

NOTICE OF SPECIAL PUBLIC MEETING

Governing Body: Goshen Redevelopment Commission

Date and Time of Meeting: Tuesday, June 7, 2016 at 2:00 p.m.

Place of Meeting: Annex Conference Room
City of Goshen Annex Building
204 E. Jefferson Street
Goshen, Indiana 46528

Pursuant to the provisions of the Open Door Law and Indiana Code 5-14-1.5-5, the Goshen Redevelopment Commission will be holding a public meeting on June 7, 2016 at 2:00 p.m. The meeting will be held in the Annex Conference Room at the City of Goshen Annex Building, 204 E. Jefferson Street, Goshen, Indiana.



GOSHEN REDEVELOPMENT COMMISSION
AGENDA FOR THE SPECIAL MEETING OF JUNE 7, 2016

The Goshen Redevelopment Commission will meet on June 7, 2016 at 2:00 p.m. in the large conference room of the City Annex Building, 204 East Jefferson Street, Goshen, Indiana.

1. CALL TO ORDER/ROLL CALL

2. NEW BUSINESS

- a. Discussion – Southeast TIF Project Priorities Ranking for Projects Not Included in Five Year Funding Plan
- b. Discussion – Consolidated River Race / US 33 TIF Project Priorities Ranking for Projects Not Included in Five Year Funding Plan

3. APPROVAL OF REGISTER OF CLAIMS

4. 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.

5. ANNOUNCEMENTS

Next Regular Meeting – June 14, 2016 at **3:00 p.m.**

SOUTHEAST EDA REDEVELOPMENT PROJECT PRIORITY LIST

PROJECTS INCLUDED IN 5 YEAR PROJECT FUNDING PLAN:
South Link Road – Phase II
Intersection Improvement of SR 15 & Kercher Road
Kercher Road from the Railroad to Dierdorff Road (80% Federal / 20% Local ROW & Construction)
Kercher Road Reconstruction from Dierdorff Road to Firethorn Drive (80% Federal / 20% Local for Design, ROW & Construction) – Partial Local Match
Goshen Industrial Park – Stormwater Retention
Bri-Mar Manufacturing Expansion / Eisenhower Drive Water Main Extension

Place an X in one of the three columns below indicating your interest for each project. If no interest, please leave blank.

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PROJECTS NOT INCLUDED IN PROJECT FUNDING PLAN:	1 LOW	2 MEDIUM	3 HIGH
CR 40 Water Main and Sewer Extension from Dierdorff Road to Corrie Drive – Phase 1 (Keystone / Brimar Project)			
CR 40 Road Reconstruction & Water and Sewer Extension from Dierdorff Road to US 33 Phase 2			
Goshen Industrial Park – Storm Sewer Main from Eisenhower North to Retention Facility			
Waterford Commons Business Park Road Construction and Utility Extensions (Hoogenboom Project)			
Extension of Waterford Parkway from SR 15 west to CR 40 Bridge (County partnership/partial funding)			

SOUTHEAST TIF DISTRICT
5 YEAR PROJECT FUNDING PLAN

ESTIMATED ANNUAL CASH BALANCE

	2016	2017	2018	2019	2020
Prior Year End Estimated Cash Balance <i>(2016 beginning balance as of 12/31/15 w/o 12/15 TIF revenue)</i>	\$1,274,911.54	\$448,428.28	\$877,185.11	\$1,022,819.61	\$1,854,300.86
Less Year End Encumbrances	-\$496,984.51	\$0.00	\$0.00	\$0.00	\$0.00
Estimated TIF Revenues <i>(estimated TIF revenues from 11/10/15 Umbaugh report)</i>	\$2,191,470.00	\$2,214,810.00	\$2,234,920.00	\$2,252,850.00	\$2,271,000.00
Estimated Total Annual Funds Available	\$2,969,397.03	\$2,663,238.28	\$3,112,105.11	\$3,275,669.61	\$4,125,300.86
Bond, Loan & Administrative Obligations					
<i>(Major Moves loan NOT factored into this plan)</i>	\$920,968.75	\$931,053.17	\$864,972.50	\$881,368.75	\$881,893.75
Estimated Project Costs	\$1,600,000.00	\$855,000.00	\$1,224,313.00	\$835,000.00	\$800,000.00
Estimated Federal Funds to be Reimbursed*				-\$295,000.00	
Estimated Total Annual Expenses & Project Costs	\$2,520,968.75	\$1,786,053.17	\$2,089,285.50	\$1,421,368.75	\$1,681,893.75
Estimated Year End Cash Balance Surplus/Deficit					
	\$448,428.28	\$877,185.11	\$1,022,819.61	\$1,854,300.86	\$2,443,407.11

