



**GOSHEN REDEVELOPMENT COMMISSION  
AGENDA FOR THE REGULAR MEETING OF April 9, 2024**

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

The Goshen Redevelopment Commission will meet on April 9, 2024 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 08-2024** – Approve Funding for and Recommend Award of Bid and Execution of a Contract for the Steury Avenue and Lincoln Avenue Reconstruction & Drainage Improvements Project

Approve Request for Negotiation of an Agreement with the Goshen Chamber for the Building at 113 West Jefferson Street

**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 – May 14, 2024 at 3:00 p.m.

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of March 12, 2024**

The Goshen Redevelopment Commission met in a regular meeting on March 12, 2024 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, Jonathan Graber and Bradd Weddell

Absent: Brett Weddell and Colin Yoder

*3:05 Commissioner Brett Weddell entered the meeting.*

### **CHANGES TO THE AGENDA**

A request was made to add Resolution 07-2024 – Authorization to Execute Agreement for Construction Inspection for the Elkhart County Courts Consolidation Public Infrastructure Improvements to the agenda.

A motion was made by Commissioner Graber and seconded by Commissioner Brenneman to add Resolution 07-2024 to the agenda.

The motion was adopted unanimously.

### **APPROVAL OF MINUTES**

A motion was made by Commissioner Graber and seconded by Commissioner Brenneman to approve the minutes of the February 13, 2024 regular meeting.

The motion was adopted unanimously.

### **PRESENTATION**

Goshen Community Schools Manufacturing Update

Bob Krug, Goshen Community Schools, gave an update of the new equipment being purchased and programs being offered. Enrollment has increased every year of this program.

**Resolution 05-2024** – Contract for City of Goshen Lawn Services with Colin Avila d/b/a Yarkshark

(20:22) Becky Hutsell, Redevelopment Director, this is an annual agreement for lawn services. This for Civil City and Redevelopment properties. The approval being requested is only for Redevelopment owned properties.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 05-2024.

The motion was adopted unanimously.

**Resolution 06-2024-** Approval and Authorization to Issue Request for Proposals and Qualifications for New South Fire Station

(23:10) Becky Hutsell, Redevelopment Director, the Commission granted approval in 2022 to proceed with a Request for Proposal (RFP) for the Design of the New South Fire Station. Staff has fully evaluated using the Build/Operate/Transfer (BOT) method for this project. The most significant advantage is that a team of designers and builders work together to develop the project and are able to provide a guaranteed maximum price prior to commencing construction. Proposals will be due back at the end of April. Looking for volunteers from the Commission to evaluate the proposals and Commissioner Brian Garber, Commissioner Brett Weddell and Commissioner Bradd Weddell volunteered.

Discussion between staff and commission members regarding using the BOT system.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 06-2024.

The motion was adopted unanimously.

**Resolution 07-2024** Authorization to Execute Agreement for Construction Inspection for the Elkhart County Courts Consolidation Public Infrastructure Improvements

(42:00) Becky Hutsell, Redevelopment Director, a Request for Proposals was issued for construction inspection services associated with the new courthouse public infrastructure improvements and two proposals were received. While both proposals were excellent the compensation portion of the proposal was where the decision was made. Requesting to move forward with Abonmarche Consultants.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 07-2024.

The motion was adopted unanimously.

**APPROVAL OF REGISTER OF CLAIMS**

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve payment of the Register of Claims totaling \$1,844,915.04

**MONTHLY REDEVELOPMENT STAFF REPORT**

Becky Hutsell, Redevelopment Director stated that the Lincoln Avenue Reconstruction project is out to bid.

Dustin Sailor, Director of Public Works, said that the pedestrian path by Waterford Elementary is moving forward.

**OPEN FORUM**

No one from the Commission or the public spoke.

**ANNOUNCEMENTS**

It was announced that the next regular meeting is scheduled for April 9, 2024 at 3:00 p.m.

**ADJOURNMENT**

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

The motion was adopted unanimously.

