



**GOSHEN REDEVELOPMENT COMMISSION
AGENDA FOR THE REGULAR MEETING OF April 12, 2022**

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

The Goshen Redevelopment Commission will meet on April 12, 2022 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 20-2022 – Amendment No. 2 to Agreement for City of Goshen Lawn Services with Colin Avila d/b/a Yardshark

Resolution 21-2022 – Request to Authorize Execution of an Amendment to the Agreement for the Development of Stormwater Facilities with MR Realty IV, LLC

Resolution 22-2022 – Request to Authorize Execution of an Agreement Amendment #2 with River Art, LLC

Resolution 23-2022 – Request to Authorize Execution of an Agreement Amendment with Millrace Townhomes, LLC

5. DISCUSSION

Old D & T Muffler Shop Community Use

6. APPROVAL OF REGISTER OF CLAIMS

7. MONTHLY REDEVELOPMENT STAFF REPORT

8. 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.

9. ANNOUNCEMENTS

Next Regular Meeting – May 10, 2022 at 3:00 p.m.

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of March 8, 2022

The Goshen Redevelopment Commission met in a regular meeting on March 8, 2022 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 Vince Turner. On call of the roll, the members of the Goshen Redevelopment Commission were shown to be present or absent as follows:

Present: Brianne Brenneman, Brian Garber, Andrea Johnson, Brett Weddell, Vince Turner and Bradd Weddell

CHANGES TO THE AGENDA

A request was made to add Resolution 18-2022 – Authorization to Execute Contract for Professional Engineering Services with American Structurepoint for College Avenue Reconstruction Phase 2 and Resolution 19-2022 – Approve Request for Interlocal Agreement with Elkhart County for the Reclamation of CR 33 from CR 36 to CR 38

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to add Resolution 18-2022 and Resolution 19-2022 to the agenda.

The motion was adopted unanimously.

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve the minutes of the February, 8, 2022 regular meeting, executive session and special meeting of February 18, 2022.

The motion was adopted unanimously.

NEW BUSINESS

Resolution 12-2022 – Acquisition of Real Estate at 210 West Washington Street

(1:30) Becky Hutsell, Redevelopment Director, have been interested in buying this property for several years. The average of the two appraisals is \$134,000. The owners countered offered with an offer of \$150,000 plus closing costs. Will continue to operate as a rental until ready to proceed with the widening of River Race Drive. Asking for approval with a selling price of \$16,000 more than the average of the two appraisals.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 12-2022.

The motion was adopted unanimously.

Resolution 13-2022 – Acquisition of Real Estate in the 200-Block of Pleasant Avenue and 211 New Street

(3:40) Becky Hutsell, Redevelopment Director, at last month's meeting the Commission approved a purchase agreement with Doug Dispennett for a purchase price of \$501,000. Asking for permission for

Becky Hutsell to authorize and execute all documents on behalf of the City for the acquisition of the real estate.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 13-2022.

The motion was adopted unanimously.

Resolution 14-2022 – Request to Proceed with Appraisals for Right-of-Way for Consolidated Court Project Roadway Improvements

(5:25) Becky Hutsell, Redevelopment Director, stated the memo in the packet identifies the four parcels along Reliance Road that will be impacted as part of roadway improvements for the court project. Working with A & Z Engineering on the design and expect 60% design by April. The home at 1689 Reliance Road will be a total take and knowing it is a difficult time with the housing market would like to get permission to start the appraisal process now and then work off the ROW description for the remaining parcels.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 14-2022.

The motion was adopted unanimously.

Resolution 15-2022 – Approve Request to Solicit New Bids for the Park Maintenance Facility

(7:40) Becky Hutsell, Redevelopment Director, in November of last year bids were solicited for the construction of a new Parks Maintenance facility. One bid was received and it exceeded the project estimate and the bid was rejected. Over past few months we have reviewed the plans and identified a few value engineering options to help reduce cost. Requesting permission to reissue the bid specs and allow four weeks for the bidding process. Will bring this back to the Commission in May for approval.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 15-2022.

The motion was adopted unanimously.

Resolution 16-2022 – Request to Issue a Request for Proposals for the Vacant Parcels in the 400 Block of South Third Street

(12:00) Becky Hutsell, Redevelopment Director, several times during the past few years have had discussions with the Commission regarding the option of soliciting bids for the development of the vacant parcels in the 400 block of South Third Street. They were included in the RFP for 401 South Third Street but were not included in the development agreement. Recently been approached by multiple developers interested in developing housing in Goshen. Need to update the appraisals to issue a RFP.

A motion was made by Commissioner Johnson and seconded by Commissioner Brenneman to approve Resolution 16-2022.

The motion was adopted unanimously.

Resolution 17-2022 – Request to Execute an Economic Development Agreement with Ariel Cycleworks, LLC for the Development of the former Western Rubber Property

(17:05) Becky Hutsell, Redevelopment Director, in February at a special meeting, Anderson Partners presented the overall concept for the former Western Rubber parcel. The original proposal was submitted in July 2021 and modification have been made. Ms. Hutsell summarized the project and the agreement. This also requires approval from City Council. Anderson Partners was there to answer questions. The goal is to break ground before the end of the year with a 12-15 month construction time.

(21:55) Questions from Commission members regarding parking, traffic studies and the retail portion of the project. Project timeline discussed.

(25:02) Mayor Stutsman commented on the procedure of approvals of big projects and some of the studies come after approval because they can be expensive.

(30:25) Commissioner Brett Weddell told the Commission that at last night Council meeting and the developer's agreement/resolution for the Indiana Avenue apartments was on the agenda and passed. Asked Becky to talk of the difference between the Indiana Avenue agreement and the one for Ariel Cycleworks and Ms. Hutsell responded. Asked about bond repayment terms.

Discussion regarding bond repayment terms.

(40:03) Bill Stamper, Logistic Manager for Gleason Products, handed Commission members a copy of a proposed site plan. He stated that Goshen Manufacturing has been operating from the same business license since 1891 with 100 plus employees with an average salary of \$20.00 per hour. If the former Western Rubber property goes residential, we are landlocked. If the railroad goes with a second line we will lose our lease for parking and have nowhere for the employees to park. The property is currently zoned M1 and would like to stay that way before they get landlocked and cannot operate. The proposal includes parking, retention pond for stormwater and building a 60,000 sq. ft. loading facility. Would like to have the proposal considered.

(43:12) Becky Hutsell, Redevelopment Director, stated that the proposal from Anderson Partners was received in July 2021 and the proposal from Gleason Manufacturing was received a couple months later. The Commission had already authorized negotiating with Anderson Partners and we were not in a position to decide between the two. At that point we made decision to work through the housing proposal knowing the issues with the RFP in past. No proposals were received from Gleason Manufacturing during the RFP process.

A motion was made by Commissioner Garber and seconded by Commissioner Brenneman to approve Resolution 17-2022.

After discussion, on call of the roll, the motion was carried by the following vote:

Ayes: Brenneman, Garber, Johnson, Turner, Weddell

Nays:

The motion was adopted by a vote of 5 in favor and 0 against.

Resolution 18-2022 – Authorization to Execute Contract for Professional Engineering Services with American Structure Point for College Avenue Reconstruction Phase 2

(45:25) Josh Corwin, City Engineer, this is a project with the State of Indiana and MACOG. Last fall requested permission from the Commission to negotiate a design contract. Now requesting permission to execute a design contract with American Structurepoint for the design of College Avenue Reconstruction Phase 2. The contract shall not exceed \$866,450 and the City is responsible for 20% of the contract amount, or \$173,290.00.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 18-2022.

The motion was adopted unanimously.

