



## GOSHEN COMMON COUNCIL

### Minutes of the FEBRUARY 24, 2025 Regular Meeting

*Convened in the Council Chamber, Police & Court Building, 111 East Jefferson Street, Goshen, Indiana*

At 6:00 p.m., assisted by Mayor Gina Leichty, Ryker Wogoman (a first-grader at Parkside Elementary School) called the meeting to order and led the Pledge of Allegiance.

Mayor Leichty asked Clerk-Treasurer Aguirre to conduct the roll call.

Present:	Linda Gerber (At-Large)	Phil Lederach (District 5)	Doug Nisley (District 2)
	Megan Peel (District 4),	Donald Riegsecker (District 1)	Matt Schrock (District 3)
	Council President Brett Weddell (At-Large)	Youth Adviser Tageeya Galeb (non-voting)	
Absent:	None		

#### Approval of Minutes:

Mayor Leichty asked the Council's wishes regarding the minutes of the Feb. 10, 2025 Regular Meeting as prepared by Clerk-Treasurer Aguirre. Councilor Nisley moved to accept the minutes as presented. Councilor Peel seconded the motion. **Motion passed 7-0 on a voice vote.**

#### Approval of Meeting Agenda:

Mayor Leichty presented the agenda as prepared by the Clerk-Treasurer. Councilor Nisley moved to approve the agenda as presented. Councilor Schrock seconded the motion. **Motion passed 7-0 on a voice vote.**

#### Privilege of the Floor:

At 6:03 p.m., Mayor Leichty invited public comments for matters not on the agenda.

Nancy Graber of Goshen said a few days ago she was at a meeting and was "dismayed" to learn from a friend how the friend was treated by the Goshen Police Department. She said, "I'm not sure where to bring this concern, but I thought this might be a starting place."

Mayor Leichty said that if Graber had a concern, there is a City employee who deals with community concerns about any Police interaction that may have occurred, so she encouraged Graber or her friend to contact the Police Department and request a meeting to convey those concerns. She said Graber was welcome to make any statements she wished, but because it might be a personnel issue, the Mayor would encourage her to file a report.

Graber said, "I don't have names of police officers. I don't have specifics."

Mayor Leichty said, "I'm sure, that they could assist you in figuring out who was on shift and work through the process that way ... because that's something that's certainly a priority for us as an administration and for the Police Department, as well, to address any concerns."

Councilor Nisley said he wanted Graber to tell the Council what happened to her friend. Mayor Leichty responded, "I appreciate that, but since there are personnel issues involved, I want to make sure that there's an opportunity that we're not dealing with hearsay or something that might be germane to any kind of disciplinary action or action that the Chief might want to take in that regard. So, just to be respectful of that protocol."

There were no further discussions of this matter.





**Ida Short of Goshen** said she lives near Chandler Elementary School and twice in the past six months, while crossing in the pedestrian crosswalk on Washington Street and Main Street, she has been cut off by two police cars making turns and one came very close to striking her. She said she wanted to "draw attention to the fact that a lot of people in town walk everywhere. And I just want to urge people as they are driving to exercise caution, and especially remember pedestrians."

**Mayor Leichty** thanked **Short** and said these were the kinds of concerns that **Police Chief Miller** would want to be know about. She encouraged Short to report such encounters to the Police Department.

**Short** said, "Yeah, I wondered if that would be the similar category. Okay, wonderful. Thank you for clarifying." The **Mayor** said, "It's something that's a high priority to make sure that we're serving the community well ... It is definitely good to be mindful of our pedestrians, so I appreciate your reminder of that."

**Mayor Leichty** closed the public comment period at 6:08 p.m.

1) Presentation of donations – Daniel Morrow of Cheers to Wheels and James Ballard of the Blue Knights IN VIII Law Enforcement Motorcycle Club to the Mobile Integrated Health program

**Mayor Leichty** invited a presentation from **Daniel Morrow of Cheers to Wheels** and **James Ballard of the Blue Knights IN VIII Law Enforcement Motorcycle Club**. She said it is moving whenever a group of people come together to support Police officers and she extended her gratitude on behalf of the City.

**James Ballard** said he was making a presentation as a City Police Officer and as the president of the Blue Knights Indiana VIII Law Enforcement Motorcycle Club. Several weeks ago, he said he was contacted by **Dan Morrow** of Cheers to Wheels, who wanted to make a donation.

**Morrow** said he's part of a group of friends with motorcycles and old cars who gather to do things for the community, such as helping veterans, building ramps for disabled people or donating Christmas gifts for families. He said after a veteran identified by Ballard turned down a donation, the group decided to give the donation to the City's new Mobile Integrated Health program.

**Ballard** said part of his work as the City's Behavioral Health Response Coordinator involves helping homeless people. He said sometimes individuals come to Goshen either looking for work or looking for housing, and unfortunately, they can't find work or housing. In such cases, Ballard said he has wished he had a transportation fund to be able to help those individuals return to where they have a support system in their hometowns.

**Morrow's** group agreed to donate \$1,000, which was matched by a \$1,000 donation from the Blue Knights.

**Ballard** said applicants for transportation funds will be vetted to make sure that the money provided them will go toward getting them back home.

**Mayor Leichty** responded, "For those of you in the audience who may or may not be aware, the City of Goshen is developing a new Mobile Integrated Health unit, which is a combined Police and Firefighter and EMS Response team that proactively assists people in the community who have behavioral health issues, chronic health issues or addiction related and homelessness issues."

The **Mayor** continued, "It's something that overlaps between the two departments. And so, we're developing a proactive response team to try to address some of those areas of concern in our community. Officer Ballard has been integral in the development of that new department, and (Fire) Chief Powell as well."





**Mayor Leichty** added that this new Police-Fire partnership “would not be possible without the additional support from our community at large. So, guys, thank you so much on behalf of the City.”

**Ballard** added that the money that the Blue Knights donated was raised from the annual Riding to Remember fallen police, firefighter and veterans motorcycle ride that includes a ceremony in front of the Police station.

**Councilors thanked Morrow and Ballard for the donations, which were given to Police Chief José Miller.**

## **2) City financial report and update by Deputy Clerk-Treasurer Jeffery Weaver**

At the invitation of the **Mayor**, **Deputy Clerk-Treasurer Jeffery Weaver** delivered a financial and budget update to Councilors. He did so by providing an overview of an eight-page report, dated Feb. 24, 2025, which he distributed to Councilors at the start of the meeting (**EXHIBIT #1**).

In his summary, **Weaver** wrote that he was enclosing financial reports produced by the City's books as of Jan. 31, 2025. These documents offered a comprehensive overview of the budget performance for the first month of the year and were intended to provide clarity on the City's current financial status. The funds detailed in these reports align with the budget approved by the Council in November 2024.

**Weaver included the following reports:**

- **Fund Balance Report:** This report detailed the cash balance for each individual fund, clearly demonstrating the liquidity available.
- **Budget Report:** This report outlined the revenues and expenses for each fund, highlighting the amount spent during the first month of the year.

**When considering the attached reports, Weaver noted the following points for discussion:**

- In the Fund Report, the Debt Service Fund (#3301) has a negative balance. This is a timing difference where the City makes payments on the General Obligation bonds in February and July and receives levy payments in June and December, which make the ending balance a net positive at year end.
- In the Fund Report, the TIF Bond Payment Fund (#3311) also shows a negative balance. This bond will be paid a portion of its balance from the Southeast TIF (#4445). On Feb. 24, the Common Council will discuss and consider approving an additional appropriation which would authorize the balance of the TIF Debt Service Reserve (#3331) to transfer to this fund.
- In the Budget Report, the Original Budget was \$202,000 higher than what the Council approved in October, 2024. This is because of a coding error on a non-appropriated account.
- If a budget is to be receipted/spent equally through the year, we would expect said budget to reflect 91.7% remaining at the end of Jan. 31. While this is interesting to consider throughout the Budget Report, it does not reflect reality. For example, most revenues in levied funds arrive in June and December, Parks Fund receives and spends most money through the summer months, and most debt service payments occur in January and July of each year.

**In his oral report, Weaver gave highlights of the budget and financial report. Key points:**

- The fund balance or cash balance report is not the budget, but more of a collection of funds like bank account balances.
- The general fund balance at the end of January was \$19.8 million and the City plans to spend \$33 million out of that fund this year.





- The debt service account appears to be negative, but that's because it will receive an infusion of levy funds later this year and it will end up with a positive balance.
- The TIF bond principal and interest payment fund also had a negative balance, but it also will receive an additional appropriation.
- The TIF debt service also will be drawn down because of a payment and it will be reimbursed later.
- There are two new funds on this list that were not part of the annual budget because they are up for approval by the Council tonight.
- The next couple of pages in the report had to do with the City's revenue budgets.
- A lot of the City's money comes in in June and December when the levy comes in.
- And the budget is off \$202,000 from what was in the approved budget ordinance because of a coding error.

Mayor Leichty invited Councilor comments or questions on the report.

Councilor Peel thanked Weaver for the report.

Council President Weddell said that last year it appeared that there would be monthly financial reports, but they tapered off. He asked if going forward there would be monthly reports. Weaver said the City's new financial accounting software will make it easier to provide that to the Council as well as to review every month.

Councilor Lederach said he appreciated the bullet-point narrative in the front of the report.

Mayor Leichty invited a motion to approve the financial report as presented.

Councilors Nisley and Riegsecker made a motion to approve the Clerk-Treasurer's Office Budget Report from January 2025.

Mayor Leichty invited additional questions or comments from anyone on the Council or the audience. There were none.

**On a voice vote, the Common Council unanimously, by a 7-0 margin, passed the motion to approve the Clerk-Treasurer's Office Budget Report from January 2025 at 6:20 p.m.**

**3) Ordinance 5217 – Additional Appropriations (\$217,393.75 from TIF Bond Debt Service to make a bond payment and a \$400,000 loan from the Electric Utility Fund to the Unsafe Building Receivership Fund)**

Mayor Leichty called for the introduction of Ordinance 5217, *Additional Appropriations*. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5217 by title only, which was done.

**Weddell/Peel made a motion to approve Ordinance 5217 on First Reading.**

**BACKGROUND:**

Ordinance 5217, *Additional Appropriations*, was seeking the Common Council's authorization to spend additional and available money from various accounts. The Mayor and Clerk-Treasurer proposed this ordinance because the Council is the City's fiscal body which authorizes the City's budget and any budget adjustments.

In a Feb. 24, 2025 memorandum to Councilors, Deputy Clerk-Treasurer Jeffery Weaver explained that an appropriation is "permission to spend available money" and is tied to a specific fund. Within a fund there are four spending categories and multiple accounts.





It is possible to get permission to move budgeted spending between accounts and categories, but sometimes the total appropriation within a fund is insufficient for the fund's total spending, due to emergencies, unforeseen circumstances, or budget errors.

In this case, the Mayor and Clerk-Treasurer proposed an additional appropriation because the expenditures are necessary and paying the expenditure might otherwise overspend the budgeted appropriation, **Weaver** wrote.

**Weaver** continued that after Council approval, the Clerk-Treasurer will submit the additional appropriation to the Department of Local Government Finance ("DLGF") for final approval. The DLGF will only approve an additional appropriation if the Clerk-Treasurer proves that the City has cash available for the additional appropriation and the following year's budget.

**Weaver** further explained that the City made the final payment on the 2025 Redevelopment Refunding Bonds on Jan. 2, 2025. The bond ordinance required the City to maintain \$217,393.75 in a debt service reserve for the term of the bonds as a sort of "security deposit" on the bonds. The proposed transfer moves the balance to the Principal & Interest Fund, which we apply toward the final bond payment.

**Weaver** also wrote that the City's Building Department plans to make up to four receivership purchases in the calendar year costing up to \$400,000 from the Unsafe Buildings Fund. The fund balance currently is just under \$179,000 and will need a temporary loan in order to purchase the properties. The City's Electric Utility Sale Fund is specifically designated for temporary loans to other Funds, and can loan up to \$400,000 to the Unsafe Building Fund with the Council's approval.

Each affected fund has sufficient cash balances to spend these appropriations. If the ordinance is approved by the Council, the Clerk-Treasurer's office will submit necessary information to the DLGF for final approval.

#### **SUMMARY OF FEB. 24, 2025 INITIAL COUNCIL CONSIDERATION & APPROVAL OF ORDINANCE 5217:**

**Mayor Leichty** invited a staff presentation on Ordinance 5217.

**Deputy Clerk-Treasurer Jeffery Weaver** provided a brief overview of Ordinance 5217, which would authorize additional appropriations – or spending – from City funds.

**Weaver** said the first appropriation would allow the City to spend the balance of a TIF Bond Debt Service Reserve Fund to cover a \$217,393.75 final bond payment.

**Weaver** said the second appropriation would draw \$400,000 from the Electric Utility Sale Fund and move it to the Unsafe Building Fund to allow the City to purchase up to \$400,000 in property through receiverships managed by the City Building Department. The money transferred eventually would be repaid to the Electric Utility Sale Fund after the properties in receiverships are sold.

**Councilor Riegsecker** said it appeared that the Common Council should have considered and passed agenda item #4, *Resolution 2025-05 – A Resolution Authorizing a Loan from the Electric Utility Sale Fund to the Unsafe Building Fund for the Purpose of Funding Receiverships*, before considering and passing Ordinance 5217, *Additional Appropriations*.

**Mayor Leichty** said the agenda items did seem out of order. She asked **City Attorney Bodie Stegelmann** if the Council could pause consideration of Ordinance 5217, take action on Resolution 2025-05, and then return to Ordinance 5217. **Stegelmann** suggested suspending consideration of Ordinance 5217 and considering Resolution 2025-05.





Council President Weddell/Councilor Riegsecker made a motion to table Ordinance 5217 until after consideration of Resolution 2025-05.

On a voice vote, Councilors, by a 7-0 margin, approved the motion to table Ordinance 5217 until after consideration of Resolution 2025-05.

