



**GOSHEN REDEVELOPMENT COMMISSION
AGENDA FOR THE REGULAR MEETING OF January 10, 2023**

To access online streaming of the meeting, go to <https://us02web.zoom.us/j/81223011833>

The Goshen Redevelopment Commission will meet on January 10, 2023 at 3:00 p.m. in the City Court Room/ Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana.

- 1. CALL TO ORDER/ROLL CALL**
- 2. CHANGES TO THE AGENDA**
- 3. APPROVAL OF MINUTES**
- 4. PUBLIC HEARING** – Notice to Taxpayers and all other Persons affected of Adoption and Content of Amending Declaratory Resolution of the Goshen Redevelopment Commission and Notice of Public Hearing on Resolution
- 5. NEW BUSINESS**
Resolution 01-2023 – Approve the Use of Real Estate at 210 W. Washington Street by the City of Goshen Clerk-Treasurer’s Office for Record Storage
- 6. DISCUSSION** – RDC Property and Project Signage
- 7. APPROVAL OF REGISTER OF CLAIMS**
- 8. MONTHLY REDEVELOPMENT STAFF REPORT**
- 9. OPEN FORUM**

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

10. ANNOUNCEMENTS

Next Regular Meeting – February 14, 2023 at 3:00 p.m.

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of December 13, 2022

The Goshen Redevelopment Commission met in a regular meeting on December 13, 2022 at 3:00 p.m. in the City Court Room/Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana.

CALL TO ORDER/ROLL CALL

The meeting was called to order by President Brian Garber. On call of the roll, the members of the Goshen Redevelopment Commission were shown to be present or absent as follows:

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

Absent: Steve Brenneman and Bradd Weddell

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve the minutes of the November 14, 2022 regular meeting.

The motion was adopted unanimously.

NEW BUSINESS

Resolution 60-2022 - Amending Declaratory Resolution of the Goshen Redevelopment Commission Creating a New Housing Allocation Area within the Southeast Economic Development Area (:50) Becky Hutsell, Redevelopment Director, this is the first step in establishing City of Goshen's first residential TIF. The property was slated for development and rezoning has occurred. Working on the tax impact statement. Next step after Redevelopment passage is to submit to Goshen Plan Commission for approval and then to City Council.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 60-2022.

The motion was adopted unanimously.

Resolution 61-2022 – Acquisition of Real Estate from Noel Farm, LLC

(4:00) Becky Hutsell, Redevelopment Director, this property is generally located at the south end of CR 27 and against the west boundary of the Goshen Municipal Airport. This location has been discussed as a potential location for a new municipal water well. The property is 69.2 acres. The Board of Aviation Commissioners previously entered into a Right of First Refusal Agreement for this land. The land owner received a 1.9 million offer and the Right of Refusal gave the City an option of providing a counter offer. The Commission agrees to fund 1 million and the balance will come from Civil City funds.

(6:32) Commissioner Weddell thanked Dennis Richmond and Randy Sharkey for all their work with the Aviation Board to help secure this location.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 61-2022.

The motion was adopted unanimously.

Resolution 62-2022 – Request to Approve Agreement Extension No. 1 with Abonmarche Consultants, LLC for East College Avenue Construction Inspection Services

(7:30) Becky Hutsell, Redevelopment Director, an initial agreement with Abonmarche Consultants was awarded in July for construction inspection associated with the East College Avenue project. When the RFP was drafted a price was requested from August to the end of the year. Pleased with the consultant's performance during the original agreement term and would like to extend the agreement through October 2023 at a cost of \$617,000.

(12:56) Rob Nichols, Abonmarche Consultants, offered to answer any questions the Commission may have.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 62-2022

The motion was adopted unanimously.

Resolution 63-2022 – Request to Approve and Authorize Execution of Change Order No. 4 with Phend & Brown for Eisenhower Drive North and South Road Reconstruction

(14:47) Dustin Sailor, Director of Public Works, this is a balancing change order to close the project. The previous contract amount with change orders was \$2,002,336.82 and the final contract amount is \$862,914.82. The net change in contract price is \$75,542.37 which is an increase of 4.23 over the original contract amount.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 63-2022.

The motion was adopted unanimously.

Resolution 64-2022 – Request to Authorize Negotiation and Execution of an Agreement for Tenth Street Reconstruction

(16:45) Dustin Sailor, Director of Public Works, proposals were solicited for the reconstruction of Tenth Street. Two proposals were received and reviewed by a three member team. Recommend JPR with a not to exceed price of \$194,068.00

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 64-2022.

The motion was adopted unanimously.

Resolution 65-2022 –Request to Approve INDOT/LPA Agreement for the Blackport Drive Reconstruction Project

(18:25) Josh Corwin, Civil Engineer, the Commission previously approved the LPA/Consultant agreement with BLN for the Blackport Drive Reconstruction for a maximum payable amount that shall not exceed \$936,200. The City is responsible for 20% of the contract amount or \$187,240. The language in the contract states that any amendment to the amount included in the TIP is considered an amendment to the contract amount. The amount shown in the contract is \$480,000 which is 80% of the original \$600,000 approved for PE and the amount currently included in MACOG TIP. MACOG has an amendment for the full amount and must be approved by their Policy Board.

(22:00) Commissioner Weddell questions the cost of the design and discussion between staff and commission members. Commissioner Weddell states he supports the project but feels it is not a Redevelopment project.

Commissioner Weddell questions Becky Hutsell about the project and questions what this project has to do with the Redevelopment Commission and what happens if project is too high and MACOG wants repayment.

Discussion between staff and comments from Commission members regarding the Commission's participation in the project.

Comments of support for the project by Commission Garber, Commissioner Johnson and Commissioner Brenneman.

A motion was made by Commissioner Weddell to table this resolution but there was no second.

(31:16) Matt Schrock, City Council and a resident of east Goshen, he is in support of the project unless it ends up to be a 10 million dollar project. He feels it is a safety issue.

(44:46) Doug Nisley, City Council, suggested possibly tableting this resolution until a clear answer can be given regarding MACOG participation if the price is too high.

Discussion regarding MACOG's participation.

A motion was made by Commissioner Johnson and seconded by Commissioner Brenneman to approve Resolution 65-2022.

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

Ayes: Brenneman, Garber, Johnson

Nays: Weddell

The motion was adopted by a vote of 3 in favor and 1 against.

