180390002011014), 1014 (GEOID 180390005021014), 1015 (GEOID 180390002011015), 1015 (GEOID 180390005021015), 1016 (GEOID 180390002011016), 1016 (GEOID 180390005021016), 1017 (GEOID 180390002011017), 1017 (GEOID 180390005021017), 1020 (GEOID 180390002011020), 1021 (GEOID 180390002011021), 1022 (GEOID 180390002011022), 1023 (GEOID 180390002011023), 1026 (GEOID 180390002011026), 1027 (GEOID 180390002011027), 1028 (GEOID 180390002011028), 1029 (GEOID

180390002011029), 1030 (GEOID 180390002011030), 1031 (GEOID 180390002011031), 1032 (GEOID 180390002011032), 1033 (GEOID 180390002011033), 1034 (GEOID 180390002011034), 1035 (GEOID 180390002011035), 1036 (GEOID 180390002011036), 1037 (GEOID 180390002011037), 1038 (GEOID 180390002011038), 2000 (GEOID 180390005022000), 2006 (GEOID 180390001002006), 2026, and 2027; and

(F) Jefferson Township Precinct 02.

(4) **DISTRICT FOUR.** District Four shall consist of the following areas:

(A) Elkhart Township Precinct 04, Census Block 1009(GEOID 180390003021009);

(B) Elkhart Township Precinct 08, Census Blocks 1028 (GEOID 180390005021028), 1029 (GEOID 180390005021029), 1030 (GEOID 180390005021030), 1031 (GEOID 180390005021031), 1032 (GEOID 180390005021032), 2000 (GEOID 180390001002000), 2001, 2002 (GEOID 180390001002002), 2003 (GEOID 180390001002003), 2004 (GEOID 180390001002004), 2005 (GEOID 180390001002005), 2009 (GEOID 180390001002009), 2010 (GEOID 180390001002010), 2011 (GEOID 180390001002011), and 2012;

(C) Elkhart Township Precinct 11, Census Blocks 2007, 2008, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2024, 2027, and 3000;

(D) Elkhart Township Precinct 12, Census Blocks 1029, 1030, 1031, 1032, 1039, 1040, 1041, 1042, 1043, 2020, 2021, 2022, 2023, 2025, 2026, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, and 2038;

(E) Elkhart Township Precinct 13;

(F) Elkhart Township Precinct 14, Census Blocks 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 4006, 4007, 4008, 4009, and 4010; and

(G) Elkhart Township Precinct 15.

(5) **DISTRICT FIVE.** District Five shall consist of the following areas:

(A) Elkhart Township Precinct 12, Census Blocks 1004, 1005, 1006, 1007, 1008, 1016, 1017, 2000, 2001, 2002, 2004;

(B) Elkhart Township Precinct 14, Census Blocks 1000, 1001, 1002, 1003, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1018, 1019, 1020, 1021, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2016, 2018, 5007, 5008, 5011, and 5012; and

(C) Elkhart Township Precincts 17, 18, 19, 20, and 21.

(b) For the purposes of this ordinance, the corporate limits of the City of Goshen and the precincts refer to the corporate boundary lines or precinct boundary lines as existing on the date of the adoption of this Ordinance.

## **SECTION 2. Common Council Members; Voting for Candidates**

The Goshen Common Council is composed of five (5) members elected from the districts established in Section 1, with one (1) member elected from each of the districts, as well as two (2) at-large members. Each voter of the city may vote for two (2) candidates for at-large membership and one (1) candidate from the district in which the voter resides. The two (2) at-large candidates receiving the most votes from the whole city and the district candidates receiving the most votes from their respective districts are elected to the Goshen Common Council.

**SECTION 3. Repeal of Prior Ordinances**

This ordinance repeals Ordinance Number 4719. All ordinances, or parts thereof, that are inconsistent, or conflict, with the terms of this ordinance are repealed to the extent of the inconsistency or conflict.

**SECTION 4. Severability Clause**

If any provision of this ordinance shall be held invalid, such provision shall be deemed severable and the invalidity thereof shall not affect the remaining provisions of this ordinance.

**SECTION 5. Effective Date**

This ordinance shall be in full force and effect from and after its passage, approval and adoption according to the laws of the State of Indiana.