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

**APPROVED** on April 9, 2024

**GOSHEN REDEVELOPMENT COMMISSION**

---

Brian Garber, President

---

Brianne Brenneman, Secretary

**GOSHEN REDEVELOPMENT COMMISSION  
RESOLUTION 08-2024**

**Approve Funding for and Recommend Award of Bid and Execution of a Contract for the Steury Avenue and Lincoln Avenue Reconstruction & Drainage Improvements Project**

WHEREAS, the City of Goshen Board of Public Works and Safety received bids for the Steury Avenue and Lincoln Avenue Reconstruction & Drainage Improvements Project, Project Number JN 2019-0046 (the “Project”) at its March 28, 2024 meeting;

WHEREAS, upon review the lowest responsible and responsive bidder for the Project is Niblock Excavating, Inc. with a bid of \$9,097,758.00;

WHEREAS, the Goshen Redevelopment Commission has agreed to fund the cost of the Project; and

WHEREAS, the Project, as a public works project, must be awarded by the City of Goshen Board of Public Works and Safety per state statute.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves the funding for the Project and recommends the City of Goshen Board of Public Works and Safety to award the bid to and execute a contract for the Project with Niblock Excavating, Inc. for a total contract price/compensation, prior to any amendment(s) or change order(s), of \$9,097,758.00.

PASSED AND ADOPTED on April 9, 2024.

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary



**Engineering Department  
CITY OF GOSHEN**

204 East Jefferson Street, Suite 1 • Goshen, IN 46528-3405

Phone (574) 534-2201 • Fax (574) 533-8626 • TDD (574) 534-3185  
engineering@goshencity.com • www.goshenindiana.org

## Memorandum

To: Goshen Redevelopment Commission & Goshen Board of Works and Safety

From: Dustin K. Sailor, Director of Public Works

RE: **STEURY AVENUE & LINCOLN AVENUE RECONSTRUCTION & DRAINAGE  
IMPROVEMENTS CONSTRUCTION BID REVIEW  
(JN: 2019-0046)**

Date: April 2, 2024

Three bids for the above-referenced project were received on March 28, 2024, from:

Contractor	Base Bid	Bid Alternate	Bid Total
Niblock Excavating	\$8,829,875.50	\$267,882.50	\$9,097,758.00
HRP Construction	\$10,327,000.00	\$197,059.00	\$10,524,059.00
Rieth-Riley Construction	\$11,742,856.80	\$257,137.50	\$11,999,994.30

Bids were reviewed for compliance, and all bidders provided correct bid totals and the proper documentation as required by the Instruction to Bidders. Based on the bids submitted, Niblock Excavating was found to be the lowest responsive and responsible bidder with a base bid of \$8,829,875.50, a bid alternate of \$267,882.50, and a total bid amount of \$9,097,758.50.

Within the bid package, a bid alternate was included to reconstruct Goshen Die Cutting's (GDC) trailer parking area impacted by the smoothing of the S-curves on Steury Avenue. Although Niblock's bid for this alternate was the highest of the three bids, Niblock's overall bid remains the lowest.

Goshen Redevelopment budgeted \$8 million to construct this project, including American Rescue Plan dollars. Within the bid, allowances were added for unforeseen construction conflicts and issues. These undistributed quantities are:

Line Item 7C, B-borrow, valued at \$180,000,  
Line Item 7D, No. 2 Stone, valued at \$345,000, and  
Line Item No. 38, Construction Allowance, valued at \$700,000  
**Subtotal Value of \$1,225,000**

These allowances may or may not be used during construction.

With the need to utilize the allotted ARP funding before its expiration, with the need to complete the identified improvements, and having received three competitive bids, Goshen Engineering recommends awarding the base bid and the bid alternate to Niblock Excavating.





**Department of Community Development  
CITY OF GOSHEN**

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

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

# Memorandum

---

TO:           Redevelopment Commission

FROM:        Becky Hutsell, Redevelopment Director

RE:           Request to Negotiate an Agreement with the Goshen Chamber for the Building at 113 W. Jefferson Street

DATE:        April 9, 2024

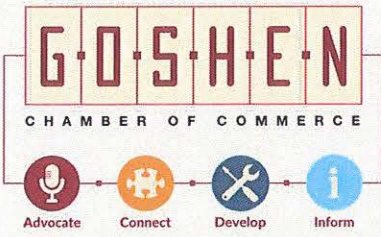
---

In response to our previously issued Request for Proposals for 113 W. Jefferson Street, we have received a proposal from the Goshen Chamber. They are very interested in the building and their desire would be to redevelop it to become the new Chamber building. The square footage is similar to the main floor of the existing Chamber building and they envision creating a much more flexible space than their existing layout.

