



**GOSHEN REDEVELOPMENT COMMISSION
AGENDA FOR THE REGULAR MEETING OF November 14, 2023**

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

The Goshen Redevelopment Commission will meet on November 14, 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** – Regular Meeting 10/10/2023 & Special Meeting 10/20/2023
- 4. OPEN PROPOSALS** – 417 South Third Street
- 5. NEW BUSINESS**
Resolution 43-2023 – Approving the Redevelopment Commission Budgets for 2024
- 6. DISCUSSION** – Sale of RDC Properties
- 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 – December 12, 2023 at 3:00 p.m.
- 11. EXECUTIVE SESSION**
Pursuant to the provisions of the Open Door Law and Indiana Code § 5-14-1.5-6.1(b)(2)(B), the Goshen Redevelopment Commission will meet in executive session at the conclusion of the regular meeting for discussion of strategy with respect to litigation.

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of October 10, 2023

The Goshen Redevelopment Commission met in a regular meeting on October 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.

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: Brian Garber, Brianne Brenneman, Steve Brenneman, Andrea Johnson, Brett Weddell and Bradd Weddell

Absent:

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve the minutes of the September 12, 2023 regular meeting.

The motion was adopted unanimously.

PRESENTATION

Jason Semler – Baker Tilly – Annual presentation of information for the governing bodies of taxing units within an allocated area.

- a. The Commission's budget with respect to allocated property tax proceeds
- b. The long terms plans for the allocation area
- c. The impact on each of the taxing units

(0:55) Jason Semler, Baker Tilly, presented a PowerPoint of the annual TIF Report and answered questions from Commission members. This an annual requirement of the statue.

Commissioner Brett Weddell stated the approximate 11 million in tax increment received would have been less than \$200,000 if Redevelopment Commission and TIF were eliminated.

Resolution 38-2023 – Approve Request to Issue Request for Proposals for Construction Inspection Services for Elkhart County Courts Consolidation Infrastructure Project

(22:35) Becky Hutsell, Redevelopment Director, the city's portion of the project is approximately 3.9 million. The project is currently out to bid with bids being due on Monday, October 16, 2023. There will be a special Redevelopment Commission meeting on October 20, 2023 to award the contract. Engineering staff has requested to solicit proposals for 3rd party construction inspection as they have two other projects under construction next year.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 38-2023.

The motion was adopted unanimously.

Resolution 39-2023 – Approve and Authorize Execution of Transfer Documents for the Real Estate at 405, 409 and 411 South Third Street

(26:45) Becky Hutsell, Redevelopment Director, this is the second part of the agreement that was approved with Larry and Julia Gautsche for the purchase of the Third Street lots. This resolution grants permission to execute all the documents related to the agreement.

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve Resolution 39-2023.

The motion was adopted unanimously.

Resolution 40-2023 – Approval and Authorization to Negotiate and Execute Agreement with JPR for Conceptual Plan Development for the Winona Trail/Maple City Greenway Extension to Regent Street

(27:25) Becky Hutsell, Redevelopment Director, in 2020 the Commission entered into an agreement with JPR for the Survey, Design and Engineering Services for the Winona Trail Extension. The intention at the time was to connect to Winona Trail at Bethany Christian through Winchester Trails where it would travel through the housing development's private streets to Regent Street. After three years of attempting to work out an agreement with YES Communities we have failed to come to an acceptable solution with them. As part of the Development Agreement for Cherry Creek project, we have committed to continuing to pursue the trail connection. Now exploring alternative trail routes and have requested a proposal from JPR to continue this work. JPR has proposed an 8 week timeline for the work with a cost of \$15,000.

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve Resolution 40-2023.

The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve the Register of Claims totaling \$2,459,319.18

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. Ms. Hutsell stated that the City budget has been approved by City Council

OPEN FORUM

Commissioner Brett Weddell told the Commission that the Goshen Police Department is very appreciative of the commitment by the Commission to purchase new patrol cars.