*2018 - Kercher Road Railroad to Dierdorff-100% construction inspection costs (\$368,750) to be funded (included on project list); 2019 - 80% construction inspection costs to be refunded (\$295,000)

3/8/16 ADJUSTMENTS TO APPROVED PLAN - Prior Year End Estimated Cash Balance updated; Year End Encumbrances updated; South Link Road - 2017 - federal refund of \$640,000 deleted

3/8/16 NOTE - This plan includes annual TIF increment increases, but does NOT include TIF reimbursement obligations to Forest River, Supreme and BriMar (amounts not yet known).

SOUTHEAST TIF DISTRICT
5 YEAR PROJECT FUNDING PLAN

BOND, LOAN AND ADMINISTRATIVE OBLIGATIONS

	Date	Description	2016	2017	2018	2019	2020	
Bond Obligations	Sewage Refunding Revenue Bonds of 2010, Series B Last Payment = 1/1/2018							
	January	Principal Payment	\$65,000.00	\$70,000.00	\$70,000.00	\$0.00	\$0.00	
	January	Interest Payment	\$3,425.00	\$2,450.00	\$1,260.00	\$0.00	\$0.00	
	July	Interest Payment	\$2,450.00	\$1,260.00	\$0.00	\$0.00	\$0.00	
	Redevelopment District Refunding Bonds of 2015 (formerly 2005, Series A & 2006, Series B) Last Payment = 1/1/2025							
	January	Principal Payment	\$365,000.00	\$345,000.00	\$360,000.00	\$365,000.00	\$375,000.00	
	January	Interest Payment	\$33,643.75	\$30,450.00	\$27,431.25	\$24,281.25	\$21,087.50	
	July	Interest Payment	\$30,450.00	\$27,431.25	\$24,281.25	\$21,087.50	\$17,806.25	
	Economic Development Lease Rental Refunding Bonds of 2015 (formerly Taxable Tax Increment Bonds of 2008) Last Payment = 1/15/2028							
	January	Annual Lease Payment	\$296,000.00	\$322,000.00	\$317,000.00	\$406,000.00	\$403,000.00	
	TOTAL BOND OBLIGATIONS:			\$795,968.75	\$798,591.25	\$799,972.50	\$816,368.75	\$816,893.75
	TIF Reimbursement Loan Obligations	Keystone RV Company's Infrastructure Repayment Agreement (Corrie Drive Project)						
		February	Loan Repayment	\$30,000.00	\$30,000.00	\$0.00		
August		Loan Repayment	\$30,000.00	\$37,461.92				
BriMar Properties' Infrastructure Repayment Agreement (BriMar Expansion Project)								
February		Loan Repayment						
August		Loan Repayment						
Supreme Corporation's Infrastructure Repayment Agreement (Horn Ditch Project)								
February		Loan Repayment						
August		Loan Repayment						
Forest River's Infrastructure Repayment Agreement (Horn Ditch Project)								
February		Loan Repayment						
August		Loan Repayment						
TOTAL LOAN OBLIGATIONS:			\$60,000.00	\$67,461.92	\$0.00	\$0.00	\$0.00	
Administrative Obligations	Annual Administrative Expenses							
		Salary Reimbursement, etc.	\$65,000.00	\$65,000.00	\$65,000.00	\$65,000.00	\$65,000.00	
ANNUAL BOND, LOAN & ADMINISTRATIVE OBLIGATIONS:			\$920,968.75	\$931,053.17	\$864,972.50	\$881,368.75	\$881,893.75	
5 YEAR TOTAL BOND, LOAN & ADMINISTRATIVE OBLIGATIONS:			\$4,480,256.92					

