



**GOSHEN REDEVELOPMENT COMMISSION  
AGENDA FOR THE REGULAR MEETING OF June 13, 2023**

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

The Goshen Redevelopment Commission will meet on June 13, 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. NEW BUSINESS**

**Resolution 18-2023** – Award Bid and Authorize Negotiation and Execution of Agreement for Tenth Street Reconstruction from Jackson Street to Reynolds Street

**Resolution 19-2023** – Accept Committee Recommendation to Negotiate a Purchase Agreement with Viewrial for Millrace Townhomes Property

**Resolution 20-2023** – Economic Development Agreement with Cherry Creek, LLC – *Information to follow*

**5. APPROVAL OF REGISTER OF CLAIMS**

**6. MONTHLY REDEVELOPMENT STAFF REPORT**

**7. OPEN FORUM**

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

**8. ANNOUNCEMENTS**

Next Regular Meeting – July 11, 2023 at 3:00 p.m.

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of May 9, 2023**

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

### **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, Steve Brenneman, Brian Garber, Andrea Johnson and Bradd Weddell

Absent: Brett Weddell

### **APPROVAL OF MINUTES**

A motion was made by Commissioner Johnson and seconded by Commissioner B. Brenneman to approve the minutes of the April 11, 2023 regular meeting.

The motion was adopted unanimously.

**Resolution 13-2023** – Ratify Execution of Contract for Lawn Services with Affordable Lawn & Landscaping, Inc.

(:45) Becky Hutsell, Redevelopment Director, a new company for the annual mowing. This contract includes mowing and fall cleanup.

A motion was made by Commissioner Johnson and seconded by Commissioner B. Brenneman to approve Resolution 13-2023.

The motion was adopted unanimously.

**Resolution 14-2023** – Annual Determination of Excess Assessed Value in the Lippert/Dierdorff Allocation Area

(3:35) Becky Hutsell, Redevelopment Director, this is done annually to send notice to the County Auditor that there are no excess funds in the Lippert/Dierdorff allocation area.

A motion was made by Commissioner Johnson and seconded by Commissioner B. Brenneman to approve Resolution 14-2023.

The motion was adopted unanimously.

**Resolution 15-2023** – Annual Determination of Excess Assessed Value in the River Race/US 33 Allocation Area

Becky Hutsell, Redevelopment Director, this is done annually to send notice to the County Auditor that there are no excess fund in the River Race/US 33 allocation area.

A motion was made by Commissioner B. Brenneman and seconded by Commissioner Johnson to approve Resolution 15-2023.

**Resolution 16-2023** – Annual Determination of Excess Assessed Value in the Southeast Allocation Area

Becky Hutsell, Redevelopment Director, this is done annually to send notice to the County Auditor that there are no excess funds in the Southeast allocation area.

A motion was made by Commissioner S. Brenneman and seconded by Commissioner B. Brenneman to approve Resolution 16-2023.

**Resolution 17-2023** – Accept Committee Recommendation to Negotiate a Purchase Agreement for Third Street Properties

(7:00) Becky Hutsell, Redevelopment Director, at last month's meeting a proposal was opened from Larry & Julia Gautsche for the properties along South Third Street with a full price offer. A Selection Committee reviewed the proposal and are requesting the Commission accept the recommendation to move forward with negotiation of an agreement.

A motion was made by Commissioner B. Brenneman and seconded by Commissioner S. Brenneman to approve Resolution 17-2023.

**APPROVAL OF REGISTER OF CLAIMS**

A motion was made by Commissioner Johnson and seconded by Commissioner B. Brenneman to amend the Register of Claims to a new total of \$1,281,820.24.

A motion was made by Commissioner Johnson and seconded by Commissioner B. Brenneman to approve the payment of the Amended Register of Claims totaling \$1,281,820.24.

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. Updated the Commission on the status of 233 South Main Street and the Tenth Street Reconstruction will be going out for bid soon.

**OPEN FORUM**

No one from the Commission or the public spoke during the open forum.

**ANNOUNCEMENTS**

It was announced that the next regular meeting is scheduled for June 13, 2023 at 3:00 p.m.

**ADJOURNMENT**

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

The motion was adopted unanimously.

The regular meeting was adjourned at 3:21 p.m.

**APPROVED** on June 13, 2023

**GOSHEN REDEVELOPMENT COMMISSION**

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Brian Garber, President

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Brianne Brenneman, Secretary



**RESOLUTION 18-2023**

**Award Bid and Authorize Negotiation and Execution of Agreement for Tenth Street Reconstruction from Jackson Street to Reynolds Street**

WHEREAS sealed bids were solicited for the Reconstruction of Tenth Street from Jackson Street to Reynolds Street.

WHEREAS the bids for the Project are due on Monday, June 12, 2023 and will be opened at the Board of Public Works meeting.

NOW, THEREFORE, BE IT RESOLVED by the Goshen Redevelopment Commission that:

1. The bid for the Project is awarded to \_\_\_\_\_ as the lowest responsible and responsive bidder.
2. Redevelopment Director Becky Hutsell is authorized to negotiate and execute a construction agreement on behalf of the City of Goshen and Goshen Redevelopment Commission with \_\_\_\_\_ for the Project that is consistent with their bid.
3. The execution of the construction agreement shall be presented to the Redevelopment Commission for ratification.