Becky Hutsell stated that the final walk thru for the new Parks Maintenance Facility is tomorrow.

Commissioner Brian Garber asked if the apartments on Indiana Avenue are ready for occupants and Ms. Hutsell said that a few have been released but still waiting on NIPSCO to be able to open the rest.

Jonathan Garber told the Commission about an open house at Millrace Co-Housing to thank the Commission members for their support. It will be held on Friday, November 3, 2023.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for November 14, 2023 at 3:00 p.m.

ADJOURNMENT

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

The motion was adopted unanimously.

The regular meeting was adjourned at 3:41 p.m.

APPROVED on November 14, 2023

GOSHEN REDEVELOPMENT COMMISSION

Brian Garber, President

Brianne Brenneman, Secretary

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Special Meeting of October 20, 2023

The Goshen Redevelopment Commission met in a regular meeting on October 20, 2023 at 7:00 a.m. in the Conference Room at the Goshen Annex Building, 204 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: Brian Garber, Brianne Brenneman, Steve Brenneman, Andrea Johnson, Brett Weddell
Absent: Bradd Weddell

Resolution 41-2023 – Acceptance of Cherry Creek, LLC’s proposal and Authorization for Execution of Purchase Agreement and Transfer Documents

Becky Hutsell, Redevelopment Director, in response to the Request for Proposals to Purchase Real Property for the Regent Square Court Redevelopment Property, one proposal was received from Cherry Creek, LLC. They are committed to construct and dedicate as public 11,900 linear feet of trail way within Cherry Creek Development as part of the development plan and they commit to clear the debris from the trail way to ensure it an acceptable school route.

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve Resolution 41-2023.

The motion was adopted unanimously.

Resolution 42-2023 – Award Bid and authorize Negotiation and Execution of Agreement for Elkhart County Courts Consolidation Public Infrastructure Improvements

Dustin Sailor, Director of Public Works, bids were requested and four (4) bids were received and opened at the October 16, 2023 Board of Works and Safety meeting. After review of the bids, Niblock Excavating submitted the lowest responsible and responsive bid at \$4,165,762.36. The bid came in below the Engineer’s estimate.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 42-2023.

The motion was adopted unanimously.

OPEN FORUM

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

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for November 14, 2023 at 3:00 p.m.

ADJOURNMENT

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

The motion was adopted unanimously.

The regular meeting was adjourned at 7:13 a.m.

APPROVED on November 14, 2023

GOSHEN REDEVELOPMENT COMMISSION

Brian Garber, President

Brianne Brenneman, Secretary

RESOLUTION 43-2023

Approving the Redevelopment Commission Budgets for 2024

BE IT RESOLVED by the Goshen Redevelopment Commission that the following 2024 budgets are hereby approved:

- 1. Redevelopment Non-Reverting Operating Fund..... \$243,820.00
- 2. Consolidated River Race / US 33 Allocation Fund..... \$10,704,000.00
- 3. Southeast Allocation Fund..... \$9,205,115.00
- 4. Lippert/Dierdorff Allocation Fund \$550,000.00

Detailed 2024 budget information for the funds listed above is attached to and made a part of this resolution.

