



FIVE YEAR CAPITAL PLAN 2023-2027

Goshen Redevelopment Commission

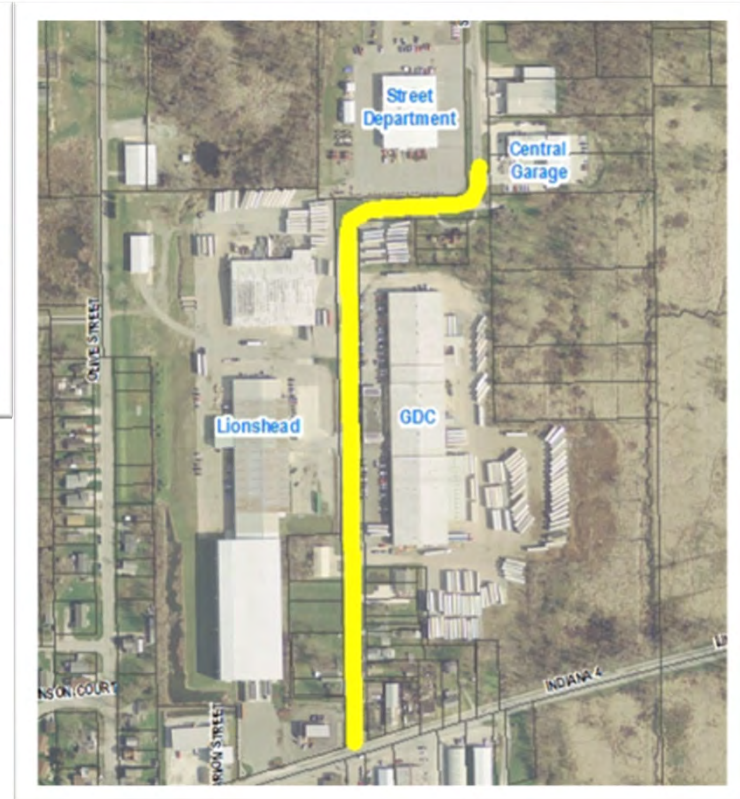
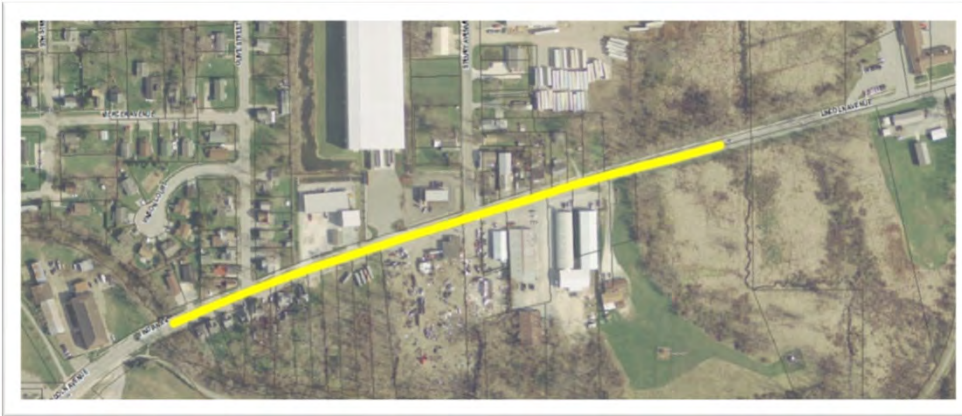
Approved August 8, 2023



CONSOLIDATED RIVER RACE TIF

Project List

Steury Ave/Lincoln Ave Drainage Improvements

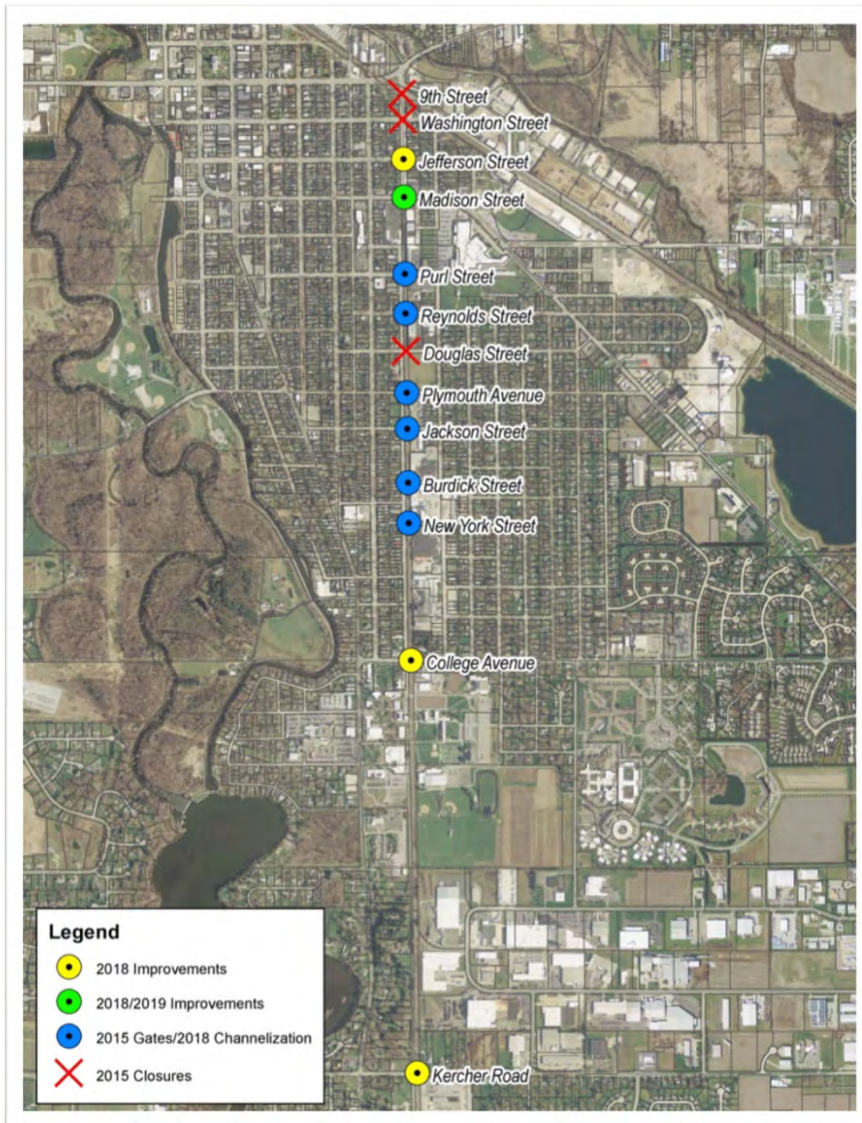


Project includes:

- New water main
 - New storm sewer main, curb & gutter
 - Intersection improvements at Steury & Olive Streets
 - New turn-lane at Olive Street
 - New turn-lane at Steury Avenue
 - Modifications to the "S" curve to facilitate truck traffic
 - New Sidewalks
- Full roadway reconstruction
 - New water connection under creek

Construction – 2024/2025
Estimated Cost - \$8,000,000

Quiet Zone – Ninth Street Corridor



Project includes:

- 6 crossings with gates & flashers completed in 2015. 2 completed in 2018. Channelization to be added in 2024.
- Madison Street upgrades to be completed in 2024.
- Will be applying for the Quiet Zone as soon as Madison Street improvements are completed.