SOUTHEAST TIF DISTRICT
AMENDED FIVE YEAR PROJECT FUNDING PLAN

Project Description		2016				2017				2018				2019				2020				Total Project Costs 2016 - 2020			
		TIF Funds	Stormwater Funds	Federal Funds	Total	TIF Funds	Stormwater Funds	Federal Funds	Total	TIF Funds	Stormwater Funds	Federal Funds	Total	TIF Funds	Stormwater Funds	Federal Funds	Total	TIF Funds	Stormwater Funds	Federal Funds	Total	TIF Funds	Stormwater Funds	Federal Funds	Total
South Link Road - Phase II	Design Work				\$0				\$0				\$0				\$0				\$0	\$0	\$0	\$0	\$0
	Right of Way & Acquisition				\$0				\$0				\$0				\$0				\$0	\$0	\$0	\$0	\$0
	Construction & Inspection	\$600,000	\$1,635,000	\$4,200,000	\$6,435,000				\$0				\$0				\$0				\$0	\$600,000	\$1,635,000	\$4,200,000	\$6,435,000
Intersection Improvements SR 15 and Kercher Road	Design Work				\$0				\$0				\$0				\$0				\$0	\$0	\$0	\$0	\$0
	Right of Way & Acquisition				\$0				\$0				\$0				\$0				\$0	\$0	\$0	\$0	\$0
	Construction & Inspection	\$500,000			\$1,000,000	\$775,000		\$225,000	\$1,000,000				\$0				\$0				\$0	\$1,275,000	\$0	\$225,000	\$1,500,000
Kercher Road Railroad to Dierdorff	Design Work				\$0				\$0				\$0				\$0				\$0	\$0	\$0	\$0	\$0
	Right of Way & Acquisition	\$240,000		\$960,000	\$1,200,000				\$0				\$0				\$0				\$0	\$240,000	\$0	\$960,000	\$1,200,000
	Construction & Inspection				\$0				\$0	\$1,104,313		\$3,237,250	\$4,341,563				\$0				\$0	\$1,104,313	\$0	\$3,237,250	\$4,341,563
Kercher Road Dierdorff to US 33	Design Work	\$30,000		\$120,000	\$150,000	\$30,000		\$120,000	\$150,000	\$20,000		\$80,000	\$100,000				\$0				\$0	\$80,000	\$0	\$320,000	\$400,000
	Right of Way & Acquisition				\$0				\$0	\$100,000		\$400,000	\$500,000	\$100,000		\$400,000	\$500,000				\$0	\$200,000	\$0	\$800,000	\$1,000,000
	Construction & Inspection				\$0				\$0				\$0				\$0	\$800,000		\$3,200,000	\$4,000,000	\$800,000	\$0	\$3,200,000	\$4,000,000
Goshen Industrial Park Stormwater Retention	Design Work	\$20,000			\$20,000	\$50,000			\$50,000				\$0				\$0				\$0	\$70,000	\$0	\$0	\$70,000
	Right of Way & Acquisition				\$0				\$0				\$0				\$0				\$0	\$0	\$0	\$0	\$0
	Construction & Inspection	\$145,000			\$145,000				\$0				\$0	\$735,000	\$320,000		\$1,055,000				\$0	\$880,000	\$320,000	\$0	\$1,200,000
Bri-Mar Manufacturing Expansion / Eisenhower Drive Water Main	Design Work				\$0				\$0				\$0				\$0				\$0	\$0	\$0	\$0	\$0
	Right of Way & Acquisition				\$0				\$0				\$0				\$0				\$0	\$0	\$0	\$0	\$0
	Construction & Inspection	\$65,000			\$65,000				\$0				\$0				\$0				\$0	\$65,000	\$0	\$0	\$65,000
TOTALS:		\$1,600,000	\$1,635,000	\$5,280,000	\$9,015,000	\$855,000	\$0	\$345,000	\$1,200,000	\$1,224,313	\$0	\$3,717,250	\$4,941,563	\$835,000	\$320,000	\$400,000	\$1,555,000	\$800,000	\$0	\$3,200,000	\$4,000,000	\$5,314,313	\$1,955,000	\$12,942,250	\$20,211,563

Contractually Obligated

NOTE - Stormwater Funds include \$585,000 SRF and \$1,050,000 SMRF

NOTE - 2018 - \$735,563 is 20% construction costs; \$368,750 is 100% inspection costs - 80% will be reimbursed (\$295,000) - City's 20% share only \$73,750


NOTE - 2016 / 2017 - Total construction & inspection costs for SR 15 & Kercher intersection is \$2,000,000; \$500,000 of which will be funded from the general obligation bond proceeds and \$500,000 of TIF