**SECTION 6. Filing of Ordinance**

The Clerk-Treasurer is instructed to file a copy of this ordinance, along with a map of the district boundaries, with the Elkhart County Circuit Court Clerk no later than thirty (30) days after the ordinance is adopted.

PASSED by the Goshen Common Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Presiding Officer

ATTEST:

\_\_\_\_\_  
Richard R. Aguirre, Clerk-Treasurer

PRESENTED to the Mayor of the City of Goshen on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, at the hour of \_\_\_\_:\_\_\_\_.m.

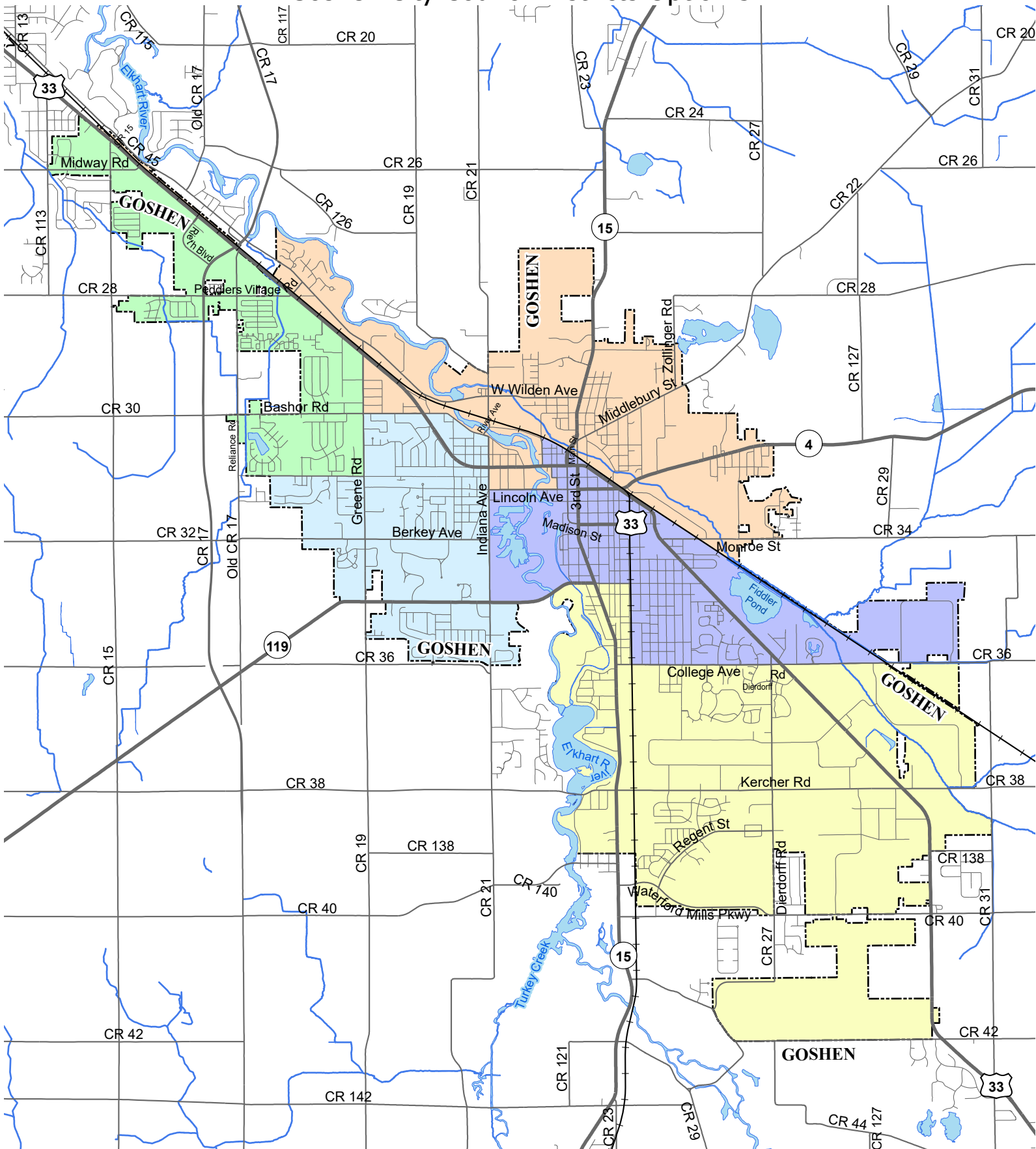
\_\_\_\_\_  
Richard R. Aguirre, Clerk-Treasurer

