



GOSHEN REDEVELOPMENT COMMISSION
AGENDA FOR THE REGULAR MEETING OF September 10, 2024

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

The Goshen Redevelopment Commission will meet on September 10, 2024 at 3:00 p.m. in the City Court Room/ Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana.

1. CALL TO ORDER/ROLL CALL

2. CHANGES TO THE AGENDA

3. APPROVAL OF MINUTES

4. NEW BUSINESS

Resolution 16-2024 – Resolution of the Goshen Redevelopment Commission Pledging Tax Increment for the Cherry Creek Project

Resolution 17-2024 – Approve and Authorize Transfer of Real Estate Located at 620 East Douglas Street

5. UPDATE

READI2.0 Grant– Information Forthcoming

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 – October 8, 2024 at 3:00 p.m.

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of August 13, 2024

The Goshen Redevelopment Commission met in a regular meeting on August 13, 2024 at 3:00 p.m. in the City Court Room/Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana.

CALL TO ORDER/ROLL CALL

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

Present: Brian Garber, Jonathan Graber, Megan Hessl, Brett Weddell and Colin Yoder

Absent: Bradd Weddell

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the minutes of the July 9, 2024 regular meeting.

The motion was adopted unanimously.

Resolution 15-2024 – Interlocal Agreement with the County of Elkhart for the Establishment of the Marion Branch Quiet Zone

(:33) Commission President Garber referenced the memo and highlighted the request for a member of the Commission to serve on the joint board in the packet and Commissioner Weddell stated this passed at Council last night and the questions was asked why a creating a four man board was needed. City Attorney stated that is to meet state law. Commissioner Weddell explained the agreement will enable the entire city to be included in the quiet zone.

Commissioner Hessl asked about the types of gates being installed at Madison Street crossing.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessl to approve Resolution15-2024.

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to appoint Commissioner Garber to the board.

The motion was adopted unanimously.

Request– Approve Change Order No. 2 with Niblock Excavating for the Consolidated Court Consolidation Roadway Improvement Project

Commission President Garber gave a brief summary based on the memo in the packet. This change order is for Niblock Excavating to take control of the project MOT from INDOT for an increase of \$24,996.00 for a revised contract amount of \$4,193,995.06.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the request to Approve Change Order No. 2 with Niblock Excavating for the Consolidated Court Consolidation Roadway Improvement Project.

The motion was adopted unanimously.

Request - Approve Request to Issue a Request for Proposals for Design of the Reconstruction of Century Drive, Dierdorff from CR 40 to Kercher, Eisenhower Drive from US 33 to Dierdorff and Caragana Court

Commission President Garber gave a summary of the memo in the packet. Requesting to issue the Request for Proposals in September.

Commissioner Weddell explained the process. These roads are in the Southeast TIF which generates a lot of revenue and this will directly benefit the industries that generate the TIF revenue.

Commissioner Garber and Commissioner Weddell stated the Council had a working session about the Paser system which puts a grade on each road in the city. The fact that the Redevelopment Commission is able to help with the upkeep is pretty impactful.

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to approve the Request to Issue a Request for Proposals for Design of the Reconstruction of Century Drive, Dierdorff from CR 40 to Kercher, Eisenhower Drive from US 33 to Dierdorff and Caragana Court

The motion was adopted unanimously.

Request – To Approve Scoping Agreement with GM Development for the Goshen New South Fire Station

Commission President Garber stated that previously the Commission approved the Agreement for the New South Side Fire Station with GM Development, CORE Construction and BKW Group. The attached is a Scoping Agreement with GM Development for purpose of completing design and pre-construction services for the purpose to establish a guaranteed maximum price for the project.

Don Shuler, Commission Attorney, explain the BOT model.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the Scoping Agreement with GM Development for the Goshen New South Fire Station

The motion was adopted unanimously.