PASSED and ADOPTED on November 14, 2023

Goshen Redevelopment Commission

Brian Garber, President

Brianne Brenneman, Secretary

CITY OF GOSHEN, INDIANA

2024 BUDGETED APPROPRIATIONS - REDEVELOPMENT NON-REVERTING

Category	Sub-Category	Line Item Code	Line Item	2021 Actual	2022 Actual	2023 Budget	2024 Budget
PERSONAL SERVICES	Salaries and Wages	406-560-00-411.0130	REDV OP/FULL TIME PERSONNEL	137,214	107,189	110,000	114,650
PERSONAL SERVICES	Salaries and Wages	406-560-00-411.0140	REDV OP/PART TIME PERSONNEL	-	50	-	-
PERSONAL SERVICES	Salaries and Wages	406-560-00-411.0151	REDV OP/INCREMENT PAY	2,000	2,175	2,400	2,700
PERSONAL SERVICES	Employee Benefits	406-560-00-413.0100	REDV OP/FICA MATCH	8,120	6,283	6,867	7,280
PERSONAL SERVICES	Employee Benefits	406-560-00-413.0200	REDV OP/MEDICARE MATCH	1,899	1,469	1,606	1,720
PERSONAL SERVICES	Employee Benefits	406-560-00-413.0300	REDV OP/RETIREMENT	18,090	15,597	15,726	16,670
PERSONAL SERVICES	Employee Benefits	406-560-00-413.0501	REDV OP/HEALTH INSURANCE	44,056	32,901	39,430	42,200
PERSONAL SERVICES	Employee Benefits	406-560-00-413.0700	REDV OP/CELL PHONE	600	550	650	600
PERSONAL SERVICES	Employee Benefits	406-560-00-413.0701	REDV OP/CLOTH/BOOT/FITNESS	300	200	200	200
SUPPLIES	Other Supplies	406-560-00-429.0002	REDV OP/OTHER SUPPLIES	329	858	1,000	1,000
SERVICES & CHARGES	Professional Services	406-560-00-431.0201	REDV OP/PROF SERVICES	-	-	-	-
SERVICES & CHARGES	Professional Services	406-560-00-431.0502	REDV OP/CONTRACT SVCS	66,061	63,536	30,000	50,000
SERVICES & CHARGES	Communication and Transportation	406-560-00-432.0201	REDV OP/POSTAGE	-	-	100	100
SERVICES & CHARGES	Communication and Transportation	406-560-00-432.0301	REDV OP/TRAVEL EXPENSES	-	-	1,000	1,000
SERVICES & CHARGES	Printing and Advertising	406-560-00-433.0000	REDV OP/PRINTING & ADVERT	25	-	250	250
SERVICES & CHARGES	Utility Services	406-560-00-435.0101	REDV OI/ELECTRICITY	612	1,074	750	750
SERVICES & CHARGES	Utility Services	406-560-00-435.0201	REDV OP/GAS	1,173	830	1,200	1,200
SERVICES & CHARGES	Repairs and Maintenance	406-560-00-436.0100	REDV OP/REPAIRS-MAINT	491	14	500	500
SERVICES & CHARGES	Other Services and Charges	406-560-00-439.0301	REDV OP/SUBS & DUES	1,036	598	2,500	2,500
SERVICES & CHARGES	Other Services and Charges	406-560-00-439.0930	REDV OP/OTHER SVC CHARGE	1,396	486	1,000	500
SERVICES & CHARGES	Other Services and Charges	406-560-00-499.0001	REDV OP/NON APPROPRIATED	-	-	-	-
REDEVELOPMENT NON-REVERTING TOTAL				\$283,402	\$233,810	\$215,179	\$243,820

CITY OF GOSHEN, INDIANA

2024 BUDGETED APPROPRIATIONS - SOUTHEAST GOSHEN TIF

Category	Sub-Category	Line Item Code	Line Item	2021 Actual	2022 Actual	2023 Budget	2024 Budget
SERVICES AND CHARGES	Professional Services	473-560-00-431.0200	SALARY REIMB	-	-	50,000	-
SERVICES AND CHARGES	Professional Services	473-560-00-431.0502	CONTR SVCS	178,637	240,141	250,000	1,120,000
SERVICES AND CHARGES	Other Services and Charges	473-560-00-439.0930	OTHER SVC CHGS	12,448	65,748	120,000	12,000
CAPITAL OUTLAYS	Land	473-560-00-441.0000	SE ED TIF/PROPERTY ACQ	-	-	200,000	690,000
CAPITAL OUTLAYS	Infrastructure	473-560-00-442.0000	SE ED TIF/CAPITAL PROJ	2,394,771	2,152,563	5,060,000	6,566,000
SERVICES AND CHARGES	Other Services and Charges	473-560-00-452.0000	TRANSFERS OUT	819,000	823,785	817,919	817,115
SOUTHEAST GOSHEN TIF TOTAL				\$3,404,856	\$3,282,237	\$6,497,919	\$9,205,115