3/8/16 ADJUSTMENTS TO APPROVED PLAN - South Link Road - construction & inspection TIF Funds reduced from \$2,100,000 to \$600,000, Federal Funds reduced from \$5,400,000 to \$4,200,000, Stormwater Funds added which include \$585,000 SRF and \$1,050,000 SMRF; SR 15 & Kercher Intersection Improvement construction & inspection moved \$500,000 from 2017 to 2016; Kercher Road Railroad to Dierdorff added right of way & acquisition of \$240,000 TIF funds and \$960,000 in Federal Funds in 2016; Goshen Industrial Park Stormwater Retention construction & inspection moved \$145,000 from 2019 to 2016, added design work of \$20,000 in 2016 and \$50,000 in 2017; Bri-Mar Manufacturing Expansion / Eisenhower Drive Water Main construction & inspection of \$65,000 added in 2016

CONSOLIDATED RIVER RACE/US 33 EDA REDEVELOPMENT PROJECT PRIORITY LIST

PROJECTS INCLUDED IN 5 YEAR PROJECT FUNDING PLAN:
River Race Drive Site Improvements <i>(Douglas to Jefferson)</i> & Parking Lot <i>(Madison to Jefferson)</i>
Railroad Crossing Improvements <i>(Phase 3)</i>
Steury Avenue/Lincoln Avenue Drainage Improvements
9 th Street Pedestrian Trail
Northwest Bike Trail <i>(Phase 2)</i>
Millrace Canal Levee Repairs & Maintenance <i>(2016 - 1245 Wilson Avenue Project)</i>
Lincoln Avenue Reconstruction Phase 1 – <i>Railroad to Rock Run Creek (partial funding)</i>
River Race Drive Construction <i>(North Extension Project- east/west alley)</i>
9 th Street Stormwater Improvements
Goshen Theater Project
2008 Bond Redemption (\$500,000 up front; repayment of \$2,000,000 MM Loan)

Place an **X** in one of the three columns below indicating your interest for each project. If no interest, please leave blank.



PROJECTS NOT INCLUDED IN PROJECT FUNDING PLAN:	1 LOW	2 MEDIUM	3 HIGH
River Race Drive Extension Construction / Site Improvements / Additional Parking <i>(Jefferson Street to Washington Street; parking lot on north side of Jefferson Street)</i>			
River Race Drive Site Improvements - Improvements for Remaining Sites <i>(half block of residential south of Madison)</i>			
Central Park Infrastructure Improvements <i>(west side of canal)</i>			
Ninth Street Industrial Parking <i>(DFA)</i>			
Quiet Zone <i>(Madison Street Improvements, etc)</i>			
Real Estate Acquisition – West Pike Street <i>(Dispennett / Arnovitz Property)</i>			
Northwest Water Tower			
Real Estate Acquisition – Northwest Corner of Pike Street and Main Street			
Main Street Improvements following US 33 Re-Route			
Lincoln Avenue Reconstruction Phase 2 <i>(Rock Run Creek to Steury Avenue including water main reconstruction (partial funding))</i>			
Lincoln Avenue Reconstruction Phase 3 <i>(Steury Avenue to 29th Street including water main reconstruction (partial funding))</i>			
Old Holiday Inn Site Demolition			
Elkhart County Jail Site Revitalization			
Powerhouse Trail Head Project			
CR 17 / CR 28 Bike Path / Pedestrian Crossing Improvements (NOT part of NW bike trail) <i>(County partnership / partial funding)</i>			
Fidler Pond Park Land Acquisition <i>(partial funding)</i>			