Resolution 19-2022 – Approve Request for Interlocal Agreement with Elkhart County for the Reclamation of CR 33 from CR 36 to CR 38

(47:05) Becky Hutsell, Redevelopment Director, as part of the East College Avenue Industrial Development project, portion of CR 31 will be closed while work is underway and CR 36/College Avenue adjacent to the development will be closed for a majority of the 2022 construction season. CR 33 has been identified as the detour route and Elkhart County supports the detour but they have indicated the road needs repairs in advance of the detour. They had not planned to reconstruct or complete a reclamation for a few more years but agreed to proceed with the work this year. Have developed an Interlocal Agreement in which we are agreeing to fund half of the cost. Once work is complete, Elkhart County agrees that the use of the roadway as the primary detour route will be acceptable. Cost is approximatively \$250,000.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 19-2022.

The motion was adopted unanimously.

UPDATE

Goshen High School Advanced Manufacturing Academy

(51:13) Brian Bechtel, Goshen Community Schools, updated the Commission on the Advanced Manufacturing Academy. This year there are 27 students enrolled in the academy and 58 for next year and that does not include more scheduling for freshmen. Told the Commission of the new programs being offered and new equipment purchases.

DISCUSSION

Growth Plan

(1:02:00) Becky Hutsell, Redevelopment Director, the city has very little available land left for new development and looking to the future any growth in any direction will require substantial infrastructure investment and planning. Contract partnership with Ball State and Abonmarche. This will include public input and analysis of existing studies and reports and compile this information into a single report. Cost estimate is approximately \$100,000. Engineering/Stormwater, Civil City will be paying 1/3 each of the cost and asking the Commission for the other 1/3. The Commission agreed to participate.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve the payment of the Register of Claims totaling \$181,127.61

MONTHLY REDEVELOPMENT STAFF REOPRT

Redevelopment Director Becky Hutsell offered to answer any questions about the monthly report: however the Commission did not have any questions.

OPEN FORUM

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

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for May 10, 2022 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 4:09 p.m.

APPROVED on April 12, 2022

GOSHEN REDEVELOPMENT COMMISSION

Vince Turner, President

Andrea Johnson, Secretary

RESOLUTION 20-2022

Amendment No. 2 to Agreement for City of Goshen Lawn Services with Colin Avila d/b/a Yardshark

WHEREAS City and Colin Avila d/b/a Yardshark (“Contractor”), entered into an Agreement on April 26, 2021 for Contractor to provide lawn mowing and maintenance services for the 2021 mowing season for certain City of Goshen properties, including locations owned or controlled by the Goshen Redevelopment Commission.

WHEREAS City wishes to renew the Agreement for the 2022 mowing season, including 2022 fall clean-up, and Contractor is willing to continue providing lawn mowing and maintenance services.

WHEREAS City wishes to add additional services and an additional location to be covered by the Agreement for the 2022 mowing season.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves the terms and conditions of Amendment No. 2 to the Agreement for City of Goshen Lawn Services with Colin Avila d/b/a Yardshark, a copy of which is attached to and made a part of this resolution.

BE IT FURTHER RESOLVED that the Goshen Redevelopment Commission authorizes Redevelopment Director to execute Amendment No. 2 on behalf of the City of Goshen and Goshen Redevelopment Commission.

PASSED and ADOPTED on April 12, 2022.

President

Secretary

AMENDMENT NO. 2

CITY OF GOSHEN LAWN SERVICES

THIS AMENDMENT is entered into on April _____, 2022, which is the last signature date set forth below, by and between **Colin Avila d/b/a Yardshark** (“Contractor”), whose mailing address is PO Box 2101, Michigan City, IN 46361, and **City of Goshen, Indiana**, a municipal corporation and political subdivision of the State of Indiana acting through the Goshen Board of Public Works and Safety and Goshen Redevelopment Commission (“City”).

RECITALS

- (A) City and Contractor entered into an Agreement on April 26, 2021 for Contractor to provide Lawn Services for certain City of Goshen properties for the 2021 mowing season.
- (B) City wishes to extend the agreement term for the 2022 mowing season, including 2022 fall clean-up, and Contractor is willing to continue providing Lawn Services.
- (C) City wishes to add additional services to an existing Service Area and a new Service Area to the locations covered by the Agreement.
- (D) Any modification or amendment to the terms and conditions of the Agreement shall be made in writing and signed by both parties.

In consideration of the terms, conditions and mutual covenants to be kept and performed under the original Agreement, and under the terms, conditions and mutual covenants of this Amendment, the parties agree as follows:

Section 1. **Renewal**

The Agreement for lawn mowing and maintenance services shall be renewed for the 2022 mowing season which shall include 2022 fall clean up.

Section 2. **Additional Services; Compensation and Payment**

The Agreement shall be amended to include the following additional services:

- (A) Contractor agrees to provide lawn mowing and maintenance services to an additional City property identified as **Service Area 17, River Race Drive/South Second Street Island**, as depicted on the aerial map attached to this Amendment. Exhibit A of the Agreement shall be amended to add Service Area 17. City agrees to compensate Contractor for the satisfactory performance of the lawn mowing and maintenance services for Service Area 17 the lump sum cost for the season of \$1,100.

(B) Contractor agrees to mow the side slopes and bottom of the stormwater basin as needed to **Service Area 6, East Kercher Road Stormwater Basin**. (This is in addition to mowing the turf area surrounding the stormwater basin.) Exhibit A of the Agreement, Item 18, Additional Requirements/Information for a Specific Service Area, paragraph c, shall be amended to add the additional service to Service Area 6. City agrees to compensate Contractor for mowing the side slopes and bottom of basin a unit cost for each mow of \$225.

(C) Section 3.2 of the Agreement shall be amended to read as follows and shall incorporate a new Exhibit B which is attached to this Amendment.

3.2 Payment for services rendered shall be upon City's receipt of a detailed invoice from Contractor which may be invoiced no more frequently than monthly for the services performed the previous month.

(a) For a Service Area in which the price is based on a lump sum cost for season, the monthly cost shall be equal to one-sixth (1/6) of the established price at a Service Area with six (6) monthly invoices beginning in June and ending in November (for services through the end of the season, including fall clean up).

(b) The invoice for services provided at the Service Areas shaded yellow in Exhibit B shall be sent to the following address, or at such other address as City may designate in writing:

City of Goshen
c/o Goshen Engineering Department
204 E. Jefferson Street
Goshen, IN 46528

Email is also acceptable at Engineering@goshencity.com

(c) The invoice for services provided at the Service Areas shaded blue in Exhibit B shall be sent to the following address, or at such other address as City may designate in writing:

City of Goshen
c/o Goshen Redevelopment Commission
204 E. Jefferson Street
Goshen, IN 46528

Email is also acceptable at traceenorton@goshencity.com

Section 3. Original Agreement

In all respects, all other provisions of the original Agreement not affected by this Amendment shall remain in full force and effect.

Section 4. Authority to Execute

The undersigned affirm that all steps have been taken to authorize execution of this Amendment, and upon the undersigned's execution, bind their respective organizations to the terms of the Amendment.

IN WITNESS WHEREOF, the parties have executed this Amendment on the dates as set forth below.