PASSED and ADOPTED on June 13, 2023

\_\_\_\_\_  
Brian Garber, President

\_\_\_\_\_  
Brienne Brenneman, Secretary



**Department of Community Development  
CITY OF GOSHEN**

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

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

# Memorandum

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TO: Redevelopment Commission

FROM: Becky Hutsell, Redevelopment Director

RE: Award Bid for Reconstruction of 10<sup>th</sup> & Douglas

DATE: June 13, 2023

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The reconstruction of 10<sup>th</sup> Street & Douglas Street went out to bid on May 15<sup>th</sup>. Bids are due back on Monday, June 12<sup>th</sup>, at the 2:00pm Board of Works meeting. We'll be bringing a finalized bid tab and award request to Tuesday's Commission meeting.

**RESOLUTION 19-2023**

**Accept Committee Recommendation to Negotiate a Purchase Agreement with Viewrail for Millrace Townhomes Property**

WHEREAS a Request for Proposals was issued in March for the Millrace Townhomes property.

WHEREAS two proposals were received and opened on May 15, 2023 and referred to the Selection Committee for review.

WHEREAS the Selection Committee reviewed both proposals and are requesting that the Commission accept the recommendation to move forward with Viewrail for the Millrace Flats development.

NOW, THEREFORE, BE IT RESOLVED that Brian Garber, as President, and Brianne Brenneman, as Secretary, are authorized to execute the Purchase Agreement approved by Becky Hutsell, Redevelopment Director, with Viewrail for the Millrace Flats development on behalf of the City of Goshen and Goshen Redevelopment Commission.

PASSED and ADOPTED on June 13, 2023

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Brian Garber, President

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Brianne Brenneman, Secretary



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# Memorandum

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TO: Redevelopment Commission

FROM: Becky Hutsell, Redevelopment Director

RE: Accept Committee Recommendation to Negotiate a Purchase Agreement with Viewrail for the Millrace Townhomes Property

DATE: June 13, 2023

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A Request for Proposals was issued in March for the Millrace Townhomes property. Two (2) proposals were received and opened on May 15<sup>th</sup> and referred to the Selection Committee for review.

Our Selection Committee, consisting of Breanne Brenneman, Brett Weddell and myself, reviewed both proposals and are requesting that the Commission accept the recommendation to move forward with negotiation of an agreement with Viewrail for the Millrace Flats development. A copy of their proposal is attached.

We're requesting the Commission's approval of the Committee's recommendation and permission to negotiate an agreement to be brought back for approval at our next meeting.

Proposal to City of Goshen

for

**millrace flats**  
forty-eight luxury apartments



Viewrail Holdings, LLC  
1722 Eisenhower Drive North  
Goshen, Indiana 46526

EIN: 78-2842290



1722 Eisenhower Drive North  
Goshen, Indiana 46526

May 15, 2023

Becky Hutsell  
Redevelopment Director  
204 East Jefferson Street  
Goshen, Indiana 46528

RE: Proposal to Purchase Millrace Townhomes Subdivision Redevelopment Property

Mrs. Hutsell,

We are thrilled to be submitting our proposal for this redevelopment project. Our people **design** beautiful products... Our people **make** quality products... For the **experience** and **lifestyle** of our customers. This is not unlike what our people will do for this project.

I am confident that our Development team of Casey Yerger and Shane Dyer will bring this same process to this project while they represent this organization, our investors, and the community.

Let this letter serve as permission for **M. Shane Dyer** to serve as our "**authorized contact**".

This is just one more significant way that Viewrail can be a leader in the City of Goshen.

Thank you for your time and consideration.

Respectfully submitted,

Len Morris, President and CEO

## **subject real property:**

Located in the 500 block of River Race Drive and consists of three (3) parcels of real estate identified as tax codes 20-11-16-202-018.000-015, 20-11-16-202-019.000-015, and 20-11-16-202-020.000-015 totaling 1.01 acres in downtown Goshen, Indiana.

## **authorized contact:**

M. Shane Dyer, Architect  
shane@viewrail.com  
574-747-7955

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## **detailed description:**

Millrace Flats will be comprised of 48 luxury apartments, divided evenly over three stories. High ceilings and large windows will flood the units with natural light while also providing fantastic views of the surrounding area. The units' open concept footprint allows each resident flexibility for multiple furniture layouts and personalization. Materials and finishes that are modern with clean lines will enhance the overall feeling of luxury of these units.

A secured parking garage with surveillance cameras and assigned parking stalls for each unit will provide residents with confidence in the building's security.

From private balconies to game room, event center, or the rooftop lounge, Millrace Flats offers a wonderful balance of privacy and sense of community.

## **concept + context:**

Providing a modern lifestyle within the fabric and context of a historic building, this development is considered an "adaptive re-use" of the supposed early 20<sup>th</sup>-century manufacturing building. The proposed exterior architecture will play off historic themes and elements of what may have existed along the millrace at the turn of the century.

The location of this development gives the residents immediate access to the Millrace trail. This is an ideal convenience for an active lifestyle, making bicycling and walking the path easy. In minutes, residents can make their way south to restaurants and shopping without the use of their car.