Resolution 66-2022 – Authorize Clerk-Treasurer to liquidate the 2015 RD Capital Fund and deposit funds into the TIF Bond and Interest Fund

(50:25) Becky Hutsell, Redevelopment Director, the Clerk-Treasurer has reviewed dormant funds and the 2015 RD Capital Fund has a cash balance of \$10,841.27 since 2016. Requesting approval to move the funds into the TIF Bond and Interest Fund.

A motion was made by Commissioner Johnson and seconded by Commissioner Brenneman to approve Resolution 66-2022.

The motion was adopted unanimously.

Resolution 67-2022 – Request to Amend the Amended Agreement for the Sale and Purchase of Real Estate at 323 South Sixth Street

(51:35) Becky Hutsell, Redevelopment Director, in September the Commission approved an amended agreement with David Stump for the property at 323 South Sixth Street. A condition of the sale was that the property be converted to a single family home and per the amended agreement the Commission allowed it to remain a two unit rental as long as owned by Mr. Stump. Tim Hochstetler is interested in purchasing the property and he plans to make substantial improvements and asking for the requirement

to return it to a single family home be removed. The resolution is written that Becky Hutsell is authorize to execute to amended agreement and would prefer it to say negotiate the agreement. The agreement will be brought back to the Commission for approval.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to change the word execute to negotiate in the resolution.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 67-2022 as amended.

The motion was passed unanimously.

DISCUSSION

Dormant Cash Balance in the North US33 TIF Fund

(58:13) Becky Hutsell, Redevelopment Director, throughout the year the Clerk-Treasurer office was reviewing dormant fund and found the North US33 TIF fund has maintained a cash balance of \$8,027.73 since November 2019. Request Commission approval to move funds. The Commission approved the request.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve the amended register of claims in the amount of \$1,249,009.31

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

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

OPEN FORUM

Redevelopment Director Becky Hutsell handed the Commission images of 212 West Washington Street. Recently someone has fallen on the sidewalk which in the public right of way. Commission agreed to support improving the public sidewalk.

Commissioner Weddell stated that this Larry Barks last Redevelopment Commission meeting. He personally thanked Larry for his work as the Redevelopment attorney and his time spent with the City. He values his knowledge and opinion and he will be missed.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for January 10, 2023 at 3:00 p.m.

ADJOURNMENT

A motion was made by Commissioner Johnson and seconded by Commissioner Brenneman to adjourn the meeting.

The motion was adopted unanimously.

The regular meeting was adjourned at 4:11 p.m.

APPROVED on January 10, 2023

GOSHEN REDEVELOPMENT COMMISSION

Brian Garber, President

Brianne Brenneman, Secretary

NOTICE TO TAXPAYERS AND ALL OTHER PERSONS AFFECTED OF
ADOPTION AND CONTENT OF AMENDING DECLARATORY
RESOLUTION OF THE GOSHEN REDEVELOPMENT COMMISSION AND
NOTICE OF PUBLIC HEARING ON RESOLUTION

Taxpayers of the Goshen Redevelopment District and all other persons affected hereby are notified that the Goshen Redevelopment Commission ("Commission") adopted a declaratory resolution on August 14, 2012, as supplemented and amended to date (collectively, as amended "Declaratory Resolution"), as confirmed by confirmatory resolution adopted on November 13, 2012, as supplemented and amended to date (collectively with the Declaratory Resolution, the "Area Resolution") after a public hearing establishing and consolidating the Southeast Economic Development Area ("Original Area") and the Southeast Allocation Area in accordance with IC 36-7-14-39 ("Original Allocation Area"), for the purpose of capturing property taxes generated from the incremental assessed value of real property located in the Original Allocation Area.

On December 13, 2022, the Commission adopted an amending declaratory resolution ("Amending Declaratory Resolution"), amending the Area Resolution to: (i) reduce the Original Allocation Area by removing the area identified on the map in Exhibit A attached thereto from the Original Allocation Area (as reduced, will continue to be known as the "Southeast Allocation Area") and designating such new area as the Southeast Housing TIF Allocation Area; and (ii) pursuant to IC 36-7-14-53 through -56, approve the residential Housing Program attached thereto as Exhibit B ("Housing Program"), including the construction of road infrastructure, utility infrastructure and sidewalks, together with all necessary appurtenances, related improvements and equipment, needed to support the proposed development in the Housing Program ("Projects") in, serving or benefiting the Original Area.

The Amending Declaratory Resolution and supporting data, including maps of the Original Area and the Southeast Housing TIF Allocation Area, have been prepared and can be inspected at the office of the Clerk-Treasurer, City Hall, 202 South 5th Street, Suite 2, Goshen, Indiana.

Notice is further given that the Commission will hold a public hearing on January 10, 2023 at the hour of 3:00 p.m., local time, in the City Court Room/Council Chambers, Police & Court Building, 111 East Jefferson Street, Goshen, Indiana, to receive and hear remonstrances from persons interested in or affected by the proceedings pertaining to the Amending Declaratory Resolution. At the time fixed for hearing or at any time prior thereto, any person interested in the proceedings may file a written remonstrance with the Secretary of the Commission in the office of the Clerk-Treasurer. At such hearing, which may be adjourned from time to time, the Commission will hear all persons interested in the proceedings and all remonstrances that have been filed. After considering this evidence, the Commission will take final action by either confirming, modifying and confirming, or rescinding the Amending Declaratory Resolution.

Dated this 30th day of December, 2022.