CITY OF GOSHEN, INDIANA

2024 BUDGETED APPROPRIATIONS - CONSOLIDATED RIVERRACE/US33 TIF

Category	Sub-Category	Line Item Code	Line Item	2021 Actual	2022 Actual	2023 Budget	2024 Budget
SERVICES & CHARGES	Professional Services	480-560-00-431.0200	CONS RR/US 33/TIF SALARY RE	-	-	50,000	-
SERVICES & CHARGES	Professional Services	480-560-00-431.0502	CONS RR/US33 CONTRACTUAL	123,541	376,383	50,000	900,000
SERVICES & CHARGES	Other Services and Charges	480-560-00-439.0930	CONS RR/US33/OTHER SVCS	74,360	39,800	120,000	120,000
SERVICES & CHARGES	Other Services and Charges	480-560-00-452.0000	CONS RR/US33/TRANSFERS OUT	-	-	-	-
SERVICES & CHARGES	Other Services and Charges	480-560-00-499.0001	CONS RR/US33/NON APPROPRI	-	-	-	-
CAPITAL OUTLAYS	Land	480-560-00-441.0001	CONS RR/US33/PROP ACQ	250,000	750,000	500,000	275,000
CAPITAL OUTLAYS	Infrastructure	480-560-00-442.0000	CONS RR/US33/CAPITAL PROJ	523,888	871,825	1,975,000	9,409,000
DEBT SERVICE	Payments on Bonds and Other Debt Principal	480-560-00-438.0100	CONS RR/US33-DEBT-PRINCIPA	333,000	59,572	-	-
CONSOLIDATED RIVERRACE/US33 TIF TOTAL				\$1,304,789	\$2,097,580	\$2,695,000	\$10,704,000

CITY OF GOSHEN, INDIANA

2024 BUDGETED APPROPRIATIONS - TIF LIPPERT/DIERDORFF

Category	Sub-Category	Line Item Code	Line Item	2021 Actual	2022 Actual	2023 Budget	2024 Budget
SERVICES & CHARGES	Professional Services	474-560-00-431.0502	TIF LIPPERT/DIERDORFF CONTR SERV	4,331	46,612	100,000	50,000
CAPITAL OUTLAYS	Machinery, Equipment, and Vehicles	474-560-00-445.0200	TIF LIPPERT/PUBLIC SAFETY EQUIPMENT	-	-	-	500,000
TIF LIPPERT/DIERDORFF TOTAL				\$4,331	\$46,612	\$100,000	\$550,000



**Department of Community Development
CITY OF GOSHEN**

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Memorandum

TO: Redevelopment Commission

FROM: Becky Hutsell, Redevelopment Director

RE: Discussion – Potential Sale of Four (4) Redevelopment-Owned Properties

DATE: November 13, 2023

The Redevelopment Commission has four (4) rental properties that staff would like to discuss selling on their current leases are fulfilled. Details regarding the properties are as follows:

1. 65719 SR 15
 - Purchased 6/17/2010
 - Currently on a month-to-month lease
2. 65693 SR 15
 - Purchased 4/12/2019
 - Current lease expires 6/30/2024

Both properties were purchased prior to determining that an extension of the Waterford Mills Parkway through this area to connect to CR 40 was not feasible. More recent traffic analysis indicated that a better approach would be to improve SR 15 between Waterford Mills Parkway and CR 40. In the event that such improvements are needed in the future, staff's suggestion would be to dedicate additional right-of-way along SR 15 from these two properties to ensure that we would not need to reacquire land in the future. Both properties are set back far enough that an additional 20' of right-of-way would have very minimal impact on our ability to sell the properties now.



- 3. 309 E Kercher
 - Purchased 7/1/2013
 - Current lease expires 9/30/2024

This property was purchased to allow for the construction of the Kercher Road Retention Pond. The pond is complete and it has since been determined that no additional capacity is required and there is still adequate City-owned land if some expansion is required in the future.