Request – Approve an Agreement with Abonmarche Consultants for the Hawks Building Minor Subdivision Lot A

Commission President Garber stated the Redevelopment Commission reached agreement with River Art, LLC for the undeveloped land on the north area of the Hawks Building. In order to the transfer the land a minor subdivision is required of that parcel. Abonmarche Consultants will complete the process within 90 days at a cost of \$9400.

A motion was made by Commissioner Weddell and second by Commissioner Graber to approve the Agreement with Abonmarche Consultants for the Hawks Building Minor Subdivision Lot A

The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve payment of the Register of Claims totaling \$396,639.24.

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

No updates given.

OPEN FORUM

Commissioner Garber stated that paving was being done at 10th Street & Plymouth Avenue and the Lincoln Avenue project east of the Rock Run Creek Bridge has started.

Commissioner Weddell stated the Kosene agreement has not been presented to Council yet and is looking for an update.

Commissioner Hessel stated she appreciated the walking tour arranged by the Mayor's office and is excited to see the potential that can happen in the area.

Comments on the recent meeting for the Paser System for road rating. Roads are rated 1-10 and our average is 3.8-3.9. In order to just maintain the same level we have it will take up 3.5 million per year and to increase the rating will be even more. Not all communities rate the same way.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for September 10, 2024 at 3:00 p.m.

ADJOURNMENT

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

The motion was adopted unanimously.

The regular meeting was adjourned at 3:40 p.m.

APPROVED on September 10, 2024

GOSHEN REDEVELOPMENT COMMISSION

Brian Garber, President

Jonathan Graber, Secretary

RESOLUTION NO. 16-2024

RESOLUTION OF THE GOSHEN REDEVELOPMENT COMMISSION PLEDGING TAX INCREMENT

WHEREAS, the Goshen Redevelopment Commission ("Redevelopment Commission") adopted a declaratory resolution on July 14, 2012, as supplemented and amended to date (collectively, as amended, "Declaratory Resolution"), as confirmed by a confirmatory resolution adopted on November 13, 2012, as supplemented and amended to date, establishing the boundaries of the Southeast Economic Development Area ("Area"); and

WHEREAS, the Declaratory Resolution established the Southeast Housing TIF Allocation Area in accordance with IC 36-7-14-39 ("Allocation Area") for the purpose of capturing all property tax proceeds attributable to the assessed valuation of real property in the Allocation Area in excess of the assessed valuation described in IC 36-7-14-39(b)(1), as such statutory provision exists on the date of the issuance of the hereinafter defined Bonds ("Tax Increment") to pay debt service on bonds issued to finance redevelopment and economic development projects and to pay certain other costs permitted by the Act and this Resolution;

WHEREAS, the Declaratory Resolution approved the Economic Development Plan, as supplemented and amended to date (collectively, "Plan") which Plan contained specific recommendations for economic development in the Area;

WHEREAS, the Commission has determined to pledge 100% of the Tax Increment generated by the hereinafter defined Development received by the Commission, minus annual fees, to the City in an amount not to exceed the payment of debt service due on the Bonds ("TIF Revenues");

WHEREAS, the City is issuing its [Taxable] Economic Development Revenue Bonds of 2024 (Cherry Creek Project) ("Bonds"), pursuant to a Trust Indenture dated October 1, 2024 ("Trust Indenture") between the City and The Bank of New York Mellon Trust Company, N.A., as trustee ("Trustee"), the proceeds of which will be provided to Cherry Creek, LLC, its affiliate or assignee, for: (i) financing all or a portion of the cost of the construction of infrastructure improvements including, but not limited to, new roadways, sidewalks, water mains, sewer mains, storm sewer, including drainage basins, and a lift station, together with all necessary appurtenances, related improvements and equipment ("Project"), in order to support the development of a multi-family housing project including approximately 1,400 units (consisting of single family houses, single family attached homes, condos and apartments) and approximately 80,000 square feet of commercial space ("Development"), and (ii) paying costs of issuance, including capitalized interest, funding a debt service reserve and a premium for a debt service reserve surety and/or municipal bond insurance, if necessary, all in or physically connected to the Allocation Area;