**4) Resolution 2025-05 – A Resolution Authorizing a Loan from the Electric Utility Sale Fund to the Unsafe Building Fund for the Purpose of Funding Receiverships**

Mayor Leichty called for the introduction of Resolution 2025-05 *A Resolution Authorizing a Loan from the Electric Utility Sale Fund to the Unsafe Building Fund for the Purpose of Funding Receiverships*. Council President Weddell asked the Clerk-Treasurer to read Resolution 2025-05 by title only, which was done.

Weddell/Schrock made a motion to approve Resolution 2025-05.

**BACKGROUND:**

Resolution 2025-05 would authorize a loan from the City's Electric Utility Sale Fund to the Unsafe Building Fund for the purpose of funding receiverships for buildings that are unsafe and subject to demolition.

According to Resolution 2025-01:

- The City of Goshen has established an Unsafe Building Fund to support the remediation of vacant, blighted, and unsafe buildings within the City pursuant to the Indiana Unsafe Building Law, Indiana Code § 36-7-9-1 et seq.; The City Council recognizes that receiverships under the Indiana Unsafe Building Law require funding for repairs and improvements to bring properties into compliance with applicable building and safety codes and otherwise address blight
- The Unsafe Building Fund does not currently have sufficient funds to advance monies to receivers appointed by a Court under Indiana Code § 36-7-9-20;
- The Indiana Unsafe Building Law, specifically Indiana Code § 36-7-9-20(a)(6), expressly authorizes a court-appointed receiver to issue and sell notes or receiver's certificates to finance the costs of necessary repairs and improvements to unsafe premises, with such debt instruments serving as a lien against the property to secure repayment;
- The City has funds available in its Electric Utility Sale Fund that can be loaned to the Unsafe Building Fund for the purpose of financing necessary receivership-related expenses, subject to repayment terms; and
- The City Council finds it in the best interests of the City to authorize a loan in the amount of \$400,000 from the Electric Utility Sale Fund to the Unsafe Building Fund for this purpose, provided that such funds shall only be disbursed upon satisfaction of certain conditions as set forth herein.

**If Resolution 2025-05 is passed by Councilors:**

1. The City Council hereby authorizes a loan in the amount of \$400,000 from the Electric Utility Sale Fund to the Unsafe Building Fund for the exclusive purpose of purchasing notes or receiver's certificates issued by a court-appointed receiver pursuant to Indiana Code § 36-7-9-20(a)(6). However, the loaned funds shall not be disbursed unless and until the Building Commissioner, acting as the City's Enforcement Authority under the Indiana Unsafe Building Law, has obtained:





- a. A court order appointing a receiver for a specific property or properties under the Indiana Unsafe Building Law; and
  - b. A court order authorizing the appointed receiver to issue and sell notes or receiver's certificates at market rate interest, pursuant to Indiana Code § 36-7-9-20(a)(6).
2. Once transferred to the Unsafe Building Fund upon satisfactions of the conditions precedent hereinabove described, the loaned funds shall be subject to repayment with interest at the market rate interest established by the court order authorizing the issuance and sale of notes or receiver's certificates. The loan shall be repaid by the Unsafe Building Fund upon receipt of funds from property owners, rents collected by receivers, or through court-ordered recoveries. The full amount of the loan shall be repaid no later than five (5) years from the date of this Resolution, unless an extension is approved by the City Council.
3. The Clerk-Treasurer's office shall oversee and account for all loan disbursements and repayments. No additional reporting requirements shall be imposed as part of this loan process.
4. This Resolution shall be in full force and effect immediately upon its passage by the City Council and approval by the Mayor.

#### **SUMMARY OF FEB. 24, 2025 COUNCIL CONSIDERATION & APPROVAL OF RESOLUTION 2025-05:**

**Mayor Leichty** said **City Building Commissioner Myron Grise** and **Assistant City Attorney Don Shuler** were present tonight to talk about how these funds would be utilized.

The **Mayor** said, "Essentially, there are a number of blighted properties that the City has prioritized, that we want to be able to address, and one of the mechanisms that we can use is receivership, where we can complete the necessary repairs and charge the property owner for the cost of those repairs. That's the super truncated version of how this would work, but as we are working very diligently, and those before us have worked very diligently at addressing blight in a number of our neighborhoods, this is another tool that we can utilize."

**Mayor Leichty** said in order to use this process, the City needs some funds, and borrowing from the Electric Utility Sale Fund "will make sure that that fund is restored to be whole, so we would not only be charging for that, but we would charge interest when we complete these repairs for whatever time it takes to complete the construction and repair on these properties."

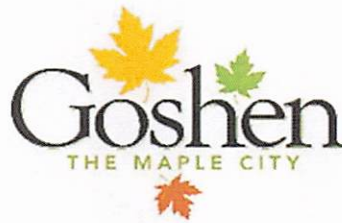
The **Mayor** invited a presentation from **Building Commissioner Grise**. Reading from a Feb. 24, 2025 memorandum to the Council that was included in the Council meeting packet, **Grise** gave an overview of his request for funds to support an expanded receivership program to address unsafe properties in the City .

**Grise** said the receivership program, which is allowed under Indiana Code § 36-7-9-20, will enable the City to advance funds for the rehabilitation of unsafe, vacant, and blighted properties. The funds used would be recovered either through rental income generated by the receiver or through foreclosure actions against the property.

Under the proposed program, **Grise** said the City would advance funds for repairs based on a scope of work approved by the Court. The appointed receiver would then complete the necessary work to bring the property into code compliance, as well as any improvements approved by the Court. No properties would be purchased.

**Grise** said the City would allocate an initial amount of \$400,000 from the Electric Utility Sale Fund to the Unsafe Building Fund to finance receiverships. Once a Court ordered receivership was obtained, with the Court approving a proposed scope of work and cost, **Grise** said the receiver would issue a secured debt instrument in the amount of the repair costs. The City would purchase this instrument using Unsafe Building Fund monies, and it would be recorded as a lien against the property.





**Grise** said, "Pursuing receiverships permits the City to address vacant, unsafe, and blighted properties to enhance quality of life for residents and stabilize property values. By funding the repairs directly, the City avoids the burdens of prolonged vacancies and code enforcement costs. Through rental income collection, foreclosure options, and lien recovery, the City has a pathway to recover its financial investment. In addition, the use of a receiver's notes or certificates opens the possibility for the City to recover interest on its advancement of funds."

**Grise** asked the Council to approve a \$400,000 loan from the Electric Utility Sale Fund to the Unsafe Building Fund. He estimated that the \$400,000 would secure receiverships for at least four properties.

**Assistant City Attorney Shuler** said more feedback and internal discussions prompted a revised and updated proposed Resolution 2025-05, which was provided to Councilors by email and distributed at tonight's meeting. Also provided was a "redline" version of the resolution showing changes from the original (**EXHIBIT #2**).

**Shuler** said the revised resolution now included a provision specifying that funds "would be limited to purchasing a receiver's note or certificate that would be the approved financing mechanism that would be sought to be approved by the court to fund the work for the unsafe properties that would be included in the receivership program." And if for some reason the Court did not approve that as a financing mechanism, **Shuler** said the loan wouldn't actually transfer ... "and would maybe go back to the drawing board."

**Shuler** said that a decision was made to try to protect any issuance of the funds before the City could secure Court approval for interest on the loan funds to make sure that the City was made whole, based on the fact that those funds now are earning interest at market rate. He added that this kind of restriction accomplishes the same purpose as the original draft, which was to authorize the transfer and then require repayment from the unsafe building fund back to the Electric Utility Sale Fund once the receiverships are established, and money and income is generated.

**Shuler** invited questions from Councilors.

**Council President Weddell** clarified with **Shuler** that the City would not be purchasing properties, but would be overseeing them and putting money into them. And once the City recovers the money used to repair the properties, the property owner would regain control.

**Shuler** said, "What would happen is a Court action would be filed to request the Court to appoint a receiver for the property. That receiver will not be the City. It will be a construction or management company and that receiver will develop a scope of work to bring the property into code compliance, but also make improvements to the property. So, that could either be, in theory, rented or sold to make money."

**Shuler** continued, "To finance the repairs, the receiver would issue what's called a note or receiver certificate ... almost like a bond. Any investor, in theory could purchase that bond. We think it's the most likely scenario is the City would purchase it to advance it."

**Shuler** said the note would be a lien against the property and that lien would supersede all other liens against the property, except for taxes. **Shuler** said the receiver would get money to make the repairs. After the repairs are made, **Shuler** said the City, as the note holder, would have the ability to call that and to either make the sale of the property, or force the homeowner to pay off the balance which would include interest for the City to get its funds back.

**Council President Weddell** said years ago the City was involved in a similar situation and the property owner took the City to court "and said, 'I only want the bare minimum done. which may be nothing more than making the property safe. It doesn't mean it's livable.'" The **Council President** asked **Shuler**, "And so, if that happens again, what have we really accomplished?"





**Shuler** responded, "I would note that of the cases I'm aware of, for two of the properties eventually the court did grant approval to do more than just what was code compliant, and it did bring those properties up so they could be rented, and then the property owner actually paid it off entirely. There was one other property that the Court at that time said it didn't see the cost-benefit analysis that it would actually, the amount of the repairs would more than what the property was worth."

**Shuler** continued, "I think the properties we've identified here are not in that situation. We believe that the repairs that will be made, the value of the properties will greatly exceed that part of that's based on what we've seen over the last couple of years. When we've done demolition orders for properties and had some properties go to auction as a result of those orders where those properties were deemed to be demolition worthy, and they were selling for \$40,000 to \$50,000 at an auction. So, we're pretty confident that the value will return."

**Shuler** said that although there is some risk to the City, he said he believed there were safeguards to protect the City's fund through a Court review and approval of a scope of work.

**Council President Weddell** asked if the City would evaluate the cost of remodeling a home vs. the cost of tearing it down and building a new home.

**Shuler** said that was correct, "but my understanding is that the general belief in the Building Department, is that these properties can be remodeled and renovated without being torn down."

**Mayor Leichty** said, "We've been actively pursuing demolition orders when that's appropriate, too. So, I think the distinction there would be between which houses are eligible for demolition, or worthy of demolition, being beyond reasonable repair, and then the unsafe that we've not been able to make any progress with the property owner over numerous years and fines, and persistently trying to go back and improve the value of those properties."

**Councilor Peel** asked if there were specific properties the City would like for this program. **Mayor Leichty** said there were a number of properties that would be eligible for this approach.

**Councilor Schrock** asked if the properties were vacant. **Commissioner Grise** said they were vacant.

**Councilor Schrock** asked what would happen after five years and whether the City would take ownership if the funds for repairs hadn't been repaid. **Shuler** said the five years referred to the total length of this receivership program. He said the goal would be to rapidly make repairs or place the property in foreclosure.

**Council President Weddell** asked if the repaired properties would be rented such as was done during prior City receivership cases. **Shuler** said the receiver wouldn't necessarily be renting the property. Instead, he said requiring notes and certificates would provide clear statutory authority for the City to charge interest and to be able to more quickly get back the repair costs and will not lose the funds.

**Council President Weddell** asked if there was a financial risk to the City if at a sheriff's auction a property sold for less than the cost of the City's repairs. **Shuler** said, "The way you protect against that is ... in order for somebody else to get the property, they have to bid above your judgment or your loan amount, and if they don't, then you end up with it, then you can proceed to sell it through our own means." In such a case, **Shuler** said the City would recoup its investment and the property owner would get what's left.

**Councilor Riegsecker** asked if the market rate interest would be the same as the City gets in a money market.

**Shuler** said, "I anticipate that being based on what the Federal rate is." He said the time frame would be at the time the court authorized the issues of a note.

**Councilor Peel** asked if past receiverships have gone well or if it has been a negative situation in the past. **Grise** said past cases have been a positive.





"So far, the ones that I've dealt with have been a positive for the City and the neighborhood," Grise said. I've only been involved with a couple of them, but they turned out decent. The City got its money back and people are living in all of them."

**Council President Weddell** asked if the \$179,000 now in the program was for revolving loans and if it was constantly being rolled over. **Mayor Leichty** said that was correct. **Shuler** said those funds would remain in the fund. **Councilor Riegsecker** asked the origin of the \$179,000 in the fund. **Council President Weddell** said the Council budgeted those funds. The **Mayor** said the funds "fluctuate based on income that's collected, and whatever is spent out of there, penalties and things that landlord pays. We do collect a fair bit."

**Councilor Schrock** said he assumed most of the homes that would be renovated are in his district. He added, "I just want to thank the **Mayor**, **Attorney Shuler** and anybody else that's involved in this for making this happen."

At 6:45 p.m., **Mayor Leichty** asked if there were any questions or comments about **Resolution 2024-05** from the audience. There were none.

**Mayor Leichty** asked if **Councilors** were ready to vote.

City Attorney **Stegelmann** pointed out that the version of **Resolution 2025-05** that went out in the Common Council meeting packet was different from the redline version that that was circulated and presented today by **Shuler**. So, he suggested a motion to amend the resolution to match the redline version before the Council today.

**Councilors Nisley** and **Schrock** made a motion to amend **Resolution 2025-05** to the version circulated and presented today.

**On a voice vote, by a 7-0 margin, Councilors voted unanimously to amend Resolution 2025-05 to the version circulated and presented today.**

**Council President Weddell** asked to know the current amount in the Electric Utility Sale Fund. He was told it was about \$2.8 million.

**Councilor Nisley** said he recalls being told that the Council could only spent the interest earned on the Electric Utility Sale Fund. He asked if that was true.

**Mayor Leichty** asked City Attorney **Stegelmann** to respond. **Stegelmann** said, "I'm not aware of any limitations."

**Mayor Leichty** said back in 2000, the City considered investing the balance of the Electric Utility Sale Fund with the Community Foundation of Elkhart County and then utilizing the interest from that fund to support City initiatives. She that's when the interest income was discussed.