Prior to submitting their request, the Chamber initiated conversation with City staff about the sale of their existing building to the City to alleviate the space constraints that are currently being experienced at the Goshen Police Department. Appraisals have not yet been completed on the existing Chamber building and would be completed as the next step if staff is granted the permission to negotiate an agreement. Civil City funds are also currently being utilized to evaluate the space and determine if it would be functional to address the City's needs. That analysis is to be completed by Dan Cripe within the next few weeks.

Commissioners Brett Weddell and Brienne Brenneman previously volunteered to be part of the selection committee for this property. If either wishes to step down, we're asking that another member volunteer to work with Staff through this process. If permitted to proceed, it is anticipated that more information will be brought back to the Commission at the May meeting regarding the structure of an agreement.





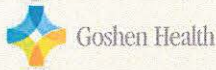
To: Goshen Redevelopment Commission

From: Goshen Chamber of Commerce

Date: March 25, 2024

Re: 113 W. Jefferson Street / 233 S. Main Street Redevelopment Property

### DIAMOND



### PLATINUM

1ST SOURCE BANK

4-TIER FIRE PROTECTION, INC

DJ CONSTRUCTION

GOSHEN COLLEGE

GREENCROFT COMMUNITIES

INTERRA CREDIT UNION

MASTERBAND CABINETS

MAPLETRONICS COMPUTERS

The Goshen Chamber of Commerce (the "Chamber") hereby submits its request for quotation ("RFQ") to the City of Goshen Redevelopment Commission (the "Commission") for the purpose of entering into negotiations with the Commission regarding the purchase and redevelopment of certain property located at 113 W. Jefferson Street / 233 S. Main Street in Goshen, Indiana, which property is currently owned by the Commission (the "Redevelopment Property"). This RFQ is submitted on behalf of the by and through its President & CEO Nick Kieffer, who is the authorized representative of the Chamber and acting with the consent and approval of its Board of Directors. Mr. Kieffer can be reached via phone at 574-533-2102, and via email at [nkieffer@goshen.org](mailto:nkieffer@goshen.org). The Chamber's Federal EIN number is #35-0907750.

As stated above, the purpose of this RFQ is to enter into negotiations about the possibility of the Chamber purchasing the Redevelopment Property and to sell its current property located at 232 S. Main Street in Goshen, Indiana (the "Chamber Property") to the City of Goshen (the "City"). The sale of the Chamber Property would be contingent upon the Chamber's purchase of the Redevelopment Property.

In the event that the parties can reach a mutually acceptable agreement, the Chamber's intent is to redevelop the Redevelopment Property to serve as the new Chamber headquarters and Visitor Center. The programming for the Redevelopment Property would enhance the Goshen tourist experience and provide new visitor amenities to complement Goshen's downtown corridor. The Redevelopment Property, if obtained by the Chamber, would also feature meeting room space that member businesses could utilize. If the Chamber acquires the Redevelopment Property, that new location would continue to support the Chamber's Membership just like the present location, while providing enhanced amenities for Chamber's Members and visitors enjoying Goshen's downtown corridor.

The Chamber plans making an appropriate investment in the Redevelopment Property, if acquired, to create a space for the business community and visitors to enjoy and utilize. With the reconstruction of Jefferson Street and



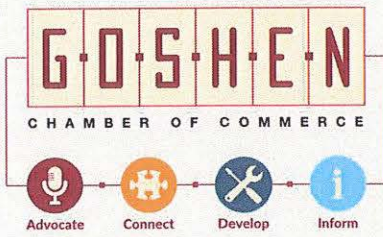
NICK KIEFFER  
PRESIDENT & CEO



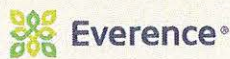
*The good of*



232 S. Main Street | Goshen, IN 46526  
574-533-2102 | FAX 574-533-2103  
[goshen.org](http://goshen.org)



**DIAMOND**



**PLATINUM**

1ST SOURCE BANK

4-TIER FIRE PROTECTION, INC

DJ CONSTRUCTION

GOSHEN COLLEGE

GREENCROFT COMMUNITIES

INTERRA CREDIT UNION

MASTERBAND CABINETS

MAPLETRONICS COMPUTERS



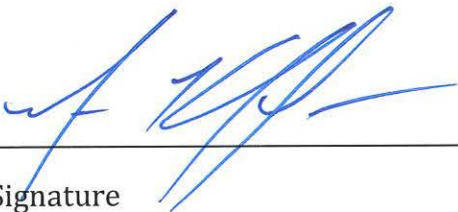
NICK KIEFFER  
PRESIDENT & CEO

the potential for outdoor seating space, the Chamber is ready to explore and design a space the community will be proud of.