City of Goshen, Indiana

Colin Avila d/b/a Yardshark

Goshen Board of Public Works and Safety

Jeremy P. Stutsman, Mayor

Colin Avila, Owner

Date Signed: _____

Date Signed: _____

Goshen Redevelopment Commission

Becky Hutsell
Redevelopment Director

Date Signed: _____

SERVICE AREA 17

RIVER RACE DRIVE/SOUTH SECOND STREET ISLAND



Exhibit B

Location	Basis	Cost	Monthly Cost	Invoice
Service Area 1 Third Street/Madison Street from Main Street to Pike Street (includes Weed Control)	Lump Sum Cost for Season:	\$6,000.00	\$1,000.00	ENG
Service Area 2 City Buildings at 202 South Fifth Street, 203 South Fifth Street, 111 East Jefferson Street, and 204 East Jefferson Street	Lump Sum Cost for Season:	\$4,000.00	\$666.67	ENG
Service Area 3 Goshen Police Training Facility at 713 East Lincoln Avenue	Lump Sum Cost for Season:	\$400.00	\$66.67	ENG
Service Area 4 East Lincoln Avenue Stormwater Basin	Lump Sum Cost for Season:	\$1,500.00	\$250.00	ENG
Service Area 5 300-Block East Wilden Avenue	Lump Sum Cost for Season:	\$2,100.00	\$350.00	ENG
Service Area 6 East Kercher Road Stormwater Basin (turf surrounding basin)	Lump Sum Cost for Season:	\$1,400.00	\$233.33	ENG
Service Area 6 East Kercher Road Stormwater Basin (side slopes and bottom of basin) - SERVICES ADDED 2022 MOWING SEASON	Unit Cost for Each Mow:	\$225.00	NA	ENG
Service Area 7 Southeast Corner of East Kercher Road and Pine Manor Avenue	Lump Sum Cost for Season:	\$250.00	\$41.67	ENG
Service Area 8 West Plymouth Avenue Stormwater Basin	Lump Sum Cost for Season:	\$1,000.00	\$166.67	ENG
Service Area 9 305 East Kercher Road	Lump Sum Cost for Season:	\$500.00	\$83.33	RDV
Service Area 10 300-Block North Main Street	Lump Sum Cost for Season:	\$1,000.00	\$166.67	RDV

Exhibit B

Location	Basis	Cost	Monthly Cost	Invoice
Service Area 11 400-Block South Third Street	Lump Sum Cost for Season:	\$1,000.00	\$166.67	RDV
Service Area 12 217 West Wilden Avenue - SERVICES DISCONTINUED SEPTEMBER 29, 2021	NA	NA	NA	RDV
Service Area 13 600-700 Blocks East Lincoln Avenue	Unit Cost for Each Mow:	\$90.00	NA	RDV
Service Area 13 600-700 Blocks East Lincoln Avenue	Fall Clean Up:	\$100.00	NA	RDV
Service Area 14 Northeast Corner of East Lincoln Avenue and Olive Street	Unit Cost for Each Mow:	\$25.00	NA	ENG
Service Area 14 Northeast Corner of East Lincoln Avenue and Olive Street	Fall Clean Up:	\$40.00	NA	ENG
Service Area 15 901 North Main Street	Unit Cost for Each Mow:	\$50.00	NA	ENG
Service Area 15 901 North Main Street	Fall Clean Up:	\$50.00	NA	ENG
Service Area 16 300-Block West Wilden Avenue - SERVICES ADDED JUNE 30, 2021	Unit Cost for Each Mow:	\$250.00	NA	ENG
Service Area 16 300-Block West Wilden Avenue - SERVICES ADDED JUNE 30, 2021	Fall Clean Up:	\$250.00	NA	ENG
Service Area 17 River Race Drive/South Second Street Island - SERVICES ADDED 2022 MOWING SEASON	Lump Sum Cost for Season:	\$1,100.00	\$183.33	RDV

RESOLUTION 21-2022

Authorize Execution of an Amendment to the Agreement for the Development of Stormwater Facilities with MR Realty IV, LLC

WHEREAS the Commission entered into an Agreement with MR Realty IV, LLC in January 2020 to allow for the development of stormwater facilities on their property.

WHEREAS while in design, three components were identified that need to be incorporated into the agreement amendment.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves the contract amendment with MR Realty IV, LLC and the City of Goshen and Redevelopment Director Becky Hutsell is authorized to execute the contract amendment on behalf of the City of Goshen and Goshen Redevelopment Commission.

PASSED and ADOPTED on April 12, 2022.

Vince Turner, President

Andrea Johnson Secretary



**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 Authorize Execution of an Amendment to the Agreement for the Development of Stormwater Facilities with MR Realty IV, LLC

DATE: April 12, 2022

The Redevelopment Commission entered into an Agreement with MR Realty IV, LLC in January 2020 to allow for the development of stormwater facilities on their property. The drainage issues in the immediate area impact multiple property owners and staff has worked to develop an overall plan with all three (3) property owners to allow for continued development of their residential and commercial properties.

While in design, three components were identified that need to be incorporated into the agreement amendment with MR Realty IV, LLC.

1. The existing berm in the rear yard of the Crossing subdivision lots on the south side of Lighthouse Lane needs to be removed and replaced with a swale in their rear yards as well as an additional swale on MR Realty's property, directing all stormwater to the ponds along the eastern edge of the property.
2. An access road is to be constructed on MR Realty's property along the northern property line to allow the City to maintain the stormwater infrastructure going forward.
3. A chain link fence will be installed along MR Realty's northern property line once the berm is removed.

These modifications have been incorporated into City's project design and we are requesting the Commission's authorization to execute the amendment to allow for the project to begin.

AMENDMENT TO THE AGREEMENT
FOR THE DEVELOPMENT OF STORMWATER FACILITIES

THIS AMENDMENT TO THE AGREEMENT FOR THE DEVELOPMENT OF STORMWATER FACILITIES (the "Amendment") is made and entered into this ____ day of April, 2022, by and between City of Goshen, Indiana, a municipal corporation and political subdivision of the State of Indiana acting through the Goshen Redevelopment Commission and the Goshen Board of Public Works and Safety, hereinafter referred to as "City," and MR Realty IV, LLC, an Indiana limited liability company, hereinafter referred to as "MR Realty IV."

WHEREAS the City entered into an Agreement for the Development of Stormwater Facilities with MR Realty IV dated January 9, 2020 (the "Agreement"). All defined terms used herein not otherwise defined in this Amendment shall have their respective meaning as set forth in the Agreement.

WHEREAS this Amendment is entered into to modify the scope of work planned along the northern property line of the MR Realty IV site to provide improved drainage flow to the retention pond network and such changes have been incorporated into the project plans and specifications.

NOW THEREFORE, in consideration of the terms, covenants and conditions to be kept and performed by the City in the Agreement and the terms, covenants and conditions added by this Amendment, the parties agree to modify Agreement as follows:

1. The existing berm of the north side of MR Realty IV's property line shall be removed within the existing stormwater drainage easement for The Crossing subdivision and be replaced with a swale to direct all stormwater entering the site to an existing retention basin to the east. An additional swale (the "Swale") will be constructed immediately south of the Access Road to direct stormwater from the MR Realty IV site to the new retention pond to be constructed at the northeast corner of the site as part of the City's stormwater project. The location of Swale will be as generally depicted on **Exhibit A**, and the construction of the Swale shall be in a workmanlike manner and in accordance with the plans and specifications attached on **Exhibit B**.
2. A new construction access drive (the "Access Road") will be constructed on MR Realty IV's property to allow for the City's maintenance of the stormwater retention ponds until MR Realty IV begins construction of any type of development on their site. The location of the Access Road will be as generally depicted on **Exhibit C**, and the construction of the Access Road, including the type of material that will be used for the Access Road, will be upon terms mutually acceptable to the parties. The terms of access upon the Access Road will be subject to an access easement and upon terms acceptable to MR Realty IV, including, but not limited to (a) customary indemnification obligations of the City for the benefit of MR Realty IV related to the

City's maintenance of the stormwater detention ponds; (b) repair obligations of the City for the benefit of MR Realty IV related to any damages caused by the City or its employees, agents, or contractors; and (c) customary insurance obligations by the City for the benefit of MR Realty IV.

3. A chain link fence, at the City's sole cost and expense, will be installed at the northern boundary of MR Realty IV's land to delineate the property boundary from the residential development to the north (the "Northern Boundary Fence"). The location of the Northern Boundary Fence will be as generally depicted on **Exhibit A**. The City further agrees that the Northern Boundary Fence will be of similar style character, kind, and quality as to the Fence that will be installed around the perimeter of the northeast portion of MR Realty IV's property unless otherwise agreed to between the parties. MR Realty IV agrees to permit residential lot owners within The Crossing subdivision to connect to the Northern Boundary Fence at their sole cost and expense in the future if desired.
4. The City agrees that the Swale and Access Road will become part of the City's Maintenance Obligations until the Transition of Maintenance occurs, and that the City's repair obligations, insurance obligations, and indemnification obligations as set forth in Section 1.4 of the Agreement will also be applicable to the Swale and Access Road during the City's Maintenance Obligations.
5. All terms of the Agreement remain in full force and effect except as specifically modified by this Amendment. The parties further agree that to the extent any terms of this Amendment or the Agreement conflict, the terms of this Amendment shall control.