- 4. 437 N 1st St
 - Current lease expires 4/30/2024



Staff is still researching how this property ended up with the Redevelopment Commission, but it is a residential property located on the Cemeteries' land on N. 1st Street (just north of the railroad). Because it is all one parcel, it would have to be subdivided prior to sale. Staff will talk with the Cemetery Director in advance of Tuesday's meeting to determine what their long-term plans are for this area.

Aside from these four (4) properties, the only other rentals still owned by the Commission are 208 & 210 W. Washington Street. Both of those are part of the development plan for the last extension of River Race Drive and will be maintained as rentals until the project is constructed.

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 **October 11, 2023 through November 9, 2023** and finds that entries are allowed in the total amount of **\$423,512.57**

APPROVED on November 14, 2023

Brian Garber, President

Brianne Brenneman, Secretary

GOSHEN REDEVELOPMENT COMMISSION

Expenditure Report - by Budget Line and Payee

Claims from 10/11/2023 through 11/9/2023

406-560-00-431.0502		RDV NON-RVRT OP/Contractual Services	
11/6/2023	Affordable Lawn Service (04844)		\$1,315.00
		Line Total for Period:	\$1,315.00
406-560-00-435.0101		RDV NON-RVRT OP/Electric	
11/6/2023	NIPSCO (00014)		\$42.80
11/6/2023	NIPSCO (00014)		\$65.00
11/6/2023	NIPSCO (00014)		\$134.29
		Line Total for Period:	\$242.09
406-560-00-435.0201		RDV NON-RVRT OP/Gas	
11/6/2023	NIPSCO (00014)		\$102.26
11/6/2023	NIPSCO (00014)		\$50.42
		Line Total for Period:	\$152.68
406-560-00-436.0100		RDV NON-RVRT OP/Repairs & Maintenance	
10/11/2023	John Hall's True Value Hardware (00081)		\$15.09
		Line Total for Period:	\$15.09
406-560-00-439.0301		RDV NON-RVRT OP/Subscriptions & Dues	
10/31/2023	Truth Publishing Company, Inc. (01744)		\$207.00
		Line Total for Period:	\$207.00
406-560-00-439.0930		RDV NON-RVRT OP/Other Services & Charges	
10/31/2023	Elan Corporate Payment Systems		\$38.34
		Line Total for Period:	\$38.34

473-560-00-431.0502 SOUTHEAST TIF/Contractual Services

10/31/2023	American Structurepoint, Inc. (03093)	\$87,767.82
10/31/2023	American Structurepoint, Inc. (03093)	\$4,192.50
10/31/2023	American Structurepoint, Inc. (03093)	\$3,150.00
10/31/2023	American Structurepoint, Inc. (03093)	\$10,192.00
10/31/2023	American Structurepoint, Inc. (03093)	\$11,790.00
11/9/2023	Jones Petrie Rafinski Corp. (00463)	\$3,940.00

Line Total for Period: \$121,032.32

473-560-00-439.0930 SOUTHEAST TIF/Other Services & Charges

10/11/2023	Menards - Goshen Store # 3096 (01046)	\$4.58
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Line Total for Period: \$4.58

473-560-00-441.0000 SOUTHEAST TIF/Property Acquisition

10/11/2023	Bernard L Pletcher`	\$1,921.97
10/11/2023	Nancy L Yoder	\$6,178.03
10/11/2023	Nancy L Yoder	\$6,525.00
10/19/2023	CR6 Investments, LLC	\$17,340.00
10/19/2023	JAAD Investments - (13134)	\$16,930.00
10/19/2023	Kenneth Cole	\$31,975.00
10/19/2023	Mark Spade (13133)	\$7,125.00
10/19/2023	Robert & Ruth Newell (13136)	\$6,500.00
10/19/2023	Rollin'-Acres Holsteins, LLC (13135)	\$30,700.00
10/31/2023	James & Carol Brosius	\$1,000.00
10/31/2023	Lois & John Mast (13146)	\$35,225.00