GOSHEN REDEVELOPMENT
COMMISSION

RESOLUTION NO. 60-2022

AMENDING DECLARATORY RESOLUTION OF THE GOSHEN REDEVELOPMENT COMMISSION CREATING A NEW HOUSING ALLOCATION AREA WITHIN THE SOUTHEAST ECONOMIC DEVELOPMENT AREA

WHEREAS, the Goshen ("City") Redevelopment Commission ("Commission") adopted a declaratory resolution on August 14, 2012, as supplemented and amended to date (collectively, as amended "Declaratory Resolution"), as confirmed by a confirmatory resolution adopted on November 13, 2012, as supplemented and amended to date (collectively, as amended, "Confirmatory Resolution"), establishing and consolidating the Southeast Economic Development Area ("Original Area");

WHEREAS, the Declaratory Resolution and the Confirmatory Resolution are hereinafter collectively referred to as the "Area Resolution;"

WHEREAS, the Area Resolution approved the Economic Development Plan, as amended (collectively, as amended, "Original Plan") which Original Plan contained specific recommendations for economic development in the Original Area;

WHEREAS, the Area Resolution designated, consolidated and expanded the Southeast Allocation Area in accordance with IC 36-7-14-39 ("Original Allocation Area"), for the purpose of capturing property taxes generated from the incremental assessed value of real property located in the Original Allocation Area;

WHEREAS, the Commission has certain outstanding; (i) Redevelopment District Refunding Bonds of 2015, dated February 26, 2015, now outstanding in the amount of \$1,255,000 and maturing annually on January 1 over a period ending January 1, 2025, as authorized by resolution ("2015 Resolution"), payable from tax increment collected in the Original Allocation Area ("Tax Increment"); and (ii) the pledge of the Tax Increment collected in the Original Allocation Area to the payment of lease rentals pursuant to a Lease Agreement, dated April 25, 2015, as amended by Amendment No. 1 to Lease, dated May 18, 2015 (collectively, as amended, "2015 Lease"), between the Goshen Redevelopment Authority ("Authority") and the Commission securing the Authority's Economic Development Lease Rental Refunding Bonds of 2015, dated June 19, 2015, now outstanding in the amount of \$3,440,000, and which 2015 Lease is payable semiannually on January 1 and July 1 over a period ending January 1, 2028 (collectively, "Outstanding Obligations");

WHEREAS, neither the 2015 Resolution nor the 2015 Lease, each authorizing the Outstanding Obligations, prohibit the alteration of the Original Allocation Area if, in the judgment of the Commission, the alteration does not adversely affect the owners of the Outstanding Obligations in any material way;

WHEREAS, the Commission now desires to amend the Area Resolution to: (i) reduce the Original Allocation Area by removing the area identified on the map in Exhibit A attached hereto and incorporated herein from the Original Allocation Area (as reduced, will continue to be known as the "Southeast Allocation Area") and designating such new area as the Southeast Housing TIF

Allocation Area; and (ii) pursuant to IC 36-7-14-53 through -56, approve the residential Housing Program attached hereto as Exhibit B ("Housing Program"), including the construction of road infrastructure, utility infrastructure and sidewalks, together with all necessary appurtenances, related improvements and equipment, needed to support the proposed development in the Housing Program ("Projects") in, serving or benefiting the Original Area;

WHEREAS, the Southeast Allocation Area shall maintain the same base assessment date as the Original Allocation Area;

WHEREAS, the Southeast Housing TIF Allocation Area shall have a base assessment date of January 1, 2023; and

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

(a) The amendments are reasonable and appropriate when considered in relation to the Original Area Resolution and the purposes of IC 36-7-14; and

(b) The Original Area Resolution conforms 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) reduce the Original Allocation Area by removing the area identified on the map in Exhibit A attached hereto and incorporated herein from the Original Area (as reduced, will continue to be known as the "Southeast Allocation Area") and designating such new area as the Southeast Housing TIF Allocation Area; and (ii) approve the Housing Program attached hereto as Exhibit B, including the construction of the Projects, in, serving or benefiting the Original Area

Section 2. The Commission hereby finds that: (i) the current assessed value in the proposed Southeast Housing TIF Allocation Area is \$172,700; (ii) the current estimated property tax revenue from the proposed Southeast Housing TIF Allocation Area is \$0.00; (iii) the Tax Increment estimated to be generated in the Original Allocation Area exceeds 773% of the debt service due on the Outstanding Obligations; and (iv) additional growth has occurred in the Original Allocation Area subsequent to issuance of the Outstanding Obligations and, therefore, the Commission further finds that altering the Original Allocation Area in the manner set forth herein will not adversely affect the owners of the Outstanding Obligations in any material way.

Section 3. The Commission finds that the Housing Program will be of public utility and benefit as measured by the provision of a variety of residential housing and an increase in the property tax base. The Commission further finds that the public health and welfare will be benefited by the accomplishment of the Housing Program by: (i) providing additional housing options to attract new residents to the community and retain existing residents that are looking for new housing options in their community; (ii) increasing the property tax base; and (iii) through the development of an approximately 170 acre area, in two phases, to support residential development

including single-family residential housing, along with townhomes, duplexes, condominiums and apartments, allowing more residents the opportunity to live and work within the City.

Section 4. 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 as amended by this amending resolution and to the economic development and redevelopment purposes set forth in IC 36-7-14. The Commission finds that the Projects constitute local public improvements and that the Area Resolution and the Housing Program conform to the comprehensive plan for the City.

Section 5. The Southeast Allocation Area shall maintain its original base assessment date and the Southeast Housing TIF Allocation Area shall have a base assessment date of January 1, 2023.

Section 6. The allocation provision in effect when the Southeast Allocation Area was designated as a part of the Original Allocation Area shall continue to apply to the reduced Southeast Allocation Area.

Section 7. This paragraph shall be considered the allocation provision for the Southeast Housing TIF Allocation Area for purposes of IC 36-7-14-39. The entire Southeast Housing TIF Allocation Area shall constitute an allocation area as defined in IC 36-7-14-39. 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 Southeast Housing TIF 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 revenue generated in the Southeast Housing TIF Allocation Area.

Section 8. The Redevelopment Director is instructed to submit this resolution to the Goshen Plan Commission ("Plan Commission") for approval.

Section 9. The Commission also directs the Redevelopment Director, 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 amendments to the Original Allocation Area and will determine the public utility and benefit of the proposed Projects and the amendments to the Original Allocation Area.

Section 10. The Commission also directs the Redevelopment Director to prepare or cause to be prepared a statement disclosing the impact of creating the Southeast Housing TIF Allocation Area including the following:

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

(b) The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the new Southeast Housing TIF 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 9 of this Resolution.

Section 11. The Commission hereby finds that the creation of the Southeast Housing TIF Allocation Area will result in new property taxes that would not have been generated without this new allocation provision because the construction of road infrastructure, utility infrastructure and sidewalks needed to support the proposed development set forth in the Housing Program are required by the developer to construct new residential housing and the tax increment generated by the new residential housing is needed to fund construction of the Projects.

Section 12. The Commission hereby finds that the initial estimated costs of the Projects to be funded by the Commission through the pledge of tax increment from the Southeast Housing TIF Allocation Area is in the approximate amount of \$20,000,000.