**Mayor Leichty** asked if there were additional questions or comments from the Council. There were none.

**On a voice vote, Councilors unanimously passed amended Resolution 2025-05, A Resolution Authorizing a Loan from the Electric Utility Sale Fund to the Unsafe Building Fund for the Purpose of Funding Receiverships, by a 7-0 margin, with all Councilors present voting "yes," at 6:48 p.m.**

### 3) RENEWED CONSIDERATION OF PREVIOUSLY TABLED MATTER:

Ordinance 5217 – Additional Appropriations (\$217,393.75 from TIF Bond Debt Service to make a bond payment and a \$400,000 loan from the Electric Utility Fund to the Unsafe Building Receivership Fund)

**Mayor Leichty** called for the re-introduction of Ordinance 5217, *Additional Appropriations*. **Council President Weddell** asked the Clerk-Treasurer to read Ordinance 5217 by title only, which was done.

**Weddell/Schrock made a motion to approve Ordinance 5217 on First Reading.**





#### SUMMARY OF FEB. 24, 2025 COUNCIL CONSIDERATION & APPROVAL OF ORDINANCE 5217:

Mayor Leichty asked Councilors if they had questions or comments about Ordinance 5217. They did not. At 6:49 p.m., Mayor Leichty invited questions from members of the audience. There were none.

**On a voice vote, Councilors unanimously passed Ordinance 5217, *Additional Appropriations*, on First Reading by a 7-0 margin, with all Councilors voting yes, at 6:49 p.m.**

Councilors gave unanimous consent to proceed with a Second Reading and vote on Ordinance 5217. Mayor Leichty called for the introduction on Second Reading of Ordinance 5217, *Additional Appropriations*. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5217 by title only, which was done. **Weddell/Nisley made a motion to approve Ordinance 5217 on Second Reading.**

The Mayor invited further comments or questions from the Council and the audience. There were none.

**On a voice vote, Councilors unanimously passed Ordinance 5217, *Additional Appropriations*, on Second Reading by a 7-0 margin, with all Councilors voting yes, at 6:50 p.m.**

#### 5) Resolution 2025-03 – Interlocal Agreement with the County of Elkhart for Animal Control Services

Mayor Leichty called for the introduction of Resolution 2025-03, *Interlocal Agreement with the County of Elkhart for Animal Control Services*. Council President Weddell asked the Clerk-Treasurer to read Resolution 2025-03 by title only, which was done.

**Weddell/Nisley made a motion to approve Resolution 2025-03.**

#### BACKGROUND:

Resolution 2025-03 would authorize an agreement with Elkhart County government to provide the City with animal control services through the Humane Society of Elkhart County, Inc.

According to Resolution 2025-03:

- The County of Elkhart has negotiated a contract with The Humane Society of Elkhart County, Inc. to provide animal shelter management and animal control services for 2025 for certain areas of Elkhart County, including within the corporate boundaries of the City of Goshen.
- The City of Goshen agrees to contribute \$93,940 to reimburse the County of Elkhart for the cost of providing animal shelter management and animal control services within the corporate boundaries of Goshen.
- Pursuant to Indiana Code § 36-1-7 et seq., a power that may be exercised by one governmental entity may be exercised by one entity on behalf of another entity if the entities enter into a written agreement.

**If Resolution 2025-03 is approved:** The Goshen Common Council would be approving the terms and conditions of the Interlocal Agreement between Elkhart County and the City of Goshen for Animal Control Services. A copy of the agreement was provided to the Council and made a part of this resolution.

#### SUMMARY OF FEB. 24, 2025 COUNCIL CONSIDERATION & APPROVAL OF RESOLUTION 2025-03:

Mayor Leichty told Councilors that passage of Resolution 2025-03 would continue the City's animal control services.





Mayor Leichty invited further questions or comments from Councilors. There were none.

At 6:50 p.m., Mayor Leichty asked if there were any questions or comments about Resolution 2024-03 from the audience. There were none.

*On a voice vote, Councilors unanimously passed Resolution 2025-05, Interlocal Agreement with the County of Elkhart for Animal Control Services, with all seven Councilors present voting "yes," at 6:50 p.m.*

6) Ordinance 5215 - Amend Ordinance 3011 by Rezoning Real Estate Hereinafter Described from Residential R-1, Industrial M-2 and Industrial M-1 to Industrial M-1 District, and from Residential R-1 to Residential R-3 District

Mayor Leichty called for the introduction of Ordinance 5215, *Amend Ordinance 3011 by Rezoning Real Estate Hereinafter Described from Residential R-1, Industrial M-2 and Industrial M-1 to Industrial M-1 District, and from Residential R-1 to Residential R-3 District*. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5215 by title only, which was done.

*Weddell/Schrock made a motion to approve Ordinance 5215 on First Reading.*

**BACKGROUND:**

Ordinance 5215 would rezone Lots 2 and 3 of the Lincoln Avenue Subdivision, with Lot 2 to be rezoned from Residential R-1, Industrial M-2 and Industrial M-1 to Industrial M-1, and with Lot 3 to be rezoned from Residential R-1 to Residential R-3.

The Goshen Plan Commission met Jan. 21, 2025, in regular session, and considered a request for this rezoning, with the following outcome: Forwarded to the Common Council with a favorable recommendation by a vote of 7-0.

**The recommendation was based on the following:**

1. The rezonings are consistent with the existing zoning and mixed land use in the Lincoln Avenue corridor.
2. The requirements of the M-1 and R-3 Districts are able to be met, except as addressed through a partial plat vacation request to relax the platted front setback of Lot 3.

In a report to the Plan Commission, dated Jan. 21, 2025, **City Planning & Zoning Administrator Rhonda L. Yoder** wrote that City of Goshen, Lacasa Inc, and Abonmarche Consultants were requesting the rezoning to create a single zoning district, and with Lot 3 to be rezoned from Residential R-1 to Residential R-3, to allow for multiunit residential development. The subject property is Lots 2 and 3 of Lincoln Avenue Subdivision, with a mix of existing zoning. Yoder wrote that the Lincoln Avenue Subdivision is a three-lot subdivision created from approximately 18 tax parcels, many of which were unplatted. Prior uses included approximately 12 residential dwellings, a salvage yard, and a grocery store that remains on Lot 1. At the time the subdivision was created, it was recognized that a rezoning would occur at some point, but a rezoning did not proceed then because no specific use was proposed for Lot 3, and Lots 2 and it did not require a rezoning. Lot 2 is currently developed with a City of Goshen stormwater detention basin and includes regulatory Floodway to the south and west of Lot 3. Lot 3 is proposed for multi-unit residential development.

**SUMMARY OF FEB. 24, 2025 COUNCIL CONSIDERATION & APPROVAL OF ORDINANCE 5215:**

City Planning & Zoning Administrator Rhonda L. Yoder gave a presentation on Ordinance 5215.





Yoder said the City Plan Commission met on Jan. 21 in regular session, considered a request for the rezoning and forwarded it to the Council with favorable recommendation by a vote of 7-0 based upon the following: the rezonings are consistent with the existing zoning and mixed land use in the Lincoln Avenue corridor and the requirements of the M-1 and R-3 districts are able to be met except as addressed through a partial plat vacation, to relax the platted front setback of Lot 3. She said there was one outside question about why one district was picked over the other, but there were no public comments during the Plan Commission meeting.

Yoder said the reason for the multiple zoning districts was because there were a lot of properties that were purchased over the years by the City, and then there was a subdivision done to combine those parcels into the three lots for the subdivision. She said it was known at some point there would need to be a rezoning.

Yoder also said the City will retain ownership of Lot 2. And she said the City wanted to do the rezoning as well.

**Mayor Leichty invited questions from Councilors.**

**Councilor Peel** asked if she should recuse herself from participating in this matter because Lacasa is seeking to develop the property. **Mayor Leichty** said she thought Councilor Peel should recuse herself, but asked **City Attorney Stegelmann** for his opinion. Stegelmann said, "Because you're an employee of Lacasa, I think it would be a good idea if you recused yourself." **Councilor Peel then recused herself.**

At 6:53 p.m., Mayor Leichty invited questions from members of the audience. There were none.

**Council President Weddell** said he wanted to mention that he is an unpaid Board member of Lacasa and gains no personal benefit for his participation.

**Mayor Leichty** asked if the recusal of **Councilor Peel** would affect the Council's ability to pass Ordinance 5215 on First and Second Reading tonight. The **City Attorney** indicated that final passage would be possible.

*On a voice vote, Councilors passed Ordinance 5215, Amend Ordinance 3011 by Rezoning Real Estate Hereinafter Described from Residential R-1, Industrial M-2 and Industrial M-1 to Industrial M-1 District, and from Residential R-1 to Residential R-3 District, on First Reading by a 6-0 margin at 6:55 p.m. Councilor Peel had earlier recused herself from voting on this matter.*

Councilors gave unanimous consent to proceed with a Second Reading and vote on Ordinance 5215.

Mayor Leichty called for the introduction on Second Reading of Ordinance 5215, *Amend Ordinance 3011 by Rezoning Real Estate Hereinafter Described from Residential R-1, Industrial M-2 and Industrial M-1 to Industrial M-1 District, and from Residential R-1 to Residential R-3 District.* Council President Weddell asked the Clerk-Treasurer to read Ordinance 5215 by title only, which was done.

*Weddell/Schrock made a motion to approve Ordinance 5215 on Second Reading.*

The Mayor invited further comments or questions from the Council and the audience. There were none. Council President Weddell said Councilors were ready to vote.

*On a voice vote, Councilors unanimously passed Ordinance 5215, Amend Ordinance 3011 by Rezoning Real Estate Hereinafter Described from Residential R-1, Industrial M-2 and Industrial M-1 to Industrial M-1 District, and from Residential R-1 to Residential R-3 District, on Second Reading by a 6-0 margin at 6:56 p.m. Councilor Peel had earlier recused herself from voting on this matter.*





7) Resolution 2025-02 – A resolution related to the financing of the Shanklin Pool Project, the leasing of same to the City, as well as under which terms and conditions, the scheduling and notification of a March 24, 2025 public hearing and the ratification of the appointments of members of the Municipal Building Corporation (Second Public Hearing and possible adoption)

Mayor Leichty called for the introduction of Resolution 2025-02. Council President Weddell asked the Clerk-Treasurer to read Resolution 2025-02 by title only, which was done.

**Weddell/Nisley made a motion to approve Resolution 2025-02.**

#### BACKGROUND:

Resolution 2025-02 would provide for the financing of the Shanklin Pool Project, its leasing to the City, under which terms and conditions, the scheduling/notification of a March 24, 2025 public hearing and the ratification of the appointments of Municipal Building Corporation members. According to the Resolution:

- The Goshen Municipal Building Corporation has been organized pursuant to the Indiana Non-Profit Corporation Act of 1991 to acquire a site or sites, constructing, renovating, expanding and equipping governmental buildings, including the construction of a new municipal pool, together with all necessary appurtenances, related improvements and equipment ("Project") for use by the City of Goshen; and
- A petition in eight (8) counterparts, signed 54 taxpayers of the City was filed with the Council requesting the construction of the Project by the Corporation and leasing the Project from the Corporation; and
- Such petition has been carefully considered and investigation has been conducted by this Council, both before and after the filing of said petition; and
- It is deemed desirable to proceed with the necessary negotiations and all other steps looking toward the construction of the Project by the Corporation and the lease of the Project to the City; and
- A proposed lease for the construction of the Project ("Lease") with the Corporation has been submitted; and
- The Lease provides that lease rentals will be payable from an ad valorem property tax levied on all taxable property in the City; and
- The City published a Notice of Preliminary Determination Hearings on Jan. 31, 2025 in *The Goshen News* and mailed such notice to the Elkhart County Clerk and any organizations requesting such notice as provided in Indiana Code 6-1.1-20-3.1, with respect to the ("Project"); and
- The first preliminary determination hearing was scheduled to be held on Feb. 10, 2025 and the second preliminary determination hearing was to be held on Feb. 24, 2025 in accordance with the notice and the law of the State of Indiana ("State"); and
- The City has made the following information available to the public at the public hearings: (a) the result of the City's current and projected annual property tax debt service payments divided by the certified net assessed value of taxable property within the City, which is 0.06%; (b) the result of (i) the sum of the City's outstanding long term debt, plus the outstanding long term debt of other taxing units that include any of the territory of the City, divided by (ii) the net assessed value of taxable property within the City, which is 9.42%; and (c) the estimated amount of the City's debt service levy and rate that will result during the following 10 years if the City enters into a lease and issues the bonds, after considering any changes that will occur to the debt service levy and rate during that period on account of any outstanding bonds or lease obligations that will mature or terminate during that period as follows:





Year	Estimated Total Debt Service Levy	Estimated Total Debt Service Rate
2026	\$1,021,550	\$0.0545
2027	\$1,109,800	0.0592
2028	\$1,115,950	0.0596
2029	\$1,110,950	0.0593
2030	\$1,115,800	0.0596
2031	\$1,109,200	0.0592
2032	\$1,117,000	0.0596
2033	\$1,113,000	0.0594
2034	\$1,117,000	0.0596
2035	\$1,115,000	0.0595
2036	\$1,111,000	0.0593

- It now appears to this Council that the Project provides the necessary facilities for the citizens of the City, and that the proposed Lease with the Corporation, as Lessor, provides for fair and reasonable rentals.

**Upon passage of Resolution 2025-03, it would be resolved by the Common Council:**

**Section 1.** Providing for the financing of the Project by the Corporation and the leasing of same to the City is in the public interest of the citizens of the City, and it is a proper public purpose for which this Council agrees to cooperate with the Corporation and to assist it in fulfilling the requirements of all agencies of the federal, state and county governments.

**Section 2.** The terms and conditions of the proposed form of the lease are approved and agreed to as the basis for a hearing, as required by law, and that such hearing should be held by this Council upon the necessity for the execution of such lease and whether the lease rentals provided therein are fair and reasonable rentals for the proposed Project, prior to final determination of such questions, so that this Council may determine whether to execute such Lease as now written, or as modified, said hearing to be held March 24, 2025 at 6:00 p.m. in the Council Chambers, Police & Court Building, 111 East Jefferson Street, Goshen

**Section 3.** The Clerk-Treasurer is authorized and directed to publish a notice of such hearing as required by law.

**Section 4.** Upon the redemption or retirement of the bonds to be issued by the Corporation, the City will accept from the City title to the Project, free and clear of any and all liens and encumbrances thereon.