IN WITNESS WHEREOF, the City and MR Realty IV have set their hands to this Amendment this ____ day of April, 2022.

City of Goshen, Indiana

MR Realty IV, LLC

By: _____
Jeremy P. Stutsman, Mayor

By: _____
Richard D. Finnigan, Trustee of the
Richard D. Finnigan Revocable Trust
Agreement, Dated August 27, 2008,
as amended
Member

By: _____
Becky Hutsell,
Redevelopment Director

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Jeremy P. Stutsman, Mayor of the City of Goshen, Indiana, and acknowledged the execution of the foregoing instrument this ____ day of _____, 2022.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:

Notary Public

Printed:_____

Resident of Elkhart County, Indiana

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Becky Hutsell, Redevelopment Director for the City of Goshen, Indiana, and acknowledged the execution of the foregoing instrument this ____ day of _____, 2022.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:

Notary Public

Printed:_____

Resident of _____ County, Indiana

STATE OF INDIANA)

COUNTY OF ELKHART) SS:
)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Richard D. Finnigan, member of MR Realty IV, LLC, and acknowledged the execution of the foregoing instrument this ____ day of _____, 2022.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

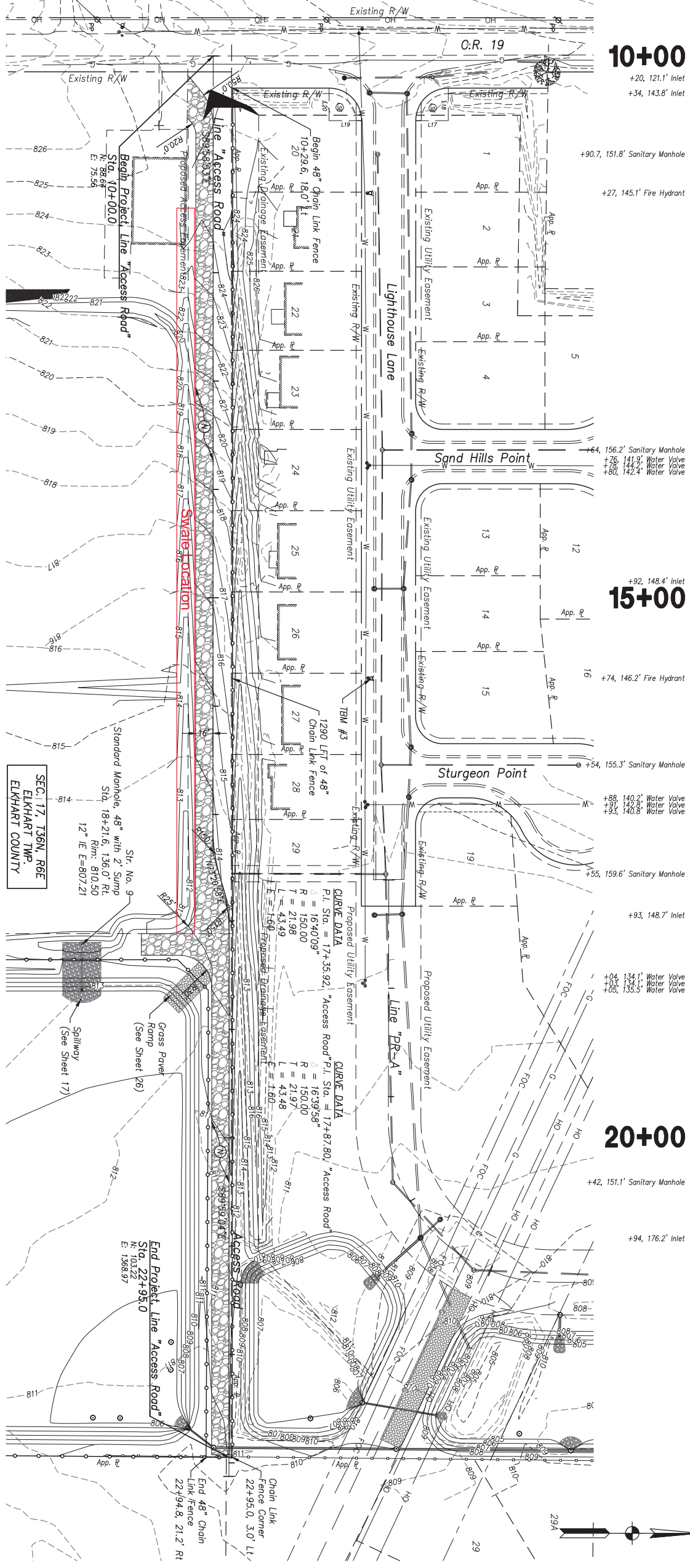
My Commission Expires:

Notary Public
Printed: _____
Resident of _____ County, Indiana

Prepared by Bodie J. Stegelmann, Attorney No. 18180-20, City of Goshen Legal Dept.,
204 East Jefferson Street, Suite 2, Goshen, Indiana 46528.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law (Bodie J. Stegelmann).

EXHIBIT A
Location of the Swale



SEC. 17, T36N, R6E
ELKHART TWP.
ELKHART COUNTY

Standard Manhole, 48" with 2' Sump
Sta. 18+21.6, 136.0' Rt.
Rim: 810.50
12" I.E. = 807.21

Proposed Utility Easement
CURVE DATA
P.I. Sta. = 17+35.92, "Access Road"
R.L. Sta. = 17+87.80
R = 150.00
T = 21.98
L = 43.48

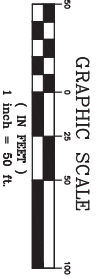
Proposed Utility Easement
CURVE DATA
P.I. Sta. = 17+35.92, "Access Road"
R.L. Sta. = 17+87.80
R = 150.00
T = 21.98
L = 43.48

End Project Line "Access Road"
Sta. 22+95.0
N: 103.22
E: 1368.97

TBM #5 - Northeast Bolt on Fire Hydrant
Station: 146.2' Lt., ACCESS ROAD
E.L. = 818.95

NOTES
1. All topography described from Line "ACCESS ROAD", unless otherwise noted.

LEGEND
Ⓝ Compacted Asphalt Millings, 8"



	DATE: 11-18-2021	SCALE: 1"=50'	
	DESIGNED BY: KG/DH	SCALE: 1"=50'	
	DATE: 11-18-2021	SCALE: 1"=50'	
	PROJECT: WEST GOSHEN - CROSSING SUBDIVISION DRAINAGE IMPROVEMENT CITY PROJECT NO. 2020-0033	SCALE: 1"=50'	
	DATE: 11-18-2021	SCALE: 1"=50'	

