



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

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

The Goshen Redevelopment Commission will meet on January 9, 2024 at 3:00 p.m. in the City Court Room/ Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana.

**1. CALL TO ORDER/ROLL CALL**

**2. CHANGES TO THE AGENDA**

**3. APPROVAL OF MINUTES**

**4. NEW BUSINESS**

Election of Officers

**5. APPROVAL OF REGISTER OF CLAIMS**

**6. MONTHLY REDEVELOPMENT STAFF REPORT**

**7. OPEN FORUM**

The open forum is for the general discussion of items that are not otherwise on the agenda. The public will also be given the opportunity at this time to present or comment on items that are not on the agenda.

**8. ANNOUNCEMENTS**

Next Regular Meeting – February 13, 2024 at 3:00 p.m.

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of December 12, 2023**

The Goshen Redevelopment Commission met in a regular meeting on December 12, 2023 at 3:00 p.m. in the City Court Room/Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana.

### **CALL TO ORDER/ROLL CALL**

The meeting was called to order by President Brian Garber. On call of the roll, the members of the Goshen Redevelopment Commission were shown to be present or absent as follows:

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

Absent: Steve Brenneman and Bradd Weddell

### **APPROVAL OF MINUTES**

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve the minutes of the November 14, 2023 regular meeting.

The motion was adopted unanimously.

**Resolution 44-2023** – Ratify Execution of Agreement with JPR for Conceptual Plan Development for Winona Trail/Maple City Greenway Extension to Regent Street

Becky Hutsell, Redevelopment Director, in October a proposal for the conceptual plan was presented for the trail extension. The commission approved the scope of work and now asking for the agreement to be ratified.

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve Resolution 44-2023.

The motion was adopted unanimously.

**Resolution 45-2023** – Approval and Authorization for Execution of Agreement with JPR for Survey, Design & Engineering Services for Winona Trail Extension

Becky Hutsell, Redevelopment Director, had a very positive meeting with the railroad about including the pedestrian crossing as part of the quiet zone. This will require an easement from Goshen Schools for the placement of the trail south from the north edge of Waterford Elementary and along the east side of the playground. The concern from the school is the loss of a vegetation barrier by the playground. The survey has confirmed that several of the mature trees will be allowed to remain. This issue will be brought before the school board in January. Requesting permission to execute the attached agreement.

Commissioner Brett Weddell stated that he fully support the project but is questioning if we are getting ahead of ourselves approving the agreement without knowing if support from Goshen Schools is there. Commissioner Weddell stated that Commissioner Bradd Weddell sent an email stating the project is supported but is concerned about losing the natural barrier of trees by the playground. The soonest this topic can get on the agenda for a school board meeting is January.

Ms. Hutsell stated she is concerned that if we wait to approve this agreement it will be too late to include the pedestrian crossing on the application for the quiet zone. Would like to approve the resolution to proceed with the survey work only and all other tasks to be completed after approval from the school.

A motion was made by Commissioner B. Brenneman to proceed with Task No. 1 all other tasks contingent on approval from Goshen Community Schools and the motion was seconded by Commissioner Brett Weddell to approve Resolution 45-2023.

The motion was adopted unanimously.

**Resolution 46-2023** – Approval and Authorization for Execution of Agreement for Sale of 417 South Third Street and Execution of Transfer Documents

Becky Hutsell, Redevelopment Director, a Request for Proposals was issued in September for the vacant parcel at 417 South Third Street and one proposal was received from Mildred Orama with a full price offer. A selection committee reviewed the proposal for a single family residence and recommend moving forward with negotiation of an agreement. Due to the size of the lot, variances will need to be obtained and anticipate closing on the property once Board of Zoning Appeals approval is granted in spring. Ms. Orama has already spoke with the Planning Department about what approvals will be needed.

Commissioner Brett Weddell stated the support of the Commission for this proposal.

Ms. Orama questioned the contingency in the agreement regarding approvals and construction to be completed within one year of closing. Mr. Shuler, Commission Attorney, told Ms. Orama that closing will not occur until all approvals from BZA's are granted and the clause that states construction to be completed within one year of closing can be extended if there are timing issues with the builder.

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve Resolution 46-2023.

The motion was adopted unanimously.

**Resolution 47-2023** – Approval and Authorization for Execution of 10<sup>th</sup> Street and Douglas Street Road Reconstruction Change Order No. 1 with Niblock Excavating, Inc.