Line Total for Period: \$161,420.00

473-560-00-442.0000 SOUTHEAST TIF/Capital Projects

10/11/2023	Elkhart County Gravel, Inc. (00174)	\$64,826.01
10/11/2023	Elkhart County Gravel, Inc. (00174)	\$753.60
10/19/2023	Elkhart County Gravel, Inc. (00174)	\$7,116.75

Line Total for Period: \$72,696.36

480-560-00-431.0502		RR/US 33 TIF/Contractual Services	
10/19/2023	A & Z Engineering, LLC		\$4,670.00
11/6/2023	Beam Longest Neff - BLN (12772)		\$4,497.68
11/9/2023	Beam Longest Neff - BLN (12772)		\$8,037.82
Line Total for Period:			\$17,205.50
480-560-00-439.0930		RR/US 33 TIF/Other Services & Charges	
10/11/2023	Michiana Pest Solutions LLC (13114)		\$125.00
10/19/2023	City of Goshen Utilities		\$104.76
10/19/2023	Michiana Pest Solutions LLC (13114)		\$125.00
10/19/2023	NIPSCO (00014)		\$8.85
10/31/2023	Barkes, Kolbus, Rife & Shuler, LLP (00311)		\$1,020.00
Line Total for Period:			\$1,383.61
480-560-00-442.0000		RR/US33 TIF/Capital Projects	
10/31/2023	Abonmarche (05859)		\$46,000.00
11/1/2023	T & T Auto (13149)		\$1,800.00
Line Total for Period:			\$47,800.00
Total Expenditures for Period:			\$423,512.57



November 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. 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".

An agreement is in place with 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 once Madison Street improvements are completed. There is currently an all day walk through scheduled with both Norfolk Southern and the Federal Railroad Administration on November 2nd to assess each crossing within this corridor and the improvements as they relate to the quiet zone scoring.

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. Goshen Engineering has issued a right-of-way permit for the relocation, but has not received confirmation the utilities are clear. Design plans are being finalized and bidding for this project is anticipated to occur before the end of 2023. Because of material lead times, it is anticipated this project will begin construction in 2024 and may extend into 2025.

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

AP Development is proceeding with plans for 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 issuing the bonds for this project and anticipate that it will begin later 2023/early 2024.

For the City's portion of the work that will be improving 10th & Douglas, Niblock has been hired as the contract. 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: 3rd & JEFFERSON REDEVELOPMENT LOT

PROJECT DESCRIPTION

The half block at 3rd & Jefferson is currently vacant and ready for development.

PROJECT UPDATE

The RDC received one (1) proposal for this property. AP Development, who is developing the former Western Rubber site, is also interested in constructing multi-family for this property. The Commission has approved staff negotiations with the developer and it is anticipated that a Development Agreement will be prepared over the next few months.

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 one-acre lot, established as the Millrace Townhomes Subdivision, is currently vacant and ready for redevelopment.

PROJECT UPDATE

The RDC received two (2) proposals for this property and the Selection Committee recommended proceeding with the proposal from Viewrail for the Millrace Flats project. The Commission has approved staff negotiations with the developer and it is anticipated that a Development Agreement will be prepared over the next few months.

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.

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.

PROJECT: SOUTH FIRE STATION STUDY

PROJECT DESCRIPTION

The approved 5-Year Capital Plan includes debt service associated with a bond issuance to fund the construction of a new south fire station. 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 this fall.

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 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.

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

This project is currently out for bid, with an October 16th bid date. A special RDC meeting has been scheduled for October 20th to award the contract.

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.

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 2024.

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 for Contract 1 is substantially complete and Contract 3 will be finished this fall. Contract 2 will likely be the end of the year. Brinkley is currently in production for the first two buildings with the third slated to be completed by the end of the year and the forth by next summer.

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

This project is substantially complete. A final walk through is scheduled for the end of this month and it is anticipated that the Parks Department will begin moving in to the facility shortly thereafter.