**Section 5.** The Lease will be for a maximum term of twenty (20) years with a maximum annual lease rental of \$1,200,000 with regard to the Interim Tracts (as defined in the Lease) and, at the end of the Interim Period (as defined in the Lease), a maximum annual lease rental of \$1,500,000. The purpose of the Lease is to provide for the financing of the construction of the Project.

**Section 6.** The Council preliminarily determines to enter into a lease agreement and issue bonds for the Project.

**Section 7.** The maximum annual lease rentals have been estimated based upon an estimated principal amount of bonds of \$14,000,000, estimated interest rates ranging from 3.50% to 4.75%, and total estimated interest costs of \$7,050,000. The City's current debt service levy is \$350,585 and the current debt service rate is \$0.0197. After the City enters into the proposed lease agreement and the bonds are issued, the debt service levy will increase by a maximum of \$710,565 and the debt service rate will increase by a maximum of \$0.0399. The purpose of the lease agreement is to provide for the construction of the Project.





**Section 8.** The Clerk-Treasurer is hereby authorized and directed to publish, or cause to be published, the notice of adoption of this preliminary determination in accordance with Indiana law.

**Section 9.** If a petition pursuant to Indiana Code 6-1.1.-20-3.1 is received by the City, the Secretary of the City is hereby authorized to publish a notice of the applicability of the petition and remonstrance process pursuant to Indiana state law.

**Section 10.** The Common Council hereby ratifies the appointment of the following members of the Goshen Municipal Building Corporation: Jorge Montenegro, Sharon Welsh and Vince Turner.

**Section 11.** This resolution shall be in full force and effect from and after its passage.

**SUMMARY OF FEB. 24, 2025 COUNCIL CONSIDERATION AND PASSAGE OF RESOLUTION 2025-02:**

**Mayor Leichty provided the background of the pool project, the state funding issues that may force a suspension of the project and possible alternatives if pool isn't replaced in a year. The Mayor said:**

"There's been a considerable amount of discussion and consideration around this resolution, as our finances are still unknown, based on some of the decision making that's happening at the state legislature that will impact the City's finances potentially, significantly in the coming year, as well as some federal conversations that are happening.

"So, there was some conversation about pausing this resolution, but we have received word that we do have some additional time if the Council would choose to pass this resolution for this bond issue tonight. We would still have some opportunities to evaluate where the City's finances will be based on what we hear from our state legislators and from some of the things happening at the federal government, and choose to pause the project without adversely impacting or burdening the City's finances in the coming year."

The **Mayor** continued, "Of course, it is a huge disappointment to the community to have to even contemplate pausing this project because we know just how significant and important of a resource our community pool is ... We recognize that this is not only a resource for kids and families in Goshen, but it also is utilized by people around the entire community, by our entire county.

"So, losing this resource would be a significant impact, and having it closed not only this summer, but potentially longer, will certainly have a significant and adverse impact on not only quality of life, but on the health and well-being of kids in our community. There are so many kids that take advantage of being outdoors and of taking swim lessons. We have hundreds of kids that take swim lessons each year."

**Mayor Leichty** said, "We are exploring alternatives if the pool has to be closed for a longer period of time, even for this summer, to see whether or not we could have some partnerships with the schools to make sure that there's continuity in the swimming lesson services that we provide. But all of those factors are under consideration as we contemplate moving forward with this bond issue."

The Mayor asked if **City Superintendent of Parks & Recreation Tanya Heyde** or **City Redevelopment Director Becky Hutsell** had additional information to provide about Resolution 2025-02.

Clerk-Treasurer Aguirre reminded the Mayor that a first public hearing on Resolution 2025-02 was held on Feb. 10 and another public hearing was supposed to be held this evening.

Mayor Leichty paused further consideration of Resolution 2025-02 and at 7 p.m. opened a second public hearing on the matter. No one asked to speak, so the Mayor closed the public hearing.





The Mayor then invited a presentation from City Redevelopment Director Becky Hutsell.

Hutsell said that at the beginning of the meeting she provided Councilors with a copy of the draft timeline for the development and construction of a new pool at Shanklin Park. The four-page timeline was prepared by Ice Miller LLP, the City's bond counsel, and focused on the steps needed to secure the bond for the pool project (EXHIBIT #3)

Hutsell said the project has been in the works for a long time and the City has agreements for it with HWC Engineering and recently hired DJ Construction for preconstruction services to help with the project.

However, Hutsell said the biggest issue is that the City intended to close the pool for one year with the goal of opening a new pool on Memorial Day 2026. Because of the uncertainty over City finances because of action by the state legislature, Hutsell said staff expected the project would have to be paused.

Hutsell said, "If we stop it now, we could just pick up where we left off next year. We could move through the process again. A lot of the steps that have been completed would not need to be completed twice."

Hutsell said the process is about halfway completed. So, she said the Council could suspend the project now and resume it in a year or stop it now and then start the bond approval process again later.

Councilor Peel asked if the pool was usable this summer in its current condition if the replacement project is paused. City Superintendent of Parks & Recreation Tanya Heyde said it would not be usable. Mayor Leichty said, "There are numerous mechanical issues that the staff was running into last year that just make it unsafe to continue to operate and very expensive."

Hutsell said Jason Semler, a partner with Baker Tilly Municipal Advisors, was present in case Councilors had questions about the proposed lease financing process.

Councilor Nisley confirmed with the Mayor that the Council could continue with the bond approval process tonight, but stop it later if necessary. He said he was interested in this approach.

Councilor Gerber asked for confirmation that the pool project could resume in a year if necessary.

Hutsell said, "There would be a certain point where we start incurring additional costs on bond ratings and things like that, where we're taking these out to the market. I think we would want to stop before we get to that point."

Semler that was exactly right. "Approving this tonight, you have additional steps that we can pause at any time. This is just one of two or three more opportunities that you'll see this. Really, the last stage where there's a point of no return, is when we actually sell the bonds, and at this point we're looking at that would be till the end of April or first of May." He said at that point there would be some additional City costs.

Councilor Nisley asked if stopping the project then would hurt the City's bond rating. Semler said, "No, as long as we stop before we sell bonds that would not hurt you at all." Semler also detailed the costs of seeking another bond rating in a year after suspending the current one that has been in process.

Councilor Lederach said he would like the project to move forward, but acknowledged the financial uncertainties.

Semler, the Mayor and Councilors further discussed the costs and ramifications of moving forward with the project or pausing it. They also discussed the timetable for continuing work on the project. It was acknowledged that unless the project moved forward soon – and before the end of the state legislative session – it would likely result in no new pool for at least two years.

Hutsell said, "We're in a heartbreaking situation. I mean, we never anticipated to be in this spot. We have moved forward with best efforts. We've talked with Council on several occasions; we've done all of the proper steps. It's just this is unexpected, and it's whether or not there's a comfort level to take the risk" and move forward.





The **Mayor, Councilors and staff members** discussed:

- The costs of moving forward with the project, including the estimated \$400,000 that would need to be made up in the City's general fund and wouldn't be available to pay for other budget needs.
- Fundraising, which could decrease the amount of City funds needed for the new pool.
- The impact of an expected cut in property tax revenue on the City budget.
- The cost of repairing the current pool – estimated last year at \$5 million – and whether it would actually cost more and only keep the pool operating for a few more years.
- An emerging consensus to continue with the project for the next month or so and then decide whether to move forward or suspend the project.

**Council President Weddell** said, "I can't speak for anyone else, but I'm not sure I have the stomach to officially sell the bonds, not having any clue what our revenues will look like." **Councilor Nisley** said, "No, I think we look at the revenue and sell the bond, or pull away from them and go from there."

**Mayor Leichty** said, "I would not be in favor of selling those bonds without knowing definitively where we're sitting. There are things happening at both the state and the federal level that could impact our financial security as a City."

**Councilor Nisley** asked **Semler** for his suggestion. **Semler** said the City would be losing some of the professional fees already paid, but waiting a year could result in higher construction costs. He described the work ahead if the City still wanted to sell the bonds.

**Councilors** discussed whether to table the matter or to move forward, and decided to proceed with caution. **Mayor Leichty** said she approved moving forward for now.

Still, the **Mayor** added, "I think there will be additional losses. I anticipate that we will have to pause this project and look at other revenue sources, and planning, in order to make this project move forward. That's my inclination based on what I'm hearing. However, I think if there is an opportunity to move forward with a great deal of caution, that would be an acceptable and appropriate stewardship of public dollars."

At 7:19 p.m., **Mayor Leichty** asked if there were additional questions or comments from Councilors or anyone in the audience. There were not.

**Mayor Leichty** asked if Councilors were ready to vote. Council President Weddell indicated that they were.

On a voice vote, Councilors unanimously passed Resolution 2025-02, the Shanklin Pool Project, by a 7-0 margin, with all Councilors present voting "yes," at 7:19 p.m.

#### 8) Resolution 2025-04 – Fiscal Plan for the new South Fire Station Annexation (Public Hearing and possible adoption)

**Mayor Leichty** called for the introduction of Resolution 2025-04, *Fiscal Plan for the new South Fire Station Annexation*. Council President Weddell asked the Clerk-Treasurer to read Resolution 2025-04 by title only, which was done.

**Weddell/Nisley made a motion to approve Resolution 2025-04.**





#### **BACKGROUND:**

**Before the Council for approval was Resolution 2025-04, the Fiscal Plan for the New South Fire Station.**

**According to the resolution:**

- The Goshen Common Council proposes to annex to the City of Goshen the real estate generally located at 17120 County Road 40, Goshen, Indiana. This area is identified as the New South Fire Station Annexation Area; and
- Pursuant to I.C. § 36-4-3-3.1 and I.C. § 36-4-3-13, the City has developed a written fiscal plan establishing a definite policy to provide City services to the New South Fire Station Annexation Area.

**If the resolution was approved, the Common Council would approve and adopt the Fiscal Plan for the New South Fire Station Annexation Area, which was attached to and made part of this resolution.**

The nine-page fiscal plan documented the cost estimates of the municipal services to be furnished to the Annexation Area, the method(s) of financing the services, the plan for the organization and extension of services, including the date the services will begin, the estimated effect of the proposed annexation will have on taxpayers and municipal finances, and a list of all parcels in the Annexation Area.

The Annexation Area consist of a single parcel that is owned by the City of Goshen. The Common Council adopted Resolution 2025-01 on Jan. 27, 2025 to serve as its petition or request for annexation pursuant to Indiana Code § 36-4-3-5.1. The effective date of the annexation of the subject real estate will be at least thirty (30) days after the adoption of the annexation ordinance, the publication of all required notices, and upon the filing and recording of the ordinance pursuant to I.C. § 36-4-3-22(a), but not before April 28, 2025.

#### **SUMMARY OF FEB. 24, 2025 COUNCIL CONSIDERATION & PASSAGE OF RESOLUTION 2025-04:**

**Councilors** noted an error on the resolution number listed on the agenda. It was incorrectly labeled as Resolution 2024-04 instead of Resolution 2025-04. **Council President Weddell** noted this for the record.

**At 7:20 p.m., Mayor Leichty** opened a public hearing on Resolution 2025-04. **No one asked to speak, so the Mayor closed the hearing.**

**Mayor Leichty** then said, "This project is also one that we are continuing to evaluate as we await additional information from the state on our financing. So, the timing for the actual construction of this project is to be determined. However, I think, in a similar way that, moving forward with the bond issue for the pool, I feel like this is an appropriate step to continue for the eventuality of the need for this station."

**The Mayor invited a staff presentation on Resolution 2025-04.**

**City Fire Chief Anthony Powell** said that since the City accelerated plans for the New South Fire Station, there has been a change in "climate," including increased demands for fire service necessitating a higher level of staffing for the new station and increased costs. And those factors, the Chief said, would make it more expensive to proceed with the project and a delay was more likely.

**Chief Powell** said, "Our call volume has increased dramatically, and the staffing that we were originally going to set for that station is not going to be adequate, in my opinion along with my administration. Originally, when we agreed, we asked for 15 personnel for this station, and we agreed upon 9."





Regarding the demands for fire service, **Chief Powell** said, "Our annual call volume, just from 2002 to 2015, went up 1,300 calls and from 2016 to 2020, it went up 1,200 calls. And in the last four years, we went up another 900 calls ... This year we're on track to hit 6,000 if it continues the way it's going the last two months. So, I truly believe if we went forward with this right now, we would be understaffing that station and putting more burden on our personnel and not staffing adequately."

**Chief Powell** said calls for service have increased because the City's large numbers of aging residents need more assistance and "society as a whole is using the emergency room and the ambulance service more than they used to for their personal health care."

**Chief Powell** said the department has faced increased requirements from its insurance service organization, the National Fire Protection Association (NFPA), "so that has increased our call volume. And some of the pre-plans that we have to do right now, as far as NFPA staffing, they show us that we should be at 26 to 28 members per shift. Currently, we're 20 (per shift) if we're at full staff."

**Chief Powell** said another factor the department faces is the process of hiring firefighters. He said, "We were getting about 12 to 15 applications a year previously, and that's because we required a certification of EMT (Emergency Medical Technician). We've opened that up so that we don't require any certifications; we hire on character more so. That has increased our application process, and it's brought us up to 60 applications (a year)."

However, the **Chief** said, "with that comes a longer time to put them on shift. We do the Recruit Academy now, which is a 20-week academy. We put them through EMT (training). We put them through Firefighter 1 and 2 (training), which has helped us tremendously, because we can now train those personnel to our standard and then when they go on shift, they're ready to go. We don't have to train them on shift in between our calls."

"Before we would put someone on a fire truck in the first month or so driving a fire truck that they had never driven before (driving) down the road, and we don't do that anymore."