**inspiration images + case studies:**



IronWorks Keystone

Indianapolis, Indiana



Ludlow Mills

Ludlow, Massachusetts





The Laura at East River

Houston, Texas

## **building specifications:**

Ground Level: Podium Construction (concrete, non-combustible construction)

Above Ground Level: Wood-framed construction

Fully-Sprinklered

Exterior Cladding: masonry, modern architectural panels, insulated windows

Low-slope insulated roof membrane

Four stories of 28,025sf and partial fifth story of 2,280sf for a total of 114,380sf

48 luxury apartments: (36) 2 Bedrooms, (12) 1 Bedrooms

48 secured parking stalls located on ground level

Possibly developed in 2 phases

## **building amenities:**

### **Secured Parking**

The ground floor has gated access with assigned parking for one vehicle per apartment.

### **EV Friendly**

EV Charging Station in the secured parking garage for convenience

### **Security / Surveillance**

Security cameras placed in all common areas for the safety of residents

### **Elevators**

Two elevators centrally located, traveling from the ground level to the roof level.

### **High-speed Wi-Fi**

Strong signal available in all common areas, including the roof level

### **Game Room**

Centrally located on the first floor, this room might include billiard table, foosball, table tennis, air hockey, etc.

### **Fitness Center**

Centrally located on the second floor, this gym will be outfitted with full-length mirrors, sport flooring, cardio machines, and free weights

### **Event Room**

Centrally located on the third floor, this room acts as the clubhouse for resident events, private parties, meetings, etc.

### **Rooftop Lounge**

Two rooftop decks available with barbeque areas and incredible views

### **Waste Removal**

Centralized on each floor, the trash chute leads down to a compactor at ground level.

### **Bike Storage**

Bicycles can be locked individually on a bike rack located in the parking garage that provides another level of security behind limited-access gates.

### **Bike Repair Center**

Bicycles can be repaired in a work room, outfitted with a bike stand, tools, and pump

### **Mail Room**

Centrally located on the ground floor, giving convenient access for delivery. Large package lockers will secure deliveries from UPS, FedEx, or Amazon.

## **apartment amenities:**

### **Open Concept**

Large open concept area including kitchen, dining, and living area

### **High Ceilings**

Dramatic high ceilings, giving the luxury apartment expansive scale

### **Large Windows**

The large windows will allow natural light to flood the apartment and provide fantastic views.

### **Balcony Space**

Each apartment has a balcony giving them their own personal outdoor space to enjoy the views and the natural elements.

### **Walk-in Closets**

All bedrooms have walk-in closets, allowing ample room clothing and storage

### **Modern Kitchen**

Open layout with under-mount kitchen sink, garbage disposal, and energy-efficient appliances including a dishwasher, stove, microwave, and refrigerator.

### **Internet**

High-speed internet will allow residents to work from home and stream video subscriptions of their choice

### **Smart Home Automation**

User-friendly technology will give residents access to their apartments, and ability to program their thermostat and lighting, or schedule an amenity.

### **Luxury Flooring**

Tile flooring in restrooms and Luxury vinyl planking in living areas, allowing residents to be assured their flooring is clean.

## **partnership with city of goshen:**

PUD amended for Height of four stories, plus partial fifth-story

PUD amended for Building Setbacks adjusted to proposed Site Plan

Zoning Approval for Apartments and proposed Height

Abandon non-active Water & Sewer laterals and taps

Roof drains/downspouts approval to be connected to Storm Sewer

Work together to garner the approval letter from IDEM

Work together for Construction Staging area solution

On-street parallel parking along the west edge of River Race Drive

Curb-cuts off River Race Drive for entry and exits of the parking garage

Additional angled parking spaces at north end of loop

Relocate Natural Gas line, if necessary

## **project timeline:**

Conceptual Design	included in this proposal
Schematic Design / Bid Package	June - July 2023
Schematic Estimate	August 2023
Value Engineering	September 2023nx
Construction Documents	October - November 2023
Final Bidding	December 2023
Zoning Clearance / Tech Review	November 2023 - February 2024
Financing Secured	January 2024
Site Preparation	March - April 2024
Building Construction	May - December 2024
Occupancy	January 2025

## **project costs:**

Project Soft Cost:           \$1,232,000  
Construction Cost:         \$14,718,000