APPROVED and ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

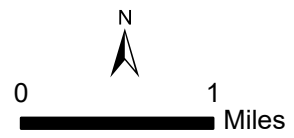
---

Jeremy P. Stutsman, Mayor

# Goshen City Council Districts Option 3



- Goshen City Council District 1
- Goshen City Council District 2
- Goshen City Council District 3
- Goshen City Council District 4
- Goshen City Council District 5



This map does not constitute a survey nor an engineering drawing. The map and any information shown on it is not warranted for accuracy, merchantability, or fitness for a particular purpose. Reliance is at the user's risk. Copying or other reproduction of this map and any information shown on it is prohibited without the prior written permission of the County of Elkhart, Indiana.

**GOSHEN COMMON COUNCIL  
Resolution 2022-19**

**Category Transfer**

WHEREAS it is necessary to transfer funds budget categories to cover expenses.

WHEREAS certain existing budget appropriations have unobligated funds that are available for the category transfer.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Common Council approves the transfer of funds within the Motor Vehicle Highway Fund between the following budget categories:

CATEGORY TRANSFER FROM:

Budget Category: Capital Outlays  
Line Number: 201-530-00-440.0401  
Line Name: MVH / Equipment, Motor Vehicles  
Amount of the Transfer: (\$90,000.00)

CATEGORY TRANSFER TO:

Budget Category: Supplies  
Line Number: 201-530-00-423.0135  
Line Name: MVH / Street, Alley and Sewer Maintenance  
Amount of the Transfer: \$90,000.00

PASSED by the Goshen Common Council on August \_\_\_\_\_, 2022.

\_\_\_\_\_  
Presiding Officer

ATTEST:

\_\_\_\_\_  
Richard R. Aguirre, Clerk-Treasurer

PRESENTED to the Mayor of the City of Goshen on August \_\_\_\_\_, 2022, at \_\_\_\_\_ a.m./p.m.

\_\_\_\_\_  
Richard R. Aguirre, Clerk-Treasurer

APPROVED and ADOPTED on August \_\_\_\_\_, 2021.

\_\_\_\_\_  
Jeremy P. Stutsman, Mayor



RESOLUTION NO. 2022-20

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF  
GOSHEN APPROVING THE ORDER OF THE GOSHEN PLAN  
COMMISSION

WHEREAS, the City of Goshen ("City") Redevelopment Commission ("Commission") has created, consolidated and enlarged the Consolidated River Race/US 33 Economic Development Area ("Area"), and an allocation area coterminous with the Area known as the Consolidated River Race/US 33 Allocation Area ("Original Allocation Area") in accordance with IC 36-7-14-39 for the purpose of capturing real property taxes generated from the incremental assessed value of real property located in the Original Allocation Area, and adopted an economic development plan, as amended (collectively, "Original Plan"), pursuant to Declaratory Resolution No. 02-2012 (as amended to date), as confirmed by Confirmatory Resolution No. 26-2012 (as amended to date), following statutory public hearings (collectively, "Area Resolution");

WHEREAS, on June 14, 2022 the Commission adopted a resolution amending the Area Resolution ("Amending Declaratory Resolution") and the Original Plan to: (i) remove Parcel No. 20-11-16-151-026.000-015 and Parcel No. 20-11-16-151-027.000-015 from the Original Allocation Area (collectively, "Parcels"); (ii) designate the Parcels as a new tax allocation area to be identified as the Indiana Avenue Allocation Area as set forth on the map attached thereto as Exhibit A; and (iii) add the Projects defined therein to the Original Plan ("2022 Plan");

WHEREAS, the Goshen Plan Commission ("Plan Commission") adopted an order on July 19, 2022 finding that the Amending Declaratory Resolution and 2022 Plan conform to the plan of development for the City; and

WHEREAS, the Act requires approval of the action of the Plan Commission by the Common Council of the City prior to the Commission holding a public hearing on the amendments;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF GOSHEN, INDIANA, THAT:

Section 1. The action of the Plan Commission on July 19, 2022 is hereby in all respects approved by the Common Council.

