



FIVE YEAR CAPITAL PLAN 2018-2022

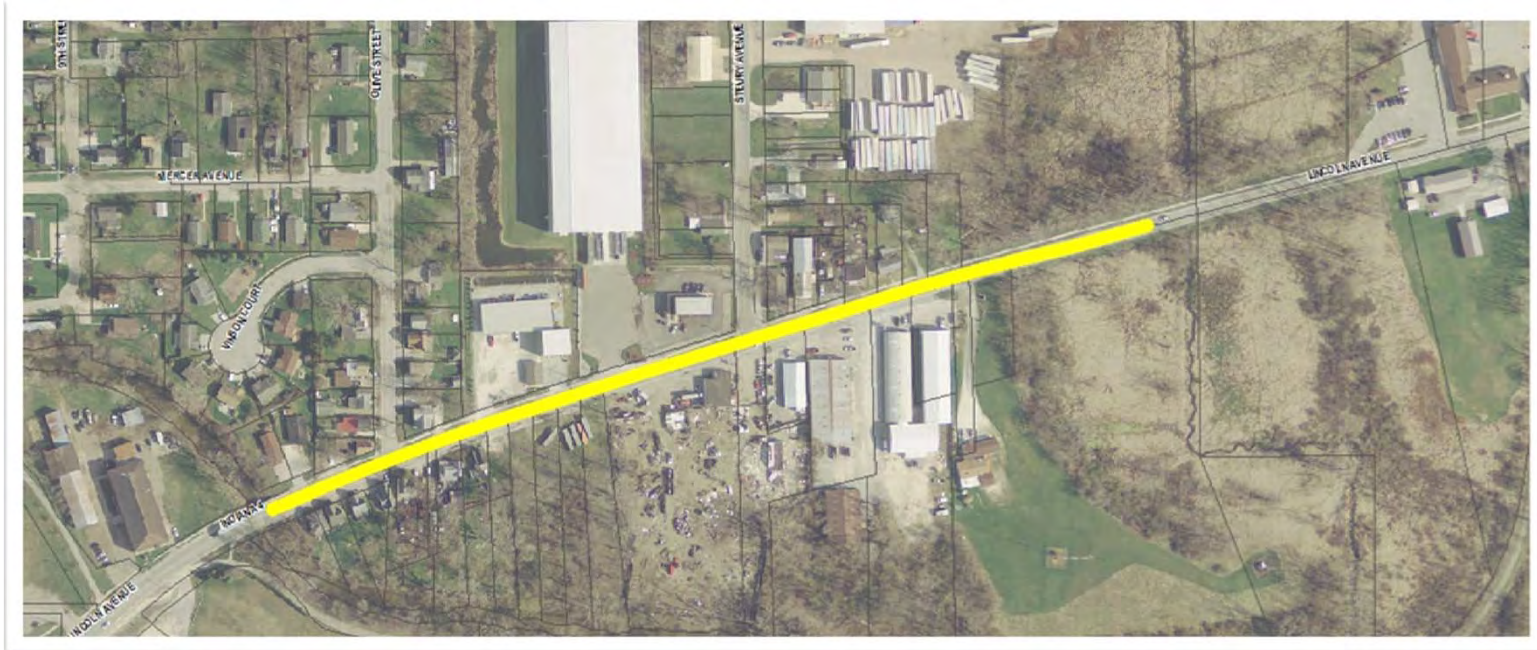
Goshen Redevelopment Commission

October 2017



CONSOLIDATED RIVER RACE TIF

Steury Ave/Lincoln Ave Drainage Improvements – Phase Two

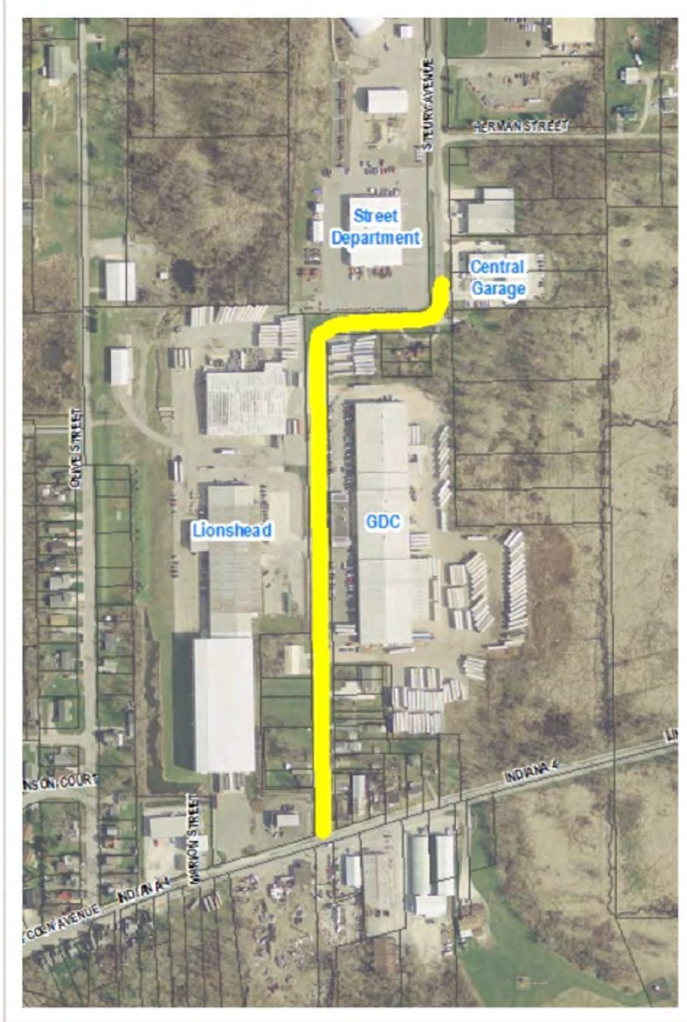


Project includes:

- New water main
- New storm sewer main
- Installation of curb & gutter
- Intersection improvements at Steury
- New turn-lane at Olive Street
- New turn-lane at Steury Avenue
- Full roadway reconstruction

Construction – 2019
Estimated Cost - \$1,300,000 (includes property acquisition for R/W)