Total Development Cost:   \$15,950,000

## **purchase price:**

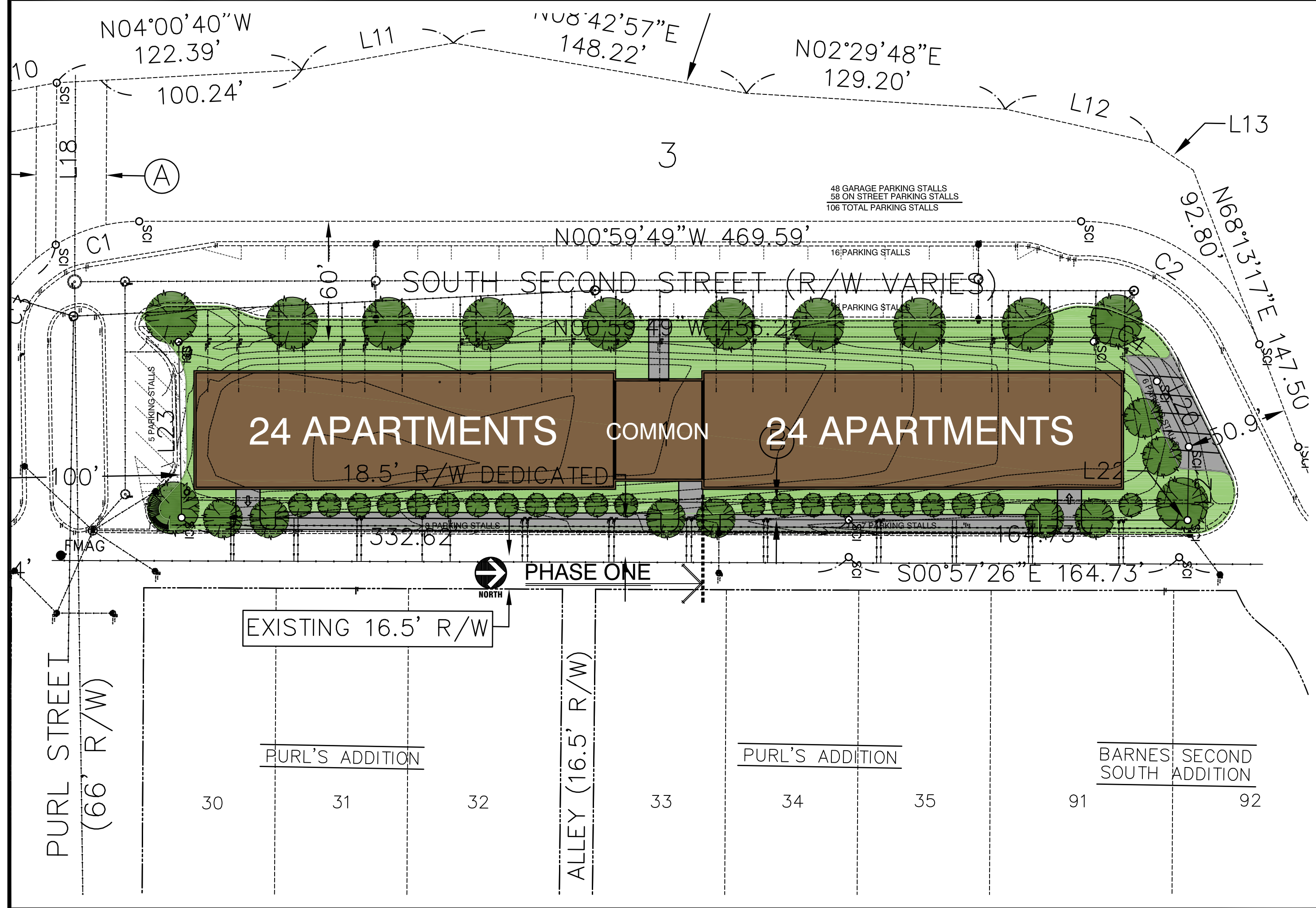
Proposed purchase price of \$1

## **financial statement**

The holding entity will be formed with an investment from the employee's of Viewrail and a few high net worth community members who have significant wherewithal along with a good reputation. This will create a viable financial plan that will allow the project to produce excess cash flow and lower the amount of debt financing needed. It will also ensure that many investors can be used in case of a shortfall in cash flow. Using those who are dedicated to the community of Goshen means they have passion for seeing projects like these be successful and want to make sure these vacant properties get developed. Having apartments in this area allows us to generate more units and create more housing than any other type of real estate development. It will also create more income allowing this project to be financially viable.