**Chief Powell** said there were many factors influencing the decision to delay the New South Fire Station. "Do we want a new fire station and will it service that area? Absolutely. However, moving forward, I think we have some time."

**Chief Powell** also said Cherry Creek, the planned housing development in South Goshen, is still many years away from full completion. If necessary, he said the department can serve that area with the former Elkhart Township Fire Station if it is remodeled, adding, "That would get us by for 10-15 years if we absolutely had to."

**City Redevelopment Director Becky Hutsell** said that before the meeting she provided Councilors with a draft timeline for the fire station. The two-page timeline was prepared by Ice Miller LLP, the City's bond counsel, and outlined the process for the issuance of tax increment bonds by the City Redevelopment Commission (**EXHIBIT #4**). She said future Tax Increment Financing revenue would have been the repayment source.

**Hutsell** said the City had planned the use the "build, operate transfer model" working with the designers. She said the City had nearly completed this process and completed the Redevelopment Commission resolution, but have not moved beyond that and was pausing the project.

**Hutsell** said the parcel the City wanted to use is in the county. The Redevelopment Commission purchased it from the airport, the previous owners of that land. She said the City would like to continue the process with approval of the fiscal plan as well as the annexation of the property into the City. It would then be the intent to complete the full design of the station.

**Hutsell** said once the impact of property tax changes is known, Councilors "can make the determination on if and when is the right time to proceed with building the station, knowing that it's already fully designed site plan."





**Councilor Nisley** said when the new fire station was first proposed there was discussion about building it adjacent to the airport to tap into possible related grants and bonds. He asked if this option was ever explored.

**Chief Powell** said federal grants had been available for such a project but they have now been put on hold. He said the City could have received three years of funding to build a fire station at the airport, but the City would then have had to pay for all costs, including hire personnel costs, after three years.

**City Redevelopment Director Hutsell** said there could be advantages of the Aviation Department seeking funds for a fire station because that would enable the airport to accommodate larger aircraft. She said that perhaps Goshen could someday be a UPS airport hub. However, **Chief Powell** said that the Goshen Airport will never be able to host commercial flights because it's too close to Fort Wayne and South Bend.

**Councilor Nisley** said there is a waiting list of companies that would like to move aircraft to the airport if hanger space was available and more aircraft could result in more funding.

**Hutsell** said, "We've had that conversation with the airport (staff), but they have never identified a specific opportunity that they could seek. And so, I think it's something that they almost have been waiting for us to build the station and to have it live, and then they qualify for some of that (funding), but I think they don't qualify until we have the station in place ... and I'm not sure at the end of the day it provides any funding that would fill our staffing gaps for the fire department."

**Councilor Nisley** said he understands that outside funding could be obtained for personnel at an airport fire station.

**Mayor Leichty** responded, "I think it's certainly worth exploring the option. I mean, we'll leave no rock unturned ... I think you make a good point that there may be grant opportunities that we haven't yet identified."

**Councilor Nisley** said he would hate to see the station pushed away indefinitely, and would hope that it could be built because it would also benefit the airport.

**Councilor Lederach** said, "It's the field of dreams, scenario. Build it, and they will come. But for us tonight, we're looking at just annexing (the property), and so it's a possibility. I've been on the airport board long enough to know that there are opportunities that will develop if that fire station is there."

**Mayor Leichty** added, "We wanted to present this to you, Councilors, and to the public, with the full understanding of what the City is facing. While we're asking you to consider proceeding (with the project) this evening, there may be considerable delays in the project depending on the budget constraints that we face over the coming years."

**Mayor Leichty** invited additional questions or comments from Councilors. There were none.

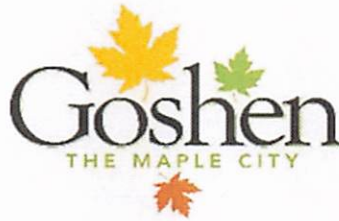
At 7:35 p.m., **Mayor Leichty** invited comments from the audience. There were none.

The Mayor asked if Councilors were prepared to vote. They indicated they were.

*On a voice vote, Councilors unanimously passed Resolution 2025-04, Fiscal Plan for the new South Fire Station Annexation, by a 7-0 margin, with all Councilors present voting "yes," at 7:35 p.m.*

**9) Ordinance 5216 – County Road 40 Annexation for new South Fire Station (First Reading, final passage possible on March 24)**





Finally, Mayor Leichty called for the introduction of Ordinance 5216, *County Road 40 Annexation for the New South Fire Station*. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5216 by title only, which was done.

**Weddell/Nisley made a motion to approve Ordinance 5216 on First Reading.**

#### **BACKGROUND:**

Ordinance 5216 would authorize the annexation of 8.14 acres now in Elkhart County south of the Goshen City limits into the City for the New South Fire Station. According to Ordinance 5216:

- Pursuant to Resolution 2025-01, a Resolution of the Common Council of the City of Goshen, and Indiana Code § 36-4-3-5.1, one hundred percent (100%) of the landowners of the real estate described in this ordinance have petitioned the Goshen Common Council to adopt an ordinance to annex the real estate as described in the legal description attached to this ordinance as Exhibit A and identified on the map attached to this ordinance as Exhibit B, hereinafter referred to as the "Annexation Area."
- At least one-eighth (1/8) of the aggregate external boundaries of the Annexation Area are contiguous with the corporate limits of the City of Goshen.
- The Annexation Area is municipally owned, is or will be zoned A-1, and will be used for the construction and operation of the New South Fire Station, a critical public safety facility to the City of Goshen and its residents.
- A written fiscal plan and policy has been developed for the Annexation Area and adopted by resolution of the Goshen Common Council.
- The Annexation Area is a logical extension of the City's corporate boundaries and the area is needed and can be used for the continued development and managed growth of the City of Goshen.
- And pursuant to notice given, the Goshen Common Council conducted a public hearing in which all interested parties were given the opportunity to testify on the proposed annexation.

If Ordinance 5216 was approved by the Common Council, it would be ordained that the single parcel of approximately eight (8) acres, owned by the City of Goshen, located at 17120 County Road 40, would be annexed into the City 30 days after final passage of the ordinance.

#### **SUMMARY OF FEB. 24, 2025 COUNCIL CONSIDERATION OF ORDINANCE 5216:**

Mayor Leichty asked Councilors if they had any comments or questions about the ordinance. They did not.

At 7:36 p.m., Mayor Leichty invited comments from the audience. There were none.

The Mayor asked if Councilors were prepared to vote. They indicated they were.

**On a voice vote, Councilors unanimously passed Ordinance 5216, County Road 40 Annexation for new South Fire Station, on First Reading by a 7-0 margin, with all Councilors voting yes, at 7:36 p.m.**





### Elected Official Reports:

**Mayor Leichty** asked if Councilors had any reports.

**Councilor Peel** said at the last meeting of the Downtown Economic Improvement District, members got work organized and scheduled. She said the planters at Washington and Main streets will be demolished and replaced soon. And on March 4, members will hold a planning session. She added it was great to work with this group.

**Mayor Leichty** invited people to attend the EID's meetings, which are held at 8 p.m. in the Police-Court Building.

**Councilor Schrock** thanked the City Engineering Department for holding an open house last week at Chamberlain Elementary School for residents of the Oak Ridge and Queen Street areas to discuss the lead line replacement project.

**Councilor Peel** said the lead line replacement project could be affected by funding decisions by the Indiana Legislative Assembly. She added, "Hopefully they won't cut our budgets too much in order to be able to handle all of the work that needs to be done on those lead lines. So, it's important for everybody to pay attention to what's going on down there so that they can see how much it's affecting us."

Referring to the property tax discussions, **Councilor Gerber** said, "I mentioned drafting a resolution and did some work on that, but after seeing how much of a work in progress it is, we're hitting pause on that until we get a better sense of the actual impact on our community. So, it's still floating out there. Hopefully, we won't need it."

**Council President Weddell** said, "The information is just constantly changing. I will say AIM (Advancing Indiana Municipalities) has done a nice job of providing summaries which you can get the kind of general idea. And then, if you really like to, you can dive in, and they've got breakdowns for counties and every taxing district in that county, and so there's a lot there. So, it will be interesting to see how it all plays out."

**Mayor Leichty** said, "I just want to extend my thanks to all of the Councilors for the extra work that you put in as we've been adapting to these many changes or considering things like the lead line replacement, the extra time that you've made available to our administrative team, and to try to provide feedback and counsel on some of those very important decisions has been really instrumental in helping us make wise choices for the community."

**Councilor Lederach** asked about the impact of the recent suspension of federal grant on the City Environmental Resilience Department. **Mayor Leichty** invited comments from **Theresa Sailor, Grant Writer and Educator for the City Environmental Resilience Department**.

**Sailor** provided a detailed overview of the work done so far and the impact if the grant is not restored. She said there have been some attempts to secure supplemental funding, but the federal funding gap has disrupted the plans. She added that staff members have been managing as best as possible despite the uncertainty.

**Mayor Leichty** thanked **Sailor** for the report.

**Youth Adviser Tageeya Galeb** said for the month of February, the youth advisors provided a hot chocolate day for Goshen High School students. They also raised money for a non-profit group that helps children with chronic illness and cancer. She said the youth advisors raised \$86, and plans to match that amount from its budget. So, about \$190 was raised. She also said students also wrote and delivered cards to Greencroft residents. **Mayor Leichty** thanked the Youth Adviser for her leadership on these projects.





**Adjournment:**

Councilor Nisley made a motion to adjourn the meeting. Councilor Peel seconded the motion. By a 7-0 voice vote, Councilors unanimously approved the motion to adjourn the meeting.

Mayor Leichty adjourned the meeting at 7:51 p.m.


**EXHIBIT #1:** *An eight-page report dated Feb. 24, 2025 which was prepared by Deputy Clerk-Treasurer Jeffery Weaver and distributed to Councilors at the start of the meeting. The report, titled "Budget Reports from January 2025," was summarized by Weaver during his Council presentation on the City's financial and budget status.*

**EXHIBIT #2:** *A revision of Resolution 2025-5, A Resolution Authorizing a Loan from the Electric Utility Sale Fund to the Unsafe Building Fund for the Purpose of Funding Receiverships. Assistant City Attorney Don Shuler emailed the new version of the resolution to Councilors and gave them copies at the meeting. Also provided was a "redline" version of the resolution showing changes from the original resolution.*


**EXHIBIT #3:** *A four-page timeline prepared by Ice Miller LLP, the City's bond counsel, and focused on the steps necessary to secure the bond necessary for the Shanklin Park Pool project. City Redevelopment Director Becky Hutsell provided Councilors with a copy of the timeline at the start of the Council meeting.*

**EXHIBIT #4:** *A two-page timeline prepared by Ice Miller LLP, the City's bond counsel, and focused on the steps necessary to secure the tax increment bonds necessary for the New South Fire Station project. City Redevelopment Director Becky Hutsell provided Councilors with a copy of the timeline at the start of the Council meeting.*

**APPROVED:**

  
Gina Leichty, Mayor of Goshen

**ATTEST:**

  
Richard R. Aguirre, City Clerk-Treasurer





City Clerk-Treasurer  
CITY OF GOSHEN

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Phone (574) 533-8625 • Fax (574) 533-9740

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Exhibit #1

TO: Mayor Gina Leichty and the Goshen Common Council  
FROM: Jeffery Weaver, Deputy Clerk-Treasurer  
RE: Budget Reports from January 2025  
DATE: February 24, 2025

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Enclosed are the financial reports produced by the City's books as of January 31, 2025. These documents offer a comprehensive overview of the budget performance for the first month of the year and are intended to provide clarity on our current financial status. The funds detailed in these reports align with the budget approved by the Council in November. For ease of reference, please note the following reports:

- **Fund Balance Report:** This report details the cash balance for each individual fund, clearly demonstrating the liquidity available.
- **Budget Report:** This report outlines the revenues and expenses for each fund, highlighting the amount spent during the first month of the year.

When considering the attached reports, please note the following points for discussion:

- In the Fund Report, the Debt Service Fund (#3301) currently has a negative balance. This is a timing difference where the City makes payments on the General Obligation bonds in February and July. We receive the levy payments in June and December which make the ending balance a net positive at year end.
- In the Fund Report, the TIF Bond Payment Fund (#3311) also shows a negative balance. This bond will be paid a portion of its balance from the SouthEast TIF (#4445). This evening we will discuss an additional appropriation which will authorize the balance of the TIF Debt Service Reserve (#3331) to transfer to this fund.
- In the Budget Report, the Original Budget is \$202,000 higher than what the Council approved in October, 2024. This is because of a coding error on a non-appropriated account.
- If a budget is to be receipted/spent equally through the year, we would expect said budget to reflect 91.7% remaining at the end of January 31. While this is interesting to consider throughout the Budget Report, it does not reflect reality. For example, most revenues in levied funds arrive in June and December, Parks Fund receives and spends most money through the summer months, and most debt service payments occur in January and July of each year.

As always, we welcome your questions and feedback on the monthly budget reports.