Currently, the expenses linked to this project remain uncertain, as they hinge on the outcomes of discussions with the City regarding the City's purchase of the Chamber Property and the sale of the Redevelopment Property to the Chamber.

This RFQ involves initiating a 90-day negotiation period with the City and the Commission to determine if a mutually advantageous agreement can be reached concerning the properties. This timeframe would provide the City with the opportunity to secure the necessary appraisals according to city guidelines. Additionally, the request would permit a six-month due diligence phase, allowing both parties ample time to thoroughly examine and analyze each property.

Additional Request Outside of the RFQ: The City is developing a parking lot to the west of the building; the Chamber would request some designated parking spots for visitor/member/staff. The final number of designated parking spots TBD.

  
\_\_\_\_\_  
Signature

3/25/2024  
Date

Nick Kieffer  
Printed Name

PRESIDENT + CEO  
Title



## **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 **March 13, 2024 through April 4, 2024** and finds that entries are allowed in the total amount of **\$567,114.83**

**APPROVED** on April 9, 2024

---

Brian Garber, President

---

Brianne Brenneman, Secretary

# GOSHEN REDEVELOPMENT COMMISSION

## Expenditure Report - by Budget Line and Payee

Claims from 03/14/2024 through 04/04/2024

<b>406-560-00-433.0000</b>		<b>RDV NON-RVRT OP/Printing &amp; Advertising</b>	
4/2/2024	The Goshen News (00115)		\$119.64
		<b>Line Total for Period:</b>	<b>\$119.64</b>
<b>406-560-00-435.0101</b>		<b>RDV NON-RVRT OP/Electric</b>	
4/3/2024	NIPSCO (00014)		\$129.15
4/3/2024	NIPSCO (00014)		\$21.90
4/2/2024	NIPSCO (00014)		\$119.87
		<b>Line Total for Period:</b>	<b>\$270.92</b>
<b>406-560-00-435.0201</b>		<b>RDV NON-RVRT OP/Gas</b>	
4/3/2024	NIPSCO (00014)		\$94.75
4/3/2024	NIPSCO (00014)		\$21.71
4/2/2024	NIPSCO (00014)		\$71.37
		<b>Line Total for Period:</b>	<b>\$187.83</b>
<b>473-560-00-431.0502</b>		<b>SOUTHEAST TIF/Contractual Services</b>	
4/2/2024	American Structurepoint, Inc. (03093)		\$3,491.45
4/2/2024	American Structurepoint, Inc. (03093)		\$7,461.95
4/2/2024	American Structurepoint, Inc. (03093)		\$11,725.00
		<b>Line Total for Period:</b>	<b>\$22,678.40</b>
<b>473-560-00-441.0000</b>		<b>SOUTHEAST TIF/Property Acquisition</b>	
4/4/2024	Clerk, Elkhart County Superior Court No. 2 (90120)		\$28,800.00
		<b>Line Total for Period:</b>	<b>\$28,800.00</b>
<b>473-560-00-442.0000</b>		<b>SOUTHEAST TIF/Capital Projects</b>	
4/2/2024	Abonmarche (05859)		\$29,000.00
		<b>Line Total for Period:</b>	<b>\$29,000.00</b>

<b>480-560-00-431.0502</b>		<b>RR/US 33 TIF/Contractual Services</b>	
4/2/2024	Abonmarche (05859)		\$9,067.50
4/2/2024	Beam Longest Neff - BLN (12772)		\$5,028.52
4/2/2024	American Structurepoint, Inc. (03093)		\$1,435.00
<b>Line Total for Period:</b>			<b>\$15,531.02</b>
<b>480-560-00-439.0930</b>		<b>RR/US 33 TIF/Other Services &amp; Charges</b>	
3/15/2024	City of Goshen Utilities		\$88.48
4/2/2024	Commercial Appraisal Services, Inc. (09958)		\$2,500.00
<b>Line Total for Period:</b>			<b>\$2,588.48</b>
<b>480-560-00-442.0000</b>		<b>RR/US33 TIF/Capital Projects</b>	
4/2/2024	Niblock Excavating, Inc. (00653)		\$45,956.25
4/4/2024	Niblock Excavating, Inc. (00653)		\$421,982.29
<b>Line Total for Period:</b>			<b>\$467,938.54</b>
<b>Total Expenditures for Period:</b>			<b>\$567,114.83</b>