WHEREAS, in order to finance the Project to serve the Development, the Commission has determined that it is in the best interest of the City and its residents to pledge the TIF Revenues collected in the Allocation Area, received by the Commission, and herein pledged to the payment of debt service on the Bonds for so long as the Bonds remain outstanding, and from Taxpayer Payments (as hereinafter defined);

WHEREAS, the Commission has determined that it is in the best interest of the City and its residents to enhance the security on the Bonds by entering into a Taxpayer Agreement ("Taxpayer Agreement") with Cherry Creek, LLC, or its affiliates ("Company"), to require that the Company guarantee any shortfall in the TIF Revenues relative to debt service on the Bonds through payment of Taxpayer Payments (as defined in the Taxpayer Agreement) directly to the Trustee to cure any deficiency; and

WHEREAS, the Commission believes that pledging the TIF Revenues will help further the accomplishment of the Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE GOSHEN REDEVELOPMENT COMMISSION, THAT:

1. The Commission hereby finds that the pledge of TIF Revenues to finance all or a portion of the Project to serve the Development will help accomplish the Plan for the Area and will promote the economic and redevelopment of the City and the Area.

2. The Commission hereby irrevocably pledges the TIF Revenues collected in the Allocation Area, along with any Taxpayer Payments made pursuant to the Taxpayer Agreement, to the payment of debt service on the Bonds for a term of years not to exceed the date on which the Bonds are fully paid and no longer outstanding.

3. The Commission has no prior liens, encumbrances or other restrictions on its ability to pledge the TIF Revenues.

4. The Commission reserves the right to enter into other obligations or leases payable from Tax Increment, in whole or in part, and to pledge the TIF Revenues on a parity with the pledge of TIF Revenues to the Bonds to be issued for the Project in accordance with the following requirements for the purpose of raising money for future local public improvements in, serving or benefiting the Area ("Future Parity Obligations"). The authorization and issuance of such Future Parity Obligations shall be subject to the following conditions precedent:

(a) All interest and principal payments due under the Bonds and any Future Parity Obligations payable from the Tax Increment shall be current to date in accordance with the terms thereof, with no payment in arrears;

(b) For Future Parity Obligations payable from Tax Increment, the Commission shall have received a certificate prepared by an independent, qualified accountant ("Certifier") certifying the amount of the Tax Increment estimated to be received in each succeeding year,

adjusted as provided below, which estimated amount shall be at least equal to one hundred twenty-five percent (125%) of the lease rental or debt service requirements with respect to the proposed Future Parity Obligations for each respective year during the term of the outstanding bonds. In estimating the Tax Increment to be received in any future year, the Certifier shall base the calculation on assessed valuation actually assessed or estimated to be assessed as of the assessment date immediately preceding the issuance of the Future Parity Obligations; provided, however, the Certifier shall adjust such assessed values for the current and future reductions of real property tax abatements granted to property owners in the Area; and

(c) Principal of any Future Parity Obligations or junior obligations and lease rentals on Future Parity Obligations which are leases shall be payable semiannually on January 1 and July 1 and interest shall be payable semiannually on January 1 and July 1; and

(d) Notwithstanding anything herein to the contrary, any additional bonds, lease rentals or other obligations or pledge of the Tax Increment shall be issued on a junior and subordinate basis, unless: (a) the bond purchaser is the Indiana Finance Authority ("Authority"); or (b) the Authority consents to the issuance of additional bonds, lease rentals or other obligations of the Commission payable from Tax Increment, in whole or in part, and entitled to the pledge of Tax Increment, on a parity with the pledge of TIF Revenues to the Bonds

5. This resolution shall be effective upon passage.

Adopted September 10, 2024.

GOSHEN REDEVELOPMENT COMMISSION

President

Attest:

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: Resolution 16-2024 – Resolution of the Goshen Redevelopment Commission Pledging Tax Increment for the Cherry Creek Project

DATE: September 10, 2024

As part of the Economic Development Agreement approved for the Cherry Creek project, the Redevelopment Commission agreed to provide 100% TIF revenues towards bond repayment for the project for the allocation area's term of 20 years. Resolution 16-2024 is the formal document required to confirm that pledge as we proceed through the bond approval process.