# Fund Balance Report

As Of 01/31/2025

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
1101 - GENERAL FUND	21,517,216.59	1,393,551.18	3,107,856.97	19,802,910.80
2201 - MVH FUND	4,031,988.15	166,780.40	293,144.76	3,905,623.79
2202 - LOCAL ROAD & STREET	1,554,031.95	54,713.87	0.00	1,608,745.82
2203 - MVH-RESTRICTED	1,865,244.95	0.00	0.00	1,865,244.95
2204 - PARKS AND RECREATION	4,698,294.14	48,505.95	194,385.73	4,552,414.36
2206 - AVIATION FUND	549,459.52	18,468.69	41,284.31	526,643.90
2209 - LIT - ECONOMIC DEVELOPMENT	7,303,587.03	218,700.50	286,463.47	7,235,824.06
2214 - PROBATION FUND	126,474.02	5,997.60	11,935.65	120,535.97
2226 - REDEVELOPMENT OPERATING	486,877.76	1,123.92	31,730.83	456,270.85
2228 - LECE2 FUND	61,043.92	3,428.00	2,511.78	61,960.14
2234 - UNSAFE BUILDING FUND	218,015.68	552.11	0.00	218,567.79
2236 - RAINY DAY FUND	2,654,516.59	0.00	0.00	2,654,516.59
2240 - LIT - PUBLIC SAFETY	2,437,452.30	219,704.08	296,793.88	2,360,362.50
2256 - OPIOID SETTLEMENT UNRESTR	101,168.19	0.00	0.00	101,168.19
2257 - OPIOID SETTLEMENT RESTR	253,200.26	0.00	0.00	253,200.26
2258 - TOWNSHIP FIRE SUPPORT	416,352.31	350,000.00	12,973.64	753,378.67
2500 - COURT FEES	39,739.66	5,874.68	1,713.19	43,901.15
2501 - RESIDENTIAL LEASE FEES	59,283.57	2,750.00	5,076.48	56,957.09
2503 - ELECTRIC UTILITY SALE	2,867,655.75	21,856.90	0.00	2,889,512.65
2504 - LECE FUND 1	18,108.66	0.00	0.00	18,108.66
2505 - STORM WATER MANAGEMNT	2,387,177.63	3,621.31	48,539.76	2,342,259.18
2506 - ECON IMPROVEMENT DISTRICT	30,637.77	0.00	106.21	30,531.56
2508 - REDHAWK ACADEMY	14,757.86	25,000.00	563.83	39,194.03
3301 - DEBT SERVICE	65,169.99	0.00	186,900.00	-121,730.01
3311 - TIF BOND P & I PYMT FUND	571,219.28	0.00	816,718.75	-245,499.47
3331 - TIF DEBT SERVICE RESERVE	217,393.75	0.00	0.00	217,393.75
4401 - CCI (CIGARETTE TAX) FUND	332,952.34	0.00	5,567.28	327,385.06
4402 - CUMULATIVE CAP DEVELOP	1,195,728.49	0.00	0.00	1,195,728.49
4425 - CCI FIRE STATION	601,395.79	0.00	57,851.95	543,543.84
4428 - CCI STORM SEWER FUND	3,290,057.69	0.00	1,174.70	3,288,882.99
4445 - TIF SOUTH EAST E.D.	22,706,136.70	86,962.66	656,683.04	22,136,416.32
4446 - TIF CONS RR/US 33/DT	9,914,318.15	0.00	254,254.71	9,660,063.44
4447 - TIF LIPPERT/DIERDORFF	770,577.43	0.00	388,438.11	382,139.32
4502 - ARP FISCAL RECOV FUND	5,557,302.92	0.00	19,933.69	5,537,369.23
4651 - CEMETERY CAPITAL IMPROV.	89,453.61	757.00	0.00	90,210.61
4660 - 2015 GOB PROCEEDS	849,472.25	0.00	0.00	849,472.25
4661 - 2021 GO BOND PROCEEDS	2,999,965.13	0.00	0.00	2,999,965.13
8801 - FIRE PENSION FUND	221,266.05	0.00	580.00	220,686.05
8802 - POLICE PENSION FUND	497,258.97	759.69	435.00	497,583.66
Report Total:	103,571,952.80	2,629,108.54	6,723,617.72	99,477,443.62





# Budget Report

## Group Summary

For Fiscal: 2025 Period Ending: 01/31/2025

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Revenue</b>						
<b>Fund: 1101 - GENERAL FUND</b>						
00 - NON-DEPARTMENTAL	28,495,121.00	28,495,121.00	1,393,551.18	1,393,551.18	-27,101,569.82	95.11%
Fund: 1101 - GENERAL FUND Total:	28,495,121.00	28,495,121.00	1,393,551.18	1,393,551.18	-27,101,569.82	95.11%
<b>Fund: 2201 - MVH FUND</b>						
00 - NON-DEPARTMENTAL	4,560,312.00	4,560,312.00	166,780.40	166,780.40	-4,393,531.60	96.34%
Fund: 2201 - MVH FUND Total:	4,560,312.00	4,560,312.00	166,780.40	166,780.40	-4,393,531.60	96.34%
<b>Fund: 2202 - LOCAL ROAD &amp; STREET</b>						
00 - NON-DEPARTMENTAL	589,328.00	589,328.00	54,713.87	54,713.87	-534,614.13	90.72%
Fund: 2202 - LOCAL ROAD & STREET Total:	589,328.00	589,328.00	54,713.87	54,713.87	-534,614.13	90.72%
<b>Fund: 2203 - MVH-RESTRICTED</b>						
00 - NON-DEPARTMENTAL	1,366,292.00	1,366,292.00	0.00	0.00	-1,366,292.00	100.00%
Fund: 2203 - MVH-RESTRICTED Total:	1,366,292.00	1,366,292.00	0.00	0.00	-1,366,292.00	100.00%
<b>Fund: 2204 - PARKS AND RECREATION</b>						
00 - NON-DEPARTMENTAL	3,755,106.00	3,755,106.00	48,505.95	48,505.95	-3,706,600.05	98.71%
Fund: 2204 - PARKS AND RECREATION Total:	3,755,106.00	3,755,106.00	48,505.95	48,505.95	-3,706,600.05	98.71%
<b>Fund: 2206 - AVIATION FUND</b>						
00 - NON-DEPARTMENTAL	407,787.00	407,787.00	18,468.69	18,468.69	-389,318.31	95.47%
Fund: 2206 - AVIATION FUND Total:	407,787.00	407,787.00	18,468.69	18,468.69	-389,318.31	95.47%
<b>Fund: 2209 - LIT - ECONOMIC DEVELOPMENT</b>						
00 - NON-DEPARTMENTAL	2,637,406.00	2,637,406.00	218,700.50	218,700.50	-2,418,705.50	91.71%
Fund: 2209 - LIT - ECONOMIC DEVELOPMENT Total:	2,637,406.00	2,637,406.00	218,700.50	218,700.50	-2,418,705.50	91.71%
<b>Fund: 2214 - PROBATION FUND</b>						
00 - NON-DEPARTMENTAL	125,000.00	125,000.00	5,997.60	5,997.60	-119,002.40	95.20%
Fund: 2214 - PROBATION FUND Total:	125,000.00	125,000.00	5,997.60	5,997.60	-119,002.40	95.20%
<b>Fund: 2226 - REDEVELOPMENT OPERATING</b>						
00 - NON-DEPARTMENTAL	46,200.00	46,200.00	1,123.92	1,123.92	-45,076.08	97.57%
Fund: 2226 - REDEVELOPMENT OPERATING Total:	46,200.00	46,200.00	1,123.92	1,123.92	-45,076.08	97.57%
<b>Fund: 2228 - LECE2 FUND</b>						
00 - NON-DEPARTMENTAL	0.00	0.00	3,428.00	3,428.00	3,428.00	0.00%
Fund: 2228 - LECE2 FUND Total:	0.00	0.00	3,428.00	3,428.00	3,428.00	0.00%
<b>Fund: 2234 - UNSAFE BUILDING FUND</b>						
00 - NON-DEPARTMENTAL	0.00	0.00	552.11	552.11	552.11	0.00%
Fund: 2234 - UNSAFE BUILDING FUND Total:	0.00	0.00	552.11	552.11	552.11	0.00%
<b>Fund: 2240 - LIT - PUBLIC SAFETY</b>						
00 - NON-DEPARTMENTAL	2,642,849.00	2,642,849.00	219,704.08	219,704.08	-2,423,144.92	91.69%
Fund: 2240 - LIT - PUBLIC SAFETY Total:	2,642,849.00	2,642,849.00	219,704.08	219,704.08	-2,423,144.92	91.69%
<b>Fund: 2256 - OPIOID SETTLEMENT UNRESTR</b>						
00 - NON-DEPARTMENTAL	19,500.00	19,500.00	0.00	0.00	-19,500.00	100.00%
Fund: 2256 - OPIOID SETTLEMENT UNRESTR Total:	19,500.00	19,500.00	0.00	0.00	-19,500.00	100.00%
<b>Fund: 2257 - OPIOID SETTLEMENT RESTR</b>						
00 - NON-DEPARTMENTAL	45,600.00	45,600.00	0.00	0.00	-45,600.00	100.00%
Fund: 2257 - OPIOID SETTLEMENT RESTR Total:	45,600.00	45,600.00	0.00	0.00	-45,600.00	100.00%
<b>Fund: 2258 - TOWNSHIP FIRE SUPPORT</b>						
00 - NON-DEPARTMENTAL	350,000.00	350,000.00	350,000.00	350,000.00	0.00	0.00%
Fund: 2258 - TOWNSHIP FIRE SUPPORT Total:	350,000.00	350,000.00	350,000.00	350,000.00	0.00	0.00%



## Budget Report

For Fiscal: 2025 Period Ending: 01/31/2025

Department...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 2500 - COURT FEES</b>						
00 - NON-DEPARTMENTAL	20,700.00	20,700.00	5,874.68	5,874.68	-14,825.32	71.62%
<b>Fund: 2500 - COURT FEES Total:</b>	<b>20,700.00</b>	<b>20,700.00</b>	<b>5,874.68</b>	<b>5,874.68</b>	<b>-14,825.32</b>	<b>71.62%</b>
<b>Fund: 2501 - RESIDENTIAL LEASE FEES</b>						
00 - NON-DEPARTMENTAL	64,430.00	64,430.00	2,750.00	2,750.00	-61,680.00	95.73%
<b>Fund: 2501 - RESIDENTIAL LEASE FEES Total:</b>	<b>64,430.00</b>	<b>64,430.00</b>	<b>2,750.00</b>	<b>2,750.00</b>	<b>-61,680.00</b>	<b>95.73%</b>
<b>Fund: 2503 - ELECTRIC UTILITY SALE</b>						
00 - NON-DEPARTMENTAL	0.00	0.00	21,856.90	21,856.90	21,856.90	0.00%
<b>Fund: 2503 - ELECTRIC UTILITY SALE Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>21,856.90</b>	<b>21,856.90</b>	<b>21,856.90</b>	<b>0.00%</b>
<b>Fund: 2505 - STORM WATER MANAGEMNT</b>						
00 - NON-DEPARTMENTAL	607,827.00	607,827.00	3,621.31	3,621.31	-604,205.69	99.40%
<b>Fund: 2505 - STORM WATER MANAGEMNT Total:</b>	<b>607,827.00</b>	<b>607,827.00</b>	<b>3,621.31</b>	<b>3,621.31</b>	<b>-604,205.69</b>	<b>99.40%</b>
<b>Fund: 2506 - ECON IMPROVEMENT DISTRICT</b>						
00 - NON-DEPARTMENTAL	65,500.00	65,500.00	0.00	0.00	-65,500.00	100.00%
<b>Fund: 2506 - ECON IMPROVEMENT DISTRICT Total:</b>	<b>65,500.00</b>	<b>65,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-65,500.00</b>	<b>100.00%</b>
<b>Fund: 2508 - REDHAWK ACADEMY</b>						
00 - NON-DEPARTMENTAL	46,500.00	46,500.00	25,000.00	25,000.00	-21,500.00	46.24%
<b>Fund: 2508 - REDHAWK ACADEMY Total:</b>	<b>46,500.00</b>	<b>46,500.00</b>	<b>25,000.00</b>	<b>25,000.00</b>	<b>-21,500.00</b>	<b>46.24%</b>
<b>Fund: 3301 - DEBT SERVICE</b>						
00 - NON-DEPARTMENTAL	381,432.00	381,432.00	0.00	0.00	-381,432.00	100.00%
<b>Fund: 3301 - DEBT SERVICE Total:</b>	<b>381,432.00</b>	<b>381,432.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-381,432.00</b>	<b>100.00%</b>
<b>Fund: 3311 - TIF BOND P &amp; I PYMT FUND</b>						
00 - NON-DEPARTMENTAL	820,889.00	820,889.00	0.00	0.00	-820,889.00	100.00%
<b>Fund: 3311 - TIF BOND P &amp; I PYMT FUND Total:</b>	<b>820,889.00</b>	<b>820,889.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-820,889.00</b>	<b>100.00%</b>
<b>Fund: 4401 - CCI (CIGARETTE TAX) FUND</b>						
00 - NON-DEPARTMENTAL	57,813.00	57,813.00	0.00	0.00	-57,813.00	100.00%
<b>Fund: 4401 - CCI (CIGARETTE TAX) FUND Total:</b>	<b>57,813.00</b>	<b>57,813.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-57,813.00</b>	<b>100.00%</b>
<b>Fund: 4402 - CUMULATIVE CAP DEVELOP</b>						
00 - NON-DEPARTMENTAL	823,963.00	823,963.00	0.00	0.00	-823,963.00	100.00%
<b>Fund: 4402 - CUMULATIVE CAP DEVELOP Total:</b>	<b>823,963.00</b>	<b>823,963.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-823,963.00</b>	<b>100.00%</b>
<b>Fund: 4425 - CCI FIRE STATION</b>						
00 - NON-DEPARTMENTAL	565,937.00	565,937.00	0.00	0.00	-565,937.00	100.00%
<b>Fund: 4425 - CCI FIRE STATION Total:</b>	<b>565,937.00</b>	<b>565,937.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-565,937.00</b>	<b>100.00%</b>
<b>Fund: 4428 - CCI STORM SEWER FUND</b>						
00 - NON-DEPARTMENTAL	586,504.00	586,504.00	0.00	0.00	-586,504.00	100.00%
<b>Fund: 4428 - CCI STORM SEWER FUND Total:</b>	<b>586,504.00</b>	<b>586,504.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-586,504.00</b>	<b>100.00%</b>
<b>Fund: 4445 - TIF SOUTH EAST E.D.</b>						
00 - NON-DEPARTMENTAL	9,367,200.00	9,367,200.00	86,962.66	86,962.66	-9,280,237.34	99.07%
<b>Fund: 4445 - TIF SOUTH EAST E.D. Total:</b>	<b>9,367,200.00</b>	<b>9,367,200.00</b>	<b>86,962.66</b>	<b>86,962.66</b>	<b>-9,280,237.34</b>	<b>99.07%</b>
<b>Fund: 4446 - TIF CONS RR/US 33/DT</b>						
00 - NON-DEPARTMENTAL	3,822,700.00	3,822,700.00	0.00	0.00	-3,822,700.00	100.00%
<b>Fund: 4446 - TIF CONS RR/US 33/DT Total:</b>	<b>3,822,700.00</b>	<b>3,822,700.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-3,822,700.00</b>	<b>100.00%</b>
<b>Fund: 4447 - TIF LIPPETT/DIERDORFF</b>						
00 - NON-DEPARTMENTAL	261,350.00	261,350.00	0.00	0.00	-261,350.00	100.00%
<b>Fund: 4447 - TIF LIPPETT/DIERDORFF Total:</b>	<b>261,350.00</b>	<b>261,350.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-261,350.00</b>	<b>100.00%</b>
<b>Fund: 4651 - CEMETERY CAPITAL IMPROV.</b>						
00 - NON-DEPARTMENTAL	11,000.00	11,000.00	757.00	757.00	-10,243.00	93.12%
<b>Fund: 4651 - CEMETERY CAPITAL IMPROV. Total:</b>	<b>11,000.00</b>	<b>11,000.00</b>	<b>757.00</b>	<b>757.00</b>	<b>-10,243.00</b>	<b>93.12%</b>
<b>Fund: 8801 - FIRE PENSION FUND</b>						
00 - NON-DEPARTMENTAL	460,000.00	460,000.00	0.00	0.00	-460,000.00	100.00%
<b>Fund: 8801 - FIRE PENSION FUND Total:</b>	<b>460,000.00</b>	<b>460,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-460,000.00</b>	<b>100.00%</b>
<b>Fund: 8802 - POLICE PENSION FUND</b>						
00 - NON-DEPARTMENTAL	350,000.00	350,000.00	759.69	759.69	-349,240.31	99.78%