Steury Ave/Lincoln Ave Drainage Improvements – Phase Three

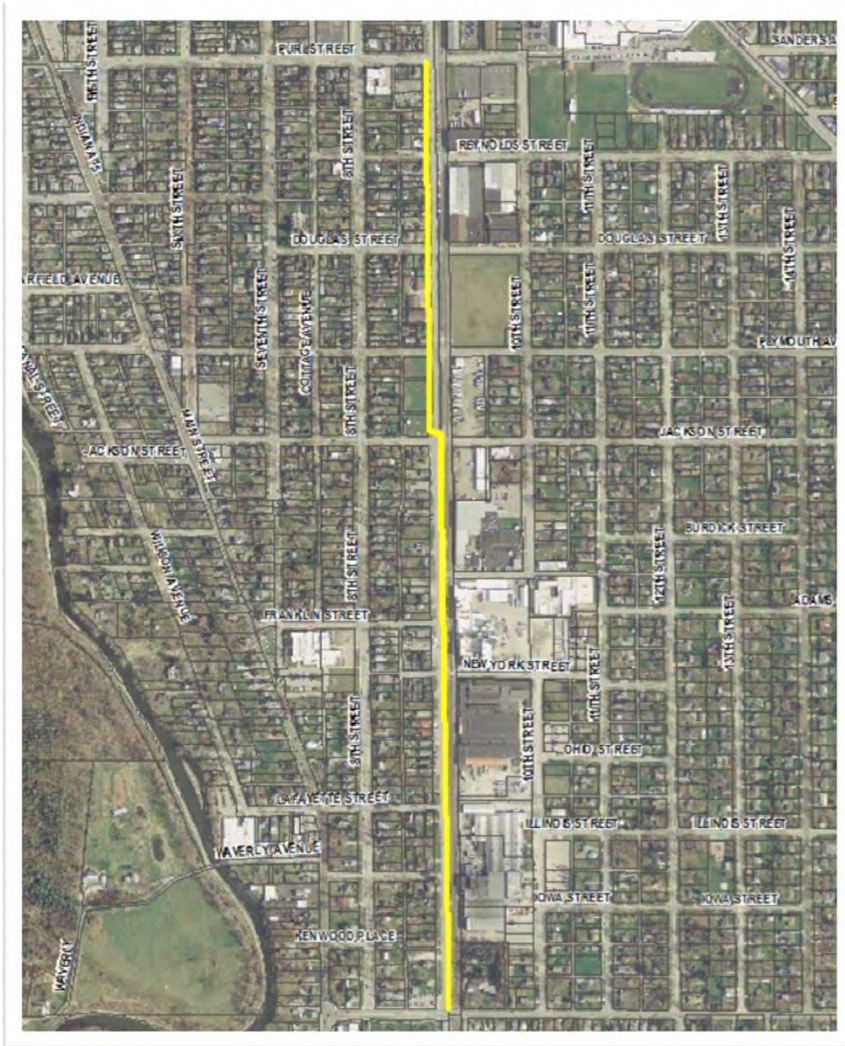


Project includes:

- New water main
- New storm sewer main
- Installation of curb & gutter
- Modifications to the “S” curves to facilitate truck traffic
- New sidewalks
- Full roadway reconstruction

Construction – 2021
Estimated Cost - \$800,000

Ninth Street Pedestrian Trail

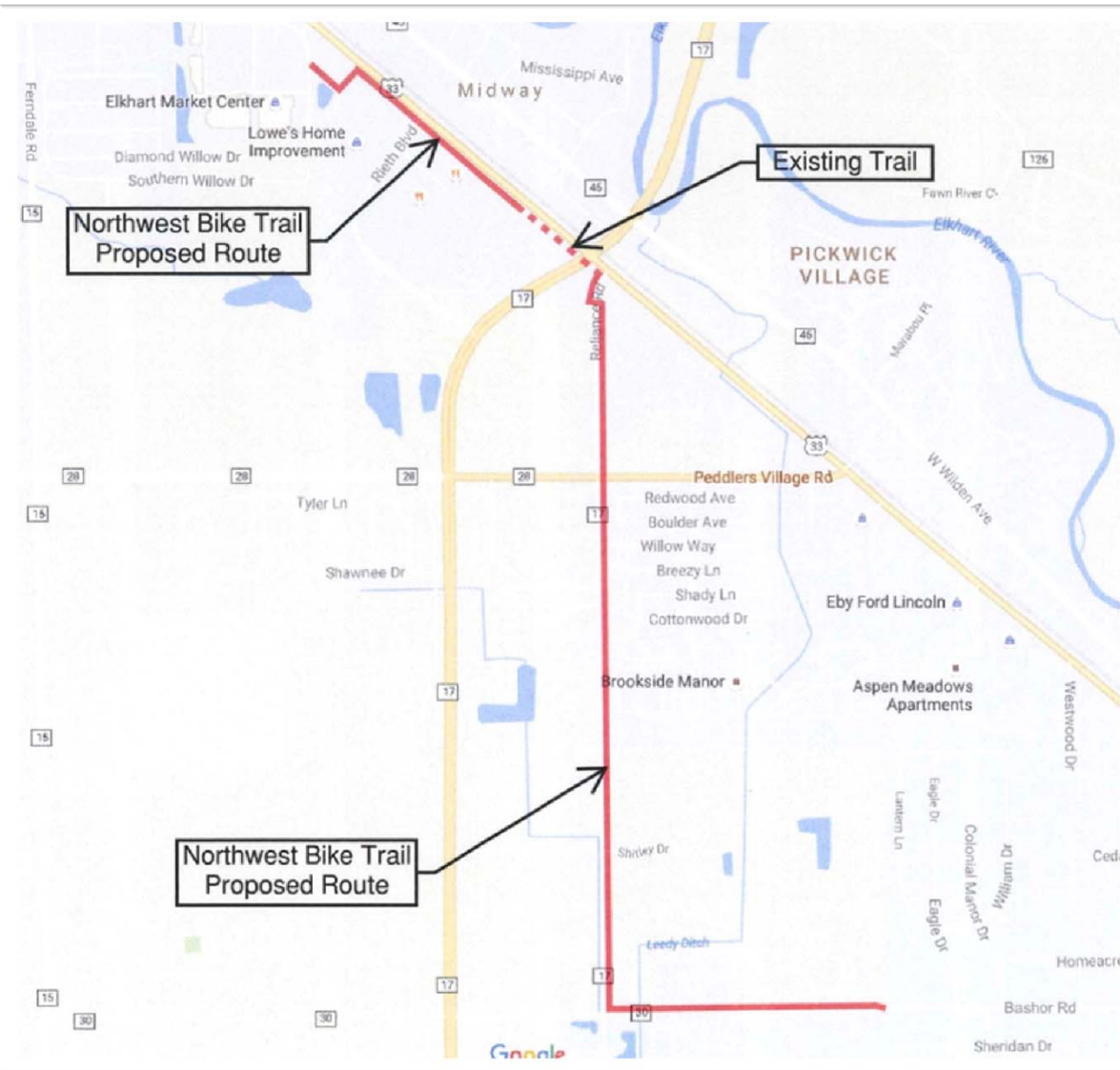


Project includes:

- Designated 8-10' bike/pedestrian trail
- From College to Jackson – East Side
- From Jackson to Purl – West Side
- ADA compliant crosswalks
- Separation from the roadway and trail
- Minimal landscaping

Construction – 2019
Project Cost - \$1.8 million
(\$363,580 Local Share)

Northwest Bike Trail – Phase Two



Project Budget

- \$404,475 for Design (100% local)
- \$1,095,635 for R/W (100% local)
- \$2,352,000 for Construction (80/20 split - \$1,881,600 federal, \$470,400 local)
- \$294,000 for Inspection (80/20 split - \$235,200 federal, \$58,800 local)

Total Local Funding -

\$2,029,310 (49%)

Total Federal Funding -

\$2,116,800 (51%)

Local Paid to Date -

\$1,134,695

East Lincoln Reconstruction – Railroad to Rock Run Creek

Includes:

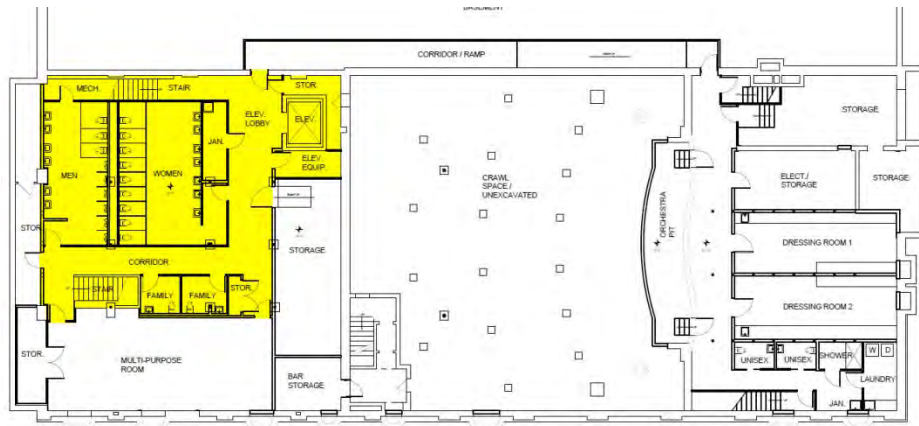
- New sewer main
- Complete roadway reconstruction
- Alignment of Logan and access drive for northern properties
- Relocation of trail crossing
- Addition of a pedestrian crossing median