PLAN ACCESS ROAD

WEST GOSHEN - CROSSING SUBDIVISION DRAINAGE IMPROVEMENT CITY PROJECT NO. 2020-0033

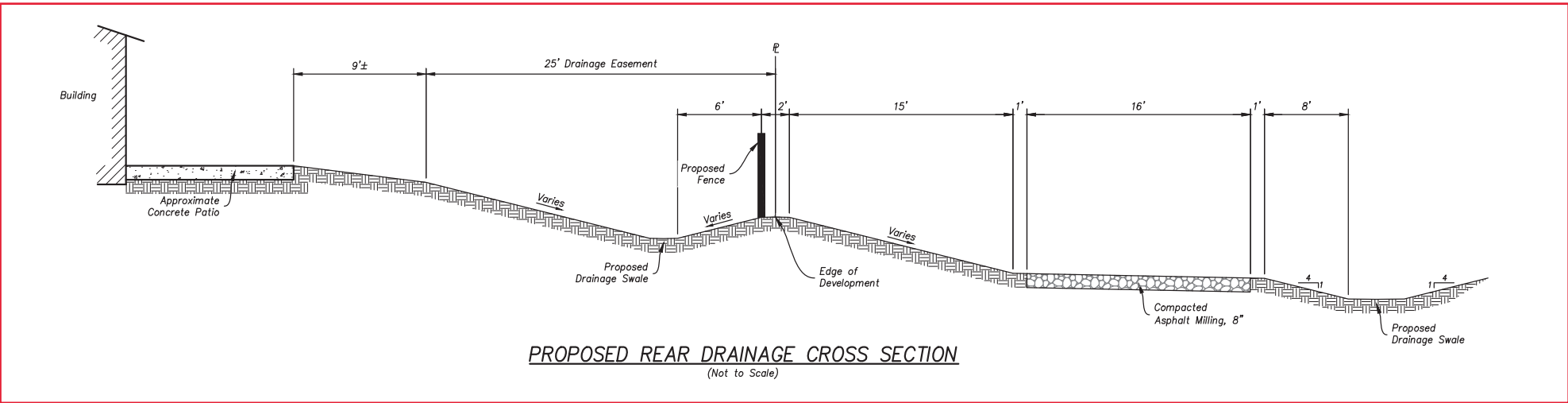
ABONMARCHE
315 W. Jefferson Blvd.
South Bend, IN 46601
F 574.232.8700
F 574.251.4440
abonmarcche.com

Benton Harbor
Ft. Wayne
Goshen
Hobart
Lafayette

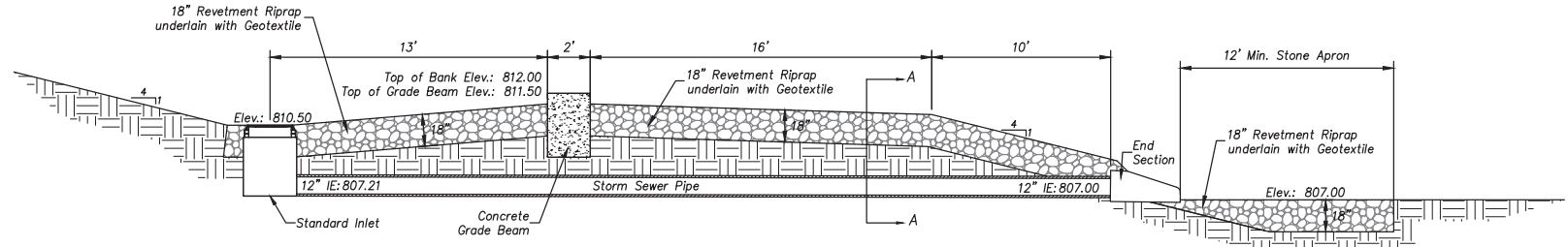
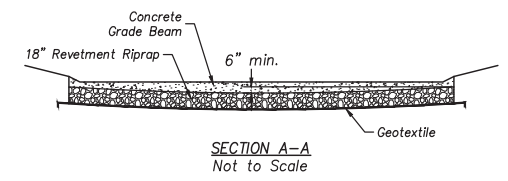
Portage
South Haven
South Haven
Valparaiso

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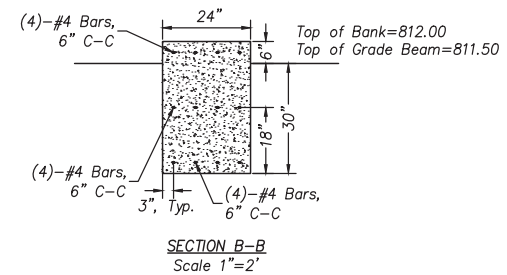
EXHIBIT B
Construction Details of the Swale



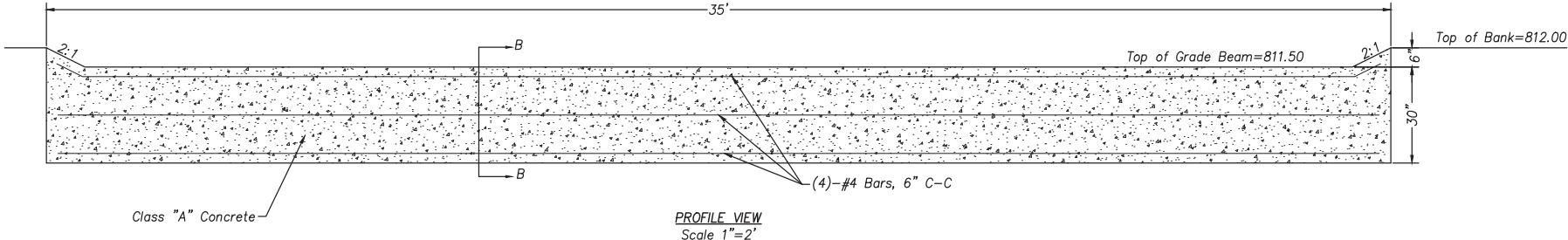
PROPOSED REAR DRAINAGE CROSS SECTION
(Not to Scale)



BASIN #1 SPILLWAY PROFILE
(Not to Scale)



SECTION B-B
Scale 1"=2"



PROFILE VIEW
Scale 1"=2"

CONCRETE GRADE BEAM
(Not to Scale)

ABONMARCHÉ
315 W. Jefferson Blvd.,
Suite 4601
Ft. Wayne, IN 46601
Tel: 574.332.8700
Fax: 574.251.4440
abonmarche.com
abonmarche.com

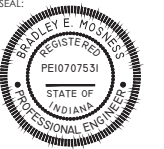
**WEST GOSHEN -
CROSSING SUBDIVISION
DRAINAGE IMPROVEMENT
CITY PROJECT NO. 2020-0033**

PROJECT:

BASIN DETAILS

SHEET TITLE:

DRAWN BY:
ZDH
DESIGNED BY:
KG/ZDH
PM REVIEW:
BEM
QA/QC REVIEW:
CAK
DATE:
11-18-2021



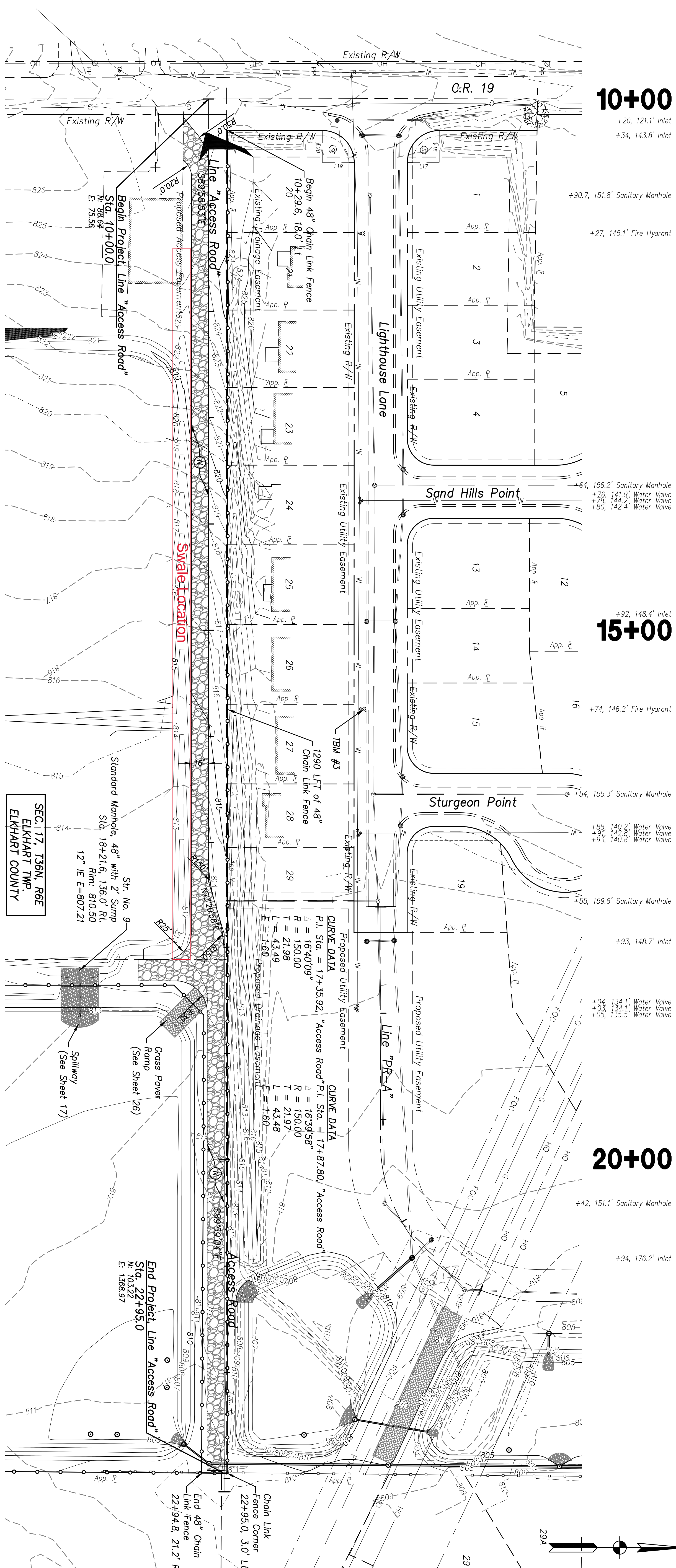
SIGNATURE:
Bradley E. Mosness
DATE:
11-18-2021