Section 2. The Amending Declaratory Resolution and 2022 Plan are hereby in all respects approved by the Common Council.

Section 3. The Clerk-Treasurer is hereby directed to file a copy of the Amending Declaratory Resolution, the 2022 Plan and the approving Order of the Plan Commission with the permanent minutes of this meeting.

Section 4. This resolution shall be effective from and after its passage.

PASSED AND ADOPTED by the Common Council of the City of Goshen, Indiana, this \_\_\_\_\_ day of August, 2022.

COMMON COUNCIL OF THE CITY OF  
GOSHEN, INDIANA

\_\_\_\_\_  
Presiding Officer

ATTEST:

\_\_\_\_\_  
Clerk-Treasurer

Presented by me to the Mayor of the City of Goshen, Indiana, on the \_\_\_\_\_ day of August, 2022, at \_\_: \_\_ .m.

\_\_\_\_\_  
Clerk-Treasurer

Signed and approved by me, the Mayor of the City of Goshen, Indiana, this \_\_\_\_\_ day of August, 2022, at \_\_: \_\_ .m.

\_\_\_\_\_  
Mayor

ORDER OF THE GOSHEN PLAN COMMISSION  
DETERMINING THAT AN AMENDING DECLARATORY RESOLUTION  
AND ECONOMIC DEVELOPMENT PLAN APPROVED AND ADOPTED BY THE  
GOSHEN REDEVELOPMENT COMMISSION CONFORM TO THE  
COMPREHENSIVE PLAN AND APPROVING SAID  
RESOLUTION AND ECONOMIC DEVELOPMENT PLAN

WHEREAS, the City of Goshen ("City") Redevelopment Commission ("Commission") has created, consolidated and enlarged the Consolidated River Race/US 33 Economic Development Area ("Area"), and an allocation area coterminous with the Area known as the Consolidated River Race/US 33 Allocation Area ("Original Allocation Area") in accordance with IC 36-7-14-39 for the purpose of capturing real property taxes generated from the incremental assessed value of real property located in the Original Allocation Area ("Tax Increment"), and adopted an economic development plan, as amended (collectively, "Original Plan"), pursuant to Declaratory Resolution No. 02-2012 (as amended to date), as confirmed by Confirmatory Resolution No. 26-2012 (as amended to date), following statutory public hearings (collectively, "Area Resolution");

WHEREAS, on June 14, 2022 the Commission adopted a resolution amending the Area Resolution ("Amending Declaratory Resolution") and the Original Plan to: (i) remove Parcel No. 20-11-16-151-026.000-015 and Parcel No. 20-11-16-151-027.000-015 from the Original Allocation Area (collectively, "Parcels"); (ii) designate the Parcels as a new tax allocation area to be identified as the Indiana Avenue Allocation Area as set forth on the map attached thereto as Exhibit A; and (iii) add the Projects defined therein to the Original Plan ("2022 Plan"); and

WHEREAS, the Act requires approval of the Amending Declaratory Resolution and the 2022 Plan by the Goshen Plan Commission ("Plan Commission");

NOW, THEREFORE, BE IT ORDERED BY THE GOSHEN PLAN COMMISSION,  
AS FOLLOWS:

1. The Amending Declaratory Resolution and 2022 Plan for the Area conform to the Comprehensive Plan of the City.
2. The Amending Declaratory Resolution and 2022 Plan are in all respects approved.
3. The Secretary of the Plan Commission is hereby directed to file a copy of the Amending Declaratory Resolution and 2022 Plan with the permanent minutes of this meeting.

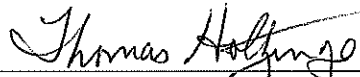
Passed by the Goshen Plan Commission, this 19<sup>th</sup> day of July, 2022.