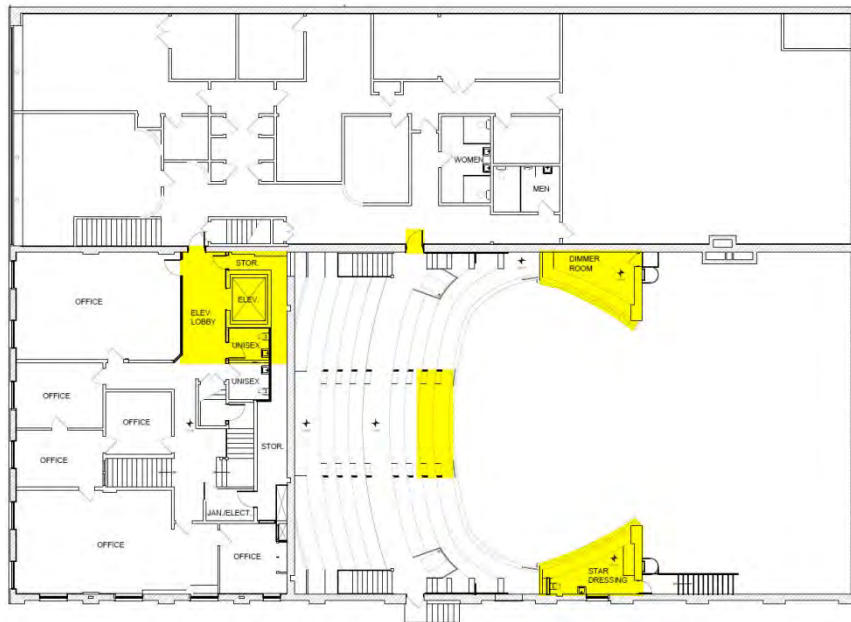
Construction – 2018

Estimated Cost - \$600,000 (\$150,000 Local Share)

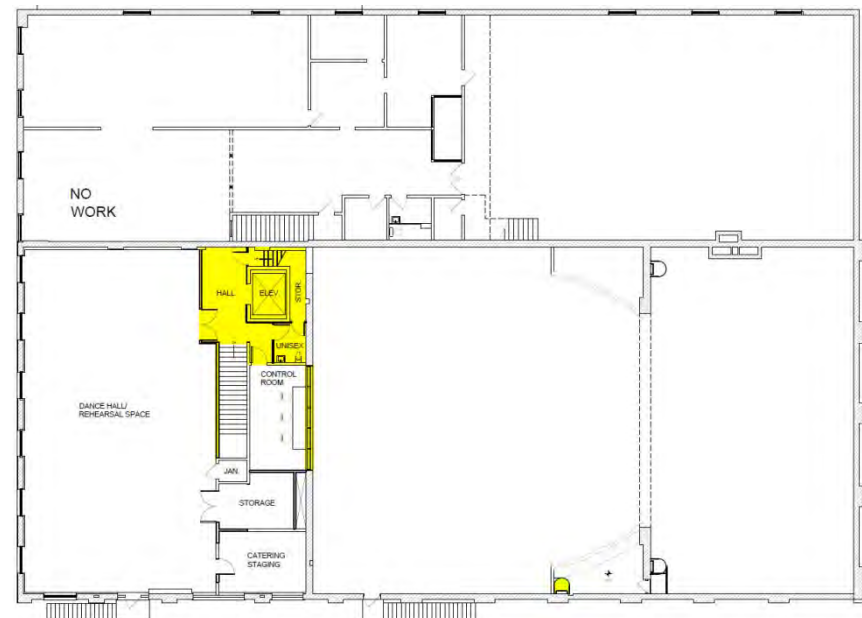
Goshen Theater Renovation – Phase One



First Floor Plan



Second Floor Plan



Third Floor Plan

Goshen Theater Renovation – Phase One

Scope of Work includes:

- Accessibility Improvements (Elevator & Chase, Handicapped Unisex Restrooms)
- New Public Restrooms (Basement Front-of-House: Public Restrooms, Family Restrooms, Circulation)
- Partial Fire Suppression System (New Service & Fire Pump, Public Restrooms Area, Main Level Lobbies)
- Stage & House Riggings & Curtains (Stage Riggings, Curtains, Visitor Lighting Truss Hoists & Catwalk)
- New Electrical Service (800 A service, Subpanels and disconnects)
- Theatrical Lighting Improvements (Stage Lighting, Dimmers, Central Booth, Control Console, Box Booms)
- Auditorium Improvements (Main Level Wheelchair Positions, Balcony Riser Reconstruction & Safety Railings)
- Stage House Improvements (New Thrust Stage, Under-stage Demo. & Clean-up, New On Stage Restroom)
- New Sound Reinforcement System (Speakers, Amplifiers, Controls)
- Lobby Expansion (Box Office, Social Lobby, Lounge, Concession)
- Star Dressing Room Remodeling
- Hazardous Materials Abatement Allowance
- New Fire Alarm System
- Miscellaneous Required Improvements

Goshen Theater Renovation – Phase One

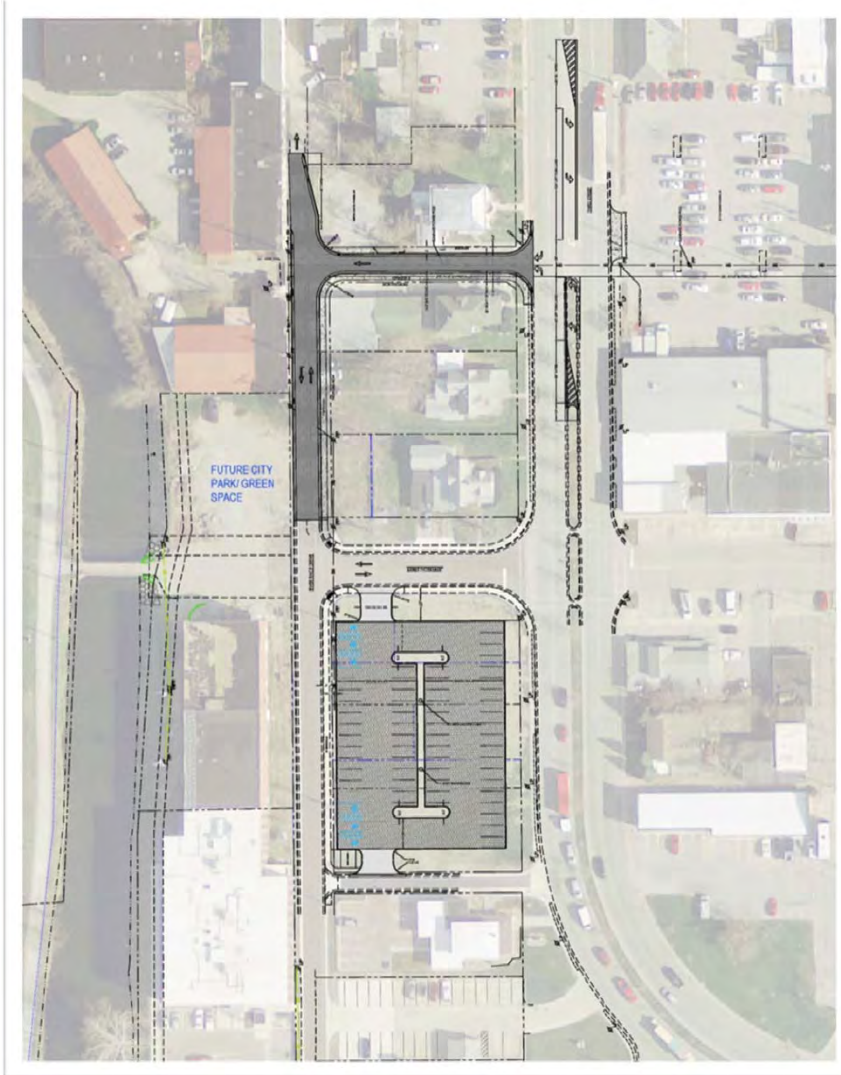
Project Timeline

- Phase One Capital Campaign: August 2017 – June 2018
- Prepare Construction Plans: March 2018 – August 2018
- Solicit Bids: September 2018 – October 2018
- Construction: November 2018 – June 2019