# April 2024 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. (Completed)
  - 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. (NS does not want to install gates at this crossing. The City has made a special request for quad-gates, and NS is requesting addition information. Goshen Engineering proposes we retain the services of American StructurePoint
  - 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. A site meeting was completed on November 2<sup>nd</sup> with Federal Railroad, Norfolk Southern, American Structurepoint and staff to assess each crossing within this corridor and the improvements as they relate to the quiet zone scoring. The application is complete, but we need an interlocal agreement with Elkhart County before they will sign the delegation letter needed for the CR 42 railroad crossing. As soon as the delegation letter is signed, the application will be submitted. We anticipate an 8-12 month approval timeline following submission.

---

**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. We're requesting award of the construction bid at this month's Commission meeting to Niblock Excavating, Inc.

---

**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 in the spring of 2024.

For the City's portion of the work that will be improving 10<sup>th</sup> & Douglas, Niblock has been hired as the contractor. NIPSCO has completed their gas relocation work. Niblock continues their work on the underground stormwater system within the Douglas Street right-of-way and will begin water main replacement within 10<sup>th</sup> Street in the coming weeks.

---

**PROJECT: 3<sup>rd</sup> & JEFFERSON REDEVELOPMENT LOT**

PROJECT DESCRIPTION

The half block at 3<sup>rd</sup> & 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 or 2023. If possible, we would like to proceed with the same scope of work in 2024.

---

**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 has begun the process of purchasing right-of-way. The City's legal team is currently working two eminent domain cases, with there being a possibility for a third case. We are on schedule to bid this project in 2025.

There have been a couple meetings with Elkhart Highway regarding the bridge over the Horn Ditch. The County was originally prepared to replace the bridge a several years ago, but project delays due to the City's relocation of the lift station, force main, and water main, forced the County to delay their project. With the pending work associated with College Avenue's reconstruction starting in 2025, it currently makes sense to include the bridge replacement with the City's roadwork to minimize impact on the area businesses, including Lippert, Forest River and Brinkley. A proposal has been solicited from American StructurePoint to incorporate the County's bridge plans into the road improvement plan set.

---

**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

A Request for Proposals & Qualifications for a Building/Operate/Transfer team is currently live. Proposals are due back on April 25<sup>th</sup> and we anticipate making an award to the selected team by June.

---

**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 the project in the spring of 2024.

---

**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 project was awarded to Niblock Excavating. A pre-construction meeting has been held and utility coordination is underway. Initial work includes clearing the right-of-way, which will allow NIPSCO gas, electric and other utilities to complete their work. NIPSCO gas is anticipated to start work next week, NIPSCO Electric is anticipated to start April 18th, and Comcast and Frontier will relocate after NIPSCO Electric is completed. Roadway work for the City's project will likely begin in late April 2024.

---

**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. Goshen Utilities has retained the services of Donohue & Associates, teamed with Arcadis, to complete the preliminary engineering study. Peerless Midwest has been retained by Goshen Utilities to drill the test wells and evaluate the aquifer. The development of the new wellfield is anticipated to take 3-years to complete.

---

**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.

---

**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 complete and Contract 3 will be finished within the next few months. Contract 2 will likely be completed by summer. Brinkley is currently in production for the first three buildings with the fourth slated to be completed by the end of March 2024. They have approvals in place to begin construction for the fifth building, as well.

---

**PROJECT: Winona Multi-use Trail Extension**

PROJECT DESCRIPTION

The Winona multi-use trail ends abruptly at the south property line of Bethany Christian School. With the proposed Cherry Creek development, there is a desire to extend the Winona path between Bethany School and Cherry Creek.

PROJECT UPDATE

A tentative agreement with Goshen Community School's has been reached to extend the path south long Waterford Elementary's property. JPR is working on the path design and the railroad permit to allow the path to cross Norfolk Southern's right-of-way. Assuming the railroad permit effort can be completed by June 2024, the project could be bid late summer for construction in the fall of 2024.