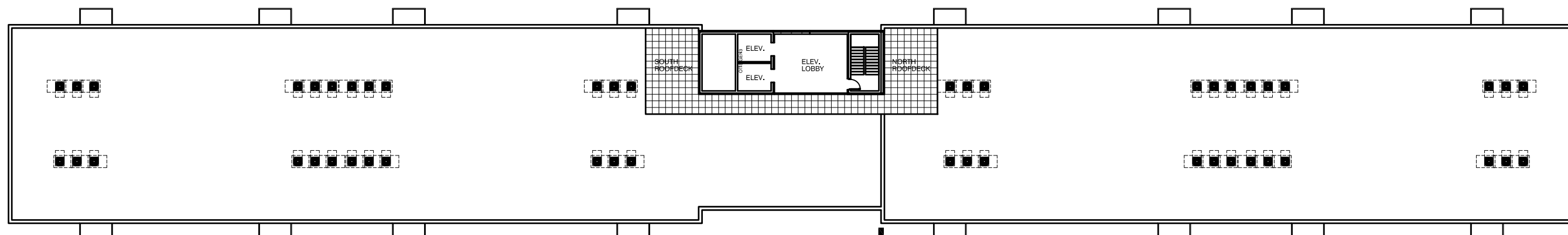






**MILLRACE FLATS**  
500 RIVER RACE DRIVE  
**48 LUXURY APARTMENTS**





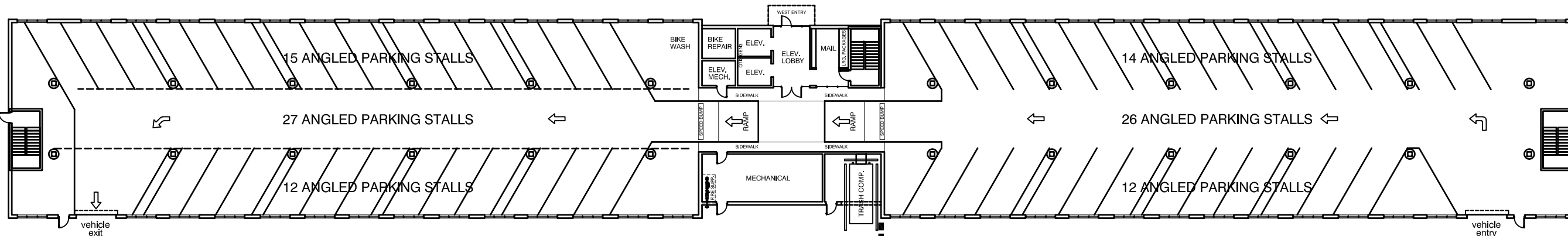
**roof plan / penthouse**  
NORTH

PHASE ONE



**typical floor**  
NORTH

PHASE ONE



**parking garage**  
NORTH

PHASE ONE

**Floor Plan**

SCALE: 1/16" = 1'-0"

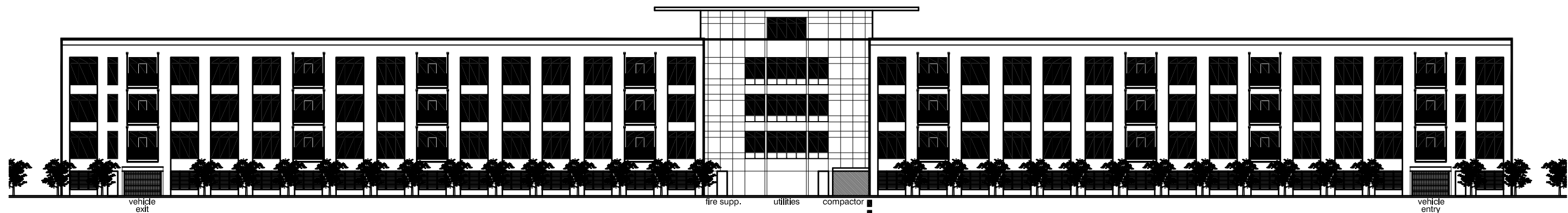
**MILLRACE FLATS**  
500 RIVER RACE DRIVE  
48 LUXURY APARTMENTS



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## ELEVATIONS

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east elevation

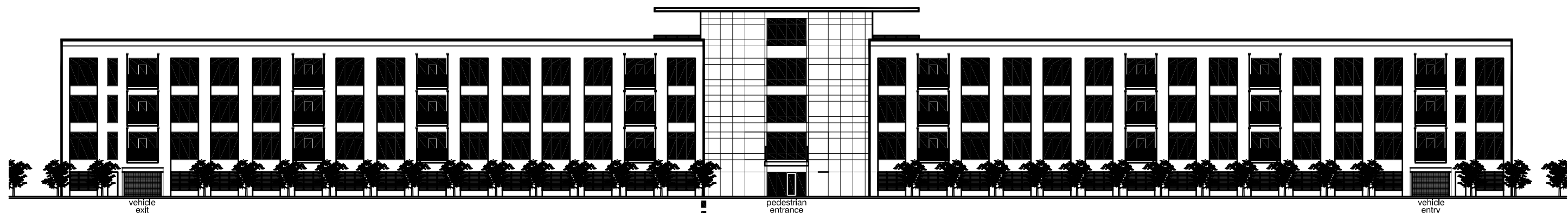
PHASE ONE



south elev.



north elev.



west elevation

PHASE ONE

**MILLRACE FLATS**  
500 RIVER RACE DRIVE  
48 LUXURY APARTMENTS







vehicle exit

enlarged east elevation

**MILLRACE FLATS**  
500 RIVER RACE DRIVE  
48 LUXURY APARTMENTS





## **quality employer:**

Viewrail strives to establish itself as the premier workplace in the area, prioritizing employee satisfaction and fostering a strong sense of community investment. Employees enjoy various benefits such as unlimited paid time off for salaried staff and a minimum starting wage of \$25 per hour or \$55,000 per year. Viewrail also maintains a balanced salary structure, with a top earner to bottom earner multiple of less than 4. The organization prides itself on a culture of growth, evident by the fact that 95% of leadership positions are filled internally by individuals who were not previously in leadership roles.

## **community partner:**

In addition to its commitment to employee well-being, Viewrail actively engages in community initiatives. The company collaborates with the City of Goshen to support its tree canopy goals, recognizing the importance of environmental stewardship. Viewrail also seeks to bridge the city's housing gap through various means, exploring ways to provide assistance in this critical area. The company also extends its support to local nonprofits such as the Center for Healing & Hope, Habitat for Humanity, La Casa, and numerous others. Additionally, Viewrail maintains a profound partnership with the Cora Dale House (formerly Elkhart County Clubhouse) and ADEC, offering meaningful work opportunities to individuals with disabilities, demonstrating its dedication to creating an inclusive and supportive community.