Estimated Remaining Cost – \$780,000 (includes cost associated with applying for the Quiet Zone)

Consolidated Court Complex – Roadway Projects



Project includes:

- Reconstructing Reliance Road from US 33 to Peddlers Village Rd to 3 lanes
- Adjusting Reliance Road/US 33 intersection within existing ROW and adding a traffic signal
- Constructing a roundabout at Reliance Road and Peddlers Village Road
- Reconstructing Peddlers Village Road from Reliance Road west to CR 17
- Reconfiguring lane designation at Peddlers Village Road and CR 17
- Acquisition of several parcels to allow for roundabout construction

Construction – 2023/2024
Estimated Remaining Cost –
\$5,300,000 (\$3,000,000
to be funded by Elkhart County)

West Jefferson Streetscape



PARKING SPACES

EXISTING = 38, NO HANDICAP (ON STREET ONLY)

PROPOSED = 40 (36 REGULAR AND 4 HANDICAP,
ON STREET AND PARKING LOTS)

Project includes:

- Reconstruction of West Jefferson from Main Street to 3rd Street
- Utilization of block pavers to address stormwater restrictions
- To include sidewalk & streetscape improvements
- Design to increase available downtown parking

Construction – 2024/2025
Project Cost - \$1,400,000

East Lincoln Reconstruction – Railroad to Rock Run Creek

Includes:

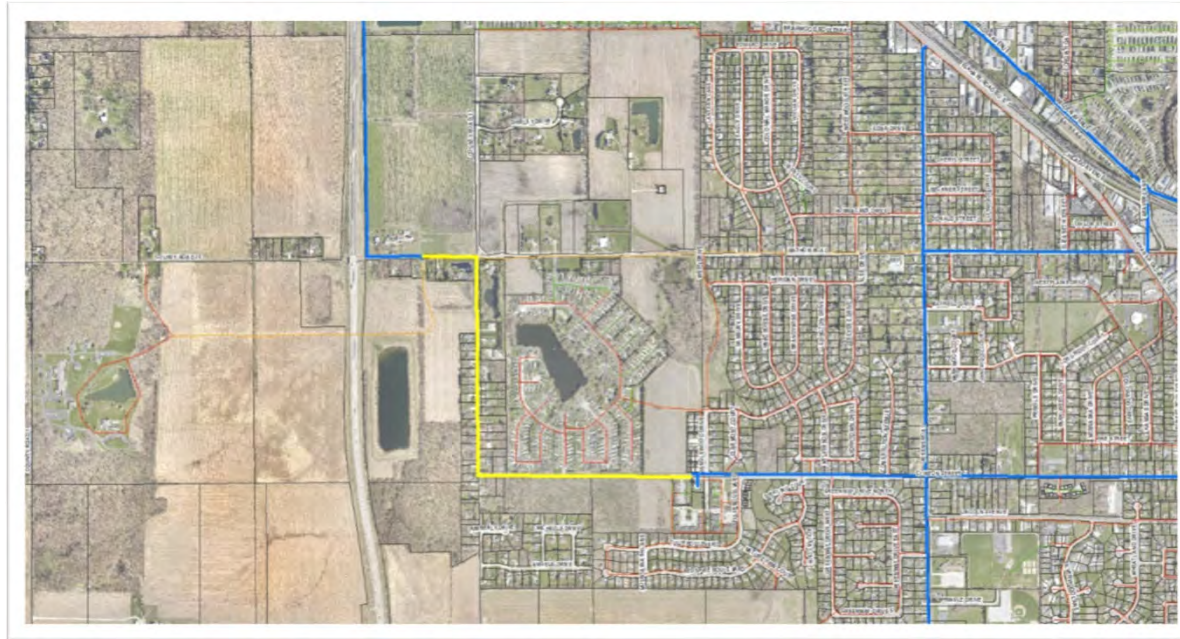
- New sewer main
- Complete roadway reconstruction
- Alignment of Logan and access drive for northern properties
- Relocation of trail crossing
- Addition of a pedestrian crossing median
- Installation of a pedestrian crossing across railroad



Construction – 2025

Estimated Cost - \$800,000 (*\$400,000 RDC Share*)

Water Main Installation – Clinton, Bashor & Reliance



Project includes:

- 5,800' of new 12" water main to create a loop for the existing water system
- Will provide improved pressure for the US 33 corridor and surrounding areas
- Eliminates the need for an additional water tower

Construction – 2027

Project Cost - \$3,300,000

(\$300,000 Design & \$3,000,000 Construction)

Pike Street Water Main Extension



Project includes:

- Replacement of the 10" water main with a new 24" main for along Pike Street to the Chicago Avenue intersection
- Intended to eliminate the water restriction that exists

Construction – 2027

Project Cost - \$225,000

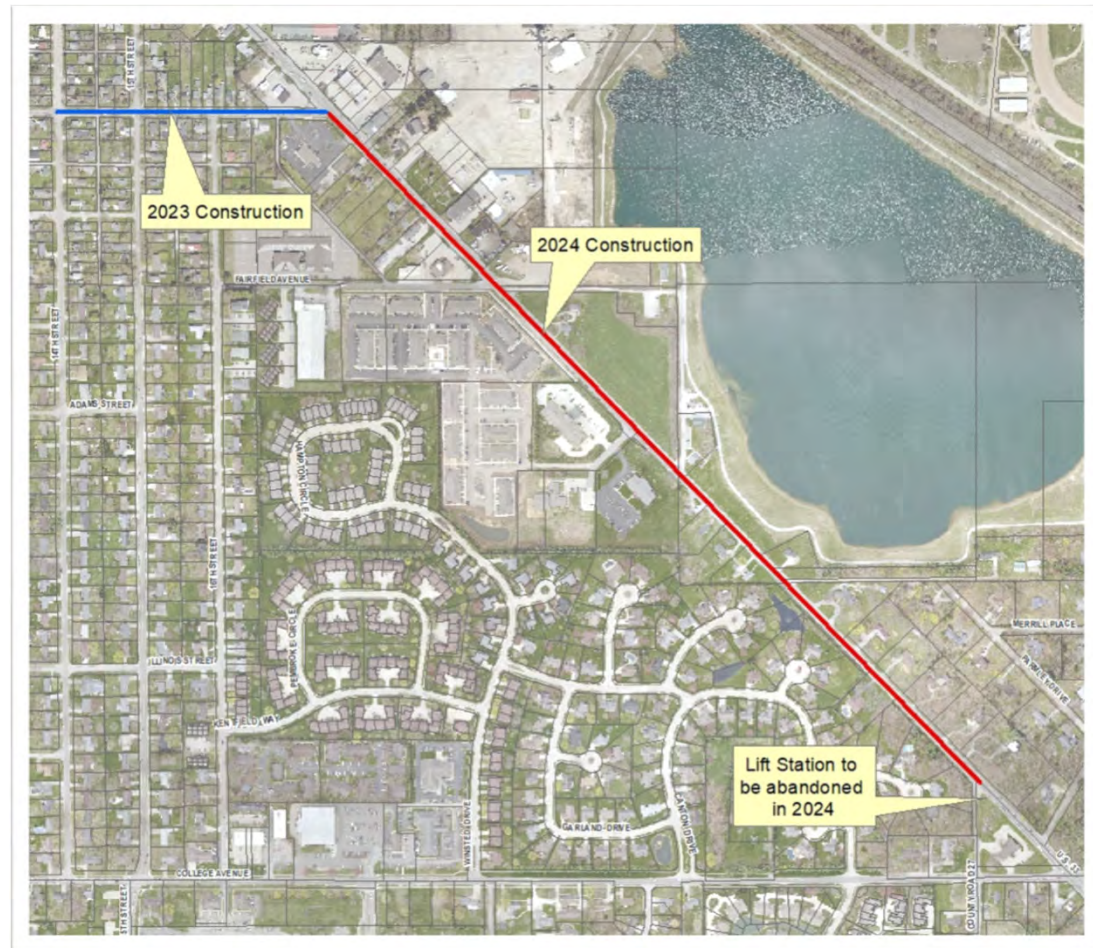
**(\$25,000 Design & \$200,000
Construction)**