Becky Hutsell, Redevelopment Director, this change order is related to additional water main connections on the proposed Ariel Cycleworks site. The water main on the northern portion of the Cycleworks site is being added to the 10<sup>th</sup> Street project scope and Ariel Cycleworks/AP Development will reimburse the city. This change order adds \$27,632.45 to the contract amount for a new total of \$4,276,436.40.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 47-2023.

The motion was adopted unanimously.

**Resolution 48-2023** Approval and Authorization for Execution of 10<sup>th</sup> Street and Douglas Street Road Reconstruction Change Order No. 2 with Niblock Excavating, Inc.

Becky Hutsell, Redevelopment Director, this change order is for costs related to relocating the 8-inch fire suppression line. This increased the contract amount by \$4275.00 for a new total of \$4,280,711.40.

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve Resolution 48-2023.

The motion was adopted unanimously.

**APPROVAL OF REGISTER OF CLAIMS**

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to amend the Register of Claims to a new total of \$696,760.48.

The motion was adopted unanimously.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve the amended Register of Claims.

The motion was adopted unanimously.

**MONTHLY REDEVELOPMENT STAFF REPORT**

Redevelopment Director Becky Hutsell stated no major changes made to the staff report. Phoenix Performing Arts has purchased the space previously used by Art House. They had been very involved with Premier Arts for several years and bringing that same concept to Goshen. They would like to use the old D & T building for building their sets for a period of three months.

**OPEN FORUM**

Commission President Garber thanked Commissioner Johnson for her five years of service on the Redevelopment Commission.

Commissioner Brett Weddell stated that he recently saw the Elkhart Redevelopment informational signs and he and Councilor Julia King would very much like to see these type of signs be part of Goshen.

**ANNOUNCEMENTS**

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

**ADJOURNMENT**

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

The motion was adopted unanimously.

The regular meeting was adjourned at 3:45 p.m.

**APPROVED** on January 9, 2024

**GOSHEN REDEVELOPMENT COMMISSION**

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Brian Garber, President

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Brianne Brenneman, Secretary

## **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 **December 13, 2023 through January 4, 2024** and finds that entries are allowed in the total amount of **\$1,399,182.72**

**APPROVED** on December 12, 2023

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Brian Garber, President

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Brianne Brenneman, Secretary

# GOSHEN REDEVELOPMENT COMMISSION

## Expenditure Report - by Budget Line and Payee

Claims from 12/13/2023 through 1/4/2024

<b>324-560-00-438.0107</b>			<b>2015 SE REDEVELOPMENT DISTRICT BONDS - PRINCIPAL</b>		
12/13/2023	Bank of New York Mellon Trust Company, NA (05316)	\$420,000.00			
<b>Line Total for Period:</b>		<b>\$420,000.00</b>			
<b>324-560-00-438.0120</b>			<b>Goshen Redv Comm REF 2015</b>		
12/13/2023	Bank of New York Mellon Trust Company, NA (05316)	\$386,000.00			
<b>Line Total for Period:</b>		<b>\$386,000.00</b>			
<b>324-560-00-438.0207</b>			<b>2015 SE REDEVELOPMENT DISTRICT BONDS - INTEREST</b>		
12/13/2023	Bank of New York Mellon Trust Company, NA (05316)	\$7,393.75			
<b>Line Total for Period:</b>		<b>\$7,393.75</b>			
<b>406-560-00-429.0002</b>			<b>RDV NON-RVRT OP/Other Supplies</b>		
1/4/2024	Elan Corporate Payment Systems	\$34.58			
<b>Line Total for Period:</b>		<b>\$34.58</b>			
<b>406-560-00-435.0101</b>			<b>RDV NON-RVRT OP/Electric</b>		
1/4/2024	NIPSCO (00014)	\$250.39			
<b>Line Total for Period:</b>		<b>\$250.39</b>			
<b>406-560-00-435.0201</b>			<b>RDV NON-RVRT OP/Gas</b>		
1/4/2024	NIPSCO (00014)	\$270.97			
<b>Line Total for Period:</b>		<b>\$270.97</b>			
<b>406-560-00-439.0930</b>			<b>RDV NON-RVRT OP/Other Services &amp; Charges</b>		
1/4/2024	Amazon Capital Services	\$38.66			
<b>Line Total for Period:</b>		<b>\$38.66</b>			
<b>473-560-00-431.0502</b>			<b>SOUTHEAST TIF/Contractual Services</b>		
1/4/2024	American Structurepoint, Inc. (03093)	\$11,561.32			
<b>Line Total for Period:</b>		<b>\$11,561.32</b>			
<b>473-560-00-439.0930</b>			<b>SOUTHEAST TIF/Other Services &amp; Charges</b>		
1/4/2024	Precision Door Michiana	\$4,741.04			
<b>Line Total for Period:</b>		<b>\$4,741.04</b>			