## **experience + success:**

Viewrail has multiple examples of successful projects that were brought from concept to completion. The continued growth of the company has made it necessary to maintain aggressive schedules and be highly flexible to changes along the design and construction process.

Over the past five years, Viewrail has grown from one building to eight. The company has constructed new, built additions or made improvements to all of its facilities over this timeframe. The most recent acquisition positions Viewrail to raise the standard of its office work environment. This property will allow it to bring all of the office facilities onto one eight-acre campus, known as the HQ.

## **development team:**

### **Capital + Financing**

Casey Yerger, Asset Manager  
casey.yerger@viewrail.com  
574-612-2910

15 years in Banking

5 years in Commercial lending

2 years as Asset Manager of a 100mm company evaluating and managing finances for the operating company as well as other related entities

### **Architect + Developer + Construction Manager**

M. Shane Dyer, AIA, NCARB, LEED  
shane@viewrail.com  
574-747-7955

As **Architect** with projects of note:

Catalyst One	Ignition Park, South Bend
Catalyst Two	Ignition Park, South Bend
UND Turbomachinery Laboratory	Ignition Park, South Bend
Goshen Medical Practice	Dierdorff Square, Goshen
Fresenius Medical	Dierdorff Square, Goshen
Viewrail Plant 6	Ardmore Court, Goshen

As **Developer** with local projects of note:

Dierdorff Square	Dierdorff Road, Goshen
Hotel Elkhart (partnered with Cressy Comm.)	Downtown Elkhart
Brass Elk Brewing	Downtown Elkhart

As **Construction Manager** with local projects of note:

Viewrail Plant 1 East expansion	1722 Eisenhower Drive North, Goshen
SWC/Ascot	1740 Ardmore Court, Goshen
Viewrail Plant 6	1815 Ardmore Court, Goshen



Goshen Medical Practice

Dierdorff Square, Goshen



Fresenius Medical

Dierdorff Square, Goshen





Catalyst One

Ignition Park, South Bend



Catalyst Two

Ignition Park, South Bend



University of Notre Dame Turbomachinery Laboratory

Ignition Park, South Bend



Hotel Elkhart (partnered with Cressy Commercial)

Downtown Elkhart





Brass Elk Brewing

Downtown Elkhart



Viewrail Plant 6

Goshen, Indiana

## **RESOLUTION 20-2023**

### **Economic Development Agreement with Cherry Creek, LLC**

BE IT RESOLVED by the Goshen Redevelopment Commission that:

- (1) The terms and conditions of the Economic Development Agreement with Cherry Creek, LLC attached to and made a part of this resolution are approved.
- (2) Commission President Brian Garber is authorized to execute the Economic Development Agreement on behalf of the Goshen Redevelopment Commission and the City of Goshen.

PASSED and ADOPTED on June 13, 2023.

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Brian Garber, President

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Brianne Brenneman, Secretary



## **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 **May 10, 2023 through June 9, 2023** and finds that entries are allowed in the total amount of **\$ 1,863,268.44**

**APPROVED** on June 13, 2023

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Brian Garber, President

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Brianne Brenneman, Secretary

# GOSHEN REDEVELOPMENT COMMISSION

## Expenditure Report - by Budget Line and Payee

Claims from 05/10/2023 through 06/09/2023

<b>324-560-00-438.0207</b>		<b>2015 SE REDEVELOPMENT DISTRICT BONDS - INTEREST</b>
6/7/2023	Bank of New York Mellon Trust Company, NA (05316)	\$7,393.75
<b>Line Total for Period:</b>		<b>\$7,393.75</b>
<b>406-560-00-429.0002</b>		<b>RDV NON-RVRT OP/Other Supplies</b>
6/9/2023	Amazon Capital Services	\$42.14
6/9/2023	Amazon Capital Services	\$17.90
<b>Line Total for Period:</b>		<b>\$60.04</b>
<b>406-560-00-431.0502</b>		<b>RDV NON-RVRT OP/Contractual Services</b>
6/7/2023	Affordable Lawn Service (04844)	\$1,250.00
<b>Line Total for Period:</b>		<b>\$1,250.00</b>
<b>406-560-00-435.0101</b>		<b>RDV NON-RVRT OP/Electric</b>
6/7/2023	NIPSCO (00014)	\$25.64
<b>Line Total for Period:</b>		<b>\$25.64</b>
<b>406-560-00-435.0201</b>		<b>RDV NON-RVRT OP/Gas</b>
6/7/2023	NIPSCO (00014)	\$22.86
<b>Line Total for Period:</b>		<b>\$22.86</b>
<b>406-560-00-436.0100</b>		<b>RDV NON-RVRT OP/Repairs &amp; Maintenance</b>
6/7/2023	Drain Go	\$185.00
<b>Line Total for Period:</b>		<b>\$185.00</b>
<b>473-560-00-431.0502</b>		<b>SOUTHEAST TIF/Contractual Services</b>
6/7/2023	American Structurepoint, Inc. (03093)	\$43,514.95
6/7/2023	American Structurepoint, Inc. (03093)	\$4,692.00
<b>Line Total for Period:</b>		<b>\$48,206.95</b>
<b>473-560-00-439.0930</b>		<b>SOUTHEAST TIF/Other Services &amp; Charges</b>
6/7/2023	Commercial Appraisal Services, Inc. (09958)	\$2,250.00
6/7/2023	J Carnine & Co	\$1,500.00
<b>Line Total for Period:</b>		<b>\$3,750.00</b>