GOSHEN PLAN COMMISSION



Vice President, Rolando Ortiz

ATTEST:



Secretary, Tom Holtzinger

RESOLUTION NO. 40-2022

AMENDING DECLARATORY RESOLUTION OF THE  
GOSHEN REDEVELOPMENT COMMISSION AMENDING  
THE CONSOLIDATED RIVER RACE/US 33 ALLOCATION  
AREA TO CREATE A NEW ALLOCATION AREA WITHIN  
THE CONSOLIDATED RIVER RACE/US 33 ECONOMIC  
DEVELOPMENT AREA AND AMENDING THE ECONOMIC  
DEVELOPMENT PLAN

WHEREAS, the City of Goshen ("City") Redevelopment Commission ("Commission") has created, consolidated and enlarged the Consolidated River Race/US 33 Economic Development Area ("Area"), and an allocation area coterminous with the Area known as the Consolidated River Race/US 33 Allocation Area ("Original Allocation Area") in accordance with IC 36-7-14-39 for the purpose of capturing real property taxes generated from the incremental assessed value of real property located in the Original Allocation Area ("Tax Increment"), and adopted an economic development plan, as amended (collectively, "Original Plan"), pursuant to Declaratory Resolution No. 02-2012 (as amended to date), as confirmed by Confirmatory Resolution No. 26-2012 (as amended to date), following statutory public hearings (collectively, "Area Resolution");

WHEREAS, there are no outstanding bond obligations payable from Tax Increment collected in the Original Allocation Area;

WHEREAS, the Commission now desires to amend the Area Resolution to: (i) remove Parcel No. 20-11-16-151-026.000-015 and Parcel No. 20-11-16-151-027.000-015 from the Original Allocation Area (collectively, "Parcels"); (ii) designate the Parcels as a new tax allocation area to be identified as the Indiana Avenue Allocation Area as set forth on the map attached hereto as Exhibit A; and (iii) add the hereinafter defined Projects to the Original Plan ("2022 Plan"); and

WHEREAS, IC 36-7-14-17.5 authorizes the Commission to amend the Area Resolution and Original Plan, after conducting a public hearing, if it finds that:

- (a) The amendments are reasonable and appropriate when considered in relation to the Area Resolution, the Original Plan and the purposes of IC 36-7-14; and
- (b) The Area Resolution and Original Plan, with the proposed amendments, conform to the comprehensive plan for the City;

NOW, THEREFORE, BE IT RESOLVED BY THE GOSHEN REDEVELOPMENT COMMISSION THAT:

Section 1. The Area Resolution is hereby amended to: (i) remove the Parcels from the Original Allocation Area in order to create a new allocation area; (ii) designate the Parcels as a new tax allocation area to be designated the "Indiana Avenue Allocation Area," as shown on Exhibit A attached hereto; and (iii) add the Projects to the 2022 Plan.

Section 2. The Commission finds that the construction of the Projects as set forth on Exhibit B attached hereto to facilitate the development of multi-family housing, together with all necessary appurtenances, related improvements and equipment, will further the Original Plan, as amended; that the Projects will be located in or physically connected to the Area and provide a substantial economic benefit to the Area, the Indiana Avenue Allocation Area and the residents of the City by creating needed multi-family residential housing due to the current housing shortage in the Area; therefore, it will be of public utility and benefit to amend the Area Resolution and the Original Plan to include the Projects. The Commission further finds that the public health and welfare will be benefited by the amendments to the Area Resolution and Original Plan and the implementation of the 2022 Plan.

Section 3. The Commission now finds and determines that the amendments described in Section 1 above are reasonable and appropriate when considered in relation to the Area Resolution, the Original Plan and the economic development purposes set forth in IC 36-7-14. The Commission finds that the creation of the Indiana Avenue Allocation Area and the adoption of the 2022 Plan conform to the comprehensive plan for the City.

Section 4. The Original Allocation Area shall maintain its original base assessment date and the Indiana Avenue Allocation Area shall have a base assessment date of January 1, 2022.

Section 5. The allocation provisions in effect when the Original Allocation Area was designated as a part of the Area shall continue to apply to the Original Allocation Area.

Section 6. This paragraph shall be considered the allocation provision for the Indiana Avenue Allocation Area for purposes of IC 36-7-14-39. The Parcels shall constitute an allocation area as defined in IC 36-7-14-39, separate and apart from the Original Allocation Area designated the Indiana Avenue Allocation Area. Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Indiana Avenue Allocation Area shall be allocated and distributed in accordance with IC 36-7-14-39 or any applicable successor provision. This allocation provision shall expire no later than 25 years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment in the Indiana Avenue Allocation Area.