<b>473-560-00-441.0000</b>		<b>SOUTHEAST TIF/Property Acquisition</b>	
1/4/2024	GIMI Investments Group, Inc.(13201)		\$10,520.00
1/4/2024	Spacemaker Self Storage, Inc.		\$25,120.00
1/4/2024	Spring Brooke Homeowners Aassociation, Inc. (13202)		\$6,300.00
<b>Line Total for Period:</b>			<b>\$41,940.00</b>
<b>473-560-00-442.0000</b>		<b>SOUTHEAST TIF/Capital Projects</b>	
1/4/2024	Abonmarche (05859)		\$200.00
1/4/2024	Elkhart County Gravel, Inc. (00174)		\$690.35
<b>Line Total for Period:</b>			<b>\$890.35</b>
<b>480-560-00-431.0502</b>		<b>RR/US 33 TIF/Contractual Services</b>	
1/4/2024	American Structurepoint, Inc. (03093)		\$25,766.00
1/4/2024	Beam Longest Neff - BLN (12772)		\$62,144.61
<b>Line Total for Period:</b>			<b>\$87,910.61</b>
<b>480-560-00-439.0930</b>		<b>RR/US 33 TIF/Other Services &amp; Charges</b>	
1/4/2024	Barkes, Kolbus, Rife & Shuler, LLP (00311)		\$1,380.02
1/4/2024	City of Goshen Utilities		\$109.70
1/4/2024	Elko Title Corporation (04462)		\$755.00
<b>Line Total for Period:</b>			<b>\$2,244.72</b>
<b>480-560-00-442.0000</b>		<b>RR/US33 TIF/Capital Projects</b>	
12/20/2023	Sun Communities		\$43,180.00
1/4/2024	Goshen, City of		\$85,000.00
1/4/2024	Niblock Excavating, Inc. (00653)		\$12,207.50
1/4/2024	Niblock Excavating, Inc. (00653)		\$30,518.75
<b>Line Total for Period:</b>			<b>\$170,906.25</b>
<b>482-560-00-442.0001</b>		<b>Capital Projects - East College</b>	
12/13/2023	HRP Construction		\$265,000.08
<b>Line Total for Period:</b>			<b>\$265,000.08</b>
<b>Total Expenditures for Period:</b>			<b>\$1,399,182.72</b>



# January 2024 Redevelopment Staff Report

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**PROJECT: RAILROAD QUIET ZONE FROM KERCHER ROAD TO LINCOLN AVENUE**

## PROJECT DESCRIPTION

Establishment of a Quiet Zone along the Norfolk Southern Railroad Marion Branch from Washington Ave to Kercher Ave.

## PROJECT UPDATE

- The City continues to work with INDOT and Norfolk Southern for the design of the Madison Street railroad Crossing. The quiet zone schedule is being driven by this work. Activities to be completed to implement the Quiet Zone are:
  - Installation of signs and delineators at the railroad crossings.
  - Traffic counts to be done at each of the railroad crossings.
  - Madison Street will have flasher and gates installed which is anticipated to cost approximately \$400,000. INDOT has agreed to pay 90% of the project. INDOT is improving the crossing as a part of the Crossing Safety Improvement funds. The project is expected to be completed in 2024.
  - Submit the Public Authority Application (PAA) to Federal Railroad Administration (FRA) for review, which typically takes 2 months.
  - Railroad Quiet Zone is anticipated to be "in-service".

An agreement is in place with American Structurepoint to serve as the City's agent. A site meeting was completed on November 2<sup>nd</sup> with Federal Railroad, Norfolk Southern, American Structurepoint and staff to assess each crossing within this corridor and the improvements as they relate to the quiet zone scoring. We anticipate submitting our application in February with an 8-12 month approval timeline expected.