The Developer has continued work on this project over the past year and will be completing the City's Tech Review process this fall to begin full construction in the spring. It is anticipated that mass earthwork will begin this fall to prep the site for infrastructure work in the spring.

We are requesting the Commission's passage of Resolution 16-2024 pledging TIF revenues received towards this project.

RESOLUTION 17-2024

Approve and Authorize Transfer of Real Estate Located at 620 East Douglas Street

WHEREAS, the Goshen Redevelopment Commission (the “Commission”) is the owner of certain real estate located at 620 East Douglas Street, Goshen, Indiana (the “Real Estate”); and

WHEREAS, the Commission desires to transfer the Real Estate to AP Cycleworks, LLC (the “Developer”) pursuant to the terms of an Economic Development Agreement dated April 27, 2022, by and among the City of Goshen, Indiana, the Commission (collectively, the “City”), AP Development, LLC, and AP Cycleworks, LLC (collectively, the “Developer”); and

WHEREAS, the Economic Development Agreement concerns the development of 138 apartment units and related uses with a capital investment of approximately \$30,000,000 (the “Project”); and

WHEREAS, the Purchase Price for the Real Estate, as established in the Economic Development Agreement, is Seventy-Five Thousand Dollars (\$75,000); and

WHEREAS, the Commission desires to transfer the Real Estate to Developer upon satisfaction of the conditions set forth in the Economic Development Agreement;

NOW, THEREFORE, BE IT RESOLVED by the Goshen Redevelopment Commission as follows:

Section 1: Conditions for Transfer.

The transfer of the Real Estate to Developer shall be authorized upon the satisfaction of the following conditions:

- A. Payment of Purchase Price: Developer has paid the full Purchase Price of Seventy-Five Thousand Dollars (\$75,000) to the Commission in accordance with the terms of the Economic Development Agreement.
- B. Financing Documentation: Developer has provided sufficient documentation, as determined by the Director of Redevelopment, demonstrating that Developer has secured financing capable of fully funding the Project as contemplated in the Economic Development Agreement.

Section 2: Authorization to Execute Documents.

Upon satisfaction of the conditions outlined in Section 1, the President of the Commission is hereby authorized to execute any and all documents necessary to effectuate the transfer of the Real Estate to Developer, including but not limited to a deed of conveyance and any related documents.

PASSED an ADOPTED by the Goshen Redevelopment Commission on September 10, 2024.

President

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 **August 14, 2024 through September 6, 2024** and finds that entries are allowed in the total amount of **\$843,366.54**

APPROVED on September 10, 2024

Brian Garber, President

Jonathan Graber, Secretary

GOSHEN REDEVELOPMENT COMMISSION

Expenditure Report - by Budget Line and Payee

Claims from 09/06/2024 through 09/06/2024

406-560-00-431.0502		RDV NON-RVRT OP/Contractual Services	
9/6/2024	Yarkshark, LLC		\$1,613.00
		Line Total for Period:	\$1,613.00
406-560-00-433.0000		RDV NON-RVRT OP/Printing & Advertising	
9/6/2024	Indiana Media Group (07255)		\$119.64
		Line Total for Period:	\$119.64
473-560-00-431.0502		SOUTHEAST TIF/Contractual Services	
9/6/2024	American Structurepoint, Inc. (03093)		\$4,001.00
9/6/2024	American Structurepoint, Inc. (03093)		\$4,213.83
9/6/2024	Jones Petrie Rafinski Corp. (00463)		\$31.25
		Line Total for Period:	\$8,246.08
473-560-00-441.0000		SOUTHEAST TIF/Property Acquisition	
9/6/2024	Elkhart County Circiut Court Clerk		\$44,000.00
9/6/2024	Elkhart County Circiut Court Clerk		\$378,128.00
		Line Total for Period:	\$422,128.00
480-560-00-431.0502		RR/US 33 TIF/Contractual Services	
9/6/2024	City of Goshen Utilities		\$15,791.84
		Line Total for Period:	\$15,791.84
480-560-00-442.0000		RR/US33 TIF/Capital Projects	
9/6/2024	Abonmarche (05859)		\$15,000.00
9/6/2024	Niblock Excavating, Inc. (00653)		\$95,057.00
9/6/2024	Niblock Excavating, Inc. (00653)		\$285,410.98
		Line Total for Period:	\$395,467.98
Total Expenditures for Period:			\$843,366.54