Section 13. The Commission hereby finds that all property in the Southeast Housing TIF Allocation Area will positively benefit from the Projects.

Section 14. In all other respects the Area Resolution and the Original Plan are hereby ratified and confirmed.

Section 15. This resolution is effective upon passage.

Adopted at a meeting of the Commission held December 13, 2022 in Goshen, Indiana.

GOSHEN REDEVELOPMENT COMMISSION

Brian Garbes
President

Michelle Johnson
Vice President

Bru Bru
Secretary

[Signature]
Member

Absent
Member

Attest:

Bru Bru
Secretary

EXHIBIT A

Map of Southeast Economic Development Area and
Southeast Housing TIF Allocation Area

(Attached)

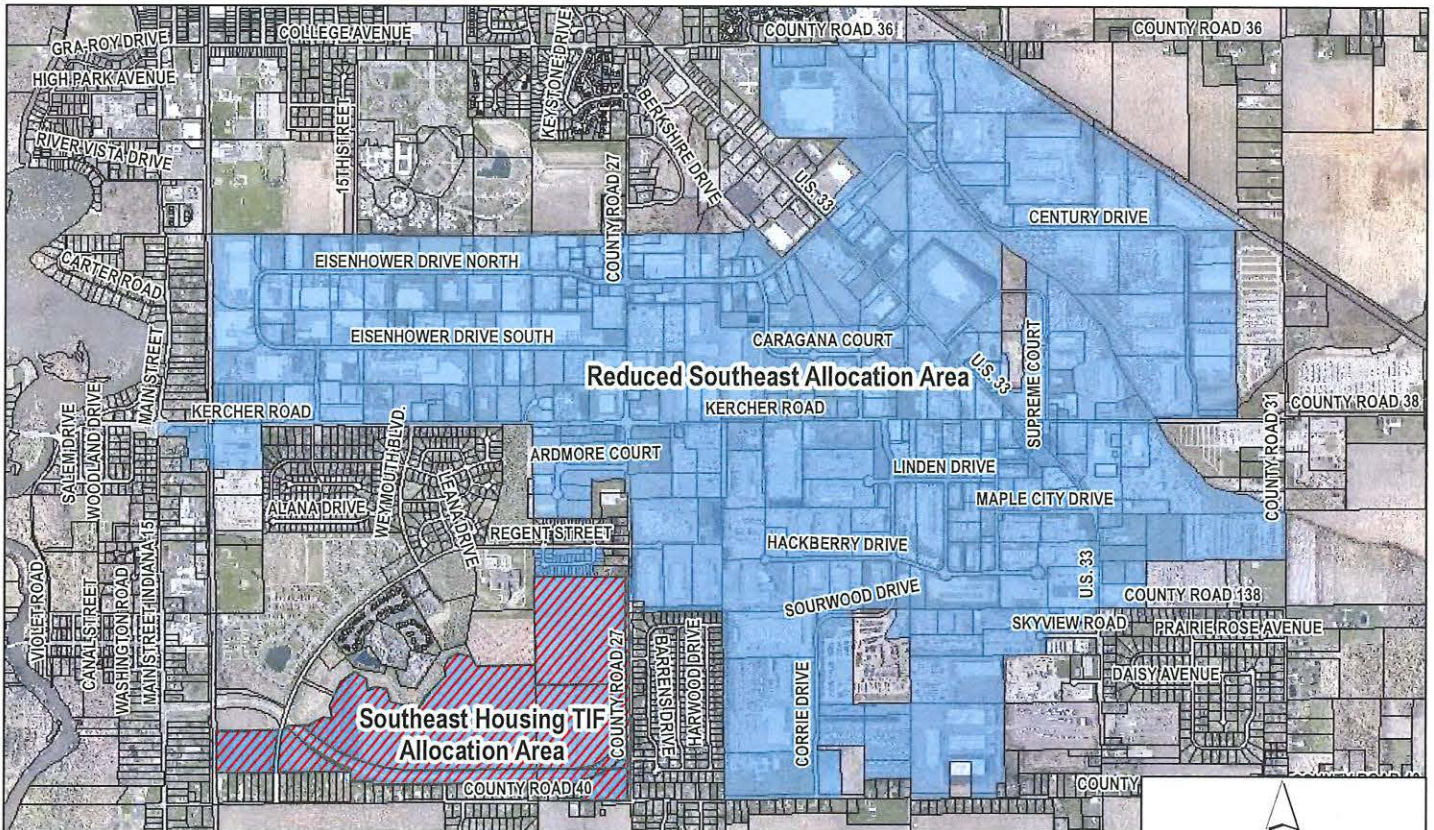
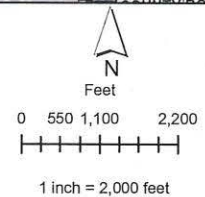


Exhibit A
 Reduced Southeast Allocation Area & New Southeast Housing TIF Allocation Area

Information as of
 December 13, 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.

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

Housing Development Program Southeast Housing TIF Allocation Area Goshen Redevelopment Commission

Purpose and Introduction.

This document is the Housing Development Program required by IC 36-7-14-53(b) ("Program") for the Southeast Housing TIF Allocation Area ("Housing Allocation Area") for the City of Goshen, Indiana ("City") and is set forth as the basis for conducting a public meeting or meetings in the area or areas to be affected by the Program prior to formal submittal for approval. It is intended for approval by the Common Council of the City, the School Board of Goshen Community Schools and the Goshen Redevelopment Commission ("Commission") in conformance with IC 36-7-14-53.

Program Objectives.

The purposes of the Program are to: (i) benefit the public health and welfare of the citizens of the City by providing additional housing options to attract new residents to the community and retain existing residents that are looking for new housing options in their community; (ii) increase the property tax base; and (iii) through the development of an approximately 170 acre area, in two phases, to support residential development including single family residential housing along with townhomes, duplexes, condominiums and apartments, allowing more residents the opportunity to live and work within the City.

Program Criteria.

In the previous three (3) calendar years only 109 new single-family homes have been constructed in the City. No new neighborhood developments have been undertaken by private enterprise. Single family housing development has been stagnant in the City and in order to spur significant growth in this area it will require assistance with required infrastructure to encourage private development.