Funding Summary

- Private Fundraising - \$1.5 million (construction), \$1 million (endowment)
- Community Foundation of Elkhart County - \$1 million
- Regional Cities Grant - \$835,000
- City of Goshen Redevelopment - \$835,000
 - **TOTAL - \$5,170,000**

River Race Drive – Phase Two



Scope of Work includes:

- Making River Race Drive north of Jefferson two-way to the east/west alley
- Upgrading the east/west alley north of Jefferson to a one-way street
- Relocation of NIPSCO overhead power lines
- Construction of a public parking lot on the vacant half-block south of Jefferson
- Providing the landscaping material for a public park area adjacent to the canal
- Modifications within 3rd Street to allow for a left turn for northbound traffic into the east/west alley

Construction – 2018
Estimated Project Cost - \$1.3 million

Real Estate Acquisition – West Pike Street



- Approximately 2.3 acres
- Several developers have expressed interest
- Multiple owners present a barrier for private development
- Former dry cleaner presents an environmental concern for private developers
- Immediately north of County Building on N. 2nd Street
- Potential for a continuation of the Millrace Trail north along the Elkhart River

**Estimated Acquisition Costs -
\$500,000**

Millrace Pavilion



Millrace Pavilion



Includes:

- A full-sized rink (100' x 206')
- 5,400-square foot support building
- Paved plaza and event lawn space
- 165-space parking lot
- *Future* amphitheater stage

Opportunities:

- Ice Skating
- Junior Hockey
- Covered Concerts
- Festivals
- Receptions
- Sports (basketball, volleyball, pickleball)
- First Fridays Expansion
- Parks Programming

Millrace Pavilion

Item	Estimated Cost
Architectural & Engineering Fees	\$324,001
Direct Construction Costs	\$4,628,591
Furnishings & Equipment*	\$446,000
160 Onsite Parking Spaces	\$376,000
Subtotal	\$5,774,592
Contingency (5%)	\$288,729
Total Estimated Project Cost	\$6,063,321

Source	Amount
Community Foundation of Elkhart County	\$1,000,000
Goshen Redevelopment Commission	\$2,500,000
Lead Gift	\$1,000,000
Secondary Gifts (grants & other opportunities)	\$700,000
Goshen Civil City	\$500,000
Regional Cities	\$300,000
Total Funding Sources	\$6,000,000

Millrace Pavilion

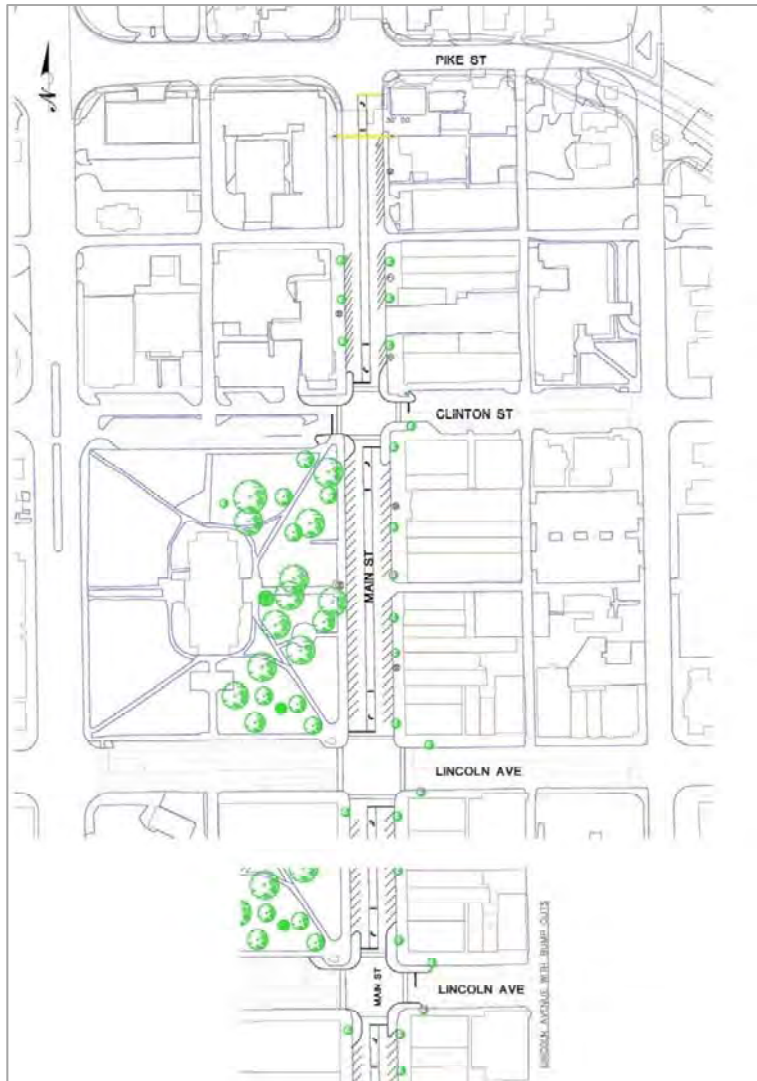
Millrace Pavilion	2018												2019											
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Secure Funding	X	X	X																					
Select a Project Designer				X	X																			
Project Design						X	X	X	X	X	X	X												
Bidding													X	X										
Construction															X	X	X	X	X	X	X	X	X	X

2 year timeline provides:

- 5 months to secure funding
- 2 months to select a consultant for design
- 7 months to complete design (additional geotechnical assessment included)
- 10 months for construction

Completion by the end of 2019 will allow for winter use beginning in January 2020.

Main Street Improvements



Main Street Improvements



- To become a local street in 2018/2019
- Payment for Main Street already provided to the City as credits that were utilized for the Waterford Mills Parkway project
- On the pavement condition scale of 1-10 (10 is a new road), Main Street would rank as a 2.
 - Both surface and subsurface are deteriorating.
- Electric conduit is corroded and needs replace. Load for the lighting is very limited.
- Parking in the downtown is limited with the vibrant commercial district and demand will grow if housing is developed on the 2nd floors.