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**PROJECT: STEURY AVENUE RECONSTRUCTION AND STORMWATER DETENTION AREA**

## PROJECT DESCRIPTION

This project has grown out of the recent improvements along the Lincoln Avenue and Steury Avenue corridor with the expansion of GDC, Lions Head, the Goshen Street Department, Goshen Police Department's Training facility and the Goshen Central Garage. This corridor no longer supports the additional vehicle loads and has been chip and sealed to extend the service life of the current pavement. The intersection of Steury Avenue and Lincoln has small turning radiuses, which causes semi-traffic serving the corridor to make wide swings onto and off of Steury Avenue and Lincoln. Drainage is effectively non-existent along the roadway corridor and there are limited opportunities to improve the drainage without looking outside the corridor. In addition to the functionality of the roadway, the roadway's appearance does not reflect the investment the adjoining companies have made on their properties. The overall plan is to reconstruct both roadways, adding turning lanes and improving intersections while also addressing utility needs.

## PROJECT UPDATE

Phase I of the project has been completed which was construction of the pond at the old salvage yard. The next phase of the project will include new water main and storm sewer installation for both Lincoln Avenue from the creek to just past Troyer Carpets and Steury Avenue from Lincoln to the "S" curves. The water main project, which was a Water Utility project, east of Steury Avenue, was completed in December 2020, with successful improvement of fire flow capability in East Goshen.

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

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**PROJECT: FORMER WESTERN RUBBER SITE**

PROJECT DESCRIPTION

The Western Rubber site went through an extensive demolition and environmental remediation process and is now considered a buildable site. The vacant parcel contains approximately 170,000 square feet and is located east of the Norfolk Railroad, north of the Plymouth Avenue.

PROJECT UPDATE

AP Development is proceeding with plans for a mixed-use project consisting of approximately 138 apartments and 1,000 square feet of commercial space. The Redevelopment Commission and City Council have approved a development agreement with the developer and the rezoning has been completed. The developers have been awarded READI grant funds and design work is underway. We are in the process of issuing the bonds for this project and anticipate that it will begin in the spring of 2024.

For the City's portion of the work that will be improving 10<sup>th</sup> & Douglas, Niblock has been hired as the contract. Due to a project conflict with a natural gas line, the City is working with NIPSCO to perform a utility relocation. This work is anticipated to be complete in 2023, which will push the City's project into 2024.

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

PROJECT DESCRIPTION

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

PROJECT UPDATE

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

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**PROJECT: DOWNTOWN VAULT ASSESSMENT**

PROJECT DESCRIPTION

Downtown vaults have been discussed for many years as a public safety concern. Since the incident in 2012, effort and resources have been committed to identify, assess, and eliminate vaults. Many vaults have removed, but there are approximately 26 vaults remaining. Work through the next steps, staff determined a vault assessment by a structural engineer was necessary. The Commission agreed to fund the assessment, and a contract was awarded to Clear Creek & Associates.

PROJECT UPDATE

The vault assessments are complete, and assessments have been forwarded to each property owner for consideration. There were two vaults deemed immediate concerns and there are other vaults that were identified as needing repairs or closure. At the May Redevelopment meeting, Goshen Redevelopment agreed to provide partial financial support for vault closures. Goshen Engineering has sent out notices to all property owners with vaults, and applications to participate were to be submitted by December 17, 2021. The next step will be to solicit quotes to perform the public portion of the vault closures. Goshen Engineering did not proceed with requesting bids for vault removal in 2022 or 2023. If possible, we would like to proceed with the same scope of work in 2024.

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**PROJECT: MILLRACE TOWNHOME SITE**

PROJECT DESCRIPTION

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

PROJECT UPDATE

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

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**PROJECT: COLLEGE AVE FROM US 33 EAST TO RAILROAD XING**

PROJECT DESCRIPTION

This federally funded project consists of adding a center turn lane and a 10 foot multi-use path on the north side of College Ave from US 33 to the railroad crossing. The project is expected to be under construction in 2026.

The City selected American Structurepoint to complete the design.

PROJECT UPDATE

American Structurepoint is actively working on the design. A public meeting was held the evening of December 6, 2023, with good turnout. The City has begun the process of purchasing right-of-way.

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**PROJECT: COLLEGE AVE FROM US 33 WEST TO NINTH STREET**

PROJECT DESCRIPTION

This federally funded project consists of adding a center turn lane and a 10 foot multi-use path on the north side of College Ave from US 33 west to Ninth Street. The project is expected to be under construction in 2028/2029. The City selected American Structurepoint to complete the design.

PROJECT UPDATE

American Structurepoint is working on Phase I utility coordination. The City as one of the affected utilities has received plans requiring comment to be provided back to American Structurepoint.