Phase I of the proposed development will include single-family and multi-family residential housing across approximately 75 acres.

Project Description.

The implementation of the Housing Program requires the construction of road improvements, utility improvements, sidewalks and any and all related public improvements and may include the capital improvements described as follows (collectively, "Projects"):

- (1) Construction or reconstruction of roads and bridges
- (2) Site preparation and excavation;
- (3) Construct or repair water towers;
- (4) Construction or reconstruction of water or sewer treatment system;
- (5) Construction, reconstruction or extension of sewer infrastructure;

- (6) Construction, reconstruction or extension of water infrastructure;
- (7) Construction or reconstruction of storm water drainage systems;
- (8) Utility relocation;
- (9) Construction or reconstruction of buffer zones/mounding;
- (10) Purchase or lease of public safety or public works equipment or facilities, which will serve the Area;
- (11) Parking facilities and lighting for parking areas;
- (12) Recreational facilities, including but not limited to, pedestrian trails and pedestrian bridges to improve the quality of place for citizens in the Area.

All Projects will be in or physically connected to the Southeast Economic Development Area and required to serve the Housing Allocation Area.

Acquisition of Property.

The Commission has no present plans to acquire any interests in real property.

The Commission may not exercise the power of eminent domain in implementing the Program.

Procedures with respect to the Projects.

All contracts for material or labor in the accomplishment of the Projects shall, to the extent required by law, be let under IC 36-1-12.

Any construction work required by the Commission in connection with the Projects may be carried out by the appropriate municipal department or agency. The Commission may carry out the construction work if all plans, specifications, and drawings are approved by the appropriate department or agency and the statutory procedures for the letting of the contracts by the appropriate department or agency are followed by the Commission.

The Commission may pay any charges or assessments made on account of orders, approval, consents, and construction work with respect to the Projects or may agree to pay these assessments in installments as provided by statute in the case of private owners.

Financing of the Projects.

It is the intention of the Commission to issue bonds payable from incremental ad valorem property taxes allocated under IC 36-7-14-39 and -56 in order to raise money for completion of the Projects in the Housing Allocation Area. The amount of these bonds may not exceed the total, as estimated by the Commission of all expenses reasonably incurred in connection with the Projects, including:

- (a) The total cost of all land, rights-of-way, and other property to be acquired and developed;

(b) All reasonable and necessary architectural, engineering, construction, equipment, legal, financing, accounting, advertising, bond discount and supervisory expenses related to the acquisition and development of the Projects or the issuance of bonds;

(c) Capitalized interest on the bonds (not to exceed 5 years from the date of issuance) and a debt service reserve for the bonds to the extent the Commission determines that a reserve is reasonably required; and

(d) Expenses that the Commission is required or permitted to pay under IC 8-23-17.

In the issuance of bonds the Commission will comply with IC 36-7-14-25.1.

As an alternative to bonds issued by the Commission, the Commission may pledge tax increment pursuant to IC 36-7-14-39(b)(2)(D) to any bonds issued by the City.

Amendment of the Program.

By following the procedures specified in IC 36-7-14-17.5, the Commission may amend the Program for the Housing Allocation Area. However, any enlargement of the boundaries of the Housing Allocation Area must be approved by the Common Council.

RESOLUTION 01-2023

Approve the Use of Real Estate at 210 W. Washington Street by the City of Goshen Clerk-Treasurer for Record Storage

WHEREAS the Goshen Redevelopment Commission acquired title to the real estate located at 210 W. Washington Street, Goshen, Indiana (“Subject Real Estate”);

WHEREAS the Goshen Redevelopment Commission plans to improve the Subject Real Estate as part of the widening of a certain alley on the west boundary of the Subject Real Estate, however, these improvements will not occur in the next couple of years;

WHEREAS the City of Goshen Clerk-Treasurer is in need of storage space for records under the care of the Clerk-Treasurer; and

WHEREAS the City of Goshen Clerk-Treasurer has an interest to use the Subject Real Estate for the storage of records, and the Goshen Redevelopment Commission has an interest in allowing the Clerk-Treasurer to use the Subject Real Property.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves the use of the real estate and improvements located at 210 W. Washington Street, Goshen, Indiana, by the City of Goshen Clerk-Treasurer commencing on or about April 1, 2023, with the Clerk-Treasurer paying to the Goshen Redevelopment Commission all utility costs incurred monthly for each month the Clerk-Treasurer occupies the Subject Real Property.

PASSED and ADOPTED on January 10, 2023.

Brian Garber, President

Brett Weddell

Brianne Brenneman

Andrea Johnson

Steve Brenneman



**Department of Community Development
CITY OF GOSHEN**

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

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

Memorandum

TO: Redevelopment Commission

FROM: Becky Hutsell, Redevelopment Director

RE: DISCUSSION – RDC Property/Project Signage

DATE: January 10, 2023

Councilwoman Julia King and Council President/Redevelopment Commissioner Brett Weddell have initiated conversations with city staff regarding the use of signage to better notify the community regarding property status and potential upcoming projects. While limitations exist for privately-owned property and what we can require, the Commission controls all properties that they have acquired and the idea of establishing a policy regarding what types of signage we display and when it is displayed is being proposed.

This topic originally was brought up during the agreement negotiations with Ariel Cycleworks for the former Western Rubber property as many community members felt that they were unaware that proposals had been solicited and that a potential project was being considered. As we've met to discuss, the following potential sign types have been identified for RDC projects:

1. "Future Project Site owned by Goshen Redevelopment Commission – RFP to be issued for Development Proposals in (date)." – An example of when we'd place this sign would be the former D&T Muffler Shop at 113 W. Jefferson Street. The RDC has owned this property for a year and we have not yet issued the RFP. This sign could be displayed to let people know 1) who owns it, 2) when we will be soliciting development proposals.
2. "Goshen Redevelopment Commission seeking Development Proposals for this property. For more details, contact the Department of Redevelopment at (574) 533-6805." – This sign would be displayed during the time that the RFP is open and proposals are being accepted.
3. "Proposals being considered for this Goshen Redevelopment Commission property. For more details, contact the Department of Redevelopment at (574) 533-6805." – This type of sign could be displayed once proposals are received for potential development options to inform the community so they can participate in the process through public meetings. (See example on following page.)