## Budget Report

For Fiscal: 2025 Period Ending: 01/31/2025

Department...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 8802 - POLICE PENSION FUND Total:</b>	<b>350,000.00</b>	<b>350,000.00</b>	<b>759.69</b>	<b>759.69</b>	<b>-349,240.31</b>	<b>99.78%</b>
Revenue Total:	63,354,246.00	63,354,246.00	2,629,108.54	2,629,108.54	-60,725,137.46	95.85%
<b>Expense</b>						
<b>Fund: 1101 - GENERAL FUND</b>						
01 - COMMUNITY RELATIONS	206,050.00	206,050.00	11,774.62	11,774.62	194,275.38	94.29%
02 - COUNCIL	149,770.00	149,770.00	15,146.34	15,146.34	134,623.66	89.89%
03 - MAYOR	621,380.00	621,380.00	61,131.66	61,131.66	560,248.34	90.16%
04 - CLERK-TREASURER	868,070.00	868,070.00	79,668.73	79,668.73	788,401.27	90.82%
05 - LEGAL	960,625.00	962,587.89	83,338.45	83,338.45	879,249.44	91.34%
06 - COURT	582,200.00	582,200.00	60,924.58	60,924.58	521,275.42	89.54%
07 - BOARD OF WORKS	5,303,485.00	5,500,751.97	311,640.41	311,640.41	5,189,111.56	94.33%
08 - TECHNOLOGY	811,000.00	811,000.00	43,137.04	43,137.04	767,862.96	94.68%
09 - CEMETERY-GENERAL	483,070.00	483,070.00	49,718.47	49,718.47	433,351.53	89.71%
10 - ENGINEERING	1,265,650.00	1,266,712.00	98,588.01	98,588.01	1,168,123.99	92.22%
11 - POLICE DEPARTMENT	9,650,820.00	9,769,275.47	1,004,870.96	1,004,870.96	8,764,404.51	89.71%
12 - FIRE DEPARTMENT	8,639,800.00	8,639,800.00	949,883.34	949,883.34	7,689,916.66	89.01%
15 - BUILDING DEPARTMENT	669,425.00	669,874.00	57,297.94	57,297.94	612,576.06	91.45%
16 - PLANNING DEPARTMENT	599,015.00	599,015.00	45,091.57	45,091.57	553,923.43	92.47%
18 - CENTRAL GARAGE	1,953,130.00	1,953,130.00	142,791.69	142,791.69	1,810,338.31	92.69%
19 - BUILDINGS-GROUNDS	357,740.00	357,740.00	21,709.01	21,709.01	336,030.99	93.93%
46 - ENVIRONMENTAL RESILIENCE	823,670.00	823,670.00	65,504.97	65,504.97	758,165.03	92.05%
90 - UNAPPROPRIATED	0.00	0.00	5,639.18	5,639.18	-5,639.18	0.00%
<b>Fund: 1101 - GENERAL FUND Total:</b>	<b>33,944,900.00</b>	<b>34,264,096.33</b>	<b>3,107,856.97</b>	<b>3,107,856.97</b>	<b>31,156,239.36</b>	<b>90.93%</b>
<b>Fund: 2201 - MVH FUND</b>						
00 - NON-DEPARTMENTAL	3,870,190.00	3,980,703.10	293,144.76	293,144.76	3,687,558.34	92.64%
<b>Fund: 2201 - MVH FUND Total:</b>	<b>3,870,190.00</b>	<b>3,980,703.10</b>	<b>293,144.76</b>	<b>293,144.76</b>	<b>3,687,558.34</b>	<b>92.64%</b>
<b>Fund: 2202 - LOCAL ROAD &amp; STREET</b>						
00 - NON-DEPARTMENTAL	1,000,000.00	1,539,147.00	0.00	0.00	1,539,147.00	100.00%
<b>Fund: 2202 - LOCAL ROAD &amp; STREET Total:</b>	<b>1,000,000.00</b>	<b>1,539,147.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,539,147.00</b>	<b>100.00%</b>
<b>Fund: 2203 - MVH-RESTRICTED</b>						
00 - NON-DEPARTMENTAL	2,400,000.00	2,400,000.00	0.00	0.00	2,400,000.00	100.00%
<b>Fund: 2203 - MVH-RESTRICTED Total:</b>	<b>2,400,000.00</b>	<b>2,400,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,400,000.00</b>	<b>100.00%</b>
<b>Fund: 2204 - PARKS AND RECREATION</b>						
00 - NON-DEPARTMENTAL	3,331,500.00	4,055,500.00	194,385.73	194,385.73	3,861,114.27	95.21%
<b>Fund: 2204 - PARKS AND RECREATION Total:</b>	<b>3,331,500.00</b>	<b>4,055,500.00</b>	<b>194,385.73</b>	<b>194,385.73</b>	<b>3,861,114.27</b>	<b>95.21%</b>
<b>Fund: 2206 - AVIATION FUND</b>						
00 - NON-DEPARTMENTAL	711,400.00	711,400.00	41,284.31	41,284.31	670,115.69	94.20%
<b>Fund: 2206 - AVIATION FUND Total:</b>	<b>711,400.00</b>	<b>711,400.00</b>	<b>41,284.31</b>	<b>41,284.31</b>	<b>670,115.69</b>	<b>94.20%</b>
<b>Fund: 2209 - LIT - ECONOMIC DEVELOPMENT</b>						
00 - NON-DEPARTMENTAL	4,325,000.00	7,100,223.28	286,463.47	286,463.47	6,813,759.81	95.97%
<b>Fund: 2209 - LIT - ECONOMIC DEVELOPMENT Total:</b>	<b>4,325,000.00</b>	<b>7,100,223.28</b>	<b>286,463.47</b>	<b>286,463.47</b>	<b>6,813,759.81</b>	<b>95.97%</b>
<b>Fund: 2214 - PROBATION FUND</b>						
00 - NON-DEPARTMENTAL	113,650.00	113,650.00	11,935.65	11,935.65	101,714.35	89.50%
<b>Fund: 2214 - PROBATION FUND Total:</b>	<b>113,650.00</b>	<b>113,650.00</b>	<b>11,935.65</b>	<b>11,935.65</b>	<b>101,714.35</b>	<b>89.50%</b>
<b>Fund: 2226 - REDEVELOPMENT OPERATING</b>						
00 - NON-DEPARTMENTAL	274,550.00	274,550.00	31,730.83	31,730.83	242,819.17	88.44%
<b>Fund: 2226 - REDEVELOPMENT OPERATING Total:</b>	<b>274,550.00</b>	<b>274,550.00</b>	<b>31,730.83</b>	<b>31,730.83</b>	<b>242,819.17</b>	<b>88.44%</b>
<b>Fund: 2228 - LECE2 FUND</b>						
00 - NON-DEPARTMENTAL	36,000.00	36,000.00	2,511.78	2,511.78	33,488.22	93.02%
<b>Fund: 2228 - LECE2 FUND Total:</b>	<b>36,000.00</b>	<b>36,000.00</b>	<b>2,511.78</b>	<b>2,511.78</b>	<b>33,488.22</b>	<b>93.02%</b>
<b>Fund: 2234 - UNSAFE BUILDING FUND</b>						
00 - NON-DEPARTMENTAL	85,000.00	151,000.00	0.00	0.00	151,000.00	100.00%
<b>Fund: 2234 - UNSAFE BUILDING FUND Total:</b>	<b>85,000.00</b>	<b>151,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>151,000.00</b>	<b>100.00%</b>



## Budget Report

For Fiscal: 2025 Period Ending: 01/31/2025

Department...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 2240 - LIT - PUBLIC SAFETY</b>						
00 - NON-DEPARTMENTAL	3,049,000.00	3,377,347.50	296,793.88	296,793.88	3,080,553.62	91.21%
<b>Fund: 2240 - LIT - PUBLIC SAFETY Total:</b>	<b>3,049,000.00</b>	<b>3,377,347.50</b>	<b>296,793.88</b>	<b>296,793.88</b>	<b>3,080,553.62</b>	<b>91.21%</b>
<b>Fund: 2258 - TOWNSHIP FIRE SUPPORT</b>						
00 - NON-DEPARTMENTAL	378,000.00	378,000.00	12,973.64	12,973.64	365,026.36	96.57%
<b>Fund: 2258 - TOWNSHIP FIRE SUPPORT Total:</b>	<b>378,000.00</b>	<b>378,000.00</b>	<b>12,973.64</b>	<b>12,973.64</b>	<b>365,026.36</b>	<b>96.57%</b>
<b>Fund: 2500 - COURT FEES</b>						
00 - NON-DEPARTMENTAL	54,700.00	54,700.00	1,713.19	1,713.19	52,986.81	96.87%
<b>Fund: 2500 - COURT FEES Total:</b>	<b>54,700.00</b>	<b>54,700.00</b>	<b>1,713.19</b>	<b>1,713.19</b>	<b>52,986.81</b>	<b>96.87%</b>
<b>Fund: 2501 - RESIDENTIAL LEASE FEES</b>						
00 - NON-DEPARTMENTAL	48,975.00	48,975.00	5,076.48	5,076.48	43,898.52	89.63%
<b>Fund: 2501 - RESIDENTIAL LEASE FEES Total:</b>	<b>48,975.00</b>	<b>48,975.00</b>	<b>5,076.48</b>	<b>5,076.48</b>	<b>43,898.52</b>	<b>89.63%</b>
<b>Fund: 2504 - LECE FUND 1</b>						
00 - NON-DEPARTMENTAL	18,109.00	18,109.00	0.00	0.00	18,109.00	100.00%
<b>Fund: 2504 - LECE FUND 1 Total:</b>	<b>18,109.00</b>	<b>18,109.00</b>	<b>0.00</b>	<b>0.00</b>	<b>18,109.00</b>	<b>100.00%</b>
<b>Fund: 2505 - STORM WATER MANAGEMNT</b>						
00 - NON-DEPARTMENTAL	1,937,885.00	1,940,885.00	48,539.76	48,539.76	1,892,345.24	97.50%
<b>Fund: 2505 - STORM WATER MANAGEMNT Total:</b>	<b>1,937,885.00</b>	<b>1,940,885.00</b>	<b>48,539.76</b>	<b>48,539.76</b>	<b>1,892,345.24</b>	<b>97.50%</b>
<b>Fund: 2506 - ECON IMPROVEMENT DISTRICT</b>						
00 - NON-DEPARTMENTAL	81,000.00	81,000.00	106.21	106.21	80,893.79	99.87%
<b>Fund: 2506 - ECON IMPROVEMENT DISTRICT Total:</b>	<b>81,000.00</b>	<b>81,000.00</b>	<b>106.21</b>	<b>106.21</b>	<b>80,893.79</b>	<b>99.87%</b>
<b>Fund: 2508 - REDHAWK ACADEMY</b>						
00 - NON-DEPARTMENTAL	12,500.00	12,500.00	563.83	563.83	11,936.17	95.49%
<b>Fund: 2508 - REDHAWK ACADEMY Total:</b>	<b>12,500.00</b>	<b>12,500.00</b>	<b>563.83</b>	<b>563.83</b>	<b>11,936.17</b>	<b>95.49%</b>
<b>Fund: 3301 - DEBT SERVICE</b>						
00 - NON-DEPARTMENTAL	373,275.00	373,275.00	186,900.00	186,900.00	186,375.00	49.93%
<b>Fund: 3301 - DEBT SERVICE Total:</b>	<b>373,275.00</b>	<b>373,275.00</b>	<b>186,900.00</b>	<b>186,900.00</b>	<b>186,375.00</b>	<b>49.93%</b>
<b>Fund: 3311 - TIF BOND P &amp; I PYMT FUND</b>						
00 - NON-DEPARTMENTAL	820,889.00	820,889.00	816,718.75	816,718.75	4,170.25	0.51%
<b>Fund: 3311 - TIF BOND P &amp; I PYMT FUND Total:</b>	<b>820,889.00</b>	<b>820,889.00</b>	<b>816,718.75</b>	<b>816,718.75</b>	<b>4,170.25</b>	<b>0.51%</b>
<b>Fund: 4401 - CCI (CIGARETTE TAX) FUND</b>						
00 - NON-DEPARTMENTAL	80,000.00	80,000.00	5,567.28	5,567.28	74,432.72	93.04%
<b>Fund: 4401 - CCI (CIGARETTE TAX) FUND Total:</b>	<b>80,000.00</b>	<b>80,000.00</b>	<b>5,567.28</b>	<b>5,567.28</b>	<b>74,432.72</b>	<b>93.04%</b>
<b>Fund: 4402 - CUMULATIVE CAP DEVELOP</b>						
00 - NON-DEPARTMENTAL	1,022,000.00	1,361,227.95	0.00	0.00	1,361,227.95	100.00%
<b>Fund: 4402 - CUMULATIVE CAP DEVELOP Total:</b>	<b>1,022,000.00</b>	<b>1,361,227.95</b>	<b>0.00</b>	<b>0.00</b>	<b>1,361,227.95</b>	<b>100.00%</b>
<b>Fund: 4425 - CCI FIRE STATION</b>						
00 - NON-DEPARTMENTAL	375,000.00	375,000.00	57,851.95	57,851.95	317,148.05	84.57%
<b>Fund: 4425 - CCI FIRE STATION Total:</b>	<b>375,000.00</b>	<b>375,000.00</b>	<b>57,851.95</b>	<b>57,851.95</b>	<b>317,148.05</b>	<b>84.57%</b>
<b>Fund: 4428 - CCI STORM SEWER FUND</b>						
00 - NON-DEPARTMENTAL	2,700,000.00	2,700,000.00	1,174.70	1,174.70	2,698,825.30	99.96%
<b>Fund: 4428 - CCI STORM SEWER FUND Total:</b>	<b>2,700,000.00</b>	<b>2,700,000.00</b>	<b>1,174.70</b>	<b>1,174.70</b>	<b>2,698,825.30</b>	<b>99.96%</b>
<b>Fund: 4445 - TIF SOUTH EAST E.D.</b>						
00 - NON-DEPARTMENTAL	20,065,890.00	22,440,621.85	656,683.04	656,683.04	21,783,938.81	97.07%
<b>Fund: 4445 - TIF SOUTH EAST E.D. Total:</b>	<b>20,065,890.00</b>	<b>22,440,621.85</b>	<b>656,683.04</b>	<b>656,683.04</b>	<b>21,783,938.81</b>	<b>97.07%</b>
<b>Fund: 4446 - TIF CONS RR/US 33/DT</b>						
00 - NON-DEPARTMENTAL	4,075,000.00	8,586,861.94	254,254.71	254,254.71	8,332,607.23	97.04%
<b>Fund: 4446 - TIF CONS RR/US 33/DT Total:</b>	<b>4,075,000.00</b>	<b>8,586,861.94</b>	<b>254,254.71</b>	<b>254,254.71</b>	<b>8,332,607.23</b>	<b>97.04%</b>
<b>Fund: 4447 - TIF LIPPERT/DIERDORFF</b>						
00 - NON-DEPARTMENTAL	0.00	388,438.11	388,438.11	388,438.11	0.00	0.00%
<b>Fund: 4447 - TIF LIPPERT/DIERDORFF Total:</b>	<b>0.00</b>	<b>388,438.11</b>	<b>388,438.11</b>	<b>388,438.11</b>	<b>0.00</b>	<b>0.00%</b>
<b>Fund: 4502 - ARP FISCAL RECOV FUND</b>						
00 - NON-DEPARTMENTAL	2,806,655.00	5,506,655.00	19,933.69	19,933.69	5,486,721.31	99.64%