SCALE:
HORIZ:
VERT:
ACI JOB #
20-1912

SHEET NO.
17 of 51

C:\ProgramData\Autodesk\LT21\Doc\Local\Autodesk\Bentley\Drawings\Project\2020-0033\Basin_Details.dwg, 11/18/2021 12:28:04 PM, kgk, 500x1000, 24, 11, 1

EXHIBIT C
Location of the Access Road



SEC. 17, T36N, R6E
ELKHART TWP.
ELKHART COUNTY

Sta. No. 9
Standard Manhole, 48" with 2' Sump
Sta. 18+21.6, 136.0' Rt.
Rim: 810.50
12" I/E = 807.21

Gross Power
Ramp
(See Sheet 26)

Spillway
(See Sheet 17)

End Project Line "Access Road"
Sta. 22+95.0
N. 103.22
E. 136.87

Proposed Utility Easement
CURVE DATA
P.I. Sta. = 17+35.92, "Access Road" P.I. Sta. = 17+87.80, "Access Road"
Δ = 16.40'09"
R = 150.00
T = 21.98
L = 43.39
E = 1.60

Proposed Utility Easement
CURVE DATA
P.I. Sta. = 17+35.92, "Access Road" P.I. Sta. = 17+87.80, "Access Road"
Δ = 16.39'58"
R = 150.00
T = 21.97
L = 43.48
E = 1.60

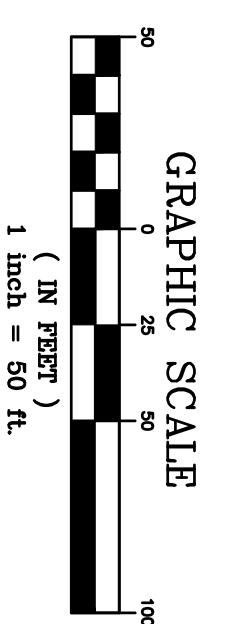
End Project Line "Access Road"
Sta. 22+95.0, 310' Lt.
Chain Link
Fence Corner
22+94.8, 21.2' Rt.

- NOTES**
- All topography described from Line "ACCESS ROAD", unless otherwise noted.

LEGEND

Ⓢ Compacted Asphalt Millings, 8"

TBM #3 - Northeast Bolt on Fire Hydrant South of Lighthouse Lane, Sta. 15+74.4, 146.2' Lt., "ACCESS ROAD"
EL = 818.95



PROJECT: WEST GOSHEN - CROSSING SUBDIVISION DRAINAGE IMPROVEMENT CITY PROJECT NO. 2020-0033

DATE: 11-18-2021

SCALE: HORIZ. 1"=50'

SIGNATURE: *Barry S. Miller*

DATE: 11-18-2021

SCALE: HORIZ. 1"=50'

SIGNATURE: *Barry S. Miller*

DATE: 11-18-2021

SCALE: HORIZ. 1"=50'

SIGNATURE: *Barry S. Miller*

DATE: 11-18-2021

SCALE: HORIZ. 1"=50'

SIGNATURE: *Barry S. Miller*

DATE: 11-18-2021

SCALE: HORIZ. 1"=50'

SIGNATURE: *Barry S. Miller*

DATE: 11-18-2021

SCALE: HORIZ. 1"=50'

SIGNATURE: *Barry S. Miller*

DATE: 11-18-2021

SCALE: HORIZ. 1"=50'

SIGNATURE: *Barry S. Miller*

DATE: 11-18-2021

SCALE: HORIZ. 1"=50'

SIGNATURE: *Barry S. Miller*

DATE: 11-18-2021

SCALE: HORIZ. 1"=50'

SIGNATURE: *Barry S. Miller*

DATE: 11-18-2021

SCALE: HORIZ. 1"=50'

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Portage
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Valparaiso

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PLAN ACCESS ROAD

20-1912
5 of 51

RESOLUTION 22-2022

Authorize Execution of an Agreement Amendment #2 with River Art, LLC

WHEREAS in February, InSite Development requested a time extension to develop the apartment complex on the vacant lot at Third and Jefferson Street.

WHEREAS the developer will present his plans for approval at the August Commission meeting and a commitment to commence construction no later than June 1, 2023.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves the Agreement Amendment #2 with River Art, LLC and the City of Goshen and Redevelopment Director Becky Hutsell is authorized to execute the agreement amendment on behalf of the City of Goshen and Goshen Redevelopment Commission.

PASSED and ADOPTED on April 12, 2022.

Vince Turner, President

Andrea Johnson Secretary



**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 Authorize Execution of an Agreement Amendment #2 with River Art, LLC

DATE: April 12, 2022

In February, Scott Sivan with InSite Development spoke with the Redevelopment Commission regarding his request for a time extension to develop the apartment complex on the vacant lot at 3rd and Jefferson Street. The terms of the agreement were detailed at the February meeting, including having the developer present his plans for approval at our August Commission meeting and a commitment to commence construction no later than June 1, 2023.

The official amendment has been prepared and is attached for your review. We're requesting that the Commission authorize execution of the agreement amendment.

AMENDMENT #2
TO LEASE AND DEVELOPMENT OF REAL ESTATE AGREEMENT

THIS AGREEMENT AMENDMENT #2 is entered into on this ____ day of _____, 2022, between River Art, LLC, hereinafter referred to as “River Art”, and the City of Goshen by its Redevelopment Commission, hereinafter referred to as “City”.

WHEREAS, the City entered into a “LEASE AND DEVELOPMENT OF REAL ESTATE AGREEMENT” with River Art dated March 26, 2018.

WHEREAS, the City entered into an Agreement Amendment with River Art dated May 14, 2019 for the “LEASE AND DEVELOPMENT OF REAL ESTATE AGREEMENT” clarifying the purpose of the payment that River Art is to make to Redevelopment with no alteration to any other terms of the original agreement.

WHEREAS, the redevelopment of the north half of the Hawks building has been completed but River Art has requested additional time to modify the apartment building design due to significant changes in the construction market as a result of the COVID-19 pandemic and materials pricing with a time extension for construction commencement by no later than June 1, 2023.