For all signs, sizing, color and placement would need to be vetted through both the Planning Office as well as local sign companies to determine what would work best. Ideally, the first two sign types could be reusable (with the option of listing dates if desired). The third type of sign could definitely become more expensive and we could also consider other options to direct the community to information online regarding proposals received.

Staff is looking for feedback from Commissioners regarding a policy for future signage. We'd like to implement some type of signage when we release the RFP's for the property at 3rd and Jefferson, the townhomes property along River Race Drive, 113 W. Jefferson as well as the Montieth/Dispenett properties that we've acquired to ensure that interested parties are notified of the RFP.

Summary of Lot One RFP Responses (Main & Rangeline in Carmel)



WS Property Group

- 47,100 sf of office/retail • 33 Apartments
- 9 lots for owner-occupied residential
- 180-space public/private parking garage



Lauth Group, Inc.

- 67,400 sf of office/retail
- 40-50 for-sale condos • 5 for-sale townhomes
- 236-space public/private parking garage



Keystone Realty Group

- 37,000 sf of office/retail space • 99 apartments
- 18 for-sale condos
- 240-space public/private parking garage



Pure Development

- 68,000 sf of office/retail
- 20,000 sf community food market (food hall)
- 25 for-sale condos • 461-space public/private parking garage

GOSHEN REDEVELOPMENT COMMISSION

Register of Claims

The Goshen Redevelopment Commission has examined the entries listed on the following itemized Expenditure Report for claims entered from **December 14, 2022 through January 5, 2023** and finds that entries are allowed in the total amount of **\$4,063,088.20**

APPROVED on January 10, 2023

Brian Garber, President

Brianne Brenneman, Secretary

GOSHEN REDEVELOPMENT COMMISSION

Expenditure Report - by Budget Line and Payee

Claims from 12/13/22 through 01/05/23

324-560-00-438.0107		2015 SE REDEVELOPMENT DISTRICT BONDS - PRINCIPAL
12/14/2022	Bank of New York Mellon Trust Company, NA (05316)	\$410,000.00
Line Total for Period:		\$410,000.00
324-560-00-438.0120		Goshen Redv Comm REF 2015
12/15/2022	Bank of New York Mellon Trust Company, NA (05316)	\$300,000.00
Line Total for Period:		\$300,000.00
324-560-00-438.0201		08 TIF REV BONDS (RR)/Interest
12/15/2022	Bank of New York Mellon Trust Company, NA (05316)	\$88,830.00
Line Total for Period:		\$88,830.00
324-560-00-438.0207		2015 SE REDEVELOPMENT DISTRICT BONDS - INTEREST
12/14/2022	Bank of New York Mellon Trust Company, NA (05316)	\$10,981.25
Line Total for Period:		\$10,981.25
324-560-00-438.0300		Paying Agent Fees
1/5/2023	Bank of New York Mellon Trust Company, NA (05316)	\$750.00
12/15/2022	Bank of New York Mellon Trust Company, NA (05316)	\$5,170.00
Line Total for Period:		\$5,920.00
406-560-00-435.0101		RDV NON-RVRT OP/Electric
12/14/2022	NIPSCO (00014)	\$88.97
1/5/2023	NIPSCO (00014)	\$298.28
Line Total for Period:		\$387.25
406-560-00-435.0201		RDV NON-RVRT OP/Gas
1/5/2023	NIPSCO (00014)	\$69.08
Line Total for Period:		\$69.08
473-560-00-431.0502		SOUTHEAST TIF/Contractual Services
1/5/2023	Abonmarche (05859)	\$3,050.00
1/5/2023	Abonmarche (05859)	\$40,800.00
1/5/2023	American Structurepoint, Inc. (03093)	\$7,326.00
Line Total for Period:		\$51,176.00

473-560-00-442.0000		SOUTHEAST TIF/Capital Projects	
1/5/2023	HRP Construction		\$673,746.43
1/5/2023	Weaver Consultants Group		\$450.00
Line Total for Period:			\$674,196.43
480-560-00-431.0502		RR/US 33 TIF/Contractual Services	
1/5/2023	A & Z Engineering, LLC		\$12,148.98
1/5/2023	American Structurepoint, Inc. (03093)		\$29,837.50
Line Total for Period:			\$41,986.48
480-560-00-439.0930		RR/US 33 TIF/Other Services & Charges	
1/5/2023	City of Goshen Utilities		\$23.64
1/5/2023	City of Goshen Utilities		\$74.22
1/5/2023	J Carnine & Co		\$1,100.00
Line Total for Period:			\$1,197.86
480-560-00-442.0000		RR/US33 TIF/Capital Projects	
1/5/2023	NuWay Construction		\$261,484.03
Line Total for Period:			\$261,484.03
482-560-00-442.0001		Capital Projects - East College	
12/14/2022	HRP Construction		\$428,271.64
12/14/2022	HRP Construction		\$213,584.70
12/14/2022	Niblock Excavating, Inc. (00653)		\$318,169.25
12/14/2022	Niblock Excavating, Inc. (00653)		\$1,256,834.23
Line Total for Period:			\$2,216,859.82
Total Expenditures for Period:			\$4,063,088.20



January 2023 Redevelopment Staff Report

PROJECT: RAILROAD QUIET ZONE FROM KERCHER ROAD TO LINCOLN AVENUE

PROJECT DESCRIPTION

Establishment of a Quiet Zone along the Norfolk Southern Railroad Marion Branch from Washington Ave to Kercher Ave.

PROJECT UPDATE

- The City continues to work with INDOT and Norfolk Southern for the design of the Madison Street railroad Crossing. Based a discussion with Norfolk Southern in November of 2021, NS has not begun their design work yet. The quiet zone schedule is being driven by this work. Activities to be completed to implement the Quiet Zone are: – Installation of signs and delineators at the railroad crossings.
- – Traffic counts to be done at each of the railroad crossings.
- – Madison Street will have flasher and gates installed which is anticipated to cost approximately \$400,000. INDOT has agreed to pay 90% of the project. INDOT is improving the crossing as a part of the Crossing Safety Improvement funds. The project is expected to be completed in 2024.
- – Submit the Public Authority Application (PAA) to Federal Railroad Administration (FRA) for review, which typically takes 2 months.
- – Railroad Quiet Zone is anticipated to be “in-service”.

The City met with the Federal Railroad Administration (FRA) and INDOT at the end of July 2019 to review the plan’s implementation status and finalize the proposed changes. An addendum to the Notice of Intent with the proposed changes have been submitted to FRA, INDOT, and Norfolk and Southern for comment.