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**PROJECT: SOUTH FIRE STATION STUDY**

PROJECT DESCRIPTION

The approved 5-Year Capital Plan includes debt service associated with a bond issuance to fund the construction of a new south fire station. The new fire station was originally intended to replace the College Avenue station and but recent negotiations with Elkhart Township have instead led to the decision to instead plan for a fourth station near the Goshen Airport.

PROJECT UPDATE

The study has been completed and the Redevelopment Commission has approved issuance of an RFP for design services for a new south fire station facility. Prior to proceeding with a traditional design/build, staff is exploring the "Build Operate Transfer" model and will bring a draft RFP to the Commission in February.

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**PROJECT: WEST JEFFERSON STREETScape**

PROJECT DESCRIPTION

The Five-Year Capital Plan include the reconstruction of West Jefferson Street between Third Street and Main Street. The project will incorporate the use of brick pavers to address stormwater restrictions in this area. The project will also include the reconfiguration of parking, decorative street lighting, and street trees. The estimated cost of the project is \$500,000, plus and an additional cost of \$100,000 for design fees.

PROJECT UPDATE

The survey and geotechnical work are complete. A conceptual plan has been completed and a review with redevelopment commission members has taken place. In February 2023, a public meeting was held with potentially affected property owners. Goshen Engineering continues to work on the project design, and anticipates bidding this project this spring.

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**PROJECT: ELKHART COUNTY COURT COMPLEX**

PROJECT DESCRIPTION

Elkhart County has selected a site located on Reliance Road to construct the new Court Complex. Due to the projected increase in traffic that will be generated by the new complex, several road improvements are required to increase capacity. Since this project is located in the River Race/US 33 TIF area, the Redevelopment Commission has pledged \$1.5 million in TIF revenue to fund the improvements. The County has pledged an additional \$500,000 to assist in paying for these improvements. This project will be designed and constructed through the City of Goshen and is expected to start construction in 2023.

PROJECT UPDATE

The project was awarded to Niblock Excavating. A pre-construction meeting has been held and utility coordination is underway. Initial work includes clearing the right-of-way, which will be done before the end of the year, and then allowing NIPSCO gas, electric and other utilities to complete their work. Roadway work for the City's project will likely begin in March/April.

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**PROJECT: KERCHER WELLFIELD LAND PURCHASE**

PROJECT DESCRIPTION

The Kercher Wellfield located in the Goshen Industrial Park requires the replacement of one of its three wells. Because the wellfield is sitting on a postage stamp property, the site is unable to support the development of another well without the purchase of additional land.

The site has been purchased. City staff have begun designing the required improvements from withdrawal, to treatment, to transportation. This process is anticipated to take 3-years.

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**PROJECT: FIDLER POND CONNECTOR PATH**

PROJECT DESCRIPTION

This project will create a pedestrian path connecting the College Avenue path to Fidler Pond Park. The path will be constructed in two phases. Initially, the Oak Lane roadway will act as the pathway while the trail is constructed from the north end of the road to the park. Sharrows will be added to Oak Lane during Phase One and Phase Two will include reconstructing Oak Lane with curb and gutter and the installation of a separated pedestrian trail.

PROJECT UPDATE

Engineering has prepared preliminary drawing and engineer's estimates for both phases. After the final alignment is determined a neighborhood meeting will be scheduled to receive comments. Final design may be completed in-house. If not, a RFP for design services will be issued. Optimistically, construction is anticipated to occur in 2024.

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**PROJECT: EAST COLLEGE AVENUE INDUSTRIAL DEVELOPMENT**

PROJECT DESCRIPTION

Last Dance, LLC has purchased 313 acres of farmland on East College Avenue just east of the railroad tracks. A portion of the land was previously annexed by Lippert for development but the project never came to life. Last Dance has now purchased additional land and is partnering with the City on the infrastructure. They've hired Abonmarche to complete the design of a new water main loop from College to CR 31 to CR 38 to connect at Century Drive, extension of sewer mains beneath the railroad to serve the new industrial area, a new public water/sewer/roadway loop within the first phase of the development and substantial stormwater improvements. The project is being funded by a combination of existing TIF funds and by a city-issued bond that will be purchased by the developer and repaid through future TIF revenues. Annexation of the additional land has been completed.

PROJECT UPDATE

Construction contracts have been awarded to HRP Construction for Contracts 1 and 3 and Niblock Excavating for Contract 2. Work for Contract 1 is complete and Contract 3 will be finished within the next few months. Contract 2 will likely be completed by summer. Brinkley is currently in production for the first three buildings with the fourth slated to be completed by the end of March 2024. They have approvals in place to begin construction for the fifth building, as well.

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