NOW THEREFORE, in consideration of the terms, covenants and conditions to be kept and performed by Redevelopment and River Art in the March 26, 2018 Agreement and the May 14, 2019 Agreement Amendment and the terms, covenants and conditions added by this amendment, the parties agree to modify the March 26, 2018 agreement and the May 14, 2019 Agreement Amendment as follows:

1. Developer agrees to commence construction of the apartment building no later than June 1, 2023.
2. Developer shall provide updated drawings and detail for the apartment project to the Redevelopment Commission for approval no later than August 9, 2022.
3. If Developer is unable to commit to commencing construction no later than June 2023 by August 9, 2022, the LEASE AND DEVELOPMENT OF REAL ESTATE AGREEMENT and all subsequent amendments shall be terminated, including the lease of the vacation property at 3rd and Jefferson Street. In the event that this occurs, Developer releases all rights to the property.
4. All terms of the March 26, 2018 Agreement and the May 14, 2019 Agreement Amendment remain in full force and effect except as specifically modified by this amendment.

IN WITNESS WHEREOF, Redevelopment and River Art have set their hands to this amendment of the March 26, 2018 Agreement and May 14, 2019 Agreement Amendment this _____ day of March, 2022.

City of Goshen
Redevelopment Commission

River Art, LLC

Becky Hutsell,
Redevelopment Director

Scott Sivan, Managing Partner
River Art, LLC

RESOLUTION 23-2022

Authorize Execution of an Agreement Amendment with Millrace Townhomes, LLC

WHEREAS in February, InSite Development requested a time extension to develop the townhome project along River Race Drive.

WHEREAS the developer will present his plans for approval at the August Commission meeting and a commitment to commence construction no later than June 1, 2023.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves the Agreement Amendment with Millrace Townhomes, LLC and the City of Goshen and Redevelopment Director Becky Hutsell is authorized to execute the agreement amendment on behalf of the City of Goshen and Goshen Redevelopment Commission.

PASSED and ADOPTED on April 12, 2022.

Vince Turner, President

Andrea Johnson Secretary



**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 Authorize Execution of an Agreement Amendment with Millrace Townhomes, LLC

DATE: April 12, 2022

In February, Scott Sivan with InSite Development spoke with the Redevelopment Commission regarding his request for a time extension to develop the townhome project along River Race Drive. The terms of the agreement were detailed at the February meeting, including having the developer present his plans for approval at our August Commission meeting and a commitment to commence construction no later than June 1, 2023.

The official amendment has been prepared and is attached for your review. We're requesting that the Commission authorize execution of the agreement amendment.

AMENDMENT TO LEASE AND DEVELOPMENT OF REAL ESTATE AGREEMENT

THIS AGREEMENT AMENDMENT is entered into on this ____ day of _____, 2022, between Millrace Townhomes, LLC, hereinafter referred to as “Purchaser”, and the City of Goshen by its Redevelopment Commission, hereinafter referred to as “City”.

WHEREAS, the City entered into an “AGREEMENT FOR THE SALE, PURCHASE AND DEVELOPMENT OF REAL ESTATE” with Purchaser dated June 21, 2019.

WHEREAS, the Purchaser began marketing the project in January 2020 but sales and commencement of construction were delayed due to the COVID-19 pandemic. Purchaser has requested additional time to modify the development design due to significant changes in the construction market and materials pricing with a time extension for construction commencement by no later than June 1, 2023.

NOW THEREFORE, in consideration of the terms, covenants and conditions to be kept and performed by Redevelopment and Purchaser in the June 21, 2019 Agreement and the terms, covenants and conditions added by this amendment, the parties agree to modify the June 20, 2019 Agreement as follows:

1. The closing to transfer ownership of the initial two (2) lots of the subject real estate to Purchaser shall occur on or before June 1, 2023. All remaining lots to be transferred to Purchaser no later than September 1, 2025.
2. Each building constructed shall be at least one thousand four hundred square feet (1,400 sq. ft.).
3. Purchaser agrees to commence construction of the first two (2) buildings no later than June 1, 2023. Construction shall be completed for the initial buildings no later than December 31, 2023.
4. Purchaser agrees to have all buildings constructed by June 1, 2026.
5. Purchaser shall provide updated drawings and detail for the development to the Redevelopment Commission for approval no later than August 9, 2022.
6. If Purchaser is unable to commit to commencing construction no later than June 2023 by August 9, 2022, the LEASE AND DEVELOPMENT OF REAL ESTATE AGREEMENT and all subsequent amendments shall be terminated. In the event that this occurs, Purchaser releases all rights to the property.
7. All terms of the June 20, 2019 Agreement remain in full force and effect except as specifically modified by this amendment.

IN WITNESS WHEREOF, Redevelopment and Millrace Townhomes, LLC have set their hands to this amendment of the June 20, 2019 Agreement this _____ day of _____, 2022.

City of Goshen
Redevelopment Commission

Millrace Townhomes, LLC

Becky Hutsell,
Redevelopment Director

Scott Sivan, Managing Partner
Millrace Townhomes, LLC

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 9, 2022 through April 7, 2022** and finds that entries are allowed in the total amount of **\$29,491.72**

APPROVED on April 12, 2022

Vince Turner, President

Andrea Johnson, Secretary

GOSHEN REDEVELOPMENT COMMISSION

Expenditure Report - by Budget Line and Payee

Claims from 03/08/22 through 04/07/22

406-560-00-429.0002		RDV NON-RVRT OP/Other Supplies	
4/5/2022	Community Business Equipment (04491)		\$35.74
		Line Total for Period:	\$35.74
406-560-00-431.0502		RDV NON-RVRT OP/Contractual Services	
4/5/2022	Barkes, Kolbus, Rife & Shuler, LLP (00311)		(\$197.00)
4/5/2022	Barkes, Kolbus, Rife & Shuler, LLP (00311)		\$4,487.00
		Line Total for Period:	\$4,290.00
406-560-00-435.0101		RDV NON-RVRT OP/Electric	
4/5/2022	NIPSCO (00014)		\$44.69
		Line Total for Period:	\$44.69
473-560-00-431.0502		SOUTHEAST TIF/Contractual Services	
4/7/2022	Lochmueller Group(09835)		\$4,328.71
		Line Total for Period:	\$4,328.71
480-560-00-431.0502		RR/US 33 TIF/Contractual Services	
4/5/2022	Alt & Witzig Engineering, Inc		\$5,950.00
		Line Total for Period:	\$5,950.00
480-560-00-439.0930		RR/US 33 TIF/Other Services & Charges	
4/5/2022	Commercial Appraisal Services, Inc. (09958)		\$1,500.00
4/5/2022	Goshen, City of		\$23.64
4/5/2022	Kelly Appraisals (05993)		\$600.00
		Line Total for Period:	\$2,123.64
480-560-00-442.0000		RR/US33 TIF/Capital Projects	
4/5/2022	Roberts Environmental Services, LLC(05805)		\$1,522.00
4/5/2022	Roberts Environmental Services, LLC(05805)		\$11,196.94
		Line Total for Period:	\$12,718.94
		Total Expenditures for Period:	\$29,491.72



April 2022 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. Based a discussion with Norfolk Southern in November of 2021, NS has not begun their design work yet. 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 TBD.
- – 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”.

The City met with the Federal Railroad Administration (FRA) and INDOT at the end of July 2019 to review the plan’s implementation status and finalize the proposed changes. An addendum to the Notice of Intent with the proposed changes have been submitted to FRA, INDOT, and Norfolk and Southern for comment.

A review of the Madison Street railroad crossing occurred with INDOT and Norfolk Southern (NS) on February 19, 2020. NS noted the design would take 12 to 18 months to complete, but that timeline was established before COVID. Contact was made with INDOT on August 4, 2021, and they will assist by having an invoice sent to initiate the work.

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. The plan is to bid the remaining work for East Lincoln and Steury Avenue this to allow for construction to begin in 2022. NIPSCO has recently completed the relocation of the electric lines. We intend to bid yet this year but will likely be able to complete only a portion of the work in 2022 with the second half being completed in 2023.

PROJECT: KERCHER ROAD RETENTION AREA

PROJECT DESCRIPTION

Development of a plan for a stormwater retention area on the north side of Kercher Road, just east of the railroad tracks. This project will address some of the flooding problems in the Goshen Industrial Park

PROJECT UPDATE

All work has been completed on the first phase of this project. An easement needs to be acquired from Benteler, and then the project can be bid. Goshen Engineering continues to work towards bidding this project. Construction is planned for 2022.