A review of the Madison Street railroad crossing occurred with INDOT and Norfolk Southern (NS) on February 19, 2020. NS noted the design would take 12 to 18 months to complete, but that timeline was established before COVID. Contact was made with INDOT on August 4, 2021, to request an invoice. In 2022, the invoice was paid and Goshen Engineering is now working with Norfolk Southern on the design for the railroad crossing.

PROJECT: STEURY AVENUE RECONSTRUCTION AND STORMWATER DETENTION AREA

PROJECT DESCRIPTION

This project has grown out of the recent improvements along the Lincoln Avenue and Steury Avenue corridor with the expansion of GDC, Lions Head, the Goshen Street Department, Goshen Police Department’s Training facility and the Goshen Central Garage. This corridor no longer supports the additional vehicle loads and has been chip and sealed to extend the service life of the current pavement. The intersection of Steury Avenue and Lincoln has small turning radiuses, which causes semi-traffic serving the corridor to make wide swings onto and off of Steury Avenue and Lincoln. Drainage is effectively non-existent along the roadway corridor and there are limited opportunities to improve the drainage without looking outside the corridor. In addition to the functionality of the roadway, the roadway’s appearance does not reflect the investment the adjoining companies have made on their properties. The overall plan is to reconstruct both roadways, adding turning lanes and improving intersections while also addressing utility needs.

PROJECT UPDATE

Phase I of the project has been completed which was construction of the pond at the old salvage yard. The next phase of the project will include new water main and storm sewer installation for both Lincoln Avenue from the creek to just past Troyer Carpets and Steury Avenue from Lincoln to the “S” curves. The water main project, which

was a Water Utility project, east of Steury Avenue, was completed in December 2020, with successful improvement of fire flow capability in East Goshen.

Utility relocation will be finalized with the relocation of Frontier's communication cable during the winter of 2022. Design plans are being finalized and bidding for this project is anticipated to occurring in the spring of 2023. Because of material lead times, it is anticipated this project will being construction in 2024.

PROJECT: KERCHER ROAD RETENTION AREA

PROJECT DESCRIPTION

Development of a plan for a stormwater retention area on the north side of Kercher Road, just east of the railroad tracks. This project will address some of the flooding problems in the Goshen Industrial Park

PROJECT UPDATE

All work has been completed on the first phase of this project. An easement needs to be acquired from Benteler, and then the project can be bid. Goshen Engineering continues to work towards bidding this project. Construction will likely be delayed until 2023 due to material and contractor availability.

PROJECT: PLYMOUTH AVENUE AREA STORMWATER PROJECT

PROJECT DESCRIPTION

The city owns an existing stormwater facility located on the south side of State Road 119 and east of Lighthouse Lane. This facility does not adequately address the stormwater issues in the area. The project will supplement existing public stormwater facilities by constructing additional interconnecting detention areas in partnership with the developer of The Crossing, a residential subdivision. The project will also include the extension of Lighthouse Lane to connect to The Crossing.

PROJECT UPDATE

Agreements are in place with all three property owners to allow the drainage improvements to proceed for this area. To avoid loss of the collected TIF funds, Civil City is partnering with the Redevelopment Commission to fund the stormwater design. HRP has working through the summer and into the fall to complete this project. Work on this project is substantially complete and staff and HRP are working through the punch list items. With the invoices presented in December, Redevelopment's funding should be fully utilized and the balance of the project funding will come from the Stormwater Utility's funding commitment. This project has addressed a major stormwater management concern in West Goshen, and has opened up additional land for both residential and commercial development.

PROJECT: FORMER WESTERN RUBBER SITE

PROJECT DESCRIPTION

The Western Rubber site went through an extensive demolition and environmental remediation process and is now considered a buildable site. The vacant parcel contains approximately 170,000 square feet and is located east of the Norfolk Railroad, north of the Plymouth Avenue.

PROJECT UPDATE

A Request for Proposals (RFP) was issued in April, 2021, with the initial round of proposals due May 11. A development proposal was received from Anderson Partners LLC to build a mixed-use project consisting of approximately 138 apartments and 1,000 square feet of commercial space. The Redevelopment Commission and City Council have approved a development agreement with the developer and the rezoning has been completed. The developers have been awarded READI grant funds and design work is underway. It is anticipated that we will begin the process of amending the River Race TIF to carve out this parcel, establishing it as its own allocation area, in the next few months and will then proceed with issuance of the bond. Construction is still planned for 2023.

PROJECT: MULTI-USE PAVILION AND ICE RINK

PROJECT DESCRIPTION

A market analysis/feasibility study was completed in October 2017 to evaluate the ice rink/multi-use pavilion project on the west side of the Millrace Canal and the results were favorable. The concept is to have a parks' department operated facility that will function year-round for programming and events. Public feedback was incorporated into the study and all interviewed community members are in support of the idea. The City has received a \$300,000 grant from the Regional Cities initiative and \$1,000,000 from the Elkhart County Community Foundation. Mayor Stutsman has received a \$1,000,000 anonymous private commitment and he continues to talk with other potential donors to fulfill the costs of the project. The Commission has pledged \$2,500,000 as part of the approval of our 5 Year Capital Plan.

PROJECT UPDATE

This project has been tabled indefinitely. Updated cost estimates have confirmed that the project cost have continued to rise and proceeding at this is not feasible.

PROJECT: RIVER ART

PROJECT DESCRIPTION

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

PROJECT UPDATE

Following the termination of the RDC's agreement with River Art, LLC, we intend to issue a new RFP for development early next year.

PROJECT: DOWNTOWN VAULT ASSESSMENT

PROJECT DESCRIPTION

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

PROJECT UPDATE

The vault assessments are complete, and assessments have been forwarded to each property owner for consideration. There were two vaults deemed immediate concerns and there are other vaults that were identified as needing repairs or closure. At the May Redevelopment meeting, Goshen Redevelopment agreed to provide partial financial support for vault closures. Goshen Engineering has sent out notices to all property owners with vaults, and applications to participate were to be submitted by December 17, 2021. The next step will be to solicit quotes to perform the public portion of the vault closures. Goshen Engineering did not proceed with requesting bids for vault removal in 2022. If possible, we would like to proceed with the same scope of work in 2023.