CONSOLIDATED RIVER RACE / US 33 TIF DISTRICT
5 YEAR PROJECT FUNDING PLAN

ESTIMATED ANNUAL CASH BALANCE / DEFICIT

	2016	2017	2018	2019	2020
Prior Year End Estimated Cash Balance <i>(balance as of 12/31/15 w/o 12/14 TIF revenue)</i>	\$1,778,223.05	\$1,604,139.61	\$637,291.65	\$1,388,283.69	\$1,342,715.73
Less Year End Encumbrances	-\$159,453.48	\$0.00	\$0.00	\$0.00	\$0.00
Estimated TIF Revenues <i>(estimated TIF revenues from 11/10/2015 Umbaugh report)</i>	\$2,083,820.00	\$2,084,840.00	\$2,085,680.00	\$2,086,120.00	\$2,086,410.00
Estimated Total Funds Available	\$3,702,589.57	\$3,688,979.61	\$2,722,971.65	\$3,474,403.69	\$3,429,125.73
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Bond, Loan & Administrative Obligations	\$383,687.96	\$716,687.96	\$716,687.96	\$881,687.96	\$1,010,687.96
Estimated Project Costs	\$1,852,042.00	\$2,015,000.00	\$834,000.00	\$1,200,000.00	\$1,000,000.00
Estimated Federal Funds to be Fronted then Reimbursed**	-\$137,280.00	\$320,000.00	-\$216,000.00	\$50,000.00	\$0.00
Estimated Total Expenses & Project Costs	\$2,098,449.96	\$3,051,687.96	\$1,334,687.96	\$2,131,687.96	\$2,010,687.96
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Estimated Year End Cash Balance Surplus/Deficit	\$1,604,139.61	\$637,291.65	\$1,388,283.69	\$1,342,715.73	\$1,418,437.77
**2016 - 9th Street Trail-80% design (\$137,280) refund					
**2017 - Northwest Bike Trail-100% construction inspection (\$320,000) to be funded					
**2018 - Northwest Bike Trail-80% construction inspection (\$256,000) refund; 9th Street Trail-100% ROW (\$50,000) to be funded					
**2019 - 9th Street Trail-80% ROW (\$40,000) refund; 9th Street Trail-100% construction inspection (\$90,000) to be funded					

CONSOLIDATED RIVER RACE/US 33 TIF DISTRICT
5 YEAR PROJECT FUNDING PLAN
BOND, LOAN AND ADMINISTRATIVE OBLIGATIONS

	Date	Description	2016	2017	2018	2019	2020
Bond Obligations	Redevelopment Authority Lease Rental Bonds of 2017 (estimated payoff - 2/2033)						
	January	Lease Payment	\$0.00	\$0.00	\$0.00	\$165,000.00	\$294,000.00
		SUBTOTALS:	\$0.00	\$0.00	\$0.00	\$165,000.00	\$294,000.00
Loan Obligations	Major Moves Loan #1 (estimated payoff - 1/2021)						
	January	Loan Repayment	\$131,843.98	\$131,843.98	\$131,843.98	\$131,843.98	\$131,843.98
	July	Loan Repayment	\$131,843.98	\$131,843.98	\$131,843.98	\$131,843.98	\$131,843.98
	Major Moves Loan #2 (estimated payoff - 7/2023)						
	January	Loan Repayment	\$0.00	\$166,500.00	\$166,500.00	\$166,500.00	\$166,500.00
	July	Loan Repayment	\$0.00	\$166,500.00	\$166,500.00	\$166,500.00	\$166,500.00
		SUBTOTALS:	\$263,687.96	\$596,687.96	\$596,687.96	\$596,687.96	\$596,687.96
Annual Administrative Expenses							
	Salary Reimbursement, etc.	\$120,000.00	\$120,000.00	\$120,000.00	\$120,000.00	\$120,000.00	
ANNUAL BOND, LOAN & ADMINISTRATIVE OBLIGATIONS:		\$383,687.96	\$716,687.96	\$716,687.96	\$881,687.96	\$1,010,687.96	
5 YEAR TOTAL BOND, LOAN & ADMINISTRATIVE OBLIGATIONS		\$3,709,439.80					
<i>ASSUMES PAYOFF OF TAXABLE TAX INCREMENT REVENUE BONDS OF 2008 WITH MAJOR MOVES LOAN #2 AND ISSUANCE OF REDEVELOPMENT AUTHORITY LEASE RENTAL BONDS OF 2017 FOR GOSHEN THEATER PROJECT</i>							