September 2024 Redevelopment Staff Report

PROJECT: RAILROAD QUIET ZONE FROM KERCHER ROAD TO LINCOLN AVENUE

PROJECT DESCRIPTION

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

PROJECT UPDATE

The City continues to work with INDOT and Norfolk Southern for the design of the Madison Street railroad Crossing. The quiet zone schedule is being driven by this work. Activities to be completed to implement the Quiet Zone are:

- Installation of signs and delineators at the railroad crossings.
- Traffic counts to be done at each of the railroad crossings. (Completed)
- Madison Street will have flasher and gates installed which is anticipated to cost approximately \$400,000. INDOT has agreed to pay 90% of the project. INDOT is improving the crossing as a part of the Crossing Safety Improvement funds.
Update: Norfolk Southern does not want to install gates at this crossing. The City has made a special request for quad-gates, and Norfolk Southern is requesting additional information. Goshen Engineering proposes we retain the services of American StructurePoint.
- Submit the Public Authority Application (PAA) to Federal Railroad Administration (FRA) for review, which typically takes 2 months.
- Railroad Quiet Zone is anticipated to be “in-service”.

An agreement is in place with American Structurepoint to serve as the City’s agent. A site meeting was completed on November 2nd with Federal Railroad, Norfolk Southern, American StructurePoint and City staff to assess each crossing within this corridor and the improvements as they relate to the quiet zone scoring. The application is complete, including an interlocal agreement with Elkhart County and delegation letter needed for the CR 42 railroad crossing. StructurePoint staff are reviewing the application with the Federal Railroad Administration, and we expect them to submit the application this month. We anticipate an 8–12-month approval timeline following submission.

PROJECT: STEURY AVENUE RECONSTRUCTION AND STORMWATER DETENTION AREA

PROJECT DESCRIPTION

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

PROJECT UPDATE

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

Niblock Excavating was awarded the contract for the remainder of the project and mobilized in August. However, utilities were discovered that had not been relocated correctly and were still in conflict with the proposed project. These utilities could not be moved soon enough to maintain a reasonable construction schedule this year. A decision was made to delay the start of the

project until April 2025, and have Niblock focus extra efforts on roadway reconstruction for the Elkhart County Court Complex. Work will begin as soon as possible in 2025, including the installation of the new storm system along Lincoln Avenue and water main replacement along Lincoln Avenue, between Logan Street and Steury Avenue. Sanitary and water services will be replaced, and the roadway reconstructed with curb-and-gutter. In 2026, construction will continue with drainage improvements and utility replacements on Steury Avenue, including roadway reconstruction that will smooth out the “S” curves.

PROJECT: FORMER WESTERN RUBBER SITE / ARIEL CYCLEWORKS DEVELOPMENT

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 substantially complete. They anticipate breaking ground this fall.

For the City’s portion of the work that will be improving 10th & Douglas, Niblock has been hired as the contractor. NIPSCO has completed their gas relocation work. Niblock has completed the underground stormwater system on Douglas Street, as well as water main, sanitary sewer replacement, and new storm system on 10th Street between Plymouth Avenue and Reynolds Street. Work is continuing with replacing water main, utility services, and roadway reconstruction between Jackson and Plymouth Avenue. Work will continue with a short sanitary sewer extension on Reynolds Street, and reconstruction of Reynolds Street on either side of 10th Street. Replacement of galvanized water services will be completed following work within the roadways. The City’s project should be complete this year.