PROJECT: MILLRACE TOWNHOME SITE

PROJECT DESCRIPTION

The Redevelopment Commission issued an RFP for the Millrace Townhome site on River Race Drive and received two proposals. A committee was established to review both proposals and make a recommendation to the board. The committee, which included members of the Redevelopment Commission, the Mayor and City staff, recommended that the Commission select the proposal from Insite Development as the preferred project. The proposed project includes 16 town homes, ranging in size from 2,500 to 3,000 square feet. All homes would feature private garages, decks and courtyards. Total private investment is projected to be \$4.2 million, with construction being completed in 2020.

At the December Redevelopment meeting, the Commission authorized staff to negotiate a development agreement with Insite Development.

PROJECT UPDATE

Following the termination of the RDC's agreement with Millrace Townhomes, LLC, we intend to issue a new RFP for development early next year

PROJECT: COLLEGE AVE FROM US 33 EAST TO RAILROAD XING

PROJECT DESCRIPTION

This federally funded project consists of adding a center turn lane and a 10 foot multi-use path on the north side of College Ave from US 33 to the railroad crossing. The project is expected to be under construction in 2026.

The City selected American Structurepoint to complete the design.

PROJECT UPDATE

American Structurepoint is actively working on the design. A public meeting was held the evening of December 6, 2023, with good turnout.

PROJECT: COLLEGE AVE FROM US 33 WEST TO NINTH STREET

PROJECT DESCRIPTION

This federally funded project consists of adding a center turn lane and a 10 foot multi-use path on the north side of College Ave from US 33 west to Ninth Street. The project is expected to be under construction in 2028/2029.

The City selected American Structurepoint to complete the design.

PROJECT UPDATE

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

PROJECT: WATERFORD MILLS PARKWAY FROM SR 15 TO CR 40

PROJECT DESCRIPTION

The next phase of the Waterford Mills Parkway project will be to extend the road to the west and connect to CR 40, east of the existing bridge. The City of Goshen and Elkhart County will be working together to design and build this project, with the County taking the lead role.

PROJECT UPDATE

The County has prepared preliminary analysis of possible alignments, including a “no build” option. The County hired Lochmueller Group to conduct a traffic study, to further evaluate the options and prepared an interlocal agreement, which defined the roles and responsibilities of both parties in the design and construction of this roadway. At this time, no action is triggered by the traffic study but will be amended if circumstances change with further development within the Southeast TIF. Another traffic study was initiated after complaints were received from businesses that utilize the corridor. The traffic study is being QA/QC and will be finalized in December 2022. The City will be reviewing the study for actionable items that can be taken immediately and those that require long range planning and fund sourcing.

PROJECT: SOUTH FIRE STATION STUDY

PROJECT DESCRIPTION

The Five-Year Capital Plan includes the construction of a new south fire station. There is \$200,000 allocated for design and an additional \$4 million earmarked for construction. The new fire station was originally intended to replace the College Avenue station and but recent negotiations with Elkhart Township have instead led to the decision to instead plan for a fourth station near the Goshen Airport.

PROJECT UPDATE

The study has been completed and the Redevelopment Commission has approved issuance of an RFP for design services for a new south fire station facility.

PROJECT: WEST JEFFERSON STREETScape

PROJECT DESCRIPTION

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

PROJECT UPDATE

The Commission approved the issuance of RFP for design of the street improvements but issuance was delayed until the RDC was able to acquire the property at 113 W Jefferson Street. A contract has been executed with A&Z Engineering to complete necessary survey work for this area. The survey and geotechnical work are complete. A conceptual plan has been completed and a review with redevelopment commission members has taken place. In January 2023, a public meeting with affected property owners will be held to review the design. Once the design is refined, the project will be bid in the spring of 2023, with the RDC’s approval. Because of the shorter lengths of materials needed for this project, work could begin in 2023, but this is dependent on whether private utility relocation work is needed.

PROJECT: ELKHART COUNTY COURT COMPLEX

PROJECT DESCRIPTION

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

PROJECT UPDATE

The City and County worked with JPR to complete a Traffic Impact Study (TIS) for the area based upon the new court complex and the changes in traffic patterns that can be expected. The report is now complete and has been approved by INDOT. Elkhart County has confirmed their funding commitment for the overall project and A&Z Engineering has been hired to complete the design. The design is currently at 90-percent and is being reviewed. Bidding is anticipated in the spring of 2023. Right-of-way purchasing is ongoing. Before bidding occurs, both the Redevelopment Commission and Elkhart County will need to review the project and the proposed cost and authorize the project to be bid.

PROJECT: KERCHER WELLFIELD LAND PURCHASE

PROJECT DESCRIPTION

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

PROJECT UPDATE

The City is actively negotiating the purchase of a new wellfield location. Once the site is purchased, work will begin on designing the required improvements from withdrawal, to treatment, to transportation. This process is anticipated to take 3-years.

PROJECT: FIDLER POND CONNECTOR PATH

PROJECT DESCRIPTION

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

PROJECT UPDATE

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

PROJECT: EAST COLLEGE AVENUE INDUSTRIAL DEVELOPMENT

PROJECT DESCRIPTION

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

PROJECT UPDATE

Construction contracts have been awarded to HRP Construction for Contracts 1 and 3 and Niblock Excavating for Contract 2. Work has been on going. For Contract No. 1, the water main has been extended to the site, but not into the site. HRP plans to install the borings beneath the railroad tracks in December. For Contact No. 2, many thousands of cubic yards of soil have been moved across the site. The east and west access roads are taking shape,

and earthwork is anticipated to continue through the winter months. For Contract No. 3, the deep lift station wetwell has been installed, and the contractor has begun installing the sanitary sewer up through the middle of the site.

Material sourcing continues to be a problem both with ductile iron pipe and concrete pipe. Although schedules are still in flux because of material shortages, the developer is still pushing to have the first building open by the end of February and the next open in March or April. For context, there will not be a road available for the developer until June 2023.

PROJECT: PARK DEPARTMENT MAINTENANCE BUILDING

PROJECT DESCRIPTION

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

PROJECT UPDATE

The building foundation has been installed and steel is anticipated for delivery on December 16, 2022. Once steel is onsite, NuWay believes they can have the building erected and shelled in within 6-weeks. Completion of the project is still anticipated towards the end of summer 2023.