<b>473-560-00-442.0000</b>		<b>SOUTHEAST TIF/Capital Projects</b>	
6/7/2023	Abonmarche (05859)		\$8,797.50
6/7/2023	Abonmarche (05859)		\$65,000.00
6/7/2023	Elkhart County Gravel, Inc. (00174)		\$6,977.26
6/7/2023	Elkhart County Gravel, Inc. (00174)		\$1,681.90
6/9/2023	HRP Construction		\$385,984.35
<b>Line Total for Period:</b>			<b>\$468,441.01</b>
<b>480-560-00-431.0502</b>		<b>RR/US 33 TIF/Contractual Services</b>	
5/19/2023	A & Z Engineering, LLC		\$2,749.50
6/7/2023	A & Z Engineering, LLC		\$11,460.80
6/7/2023	A & Z Engineering, LLC		\$12,048.70
6/7/2023	Abonmarche (05859)		\$1,470.00
6/7/2023	Beam Longest Neff - BLN (12772)		\$546.56
6/7/2023	Jones Petrie Rafinski Corp. (00463)		\$34,126.26
<b>Line Total for Period:</b>			<b>\$62,401.82</b>
<b>480-560-00-439.0930</b>		<b>RR/US 33 TIF/Other Services &amp; Charges</b>	
5/19/2023	City of Goshen Utilities		\$66.36
5/22/2023	Charles & Brenda Moore #13001		\$6,351.69
6/7/2023	Barkes, Kolbus, Rife & Shuler, LLP (00311)		\$2,113.32
6/7/2023	City of Goshen Utilities		\$23.65
<b>Line Total for Period:</b>			<b>\$8,555.02</b>
<b>480-560-00-442.0000</b>		<b>RR/US33 TIF/Capital Projects</b>	
5/22/2023	NuWay Construction		\$9,000.00
6/7/2023	NuWay Construction		\$363,017.90
<b>Line Total for Period:</b>			<b>\$372,017.90</b>
<b>482-560-00-442.0000</b>		<b>RDV DIST CAP (08 RR BONDS)/Capital Projects</b>	
5/15/2023	HRP Construction		\$533,995.95
<b>Line Total for Period:</b>			<b>\$533,995.95</b>
<b>482-560-00-442.0001</b>		<b>Capital Projects - East College</b>	
5/15/2023	Niblock Excavating, Inc. (00653)		\$356,962.50
<b>Line Total for Period:</b>			<b>\$356,962.50</b>
<b>Total Expenditures for Period:</b>			<b>\$1,863,268.44</b>



# June 2023 Redevelopment Staff Report

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## **PROJECT: RAILROAD QUIET ZONE FROM KERCHER ROAD TO LINCOLN AVENUE**

### PROJECT DESCRIPTION

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

### PROJECT UPDATE

- The City continues to work with INDOT and Norfolk Southern for the design of the Madison Street railroad Crossing. 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.

Goshen Engineering is working to engage American Structurepoint to serve as the City’s agent to schedule another site meeting with the Federal Railroad Administration (FRA) and Norfolk Southern. The goal is to settle on a final plan in 2023 that can be implemented in 2024.

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## **PROJECT: STEURY AVENUE RECONSTRUCTION AND STORMWATER DETENTION AREA**

### PROJECT DESCRIPTION

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

overall plan is to reconstruct both roadways, adding turning lanes and improving intersections while also addressing utility needs.

PROJECT UPDATE

Phase I of the project has been completed which was construction of the pond at the old salvage yard. The next phase of the project will include new water main and storm sewer installation for both Lincoln Avenue from the creek to just past Troyer Carpets and Steury Avenue from Lincoln to the “S” curves. The water main project, which was a Water Utility project, east of Steury Avenue, was completed in December 2020, with successful improvement of fire flow capability in East Goshen.

Utility relocation will be finalized with the relocation of Frontier’s communication cable during the winter of 2022. Goshen Engineering is has issue a right-of-way permit for the relocation, but has not receive conformation the utilities are clear. Design plans are being finalized and bidding for this project is anticipated to occurring in the May 2023. Because of material lead times, it is anticipated this project will being construction in 2024.

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**PROJECT:   KERCHER ROAD RETENTION AREA**

PROJECT DESCRIPTION

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

PROJECT UPDATE

All work has been completed on the first phase of this project. An easement needs to be acquired from Benteler, and then the project can be bid. Goshen Engineering continues to work towards bidding this project. Construction will likely be delayed until late 2023 or 2024.

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**PROJECT:   PLYMOUTH AVENUE AREA STORMWATER PROJECT**

PROJECT DESCRIPTION

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

PROJECT UPDATE

This project is substantially complete.