CONSOLIDATED RIVER RACE/US 33 TIF DISTRICT
5 YEAR PROJECT FUNDING PLAN

Project Description		2016			2017			2018			2019			2020			Five Year Totals		
		Local Funds	Federal Funds	Total	Local Funds	Federal Funds	Total	Local Funds	Federal Funds	Total	Local Funds	Federal Funds	Total	Local Funds	Federal Funds	Total	Local Funds	Federal Funds	Total
		River Race Drive Site Improvements & Parking Lot Douglas to Jefferson <small>(commercial parking lot & residential pedestrian/bicycle path next to canal)</small>	Design Work			\$0.00			\$0.00			\$0.00			\$0.00			\$0.00	\$0.00
	Right of Way & Acquisition	\$7,500.00		\$7,500.00			\$0.00			\$0.00			\$0.00			\$0.00	\$7,500.00	\$0.00	\$7,500.00
	Construction & Inspection			\$0.00	\$250,000.00		\$250,000.00			\$0.00			\$0.00			\$0.00	\$250,000.00	\$0.00	\$250,000.00
Railroad Crossing Improvements Phase 3	Design Work	\$3,000.00	\$27,000.00	\$30,000.00			\$0.00			\$0.00			\$0.00			\$0.00	\$3,000.00	\$27,000.00	\$30,000.00
	Right of Way & Acquisition			\$0.00			\$0.00			\$0.00			\$0.00			\$0.00	\$0.00	\$0.00	\$0.00
	Construction & Inspection	\$152,222.00	\$1,370,000.00	\$1,522,222.00			\$0.00			\$0.00			\$0.00			\$0.00	\$152,222.00	\$1,370,000.00	\$1,522,222.00
Steury Avenue/Lincoln Avenue Drainage Improvements	Design Work			\$0.00			\$0.00			\$0.00			\$0.00			\$0.00	\$0.00	\$0.00	\$0.00
	Right of Way & Acquisition	\$200,000.00		\$200,000.00	\$100,000.00		\$100,000.00	\$100,000.00		\$100,000.00			\$0.00			\$0.00	\$400,000.00	\$0.00	\$400,000.00
	Construction & Inspection			\$0.00			\$0.00			\$0.00	\$1,000,000.00		\$1,000,000.00			\$0.00	\$1,000,000.00	\$0.00	\$1,000,000.00
9th Street Pedestrian Trail	Design Work	\$34,320.00	\$137,280.00	\$171,600.00			\$0.00			\$0.00			\$0.00			\$0.00	\$34,320.00	\$137,280.00	\$171,600.00
	Right of Way & Acquisition			\$0.00	\$10,000.00	\$40,000.00	\$50,000.00			\$0.00			\$0.00			\$0.00	\$10,000.00	\$40,000.00	\$50,000.00
	Construction & Inspection			\$0.00			\$0.00			\$0.00	\$200,000.00	\$800,000.00	\$1,000,000.00			\$0.00	\$200,000.00	\$800,000.00	\$1,000,000.00
Northwest Bike Trail Phase 2	Design Work	\$105,000.00		\$105,000.00	\$50,000.00		\$50,000.00			\$0.00			\$0.00			\$0.00	\$155,000.00	\$0.00	\$155,000.00
	Right of Way & Acquisition	\$1,250,000.00		\$1,250,000.00			\$0.00			\$0.00			\$0.00			\$0.00	\$1,250,000.00	\$0.00	\$1,250,000.00
	Construction & Inspection			\$0.00			\$0.00	\$484,000.00	\$1,936,000.00	\$2,420,000.00			\$0.00			\$0.00	\$484,000.00	\$1,936,000.00	\$2,420,000.00
Millrace Canal Levee Repairs & Maintenance <small>(2016 = 1245 Wilson Avenue Project)</small>	Design Work			\$0.00			\$0.00			\$0.00			\$0.00			\$0.00	\$0.00	\$0.00	\$0.00
	Right of Way & Acquisition			\$0.00			\$0.00			\$0.00			\$0.00			\$0.00	\$0.00	\$0.00	\$0.00