Dierdorff Lift Station/Sewer Extension

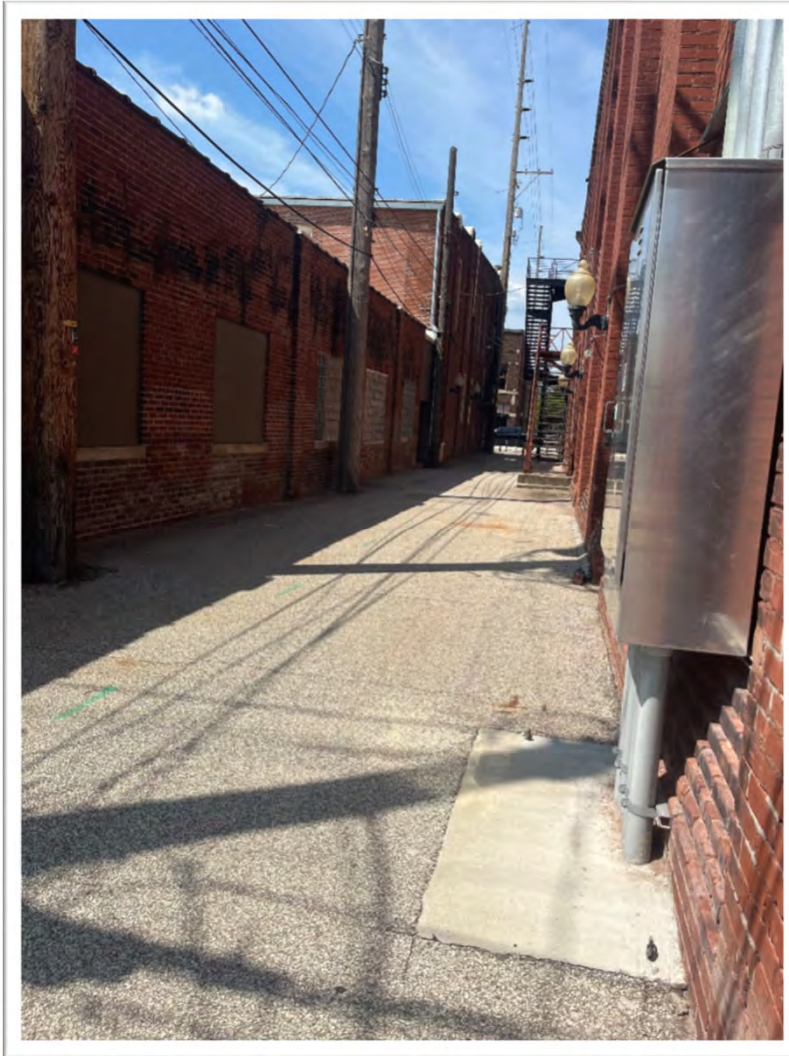
Project includes:

- Gravity sewer main installation from along Plymouth from 14th to Lincolnway East in 2025
- Gravity sewer main installation along Lincolnway East from Plymouth to Dierdorff in 2026
- Abandonment of the existing lift station at Dierdorff and Lincolnway East
- *Contingent upon INDOT's Lincolnway East Reconstruction Project*

Construction – 2025/2026
Project Cost - \$2,600,000
(\$100,000 Design & \$2,500,000 Construction)



Goshen Theater Alley Improvements



Project includes:

- Full reconstruction of the east/west alley south of Goshen Theater
- Existing drainage within the alleyway is in poor repair and asphalt needs to be lowered
- Reconstruction prevents further damage to the theater basement due to drainage issues

Construction – 2024
Project Cost - \$225,000

Bike Path Installation – Monroe Street to Fidler Pond



Project includes:

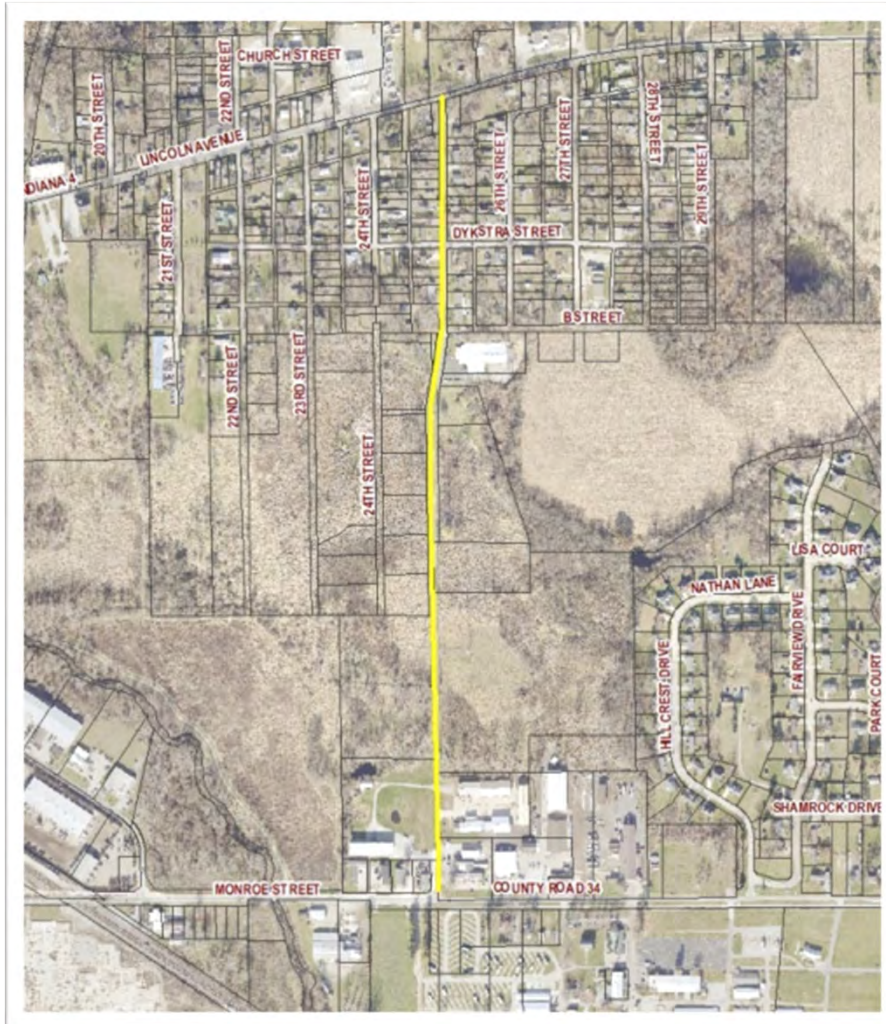
- Construction of a multi-use trail from Monroe Street to Fidler Pond
- Constructed along the west edge of the railroad and Rock Run Creek

Construction – 2026

Project Cost - \$700,000

(Acquisition - \$100,000, Design - \$100,000 & Construction - \$500,000)

Blackport Reconstruction – Monroe to Lincoln



Project includes:

- MACOG funding has been awarded
- Currently evaluating constructability to determine if project is viable
- Update to be brought back to the RDC prior to moving forward with full design and any right-of-way acquisition

Construction Funding for 2028
Estimated Cost - \$1,427,440
(RDC portion)