PROJECT: PLYMOUTH AVENUE AREA STORMWATER PROJECT

PROJECT DESCRIPTION

The city owns an existing stormwater facility located on the south side of State Road 119 and east of Lighthouse Lane. This facility does not adequately address the stormwater issues in the area. The project will supplement existing public stormwater facilities by constructing additional interconnecting detention areas in partnership with the developer of The Crossing, a residential subdivision. The project will also include the extension of Lighthouse Lane to connect to The Crossing.

PROJECT UPDATE

The agreement negotiation with the Barak Group, LLC, ended without an agreement. Agreements are in place with the adjoining property owners to allow the drainage improvements to proceed. To avoid loss of the collected TIF funds, Civil City is partnering with the Redevelopment Commission to fund the stormwater design. Bids were received on December 6. HRP was awarded a contract in December to complete the construction work and intends to begin late spring. All work is to be complete by November of this year.

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

A Request for Proposals (RFP) was issued in April, 2021, with the initial round of proposals due May 11. A development proposal has been received from Anderson Partners LLC to build a mixed-use project consisting of approximately 150 apartments and 5,000 square feet of commercial space. The Redevelopment Commission has approved a development agreement with the developer and it will be taken to the City Council for approval on April 18th.

PROJECT: MULTI-USE PAVILION AND ICE RINK

PROJECT DESCRIPTION

A market analysis/feasibility study was completed in October 2017 to evaluate the ice rink/multi-use pavilion project on the west side of the Millrace Canal and the results were favorable. The concept is to have a parks' department operated facility that will function year-round for programming and events. Public feedback was incorporated into the study and all interviewed community members are in support of the idea. The City has received a \$300,000 grant from the Regional Cities initiative and \$1,000,000 from the Elkhart County Community Foundation. Mayor Stutsman has received a \$1,000,000 anonymous private commitment and he continues to talk with other potential donors to fulfill the costs of the project. The Commission has pledged \$2,500,000 as part of the approval of our 5 Year Capital Plan.

PROJECT UPDATE

The Mayor has asked to place this project on hold until the financial impact of the COVID-19 virus can be determined. (See the update on the Madison Street Bridge Improvement for current activity in this area).

PROJECT: RIVER ART

PROJECT DESCRIPTION

A Development Agreement is currently in place with InSite Development for development of an apartment complex (River Art) at the northwest corner of 3rd and Jefferson. The renovation of the north end of the Hawks building was part of the same agreement and this portion of the work is now complete.

PROJECT UPDATE

Agreement Amendment #2 is being brought to the Commission this month for approval and includes the time extensions discussed at the February meeting. Per the amendment, InSite is to provide updated plans for approval by August of this year with a commitment to commence construction by June 1, 2023.

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. Once a contractor is under contract, property owners can begin their work. For those that did not sign-up for the 2022 vault closure program, the City will need to implement an ordinance to compel further action.

PROJECT: EISENHOWER DRIVE RECONSTRUCTION

PROJECT DESCRIPTION

Eisenhower Drive North and South's pavement has been chip and sealed multiple times in the last ten years and is ready for reconstruction. Goshen Engineering has prepared bid documents for the full reconstruction of the pavement cross section.

PROJECT UPDATE

The project was bid in November 2020, and awarded in December to Phend and Brown. Construction is still ongoing. The contractor was to have been complete with their work by August 15, but that deadline was not met. The contractor, A meeting with the contractor is scheduled for December 9, 2021, to discuss uncompleted project items and contract responsiveness. With landscape restoration issues outstanding, this project will not be closed until 2022.

PROJECT: MILLRACE TOWNHOME SITE

PROJECT DESCRIPTION

The Redevelopment Commission issued an RFP for the Millrace Townhome site on River Race Drive and received two proposals. A committee was established to review both proposals and make a recommendation to the board. The committee, which included members of the Redevelopment Commission, the Mayor and City staff, recommended that the Commission select the proposal from Insite Development as the preferred project. The proposed project includes 16 town homes, ranging in size from 2,500 to 3,000 square feet. All homes would feature private garages, decks and courtyards. Total private investment is projected to be \$4.2 million, with construction being completed in 2020.

At the December Redevelopment meeting, the Commission authorized staff to negotiate a development agreement with Insite Development.

PROJECT UPDATE

An Agreement Amendment is being brought to the Commission this month for approval and includes the time extensions discussed at the February meeting. Per the amendment, InSite is to provide updated plans for approval by August of this year with a commitment to commence construction by June 1, 2023.

PROJECT: COLLEGE AVE FROM US 33 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 2025.

The City selected American Structurepoint to complete the design.

PROJECT UPDATE

The City and American Structurepoint continue to work out the final professional services design fee.

PROJECT: WATERFORD MILLS PARKWAY FROM SR 15 TO CR 40

PROJECT DESCRIPTION

The next phase of the Waterford Mills Parkway project will be to extend the road to the west and connect to CR 40, east of the existing bridge. The City of Goshen and Elkhart County will be working together to design and build this project, with the County taking the lead role.

PROJECT UPDATE

The County has prepared preliminary analysis of possible alignments, including a “no build” option. The County hired Lochmueller Group to conduct a traffic study, to further evaluate the options and prepared an interlocal agreement, which defined the roles and responsibilities of both parties in the design and construction of this

roadway. At this time, no action is triggered by the traffic study but will be amended if circumstances change with further development within the Southeast TIF.

PROJECT: MADISON STREET BRIDGE REPLACEMENT

PROJECT DESCRIPTION

The Madison Street bridge is approaching its end of life, and has a load restriction established. If development plans for the west side of the canal are undertaken, the bridge will need to be replaced prior to the development occurring.

PROJECT UPDATE

On September 8, 2020, the Redevelopment Commission approved the issuance of a Request for Proposals (RFP) for design services. The project design is being completed and will be shelved until the status of the site changes, or the condition of the bridge worsens, or the bidding environment becomes more favorable.

PROJECT: SOUTH FIRE STATION STUDY

PROJECT DESCRIPTION

The Five-Year Capital Plan includes the construction of a new south fire station. There is \$200,000 allocated for design and an additional \$4 million earmarked for construction. 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 draft of the Final Report is being reviewed by staff and will be brought to the Commission in May for approval. Financing options for construction of the new facility will be discussed at the same meeting.

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 Commission approved the issuance of RFP for design of the street improvements but issuance was delayed until the RDC was able to acquire the property at 113 W Jefferson Street. A contract has been executed with A&Z Engineering to complete necessary survey work for this area. As of December 2021, the survey work is complete and the geotechnical engineer is scheduling the soil borings for the first part of February. The design will be completed for a spring bid, but staff is cautiously watching the material prices and contractor availability.

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 City and County worked with JPR to complete a Traffic Impact Study (TIS) for the area based upon the new court complex and the changes in traffic patterns that can be expected. The report is now complete and has been approved by INDOT. Elkhart County has confirmed their funding commitment for the overall project and A&Z Engineering has been hired to complete the design. It's anticipated that the project will be ready to bid in 2022 or early 2023. The Commission granted permission to begin the process of obtaining appraisals for the impacted properties and more information will be provided once appraisals are complete.

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.

PROJECT UPDATE

Goshen Utilities is in negotiation of for the additional land purchase, but is working through the due diligence process to verify potential environmental concerns in the soil and groundwater. At the Board of Works meeting on March 1, 2021, agreements with Roberts Environmental and Peerless Midwest were approved to complete the due diligence process. A meeting with the Indiana Department of Environmental Management occurred, and the Water Utility will be hiring a consultant to assist with planning and design for water system improvements.

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 2022.

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

We anticipate issuing bids for all of the components of this project on April 15th with bids due back by May 9th. More information will be brought to the Commission for the May meeting.

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

We intend to rebid this project this month with bids due back in late May. We'll be bringing a contract recommendation to the Commission for award in June.