	Construction & Inspection	\$100,000.00		\$100,000.00			\$0.00			\$0.00			\$0.00	\$1,000,000.00	\$1,000,000.00	\$0.00	\$1,100,000.00	\$0.00	\$1,100,000.00
Lincoln Avenue Reconstruction Phase I	Design Work			\$0.00			\$0.00			\$0.00			\$0.00			\$0.00	\$0.00	\$0.00	\$0.00
	Right of Way & Acquisition			\$0.00			\$0.00			\$0.00			\$0.00			\$0.00	\$0.00	\$0.00	\$0.00
	Construction & Inspection			\$0.00	\$700,000.00		\$700,000.00			\$0.00			\$0.00			\$0.00	\$700,000.00	\$0.00	\$700,000.00
River Race Drive Construction North Extension Project East/West Alley	Design Work			\$0.00	\$5,000.00		\$5,000.00			\$0.00			\$0.00			\$0.00	\$5,000.00	\$0.00	\$5,000.00
	Right of Way & Acquisition			\$0.00			\$0.00			\$0.00			\$0.00			\$0.00	\$0.00	\$0.00	\$0.00
	Construction & Inspection			\$0.00	\$150,000.00		\$150,000.00			\$0.00			\$0.00			\$0.00	\$150,000.00	\$0.00	\$150,000.00
9th Street Stormwater Improvements	Design Work			\$0.00	\$50,000.00		\$50,000.00			\$0.00			\$0.00			\$0.00	\$50,000.00	\$0.00	\$50,000.00
	Right of Way & Acquisition			\$0.00			\$0.00			\$0.00			\$0.00			\$0.00	\$0.00	\$0.00	\$0.00
	Construction & Inspection			\$0.00			\$0.00	\$250,000.00	\$250,000.00				\$0.00			\$0.00	\$250,000.00	\$0.00	\$250,000.00
Goshen Theater Project <small>(funded through bond issue) (2017-\$150,000 loan forgiveness + \$50,000 payment to Epic Ministries)</small>	Design Work			\$0.00	\$200,000.00		\$200,000.00			\$0.00			\$0.00			\$0.00	\$200,000.00	\$0.00	\$200,000.00
	Right of Way & Acquisition			\$0.00			\$0.00			\$0.00			\$0.00			\$0.00	\$0.00	\$0.00	\$0.00
	Construction & Inspection			\$0.00			\$0.00			\$0.00			\$0.00			\$0.00	\$0.00	\$0.00	\$0.00
2008 Bond Redemption <small>(\$500,000 up front; repayment of \$2,000,000 MM Loan)</small>	Design Work			\$0.00	\$500,000.00		\$500,000.00			\$0.00			\$0.00			\$0.00	\$500,000.00	\$0.00	\$500,000.00
	Right of Way & Acquisition			\$0.00			\$0.00			\$0.00			\$0.00			\$0.00	\$0.00	\$0.00	\$0.00
	Construction & Inspection			\$0.00			\$0.00			\$0.00			\$0.00			\$0.00	\$0.00	\$0.00	\$0.00
TOTALS:		\$1,852,042.00	\$1,534,280.00	\$3,386,322.00	\$2,015,000.00	\$40,000.00	\$2,055,000.00	\$834,000.00	\$1,936,000.00	\$2,770,000.00	\$1,200,000.00	\$800,000.00	\$2,000,000.00	\$1,000,000.00	\$0.00	\$1,000,000.00	\$6,901,042.00	\$4,310,280.00	\$11,211,322.00
Contractually Obligated																			
<i>9th Street Trail - 2016-\$171,600 is 100% design costs-80% will be reimbursed (\$137,280); 2017-\$50,000 is 100% right of way-80% will be reimbursed (\$40,000); 2019 - \$90,000 is 100% construction inspection-80% will be reimbursed (\$72,000); \$182,000 is our 20% construction cost-will not be reimbursed</i>																			
<i>Northwest Bike Trail - 2017-\$420,000 is our 20% construction costs-will not be reimbursed and \$320,000 is 100% construction inspection costs-80% will be reimbursed (\$256,000)</i>																			