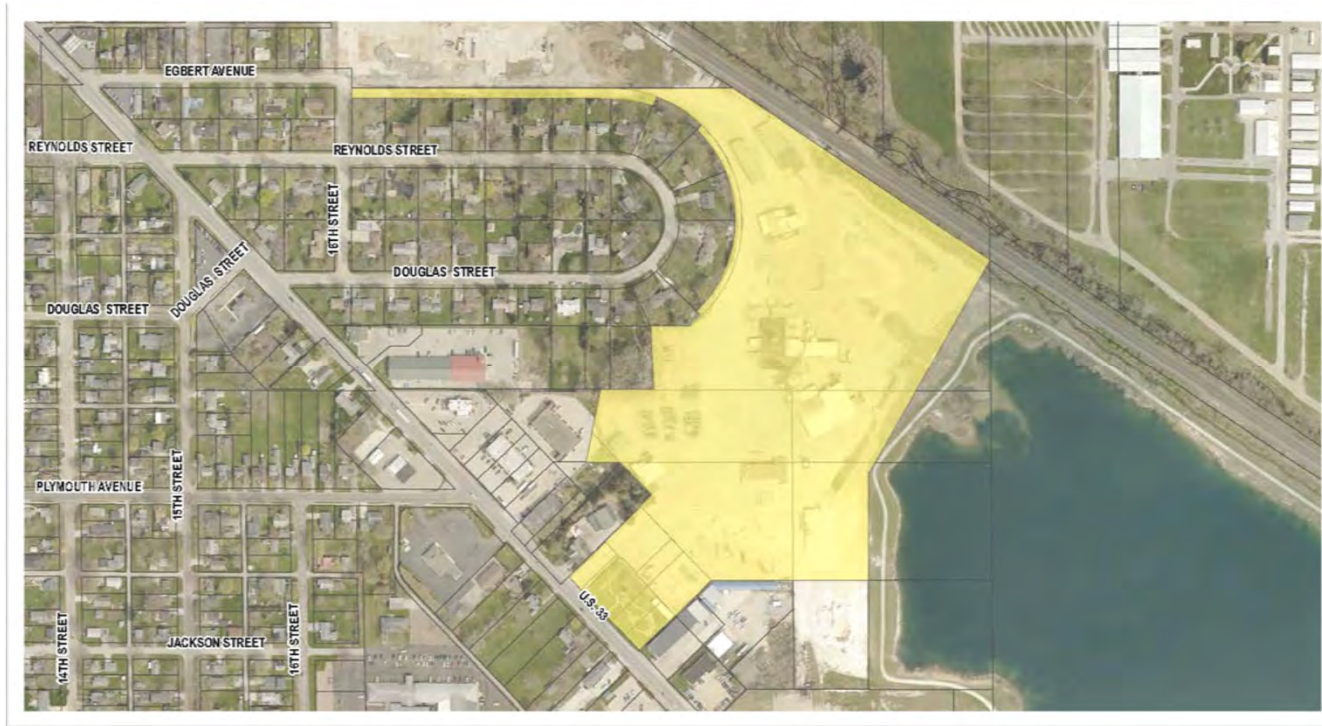
Downtown Lighting Design Study

- RDC has committed to contributing funding for a study/design for upgrading the downtown street lights
- Existing infrastructure is failing due to age
- Current RDC commitment is only for the study/design

To be completed in 2023/2024

Estimated Cost - \$100,000

Real Estate Acquisition – Ozinga Property



Property Description

- 24.16 Acres
- Located adjacent to Fidler Pond
- Frontage on US 33
- 66,000 sq ft of buildings on-site

Redevelopment Opportunities

- Market rate apartment development
- Hotel Development on US 33
- Development of bike path to connect Fidler Pond to Monroe Street Trail
- Additional park land along pond

10th & Douglas Reconstruction



Project includes:

- Installation of new water main from Jackson to Reynolds
- New sidewalks
- New roadway with improved drainage
- Improvements allow for development of Ariel Cycleworks project

To be completed in 2023/2024

Project Cost - \$4,200,000

River Race Drive – Alley to Washington Street



Project includes:

- Reconstructing the northern ½ block between Jefferson & Washington Street
- Requires demolition of 210 W. Washington Street and additional right-of-way acquisition from 211 S. 3rd Street
- Enlargement of City parking lot north of 211 S. 3rd Street may be included with the project if 208 W. Washington Street is also demolished

To be completed in 2026
Estimated Cost - \$1,800,000

Consolidated River Race TIF 5 Year Budget

	2023	2024	2025	2026	2027
Prior Year End Estimated Cash Balance	\$6,593,230.57	\$2,812,702.07	\$63,022.07	\$2,436,842.07	\$785,662.07
ARPA Capital Projects Funds	\$4,900,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimated TIF Revenues <i>(estimated TIF revenues from 11/8/22 Baker Tilly report)</i>	\$3,853,820.00	\$3,853,820.000	\$3,853,820.000	\$3,853,820.000	\$3,853,820.000
Estimated Total Funds Available	\$15,347,050.57	\$6,666,522.07	\$3,916,842.07	\$6,290,662.07	\$4,639,482.07
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Bond, Loan & Administrative Obligations	\$367,108.50	\$203,500.00	\$50,000.00	\$50,000.00	\$50,000.00
Estimated Project Costs	\$12,167,240.00	\$6,400,000.00	\$1,430,000.00	\$5,455,000.00	\$3,200,000.00
Estimated Total Expenses & Project Costs	\$12,534,348.50	\$6,603,500.00	\$1,480,000.00	\$5,505,000.00	\$3,250,000.00
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Estimated Year End Cash Balance Surplus/Deficit	\$2,812,702.07	\$63,022.07	\$2,436,842.07	\$785,662.07	\$1,389,482.07



SOUTHEAST TIF

Project List

GCS Manufacturing Academy

Project includes:

- \$100,000 annual contribution to the Goshen Community School's Advanced Manufacturing Academy
- RDC made a 5-year commitment, with the final payment being made in 2025
- Funding utilized to purchase the equipment needed to expand the student opportunities and further build the program
- GCS provides an annual update report to the Commission each spring regarding the previous years' funding contribution and program growth

To be funded through 2025
Project Cost - \$300,000
(\$100,000/year)

Century Drive - Reconstruction



Project includes:

- Complete roadway reconstruction
 - Replacement of poor soils where needed
 - Increased base depth
 - Increased pavement thickness

Construction – 2024/2025
Estimated Cost -
\$5,500,000

Eisenhower Drive Reconstruction – US 33 to Dierdorff



Project includes:

- Full depth reconstruction of Eisenhower Drive from US 33 to Dierdorff Rd

Construction - 2024
Project Cost - \$1,650,000

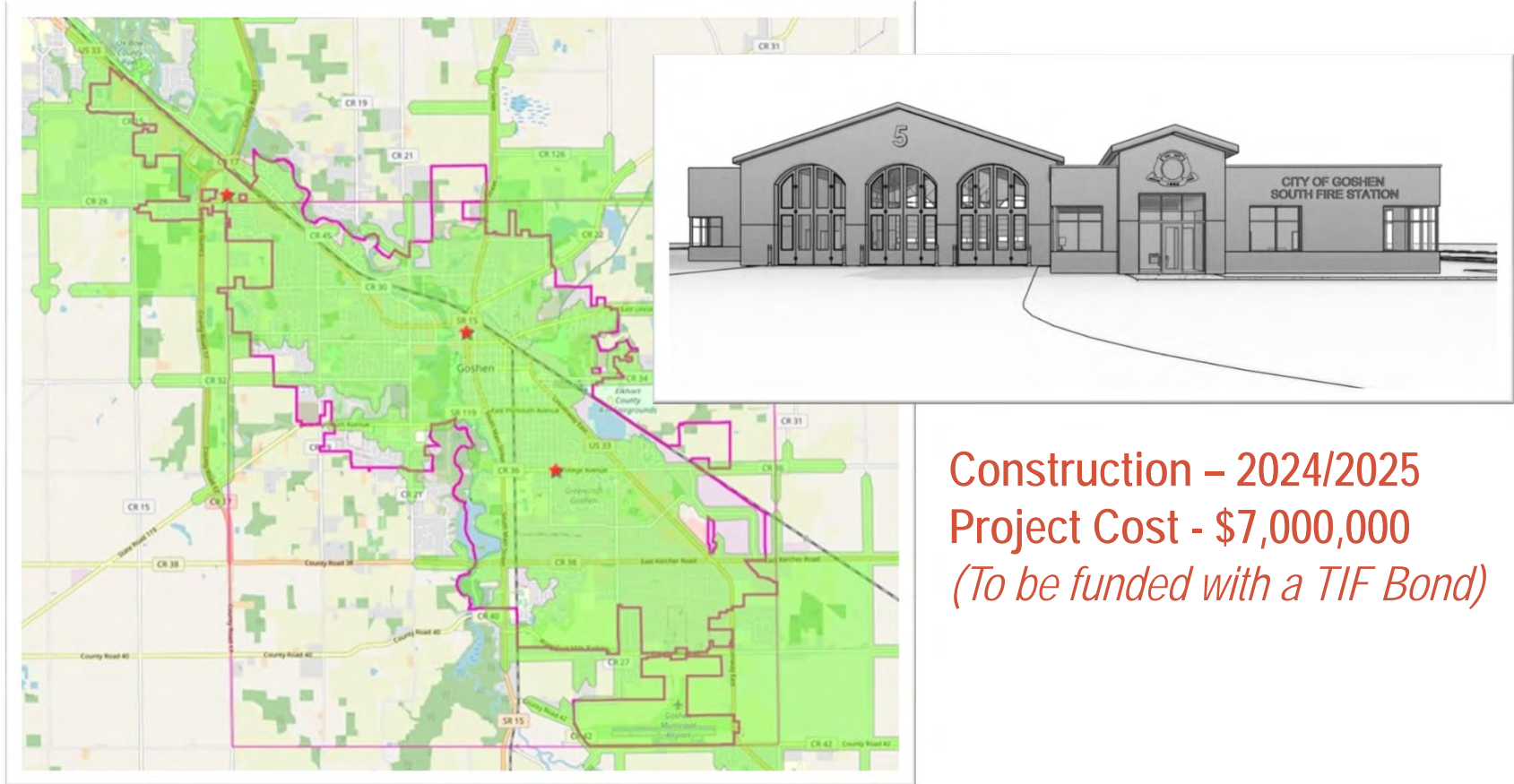
New South Wellfield Project



Project includes:

- Acquisition of approximately 70 acres of land just north of the Goshen Airport for a new wellfield
- Funding contribution of an additional \$3.5 million towards construction of the new wellfield in 2025

New South Fire Station

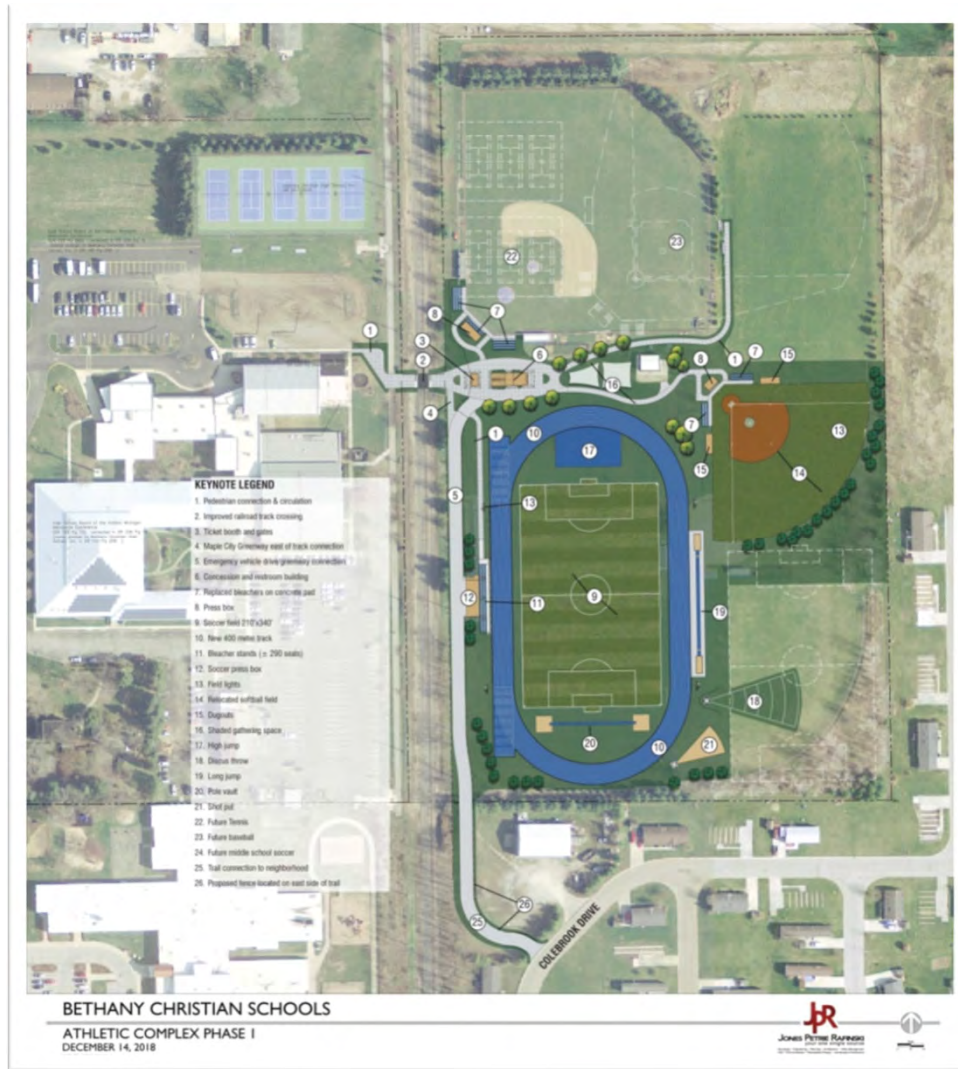


Construction – 2024/2025
Project Cost - \$7,000,000
(To be funded with a TIF Bond)

Project includes:

- Design and construction of a new south fire station using the Build-Operate-Transfer Model
- Proposed location will improve service times and fire rating for community

Winona Trail Extension/Cherry Creek Trailway

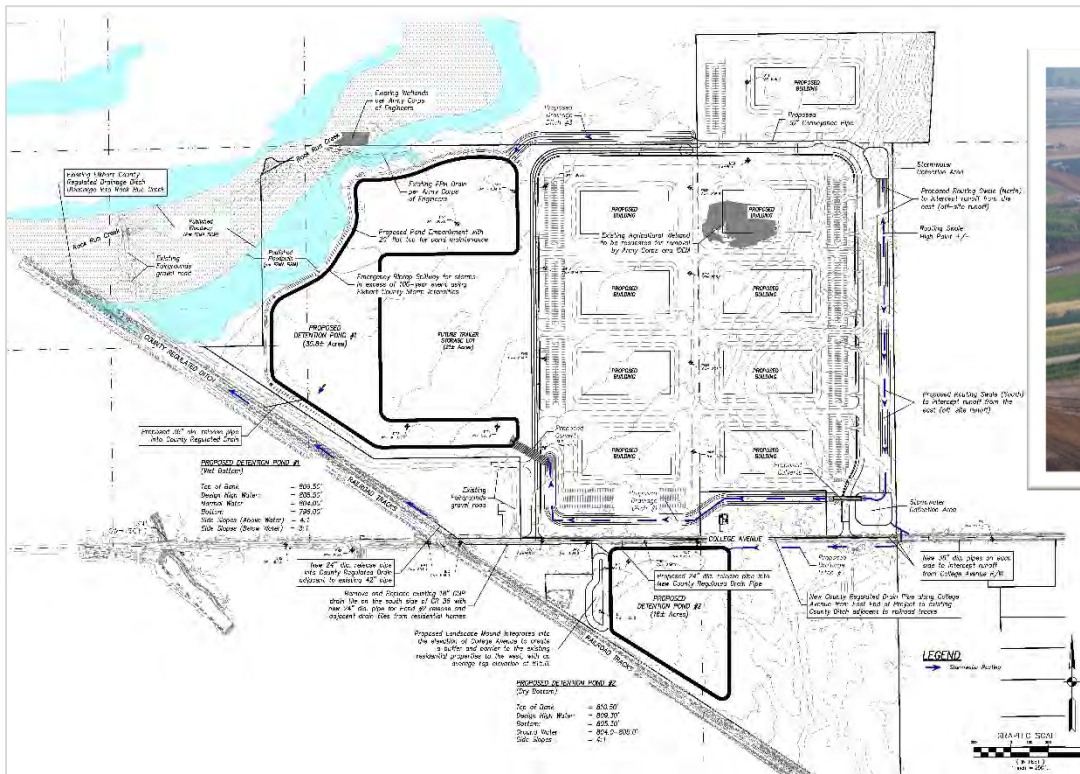


Project includes:

- Partnership with Bethany Schools to create a trail extension in conjunction with their new sports facility project
- Continuation of Winona Trail across the RR tracks to connect with the developments to the southeast
- Connection to new Cherry Creek Trailway

Construction – 2024
Estimated Cost -
\$2,500,000

East College Ave Industrial Development



- Construction – 2022/2023
- Total RDC Funding - \$6,100,000

Project includes:

- New watermain loop down College to CR 31 to CR 38
- New sanitary sewer to the development with a new lift station
- 60 acres of new water retention ponds to address drainage issues
- New public roadway loop
- Future development potential east of the current city limits

Dierdorff Road Reconstruction

Project includes:

- Phase I - Full depth reconstruction of Dierdorff Road from Kercher Road south to CR 40
 - \$4,550,000
 - 2025 Construction
- Phase II – Full depth reconstruction of Dierdorff Road from Kercher Road north to College Avenue
 - \$5,100,000
 - 2028 Construction



College Avenue Reconstruction – Phase One

US 33 east to RR Crossing



Project includes:

- Reconstruction of College Avenue, including the addition of a two-way left turn lane from US 33 to the RR tracks
- Construction of a 10' multi-use path on the north side of College

Construction - 2025
Project Cost - \$1,019,800 (*local share*)

College Avenue Reconstruction – Phase Two

US 33 east to RR Crossing



Project includes:

- Reconstruction of College Avenue from the RR crossing at 9th Street east to US 33
- Construction of a 10' multi-use path on the north side of College

Construction - 2028
Project Cost - \$2,850,000 (*local share*)

College Avenue Reconstruction – Phase Three (RR Crossing east to City Limits)



Project includes:

- Reconstruction of College Avenue, including the addition of a two-way left turn lane from the RR east to the city limits (includes improvements at the RR crossing)
- Construction of a 10' multi-use path on the north side of College

Construction - 2027

Project Cost - \$1,100,000 (*local share*)

CR 40 & Dierdorff Road Intersection Improvements

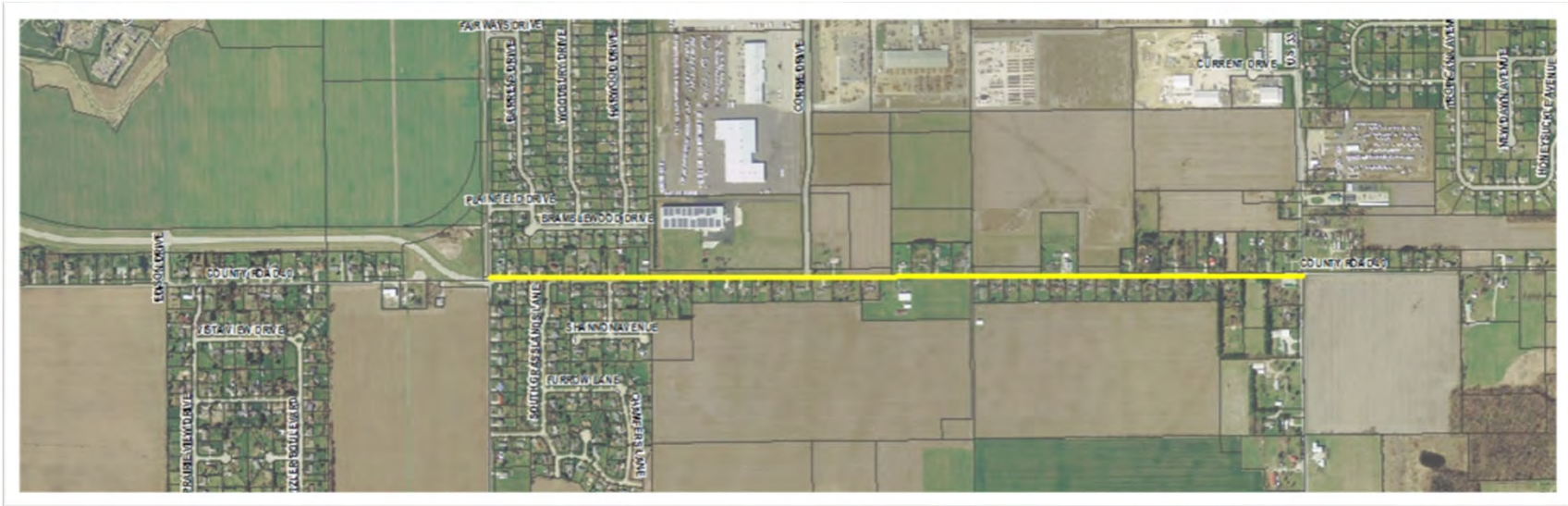


Project includes:

- Requires evaluation of best intersection improvements methods based on a traffic analysis
- Planning to accommodate new residential development as well as increased industrial traffic along CR 40

Construction – 2027
Project Cost - \$3,500,000

CR 40 Reconstruction – Dierdorff to US 33



Project includes:

- Widening of drive lanes to facilitate truck traffic to the industrial areas
- Increasing the thickness of the pavement to allow for truck traffic
- Installation of storm sewer infrastructure
- *Contingent upon receiving funding from MACOG*

Construction – 2027
Project Cost - \$3,500,000 million

Corrie Dr & Sourwood Dr Reconstruction

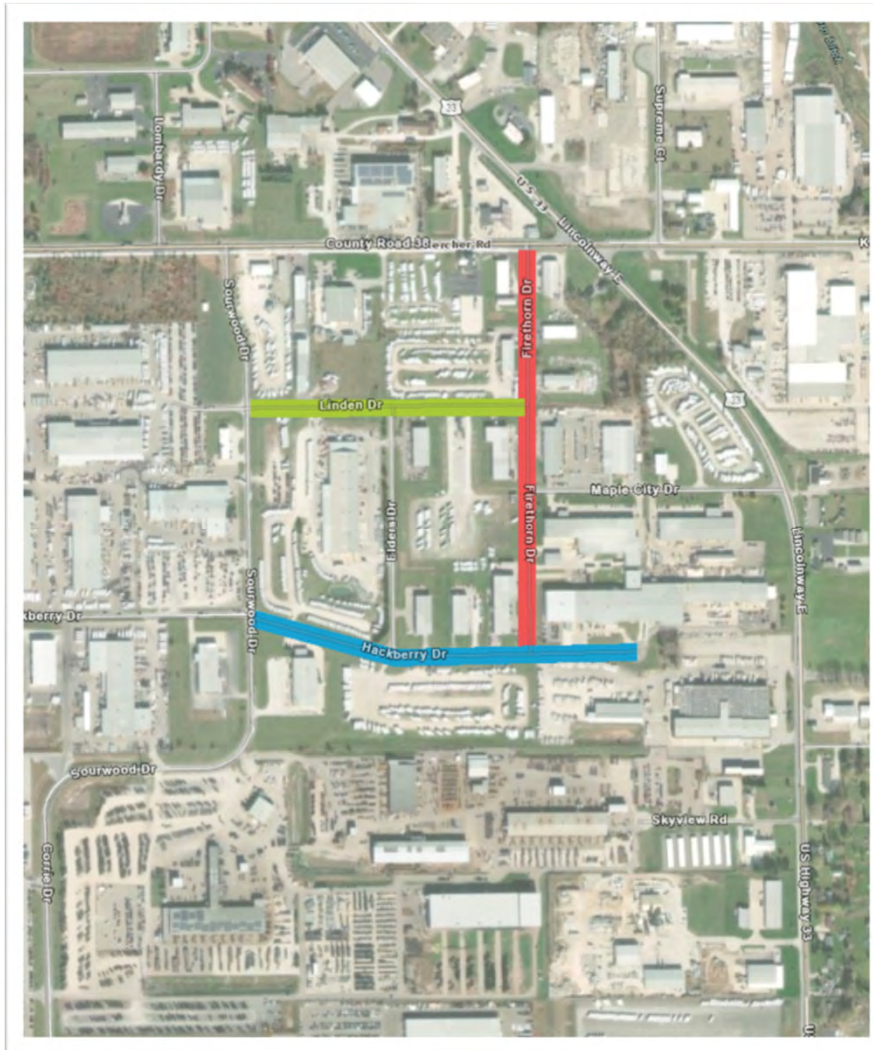


Project includes:

- Full reconstruction of the roadways from CR 40 north to Kercher Road
- Includes adding sidewalk in areas where they are missing

Construction – 2024
Project Cost - \$2,200,000

Firethorne/Hackberry/Linden Reconstruction



Project includes:

- Full reconstruction of the roadways from CR 40 north to Kercher Road
- Includes adding sidewalk in areas where they are missing

Construction – 2027
Project Cost - \$2,200,000

Caragana Drive Reconstruction



Project includes:

- Full roadway reconstruction from US 33 to Lombardy Drive

Construction – 2024
Project Cost - \$1,650,000

City Annex Building Contribution

Project includes:

- RDC contribution of \$1,000,000 towards the redevelopment of the 2nd floor of the City Annex Building
- To be paired with a current City bond to allow for the necessary improvements to be made
- Project provides additional office space for City of Goshen Annex employees
- Upgrades allow for handicap accessibility throughout the building

Construction – 2023/2024
Project Cost - \$4,200,000
(\$1,000,000 RDC contribution)

Southeast TIF 5 Year Budget

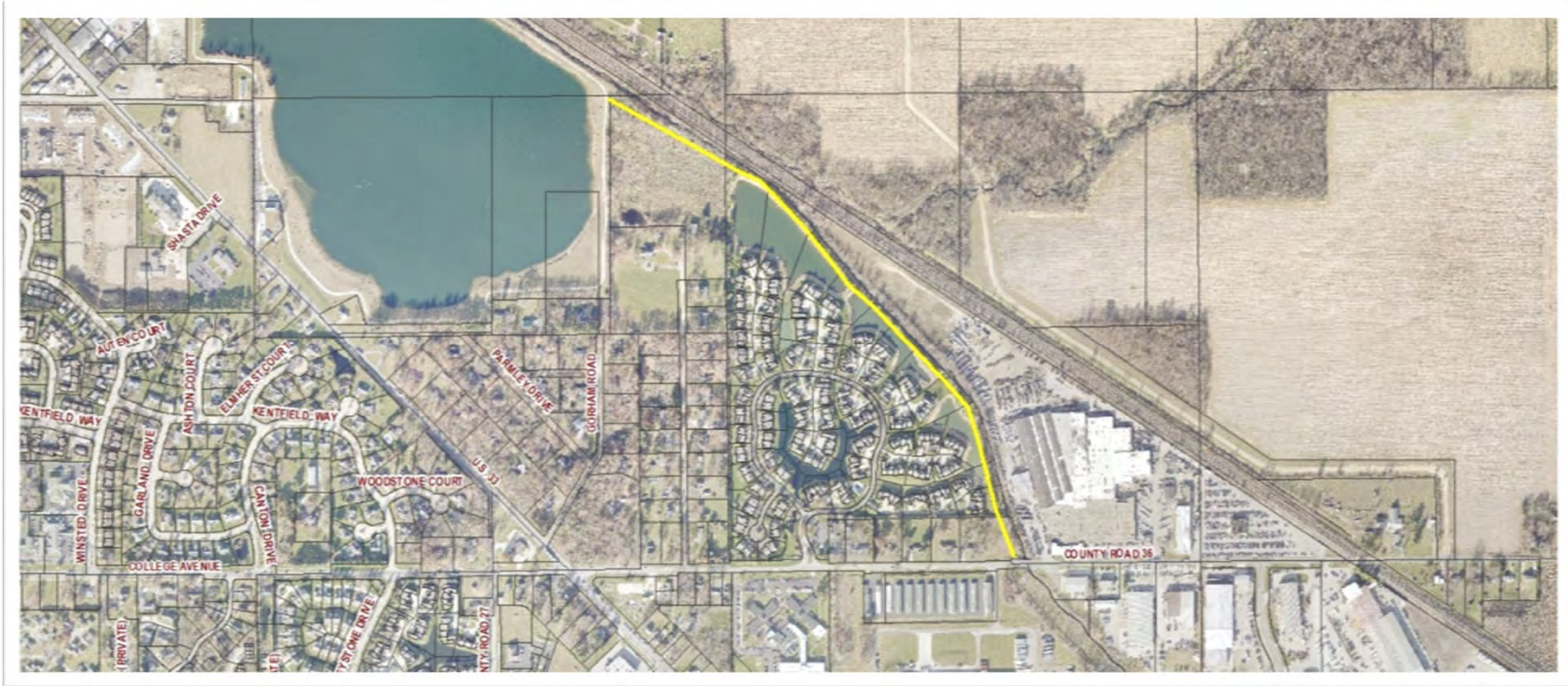
	2023	2024	2025	2026	2027
Prior Year End Estimated Cash Balance	\$11,814,314.77	\$9,257,514.77	\$5,706,142.77	\$489,271.02	\$1,413,373.02
Estimated TIF Revenues <i>(estimated TIF revenues from 11/8/22 Baker Tilly report)</i>	\$6,746,094.00	\$6,822,477.00	\$7,034,031.00	\$7,037,031.00	\$7,919,031.00
Estimated Total Annual Funds Available	\$18,560,408.77	\$16,079,991.77	\$12,740,173.77	\$7,526,302.02	\$9,332,404.02
Bond, Loan & Administrative Obligations	\$1,292,894.00	\$2,063,849.00	\$1,990,902.75	\$2,056,929.00	\$2,003,451.50
Estimated Project Costs	\$8,010,000.00	\$8,310,000.00	\$10,260,000.00	\$4,056,000.00	\$6,550,000.00
Estimated Total Annual Expenses & Project Costs	\$9,302,894.00	\$10,373,849.00	\$12,250,902.75	\$6,112,929.00	\$8,553,451.50
Estimated Year End Cash Balance Surplus/Deficit	\$9,257,514.77	\$5,706,142.77	\$489,271.02	\$1,413,373.02	\$778,952.52