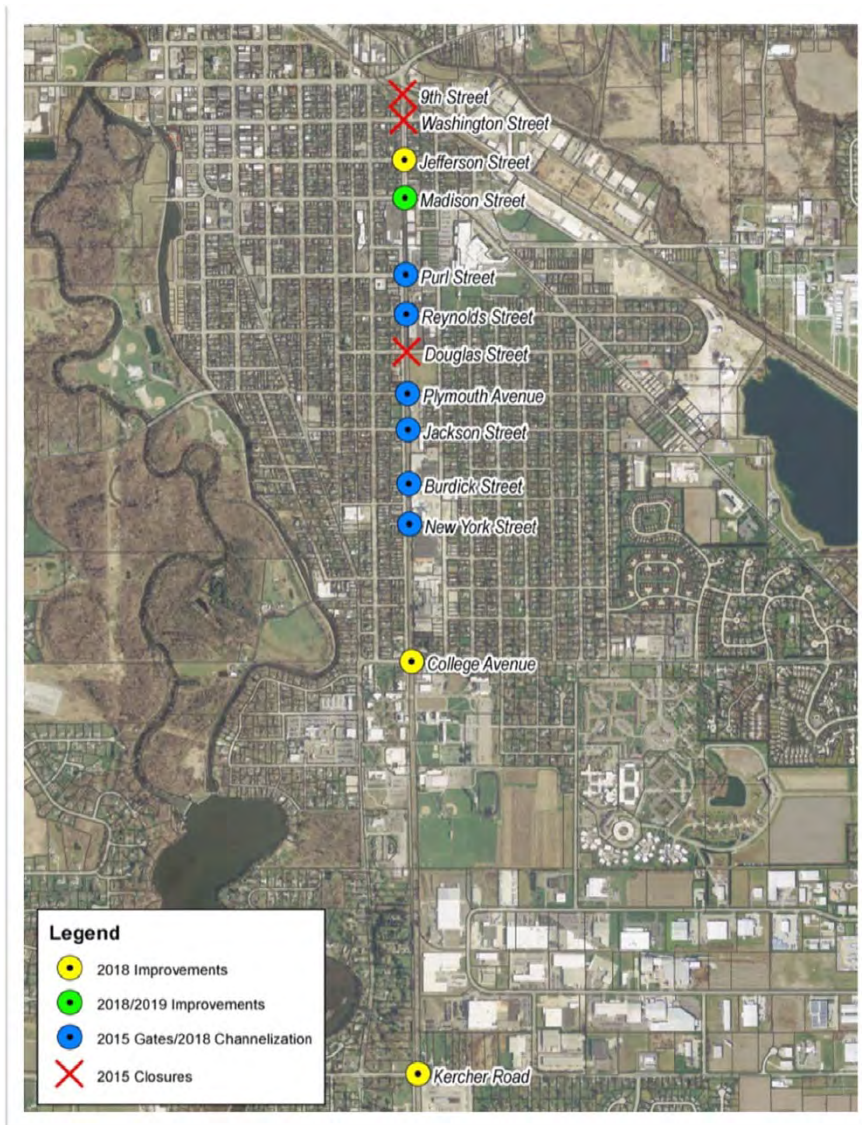
Main Street Improvements

- Includes:
 - Installation of bump out areas (intersections and mid block)
 - Reconstruction of roadway (including base)
 - Installation of new underground conduit for street lights
 - Striping for angle parking
- Scope does not include:
 - Underground utilities (storm sewer, water)
 - Sidewalk replacement, except where needed for ADA improvements or due to tree root damage
 - Installation of amenities (bike racks, benches, trees, planters)
 - Installation of arches (north and south end – not included in cost estimate)

Construction – 2019
Project Cost - \$2 million

**Full reconstruction, including utilities and sidewalks, would cost approximately \$1 million/block.
There are 5 blocks in downtown Goshen.*

Quiet Zone – Ninth Street Corridor

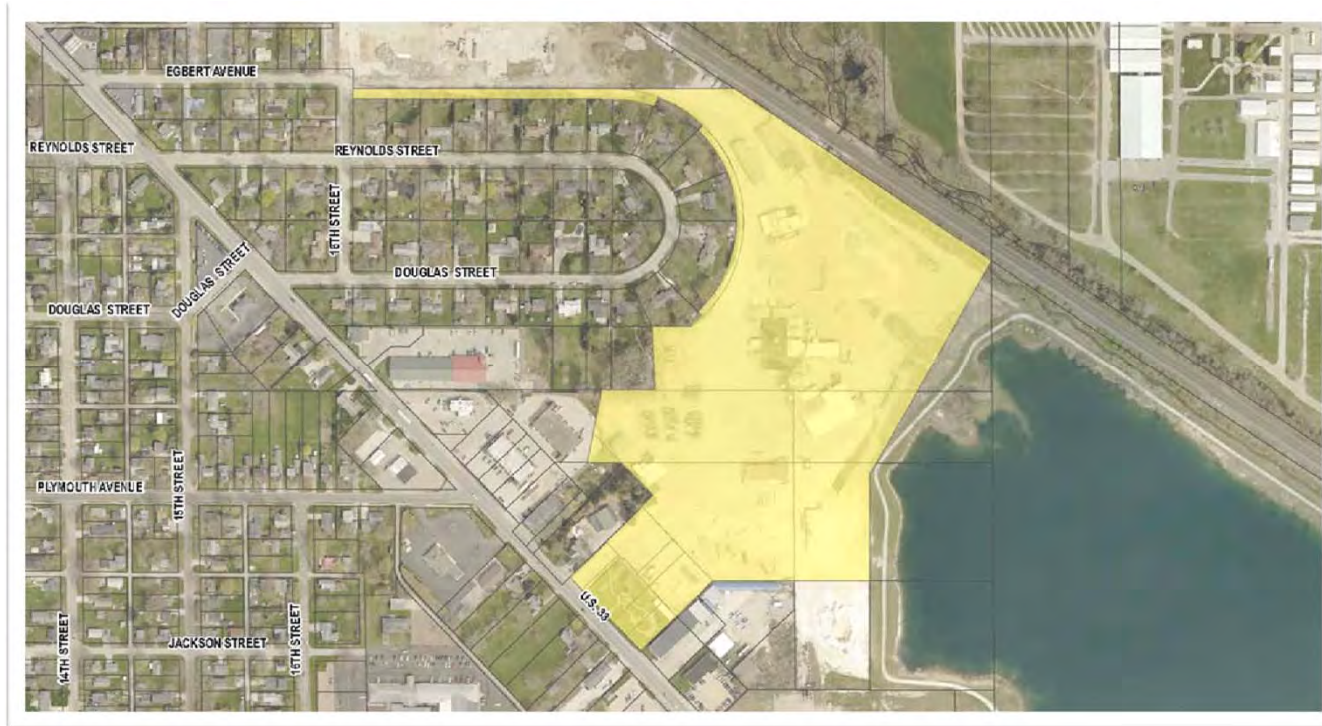


Includes:

- 3 Closures – completed in 2015
- 3 crossings with Quad Gates – to be completed in 2018
- 6 crossings with Gates & Flashers – completed in 2015. Channelization to be added in 2018.
- 1 crossing with Channelization – to be completed in 2018/2019.
- Will be applying for the Quiet Zone Designation in 2019.

Estimated Remaining Cost – \$450,000 (includes cost associated with applying for the Quiet Zone)

Real Estate Acquisition – Ozinga Property



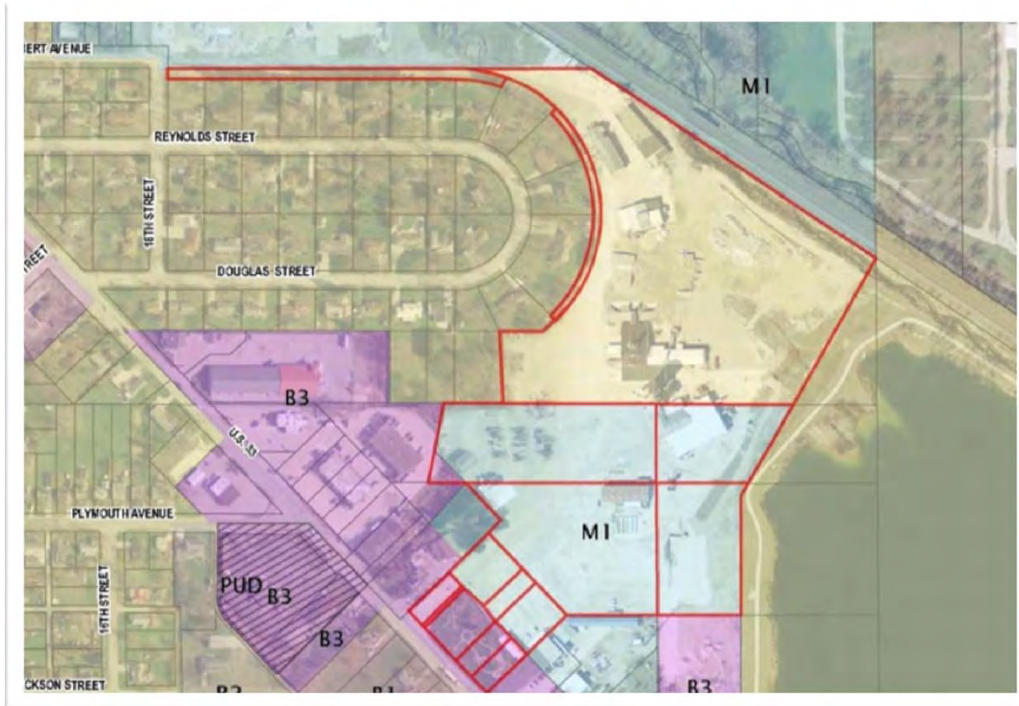
Property Description

- 24.16 Acres
- Located adjacent to Fidler Pond
- Frontage on US 33
- Listed for \$2.5 million (\$104,000 per acre)