GOSHEN REDEVELOPMENT COMMISSION

Register of Claims

The Goshen Redevelopment Commission has examined the entries listed on the following Itemized Expenditure Reports for claims entered from May 5, 2016 through May 31, 2016 and finds that such entries are allowed in the total amount of \$293,621.96.

APPROVED on June 7, 2016.

Goshen Redevelopment Commission

Laura Coyne

Thomas Stump

Vince Turner

Brett Weddell

Adam Scharf

GOSHEN REDEVELOPMENT COMMISSION Itemized Expenditure Report

Claims from 5/5/16 through 5/31/16

Invoice Date	Payee	Description	Claim #	Line Number	Amount
1/31/2016	Lawson-Fisher Associates, PC (05374)	Millrace Canal Levee Improvements on Hartzler Propert	1425	480-560-00-431.0502	\$4,652.45
3/29/2016	TecServ Environmental, Inc.	Goshen Industrial Park Retention Pond Project - Asbest	1430	473-560-00-442.0000	\$1,150.00
4/29/2016	C & E Excavating, Inc. (00631)	Eisenhower Drive North Water Main Ext. Project	1435	473-560-00-442.0000	\$26,911.66
4/29/2016	DLZ Indiana, LLC (04710)	South Link Road Project	1426	473-560-00-431.0502	\$12,033.80
5/1/2016	Stiver's Lawn Care (06577)	Redevelopment Property Mowing - May	1433	406-560-00-431.0502	\$2,991.66
5/3/2016	Niblock Excavating, Inc. (00653)	Eisenhower Drive North Water Main Ext. Project - Mater	1434	473-560-00-442.0000	\$1,070.55
5/4/2016	Barkes, Kolbus, Rife & Shuler, LLP (02483)	409 S. 3rd Street - Small Claims & Tort Claim filed by T	1424	406-560-00-431.0502	\$528.00
5/4/2016	Barkes, Kolbus, Rife & Shuler, LLP (02483)	Steury Avenue Project - Complaint for Ejectment - Rami	1424	480-560-00-431.0502	\$528.00
5/4/2016	Jones Petrie Rafinski Corp. (00463)	South Link Road Project - Construction Phase Services	1431	473-560-00-431.0502	\$5,000.00
5/5/2016	Bank of New York Mellon Trust Company, NA (053	Interest - Goshen Redevelopment Commission Redevel	1438	324-560-00-438.0207	\$30,450.00
5/5/2016	Zehr Construction, Inc. (00387)	South Link Road - Joanna's Restaurant Entrance Reco	1429	473-560-00-442.0000	\$14,570.00
5/6/2016	Elkhart County Treasurer	Stormwater Fees - Non Reverting	1427	406-560-00-431.0502	\$15.00
5/6/2016	Elkhart County Treasurer	Stormwater Fees - River Race / US 33 TIF	1427	480-560-00-431.0502	\$1,770.00
5/6/2016	Elkhart County Treasurer	Stormwater Fees & Taxes - SE TIF	1427	473-560-00-431.0502	\$3,945.00
5/9/2016	Barkes, Kolbus, Rife & Shuler, LLP (02483)	Legal Services - 1375 Lincolnway East (former Holiday I	1437	480-560-00-431.0502	\$283.00
5/9/2016	Barkes, Kolbus, Rife & Shuler, LLP (02483)	Legal Services - South Link Road Project - Parcel #37	1437	473-560-00-431.0502	\$64.00
5/9/2016	Barkes, Kolbus, Rife & Shuler, LLP (02483)	Legal Services - SR15 & Kercher Road - Parcel #8 Con	1437	473-560-00-431.0502	\$232.00
5/10/2016	Niblock Excavating, Inc. (00653)	Eisenhower Drive North Water Main Ext. Project - Mater	1434	473-560-00-442.0000	\$2,987.40
5/12/2016	Goshen, City of (for Redevelopment Payroll)	Cell Phone Stipend	1436	406-560-00-413.0700	\$25.00
5/12/2016	Goshen, City of (for Redevelopment Payroll)	FICA	1436	406-560-00-413.0100	\$402.76
5/12/2016	Goshen, City of (for Redevelopment Payroll)	Health Insurance	1436	406-560-00-413.0501	\$1,529.97
5/12/2016	Goshen, City of (for Redevelopment Payroll)	Medicare	1436	406-560-00-413.0200	\$94.19
5/12/2016	Goshen, City of (for Redevelopment Payroll)	PERF	1436	406-560-00-413.0300	\$922.46
5/12/2016	Goshen, City of (for Redevelopment Payroll)	Wages	1436	406-560-00-411.0130	\$6,373.35
5/16/2016	Rita Ann Gabriel & Associates, Inc. (07807)	SR 15 & Kercher Road Intersection Project - Appraisal	1432	473-560-00-431.0502	\$1,000.00
5/26/2016	Goshen, City of (for Redevelopment Payroll)	Cell Phone Stipend	1428	406-560-00-413.0700	\$25.00

Invoice Date	Payee	Description	Claim #	Line Number	Amount
5/26/2016	Goshen, City of (for Redevelopment Payroll)	FICA	1428	406-560-00-413.0100	\$402.76
5/26/2016	Goshen, City of (for Redevelopment Payroll)	Health Insurance	1428	406-560-00-413.0501	\$1,529.97
5/26/2016	Goshen, City of (for Redevelopment Payroll)	Medicare	1428	406-560-00-413.0200	\$94.19
5/26/2016	Goshen, City of (for Redevelopment Payroll)	PERF	1428	406-560-00-413.0300	\$922.46
5/26/2016	Goshen, City of (for Redevelopment Payroll)	Wages	1428	406-560-00-411.0130	\$6,373.35
5/31/2016	City of Goshen (0200)	Transfer to Bond Interest Payment Line (324-560-00-43	1440	473-560-00-452.0000	\$30,450.00
5/31/2016	Goshen Utilities (00013)	Interest - Sewage Works Refunding Revenue Bonds of	1439	473-560-00-452.0000	\$2,450.00
7/1/2016	Goshen, City of	Bi-Annual Major Moves Loan #1 Payment	1343	480-560-00-439.0930	\$131,843.98
				Total:	\$293,621.96