PROJECT: 3rd & JEFFERSON REDEVELOPMENT LOT

PROJECT DESCRIPTION

The half block at 3rd & 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. AP Development did submit an application for READI 2.0 for this project and indicated that they would be pursuing a TIF bond for this project.

PROJECT: DOWNTOWN VAULT ASSESSMENT

PROJECT DESCRIPTION

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

PROJECT UPDATE

The vault assessments are complete, and assessments have been forwarded to each property owner for consideration. There were two vaults deemed immediate concerns and there are other vaults that were identified as needing repairs or closure. At the May Redevelopment meeting, Goshen Redevelopment agreed to provide partial financial support for vault closures. Goshen Engineering has sent out notices to all property owners with vaults, and applications to participate were to be submitted by

December 17, 2021. The next step will be to solicit quotes to perform the public portion of the vault closures. Goshen Engineering did not proceed with requesting bids for vault removal in 2022 or 2023. If possible, we would like to proceed with the same scope of work in 2024.

PROJECT: MILLRACE TOWNHOME SITE

PROJECT DESCRIPTION

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

PROJECT UPDATE

The RDC received two (2) proposals for this property and the Selection Committee recommended proceeding with the proposal from Viewrail for the Millrace Flats project. The Commission has approved staff negotiations with the developer, and it is anticipated that a Development Agreement will be prepared over the next few months. Viewrail submitted an application for READI 2.0 funds to assist with the project. Staff has, however, indicated that a TIF bond will not be supported as the current project includes 18 high-end townhomes. Minimal infrastructure assistance is being requested and is comparable to what was offered to the previous developer.

PROJECT: COLLEGE AVE FROM US 33 EAST TO RAILROAD XING

PROJECT DESCRIPTION

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

The City selected American Structurepoint to complete the design.

PROJECT UPDATE

American Structurepoint is actively working on the design. A public meeting was held the evening of December 6, 2023, with good turnout. The City has begun the process of purchasing right-of-way. The City's legal team is currently working through two eminent domain cases, with there being a possibility for a third case. We are on schedule to bid this project in 2025.

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

PROJECT: COLLEGE AVE FROM US 33 WEST TO NINTH STREET

PROJECT DESCRIPTION

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

PROJECT UPDATE

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

PROJECT: NEW SOUTH FIRE STATION PROJECT

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

Following the completion of the RFPQ process, the RDC accepted a recommendation to move forward with the Core/BKV/GM Development team for this project. A scoping agreement has been approved and will take us through the full design phase of the project. Once a Guaranteed Maximum Price (GMP) is established for the project towards the end of the design, we will proceed with bonding to fund the project and will then enter into a Private/Public Partnership for construction with the team.

A kickoff meeting has been held and a second meeting is scheduled for mid-September to begin honing in on the design to begin building a price.

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

It is anticipated that this project will be bid before the end of 2024 to allow for 2025 construction of the roadway.

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. Several utility relocation delays have occurred, and we now anticipate completing the intersection improvements at US 33 and Reliance and the roadway reconstruction down to the south end of the Courthouse property in 2024. The remainder of the work, including the roundabout at Reliance Road and Peddlers Village Road, will be completed in 2025.

PROJECT: KERCHER WELLFIELD LAND PURCHASE

PROJECT DESCRIPTION

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

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

PROJECT: FIDLER POND CONNECTOR PATH

PROJECT DESCRIPTION

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

PROJECT UPDATE

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

PROJECT: WINONA MULTI-USE TRAIL EXTENSION

PROJECT DESCRIPTION

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

PROJECT UPDATE

A tentative agreement with Goshen Community Schools has been reached to extend the path south long Waterford Elementary's property. JPR is working on the path design and the railroad permit to allow the path to cross Norfolk Southern's right-of-way. Assuming the railroad permit effort can be completed by June 2024, the project could be bid late this year for construction in 2025.