Section 7. The presiding officer of the Commission is hereby authorized and directed to submit this resolution to the Goshen Plan Commission ("Plan Commission") for its approval. The Commission further directs the presiding officer to submit this resolution and the approving order of the Plan Commission to the Common Council for its approval of the amendments to the Area Resolution and the Original Plan.

Section 8. The Commission also directs the presiding officer, after receipt of the written order of approval of the Plan Commission which has been approved by the Common Council, to publish notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the building commissioner and any other departments or agencies of the City concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that maps

and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed Projects and the amendments to the Original Allocation Area, and will determine the public utility and benefit of the proposed amendments to the Original Area, Original Allocation Area and Original Plan. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates and tax levies under IC 6-1.1-17-8 for each taxing unit that is either wholly or partly located within the proposed Indiana Avenue Allocation Area.

Section 9. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the creation of the Indiana Avenue Allocation Area, including the following:

(a) The estimated economic benefits and costs incurred by the Indiana Avenue Allocation Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and

(b) The anticipated impact on taxes revenues of each taxing unit that is either wholly or partly located within the Indiana Avenue Allocation Area.

A copy of this statement shall be filed with each such taxing unit with a copy of the notice required under Section 17 of the Act at least 10 days before the date of the hearing described in Section 8 of this resolution.

Section 10. The Commission hereby finds that the creation of the Indiana Avenue Allocation Area will reasonably result in new property taxes that would not have been generated without this new allocation provision because the construction of the Projects is essential to the development of multi-family residential housing to alleviate the housing shortage in the Original Area and the Indiana Avenue Allocation Area, and growth of the Original Area and the Indiana Avenue Allocation Area will result in new property taxes through the capture of increases in real property taxes to be generated by the proposed development.

Section 11. The Commission hereby finds that the initial estimated costs of the Projects to be partially funded by the Commission through the use of tax increment from the Indiana Avenue Allocation Area are approximately \$11,000,000.

Section 12. The Commission hereby finds that all property in the Indiana Avenue Allocation Area will positively benefit from the 2022 Plan.


Section 13. The Commission further directs the presiding officer to submit this resolution to the Common Council for its approval of the amendments to the Area Resolution and Original Plan.

Section 14. In all other respects, the Area Resolution, the Original Plan and actions of the Commission consistent with this resolution are hereby ratified and confirmed.

Section 15. This resolution shall be effective upon passage.


Adopted at a meeting of the Commission held on June 14, 2022, in Goshen, Indiana.

GOSHEN REDEVELOPMENT COMMISSION

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Vice President

  
\_\_\_\_\_  
Secretary

  
\_\_\_\_\_  
Member

  
\_\_\_\_\_  
Member

ATTEST:

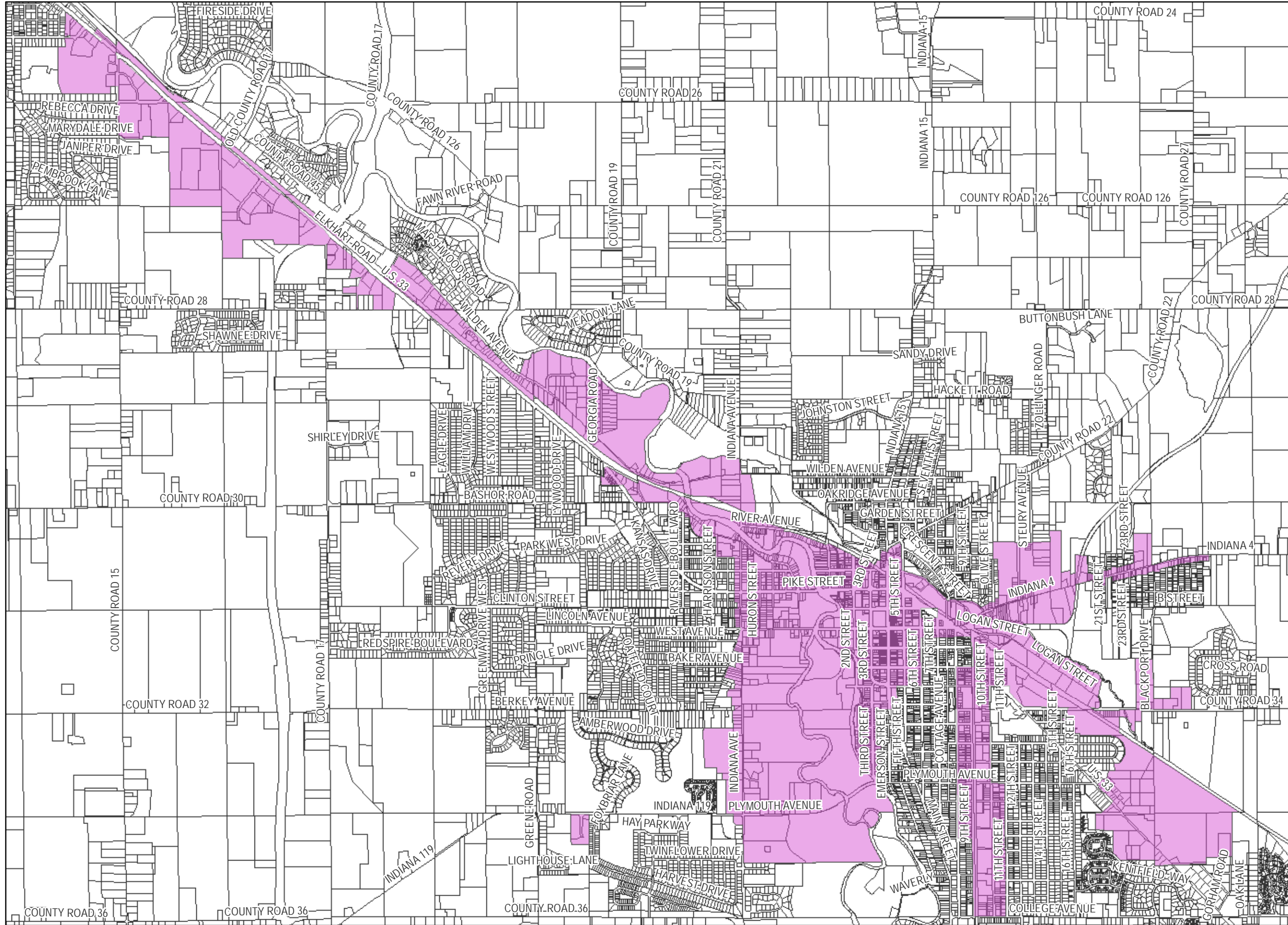
  
\_\_\_\_\_  
Secretary



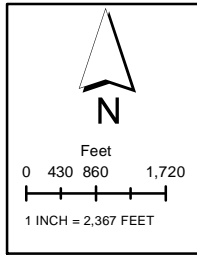
EXHIBIT A

Map of Consolidated River Race/US 33 Economic Development Area  
And Indiana Avenue Allocation Area

(Attached)