LIPPERT/DIERDORFF TIF

Project List

Bike Path Installation – Fidler Pond to College Avenue

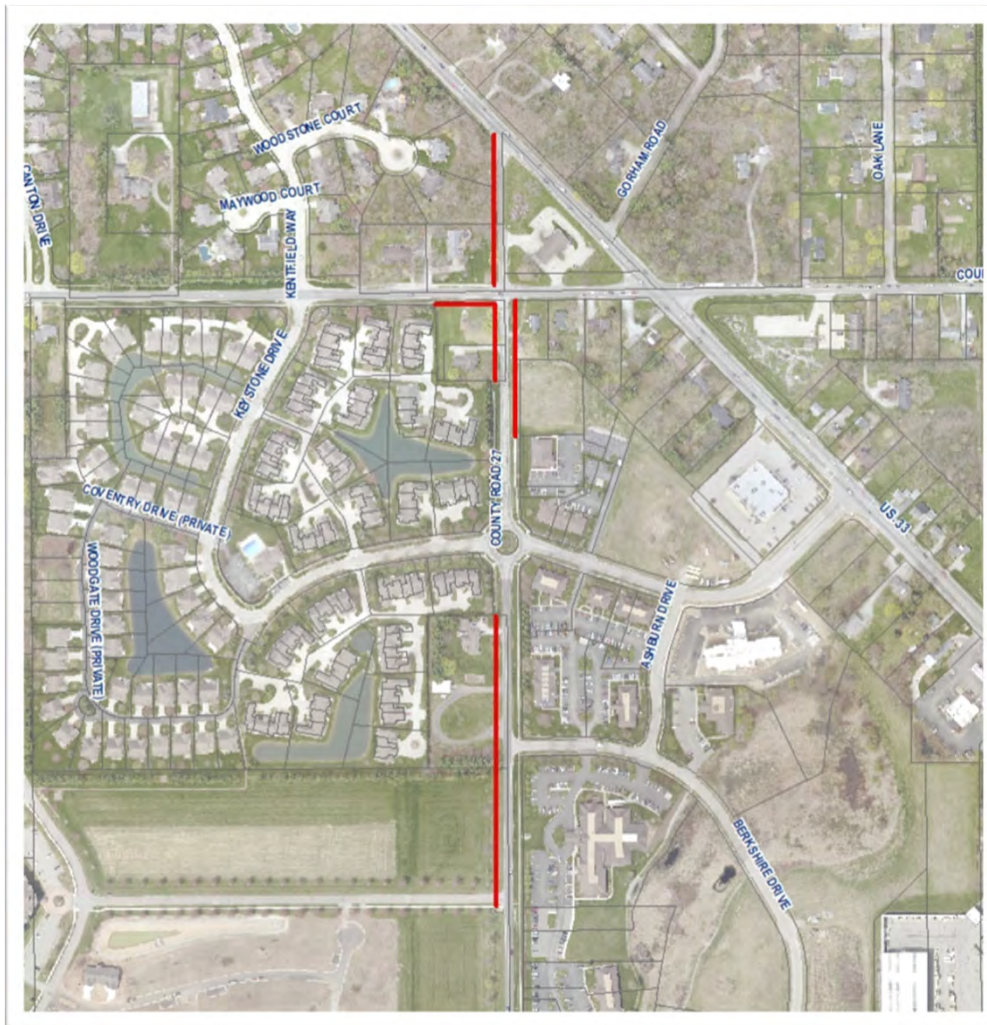


Project includes:

- Construction of a multi-use trail from Fidler Pond to College Avenue
- Placement of trailway to be evaluated
- *Potential MACOG funding available once placement determined*

Design – TBD
Project Cost - TBD

Sidewalk Construction (College & Dierdorff)



Project includes:

Construction of new sidewalks along College Avenue & Dierdorff Road where there are missing sections

** May be included in Dierdorff Rd Reconstruction – Phase II*

Construction – TBD
Project Cost - TBD

Gorham Woods Traffic Improvements



Project includes:

- Engineering to be funding a study to determine necessary improvements
- INDOT's plans for US 33 widening will be needed prior to City's design

Design – TBD
Project Cost - TBD

Dierdorff/Lippert TIF 5 Year Budget

	2023	2024	2025	2026	2027
Prior Year End Estimated Cash Balance	\$404,117.20	\$644,447.20	\$384,777.20	\$125,107.20	\$65,437.20
Estimated TIF Revenues <i>(estimated TIF revenues from 11/8/22 Baker Tilly report)</i>	\$240,330.00	\$240,330.00	\$240,330.00	\$240,330.00	\$240,330.00
Estimated Total Funds Available	\$644,447.20	\$884,777.20	\$625,107.20	\$365,437.20	\$305,767.20
Bond, Loan & Administrative Obligations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimated Project Costs	\$0.00	\$500,000.00	\$500,000.00	\$300,000.00	\$200,000.00
Estimated Total Expenses & Project Costs	\$0.00	\$500,000.00	\$500,000.00	\$300,000.00	\$200,000.00
Estimated Year End Cash Balance Surplus/Deficit	\$644,447.20	\$384,777.20	\$125,107.20	\$65,437.20	\$105,767.20



PUBLIC SAFETY FUNDING

DETAIL REGARDING NEW FUNDING LINE

Public Safety Equipment Fund

Year	Item	Unit Price	Quantity	Total Price
2024	Squad Vehicles	\$ 73,000.00	5	\$ 365,000.00
	In-Car Radio System	\$ 4,847.93	12	\$ 58,175.16
	Thermo Imaging Spotlight	\$ 2,777.00	5	\$ 13,885.00
	Annual Taser Lease	\$ 59,984.40	1	\$ 59,984.40
				\$497,044.56
2025	Squad Vehicles	\$ 75,000.00	5	\$ 375,000.00
	In-Car Radio System	\$ 4,847.93	10	\$ 48,479.30
	Thermo Imaging Spotlight	\$ 2,777.00	5	\$ 13,885.00
	Annual Taser Lease	\$ 59,984.40	1	\$ 59,984.40
				\$497,348.70
2026	Squad Vehicles	\$ 78,000.00	5	\$ 390,000.00
	In-Car Radio System	\$ 4,847.93	7	\$ 33,935.51
	Thermo Imaging Spotlight	\$ 2,777.00	5	\$ 13,885.00
	Annual Taser Lease	\$ 59,984.40	1	\$ 59,984.40
				\$497,804.91
2027	Squad Vehicles	\$ 81,000.00	5	\$ 405,000.00
	In-Car Radio System	\$ 4,847.93	5	\$ 24,239.65
	Thermo Imaging Spotlight	\$ 2,777.00	5	\$ 13,885.00
	Annual Taser Lease	\$ 59,984.40	1	\$ 59,984.40
				\$503,109.05

Available Future TIF Revenues

	Indiana Avenue Apartments (60)	Kosene Apartments (250)	Millrace Flats (45)	3rd & Jefferson Apartments (22)	Lippert/ Dierdorff TIF	ANNUAL TOTAL
2023	-	-	-	-	404,117	404,117
2024	-	-	-	-	240,330	240,330
2025	40,870	-	-	-	240,330	281,200
2026	40,870	-	-	-	240,330	281,200
2027	40,870	114,390	30,000	25,000	240,330	450,590
2028	40,870	114,390	30,000	25,000	240,330	450,590
2029	40,870	114,390	30,000	25,000	240,330	450,590
2030	40,870	114,390	30,000	25,000	240,330	450,590
2031	40,870	114,390	30,000	25,000	240,330	450,590
2032	40,870	114,390	30,000	25,000	240,330	450,590
2033	40,870	114,390	30,000	25,000	240,330	450,590
2034	40,870	114,390	30,000	25,000	240,330	450,590
2035	40,870	114,390	30,000	25,000	240,330	450,590
2036	40,870	114,390	30,000	25,000	240,330	450,590
2037	40,870	114,390	30,000	25,000	240,330	450,590
2038	40,870	114,390	30,000	25,000	240,330	450,590
2039	40,870	114,390	30,000	25,000	240,330	450,590
2040	40,870	114,390	30,000	25,000	240,330	450,590
2041	40,870	114,390	30,000	25,000	240,330	450,590
2042	40,870	114,390	30,000	25,000	240,330	450,590
2043	40,870	114,390	30,000	25,000	240,330	450,590
2044	40,870	114,390	30,000	25,000	240,330	450,590
2045	162,280	114,390	30,000	25,000	240,330	572,000
2046	162,280	114,390	30,000	25,000	-	331,670
2047	162,280	457,560	120,000	100,000	-	839,840
2048	162,280	457,560	120,000	100,000	-	839,840
2049	162,280	457,560	120,000	100,000	-	839,840
2050	-	457,560	120,000	100,000	-	677,560
2051	-	457,560	120,000	100,000	-	677,560
TOTALS	1,628,800	4,575,600	1,200,000	1,000,000	5,691,377	14,095,777



PROJECT BREAKDOWN

OVERALL BREAKDOWN BY PROJECT TYPE

PROJECT BREAKDOWN

1. Public Infrastructure – Maintenance & Improvements
2. Public Infrastructure – New Development Support
3. Quality of Life
4. Public Facilities
5. Public Safety