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**PROJECT:   FORMER WESTERN RUBBER SITE**

PROJECT DESCRIPTION

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

PROJECT UPDATE

A Request for Proposals (RFP) was issued in April, 2021, with the initial round of proposals due May 11. A development proposal 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. We are in the process of amending the River Race TIF to carve out this parcel, establishing it as its own allocation area, and will then proceed with issuance of the bond.

The design is eighty percent complete, and the City and its consultant are working through utility coordination. Due to a project conflict with a natural gas line, the City is working with NIPSCO to perform a utility relocation. This work is anticipated to be complete in 2023, which will push the City's project into 2024. Project letting is still anticipated for June of 2023.

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**PROJECT: RIVER ART**

PROJECT DESCRIPTION

The half block at 3<sup>rd</sup> & Jefferson is currently vacant and ready for development. The City is soliciting proposals from interested developers.

PROJECT UPDATE

A new RFP has been issued for redevelopment of this site with proposals due by April 11, 2023.

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**PROJECT: DOWNTOWN VAULT ASSESSMENT**

PROJECT DESCRIPTION

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

PROJECT UPDATE

The vault assessments are complete, and assessments have been forwarded to each property owner for consideration. There were two vaults deemed immediate concerns and there are other vaults that were identified as needing repairs or closure. At the May Redevelopment meeting, Goshen Redevelopment agreed to provide partial financial support for vault closures. Goshen Engineering has sent out notices to all property owners with vaults, and applications to participate were to be submitted by December 17, 2021. The next step will be to solicit quotes to perform the public portion of the vault closures. 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.

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**PROJECT: MILLRACE TOWNHOME SITE**

PROJECT DESCRIPTION

The one-acre lot, established as the Millrace Townhomes Subdivision, is currently vacant and proposals are being solicited by interested developers.

PROJECT UPDATE

A new RFP has been issued for redevelopment of this site with proposals due by April 11, 2023.

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**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. The City will begin the process of purchasing right-of-way in 2023.

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**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

American Structurepoint is working on Phase I utility coordination. The City as one of the affected utilities has received plans requiring comment to be provided back to American Structurepoint.

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**PROJECT: SOUTH FIRE STATION STUDY**

PROJECT DESCRIPTION

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

PROJECT UPDATE

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. Prior to proceeding with a traditional design/build, staff is exploring the “Build Operate Transfer” model and will bring an update to the Commission at next month’s meeting.

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**PROJECT: WEST JEFFERSON STREETScape**

PROJECT DESCRIPTION

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

PROJECT UPDATE

The Commission approved the issuance of RFP for design of the street improvements but issuance was delayed until the RDC was able to acquire the property at 113 W Jefferson Street. A contract has been executed with A&Z Engineering to complete necessary survey work for this area. The survey and geotechnical work are complete. A conceptual plan has been completed and a review with redevelopment commission members has taken place. In February 2023, a public meeting was held with potentially affected property owners. Goshen Engineering continues to work on the project design, and anticipates bidding this project in the fall of 2023 for construction in 2024. It should be noted that depending on where other projects come in on cost, this project may need to be delayed.

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**PROJECT: ELKHART COUNTY COURT COMPLEX**

PROJECT DESCRIPTION

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

PROJECT UPDATE

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

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**PROJECT: KERCHER WELLFIELD LAND PURCHASE**

PROJECT DESCRIPTION

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

The site has been purchased. City staff have begun designing the required improvements from withdrawal, to treatment, to transportation. This process is anticipated to take 3-years.

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**PROJECT: FIDLER POND CONNECTOR PATH**

PROJECT DESCRIPTION

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

PROJECT UPDATE

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

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**PROJECT: EAST COLLEGE AVENUE INDUSTRIAL DEVELOPMENT**

PROJECT DESCRIPTION

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

PROJECT UPDATE



Construction contracts have been awarded to HRP Construction for Contracts 1 and 3 and Niblock Excavating for Contract 2. Work progressed through the winter of 2022 as weather allowed. HRP Construction was able to complete the gravity sewer installation and enough of the water main to allow Brinkley RV to occupy their first building in March 2023. The second building is well on its way to be being fully enclosed. HRP continues to install water main along County Road 31 to complete the water main loop. They are also working on the stormwater infrastructure within the development site as well as the development's primary lift station. The goal is to have Brinkley East completed by July, which will better support Brinkley RV's operation in Building No. 1 and future Building No. 2.

Niblock Excavating continues to balance the site with earth movement to allow the road, the development sites, and the detention basins to meet their final grades. Work on site earthwork will continue well into summer.

As we approach July and the Elkhart County Fair, County Road 36 will receive a pavement scratch coat to allow the road safely passed during the fair. Once the fair is over the road will be shut down once again in September to perform pavement reclamation and install a new pavement surface. This work will be an addition to the project, but necessary since the heavy construction in this corridor has severely damage the road bed.

The City and County continue to work together to address outstanding drainage issues.

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**PROJECT: PARK DEPARTMENT MAINTENANCE BUILDING**

**PROJECT DESCRIPTION**

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

**PROJECT UPDATE**

The building is enclosed and Nuway is working on finalizing the interior framing, electrical and plumbing work. The exterior utilities are in and the rest of the site's exterior will start taking shape in the next month with the installation curb, pavement, and drive approaches. The City is working through several change order requests and time extensions from the contractor.