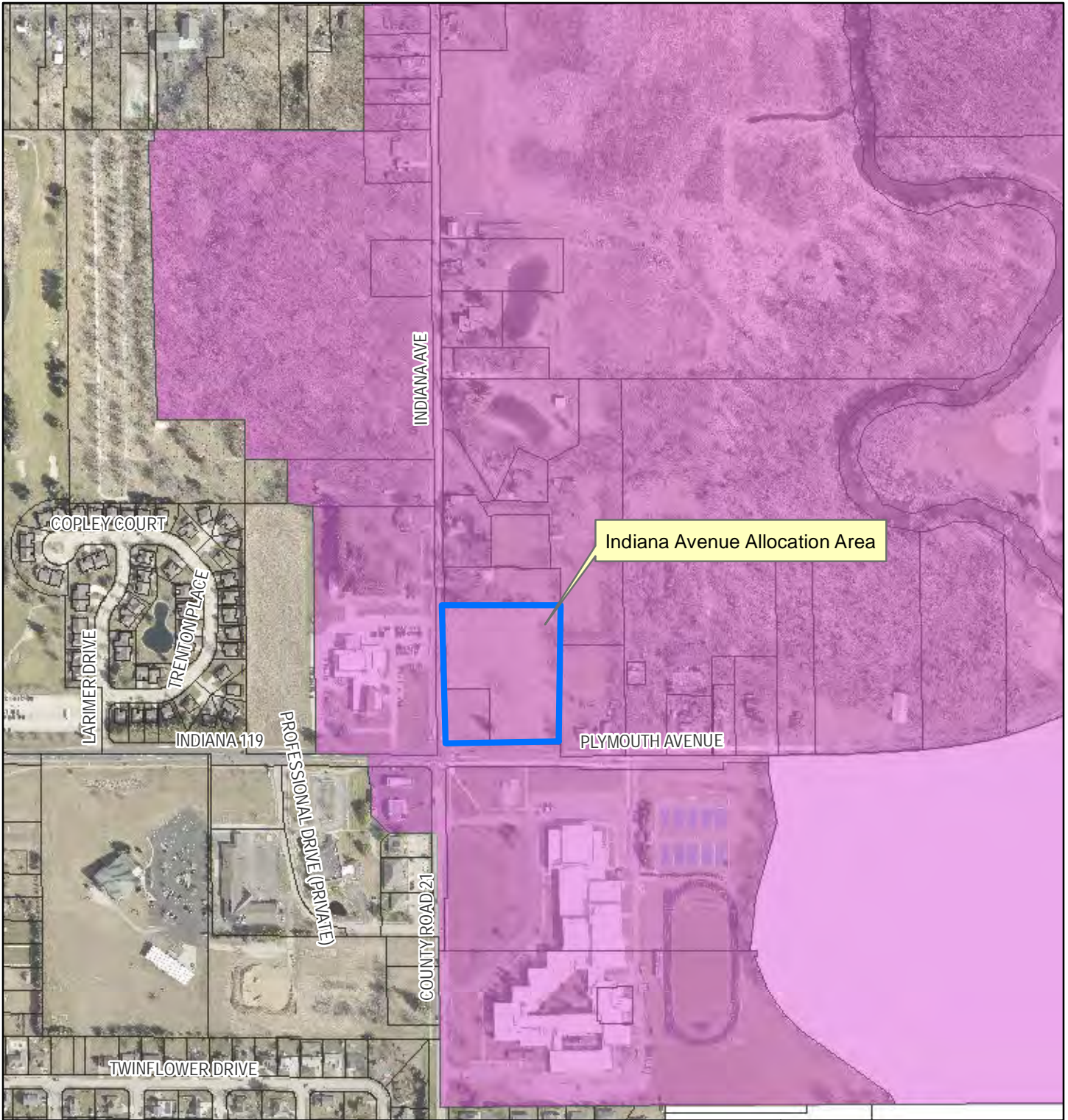


The City of Goshen's Digital Data is the property of the City of Goshen and Elkhart County, Indiana. All graphic data supplied by the city and county has been derived from public records that are constantly undergoing change and is not warranted for content or accuracy. The city and county do not guarantee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

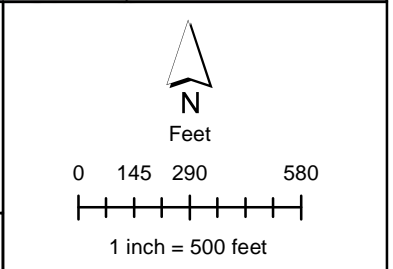


**The City of Goshen**  
 Department of Public Works & Safety  
 Office of Engineering  
 204 East Jefferson Street, Goshen, Indiana 46528  
 Phone: 574-534-2201 Fax: 574-533-8626

**Consolidated River Race/US 33 Economic Development Area**  
 Information as of June 14, 2022



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



**Indiana Avenue Allocation Area**  
Information as of June 14, 2022

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

## EXHIBIT B

The Projects consist of the following:

- Water Main Installation
  - Connection to the existing public water mains and service to the residential units within the multi-family housing development ("Development");
- Sewer Main Installation
  - Connection to the existing public sewer mains and service to the residential units within the Development;
- Sidewalk Construction
  - Construction of all sidewalks within the Development, including those required by Planning & Zoning;
- Roadway Improvements and Construction
  - Construction of all roadway improvements required by City departments, including entrances into the Development as well as roadways within the Development;
- Construction of footers and building slabs associated with the residential units;
- Installation of all underground plumbing;
- Installation of all underground water and sewer lines; and
- Installation of underground electrical services.