Redevelopment Opportunities

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

Real Estate Acquisition – Ozinga Property



Role of Redevelopment

- Acquire property for true market value
- Demolish buildings and remove concrete
- Build bike path connection
- Prepare conceptual plans
- Market property to private developers
- Apply for EPA assessment and cleanup grants

Barriers to Development

- Existing buildings and foundations
- Majority of site covered with concrete
- Train horns and vibrations
- Mixed zoning
- Traffic on US 33
- Unknown environmental issues

Real Estate Acquisition – Ozinga Property

10 Year ROI (Estimates)

Private Investment

Hotel Development	\$5,000,000
<u>Apartment Development</u>	<u>\$15,000,000</u>
Total	\$20,000,000

TIF Revenue Capture

Private Investment	\$20,000,000
Assessed Value (80%)	\$16,000,000
Annual TIF Collection (3% AV)	\$480,000

Public Investment

Purchase Price (\$40,000/acre x 24)	\$960,000
Demolition, concrete removal	\$1,500,000
Bike Path	\$100,000
<u>Environmental studies</u>	<u>\$75,000</u>
Total	\$2,635,000

Public Revenue

Sale of Property (\$30,000/acre x 24)	\$720,000
<u>TIF proceeds (\$480,000 x 6 years)</u>	<u>\$2,880,000</u>
Total	\$3,600,000

Ten year return on investment

Total public investment	(\$2,635,000)
<u>Total public revenue</u>	<u>\$3,600,000</u>
Surplus	\$965,000





SOUTHEAST TIF

Kercher Road – Railroad to Dierdorff

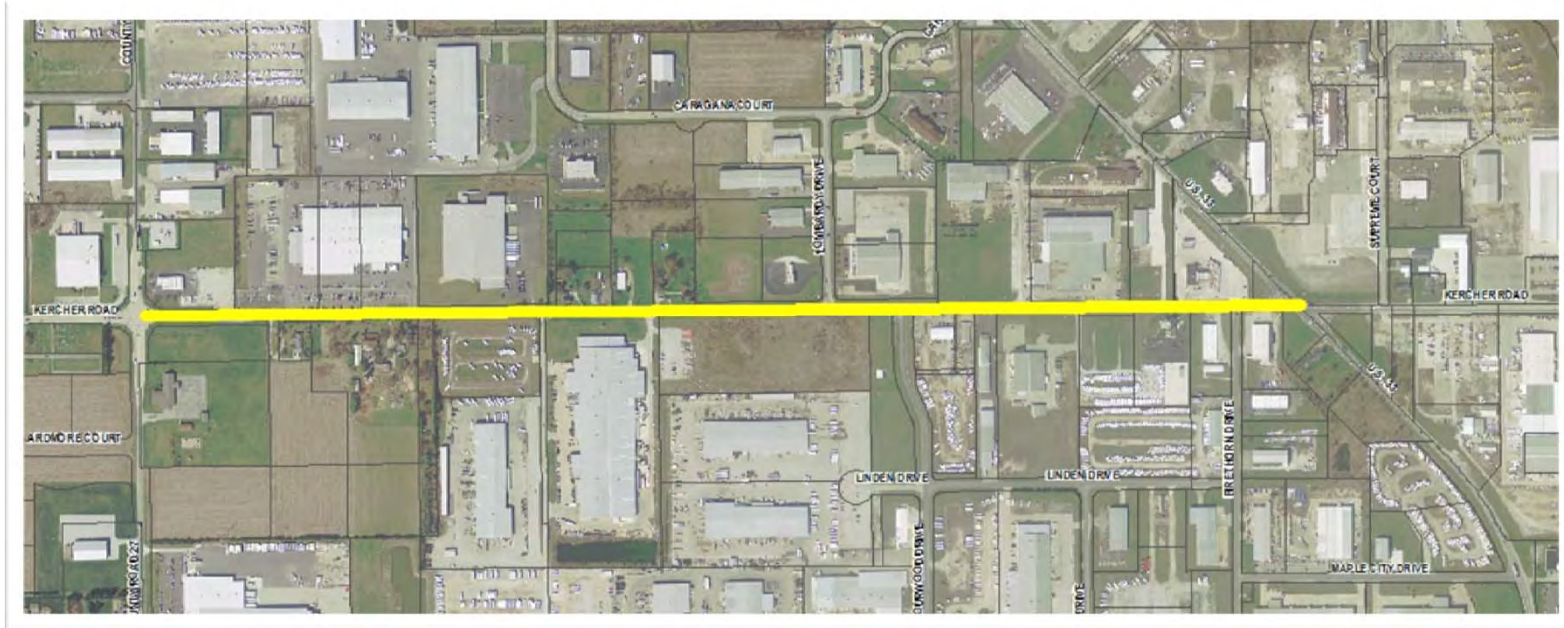


Project includes:

- One-lane traffic in each direction with a center-turn lane
- Installation of curb and gutter
- New storm sewer main
- New 10-foot sidewalk/bicycle trail
- Realignment of Pine Manor Drive and Industrial Park Drive to improve safety

Construction – 2018
Project Cost - \$6.3 million (\$2.1 million Local Share)

Kercher Road – Dierdorff to US 33

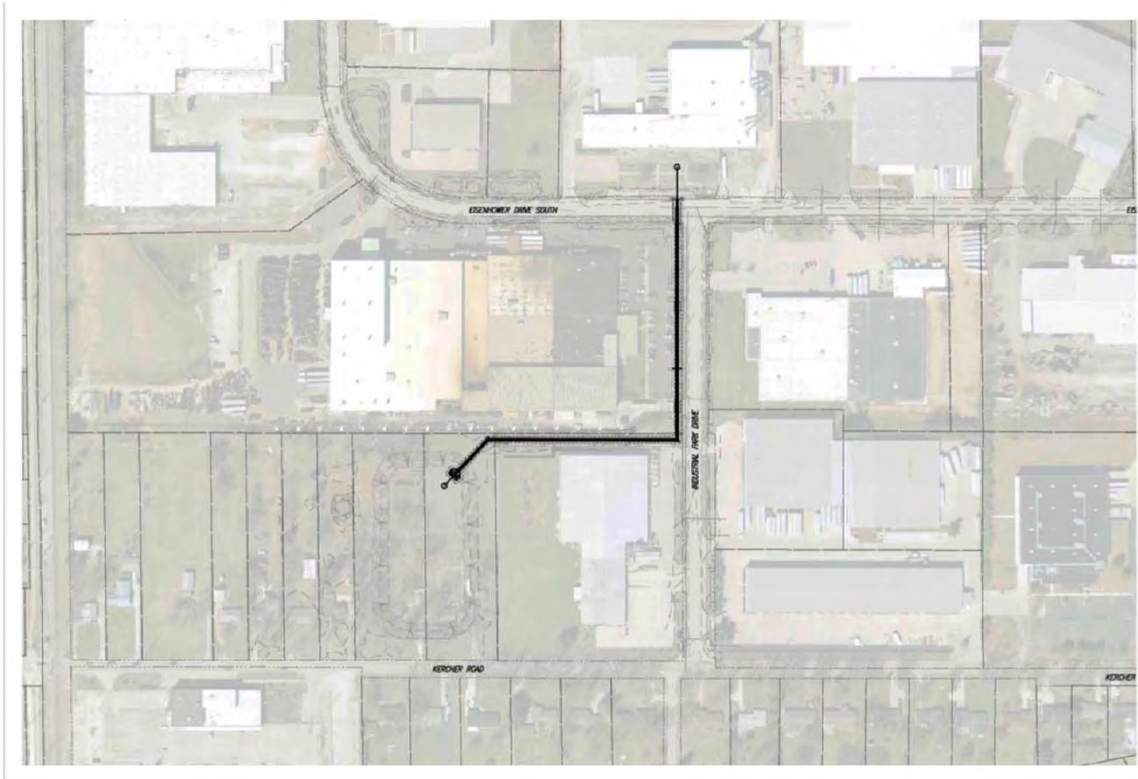


Project includes:

- One-lane traffic in each direction with a center-turn lane
- Installation of curb and gutter
- New storm sewer main
- New 10-foot sidewalk/bicycle trail

Construction – 2019
Project Cost - \$4.2 million (\$842,000 Local Share)

Goshen Industrial Park Stormwater Retention – Phase Two

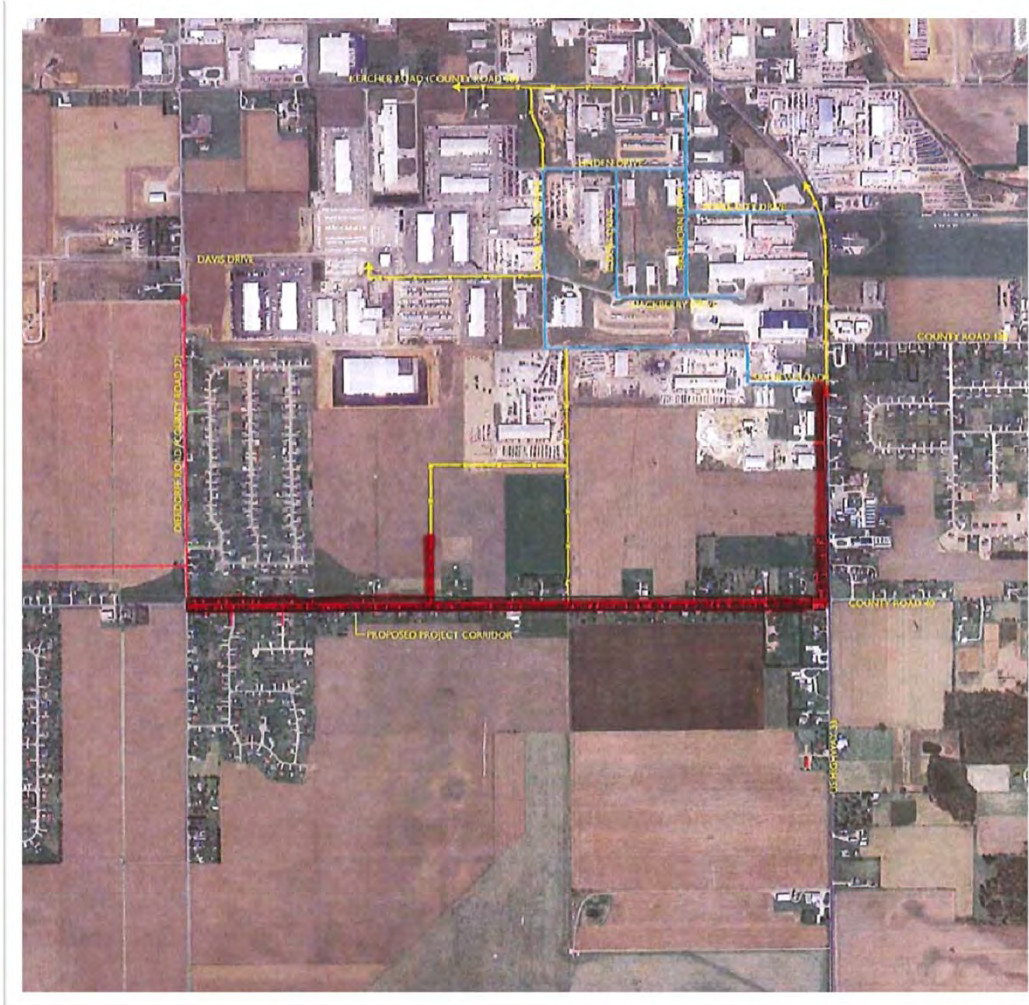


Construction – 2019
Project Cost - \$2.2 million

Includes:

- Installation of a control structure at Industrial Park Drive and Eisenhower Drive South to divert overflow to the detention pond
- New stormwater infrastructure in Industrial Park Drive
- New utility easement and stormwater infrastructure across Genesis' property to the new pond

CR 40 Water Main Extension – Dierdorff to US 33

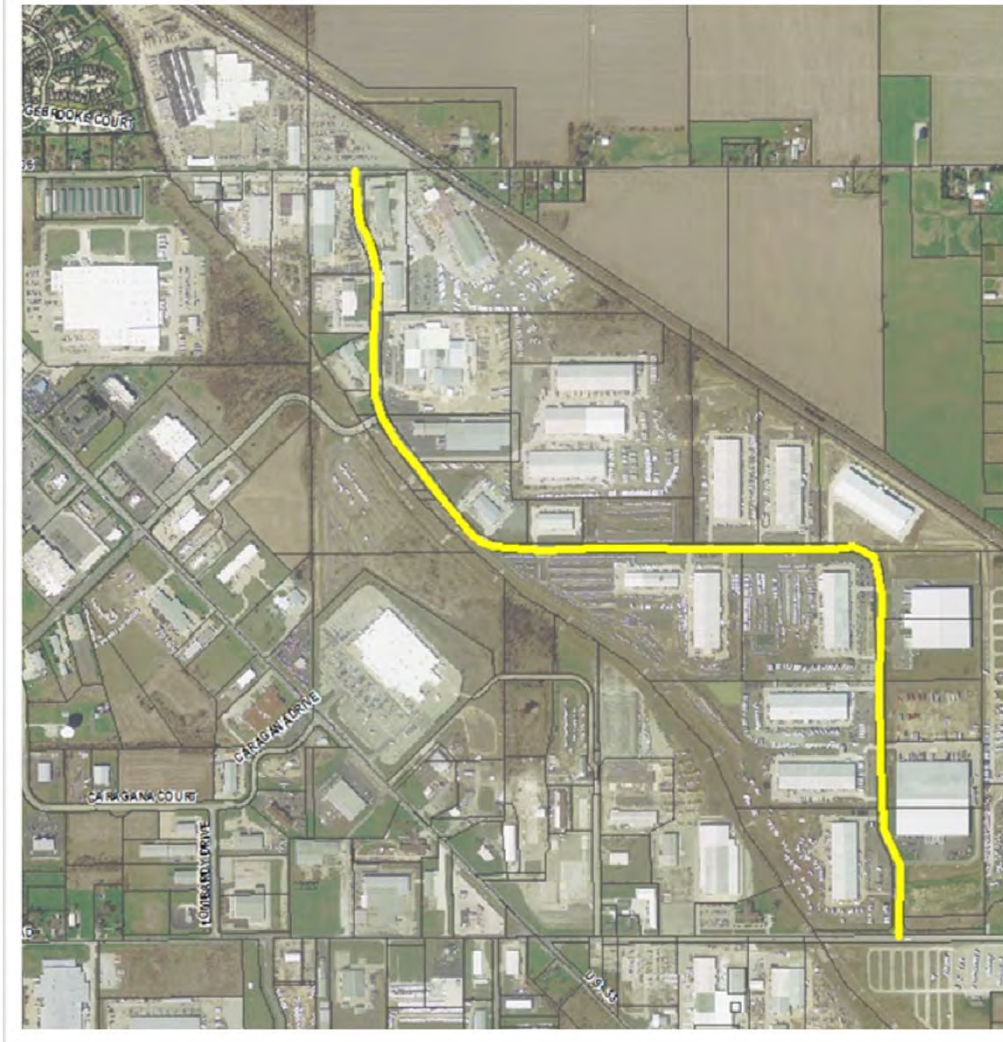


Includes:

- New water main with connections at Dierdorff, US 33 and into the industrial park to create a full looped system
- Partnership with Keystone RV to allow for their expansion

Construction – IN PROCESS
Project Cost - \$1.4 million
(\$700,000 local share)

Century Drive - Reconstruction

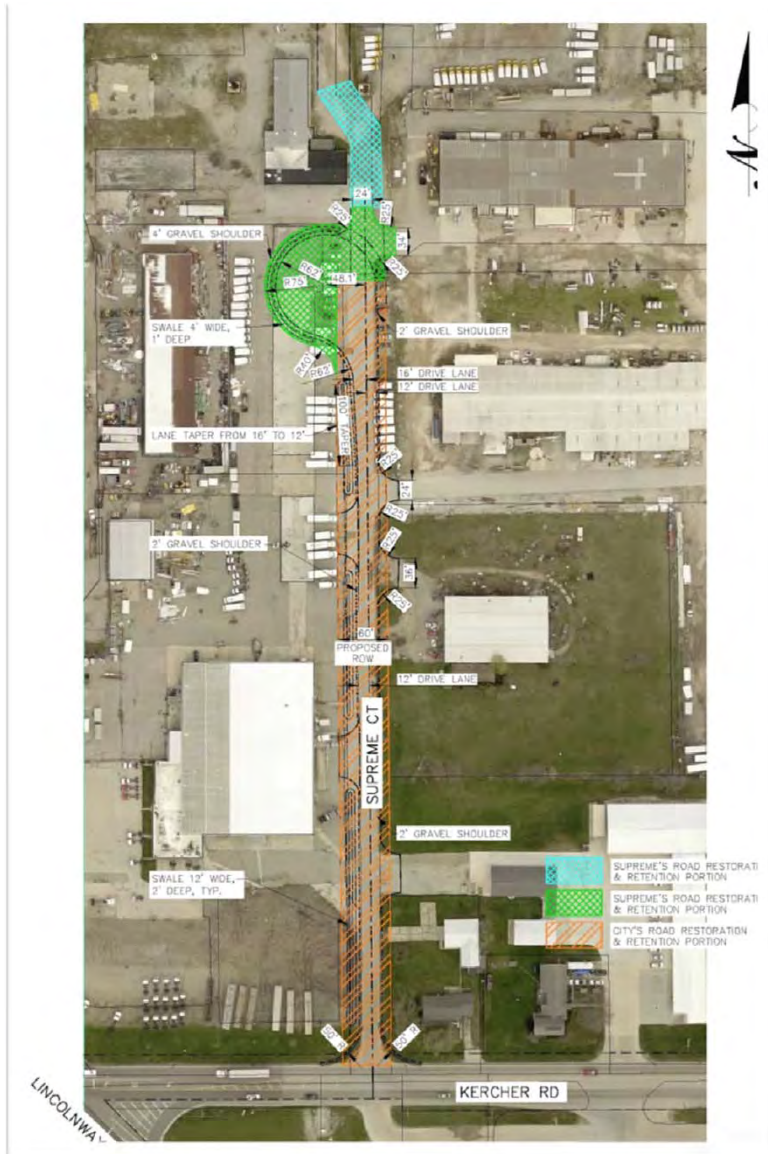


Includes:

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

Construction – 2022
Estimated Project Cost -
\$1.5 million

Supreme Court – Road Reconstruction



Includes:

- Reconstruction of the roadway with adequate pavement depths and base
- Construction of a cul-de-sac at the north end to facilitate truck traffic
- Installation of a drainage swale to accommodate stormwater runoff

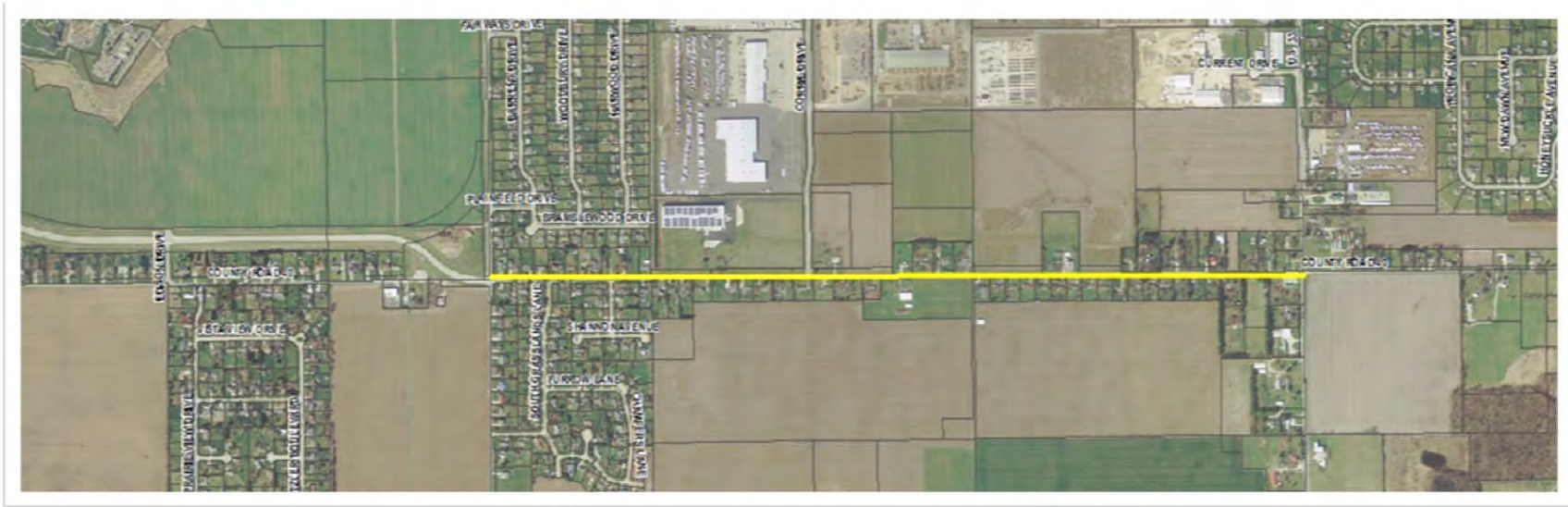
Project Cost Breakdown:

• Community Crossroads	\$173,270.00
• Goshen Redevelopment	\$249,462.02
• Supreme Corporation	\$61,117.54
• TOTAL	\$483,849.56

Timeline:

- Design – Completed by January 2018
- Bid – March 2018
- Construction – Summer 2018

CR 40 Reconstruction – Dierdorff to US 33



Includes:

- Intersection improvements at Dierdorff and US 33
- Widening of drive lanes to facilitate truck traffic to the industrial areas
- Increasing the thickness of the pavement to allow for truck traffic
- Installation of storm sewer infrastructure

Construction – 2020
Project Cost - \$1.6 million (\$329,000 local share)

Waterford Mills Parkway – SR 15 to CR 40



Construction - 2021
Project Cost - \$4.1 million (\$1.2 million local share)