**Budget Report**

**For Fiscal: 2025 Period Ending: 01/31/2025**

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 4502 - ARP FISCAL RECOV FUND Total:	2,806,655.00	5,506,655.00	19,933.69	19,933.69	5,486,721.31	99.64%
Fund: 4651 - CEMETERY CAPITAL IMPROV.						
00 - NON-DEPARTMENTAL	45,800.00	45,800.00	0.00	0.00	45,800.00	100.00%
Fund: 4651 - CEMETERY CAPITAL IMPROV. Total:	45,800.00	45,800.00	0.00	0.00	45,800.00	100.00%
Fund: 4660 - 2015 GOB PROCEEDS						
00 - NON-DEPARTMENTAL	120,000.00	120,000.00	0.00	0.00	120,000.00	100.00%
Fund: 4660 - 2015 GOB PROCEEDS Total:	120,000.00	120,000.00	0.00	0.00	120,000.00	100.00%
Fund: 4661 - 2021 GO BOND PROCEEDS						
00 - NON-DEPARTMENTAL	3,149,049.00	3,149,049.00	0.00	0.00	3,149,049.00	100.00%
Fund: 4661 - 2021 GO BOND PROCEEDS Total:	3,149,049.00	3,149,049.00	0.00	0.00	3,149,049.00	100.00%
Fund: 8801 - FIRE PENSION FUND						
00 - NON-DEPARTMENTAL	551,320.00	551,320.00	580.00	580.00	550,740.00	99.89%
Fund: 8801 - FIRE PENSION FUND Total:	551,320.00	551,320.00	580.00	580.00	550,740.00	99.89%
Fund: 8802 - POLICE PENSION FUND						
00 - NON-DEPARTMENTAL	410,050.00	410,050.00	435.00	435.00	409,615.00	99.89%
Fund: 8802 - POLICE PENSION FUND Total:	410,050.00	410,050.00	435.00	435.00	409,615.00	99.89%
Expense Total:	92,267,287.00	107,446,974.06	6,723,617.72	6,723,617.72	100,723,356.34	93.74%
Report Surplus (Deficit):	-28,913,041.00	-44,092,728.06	-4,094,509.18	-4,094,509.18	39,998,218.88	90.71%

## Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
1101 - GENERAL FUND	-5,449,779.00	-5,768,975.33	-1,714,305.79	-1,714,305.79	4,054,669.54
2201 - MVH FUND	690,122.00	579,608.90	-126,364.36	-126,364.36	-705,973.26
2202 - LOCAL ROAD & STREET	-410,672.00	-949,819.00	54,713.87	54,713.87	1,004,532.87
2203 - MVH-RESTRICTED	-1,033,708.00	-1,033,708.00	0.00	0.00	1,033,708.00
2204 - PARKS AND RECREATION	423,606.00	-300,394.00	-145,879.78	-145,879.78	154,514.22
2206 - AVIATION FUND	-303,613.00	-303,613.00	-22,815.62	-22,815.62	280,797.38
2209 - LIT - ECONOMIC DEVELOPN	-1,687,594.00	-4,462,817.28	-67,762.97	-67,762.97	4,395,054.31
2214 - PROBATION FUND	11,350.00	11,350.00	-5,938.05	-5,938.05	-17,288.05
2226 - REDEVELOPMENT OPERATI	-228,350.00	-228,350.00	-30,606.91	-30,606.91	197,743.09
2228 - LECE2 FUND	-36,000.00	-36,000.00	916.22	916.22	36,916.22
2234 - UNSAFE BUILDING FUND	-85,000.00	-151,000.00	552.11	552.11	151,552.11
2240 - LIT - PUBLIC SAFETY	-406,151.00	-734,498.50	-77,089.80	-77,089.80	657,408.70
2256 - OPIOID SETTLEMENT UNRE	19,500.00	19,500.00	0.00	0.00	-19,500.00
2257 - OPIOID SETTLEMENT RESTF	45,600.00	45,600.00	0.00	0.00	-45,600.00
2258 - TOWNSHIP FIRE SUPPORT	-28,000.00	-28,000.00	337,026.36	337,026.36	365,026.36
2500 - COURT FEES	-34,000.00	-34,000.00	4,161.49	4,161.49	38,161.49
2501 - RESIDENTIAL LEASE FEES	15,455.00	15,455.00	-2,326.48	-2,326.48	-17,781.48
2503 - ELECTRIC UTILITY SALE	0.00	0.00	21,856.90	21,856.90	21,856.90
2504 - LECE FUND 1	-18,109.00	-18,109.00	0.00	0.00	18,109.00
2505 - STORM WATER MANAGEM	-1,330,058.00	-1,333,058.00	-44,918.45	-44,918.45	1,288,139.55
2506 - ECON IMPROVEMENT DISTI	-15,500.00	-15,500.00	-106.21	-106.21	15,393.79
2508 - REDHAWK ACADEMY	34,000.00	34,000.00	24,436.17	24,436.17	-9,563.83
3301 - DEBT SERVICE	8,157.00	8,157.00	-186,900.00	-186,900.00	-195,057.00
3311 - TIF BOND P & I PYMT FUND	0.00	0.00	-816,718.75	-816,718.75	-816,718.75
4401 - CCI (CIGARETTE TAX) FUND	-22,187.00	-22,187.00	-5,567.28	-5,567.28	16,619.72
4402 - CUMULATIVE CAP DEVELOP	-198,037.00	-537,264.95	0.00	0.00	537,264.95
4425 - CCI FIRE STATION	190,937.00	190,937.00	-57,851.95	-57,851.95	-248,788.95
4428 - CCI STORM SEWER FUND	-2,113,496.00	-2,113,496.00	-1,174.70	-1,174.70	2,112,321.30
4445 - TIF SOUTH EAST E.D.	-10,698,690.00	-13,073,421.85	-569,720.38	-569,720.38	12,503,701.47
4446 - TIF CONS RR/US 33/DT	-252,300.00	-4,764,161.94	-254,254.71	-254,254.71	4,509,907.23
4447 - TIF LIPPERT/DIERDORFF	261,350.00	-127,088.11	-388,438.11	-388,438.11	-261,350.00
4502 - ARP FISCAL RECOV FUND	-2,806,655.00	-5,506,655.00	-19,933.69	-19,933.69	5,486,721.31
4651 - CEMETERY CAPITAL IMPROV	-34,800.00	-34,800.00	757.00	757.00	35,557.00
4660 - 2015 GOB PROCEEDS	-120,000.00	-120,000.00	0.00	0.00	120,000.00
4661 - 2021 GO BOND PROCEEDS	-3,149,049.00	-3,149,049.00	0.00	0.00	3,149,049.00
8801 - FIRE PENSION FUND	-91,320.00	-91,320.00	-580.00	-580.00	90,740.00
8802 - POLICE PENSION FUND	-60,050.00	-60,050.00	324.69	324.69	60,374.69
Report Surplus (Deficit):	-28,913,041.00	-44,092,728.06	-4,094,509.18	-4,094,509.18	39,998,218.88



**RESOLUTION 2025-05**

**A Resolution Authorizing a Loan from the Electric Utility Sale Fund to the Unsafe Building Fund for the Purpose of Funding Receiverships**

WHEREAS, the City of Goshen ("City") has established an Unsafe Building Fund to support the remediation of vacant, blighted, and unsafe buildings within the City pursuant to the Indiana Unsafe Building Law, Indiana Code § 36-7-9-1 *et seq.*; and

WHEREAS, the City Council recognizes that receiverships under the Indiana Unsafe Building Law require funding for repairs and improvements to bring properties into compliance with applicable building and safety codes and otherwise address blight; and

WHEREAS, the Unsafe Building Fund does not currently have sufficient funds to advance monies to receivers appointed by a Court under Indiana Code § 36-7-9-20;

WHEREAS, the Indiana Unsafe Building Law, specifically Indiana Code § 36-7-9-20(a)(6), expressly authorizes a court-appointed receiver to issue and sell notes or receiver's certificates to finance the costs of necessary repairs and improvements to unsafe premises, with such debt instruments serving as a lien against the property to secure repayment; and

WHEREAS, the City has funds available in its Electric Utility Sale Fund that can be loaned to the Unsafe Building Fund for the purpose of financing necessary receivership-related expenses, subject to repayment terms; and

WHEREAS, the City Council finds it in the best interests of the City to authorize a loan in the amount of Four Hundred Thousand Dollars (\$400,000.00) from the Electric Utility Sale Fund to the Unsafe Building Fund for this purpose, provided that such funds shall only be disbursed upon satisfaction of certain conditions as set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the Goshen Common Council that:

1. The City Council hereby authorizes a loan in the amount of Four Hundred Thousand Dollars (\$400,000.00) from the Electric Utility Sale Fund to the Unsafe Building Fund for the exclusive purpose of purchasing notes or receiver's certificates issued by a court-appointed receiver pursuant to Indiana Code § 36-7-9-20(a)(6). However, the loaned funds shall not be disbursed unless and until the Building Commissioner, acting as the City's Enforcement Authority under the Indiana Unsafe Building Law, has obtained:

- a. A court order appointing a receiver for a specific property or properties under the Indiana Unsafe Building Law; and
  - b. A court order authorizing the appointed receiver to issue and sell notes or receiver's certificates at market rate interest, pursuant to Indiana Code § 36-7-9-20(a)(6).
2. Once transferred to the Unsafe Building Fund upon satisfactions of the conditions precedent hereinabove described, the loaned funds shall be subject to repayment with interest at the market rate interest established by the court order authorizing the issuance and sale of notes or receiver's certificates. The loan shall be repaid by the Unsafe Building Fund upon receipt of funds from property owners, rents collected by receivers, or through court-ordered recoveries. The full amount of the loan shall be repaid no later than five (5) years from the date of this Resolution, unless an extension is approved by the City Council.
3. The Clerk-Treasurer's office shall oversee and account for all loan disbursements and repayments. No additional reporting requirements shall be imposed as part of this loan process.
4. This Resolution shall be in full force and effect immediately upon its passage by the City Council and approval by the Mayor.

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Gina M. Leichty, Presiding Officer

ATTEST:

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Richard Aguirre, Clerk-Treasurer



PRESENTED to the Mayor of the City of Goshen on \_\_\_\_\_, 2025, at  
\_\_\_\_\_ a.m./p.m.

\_\_\_\_\_  
Richard R. Aguirre, Clerk-Treasurer

APPROVED and ADOPTED on \_\_\_\_\_, 2025.

\_\_\_\_\_  
Gina M. Leichty, Mayor

## RESOLUTION 2025-05

A Resolution Authorizing a Loan from the Electric Utility Sale Fund to the Unsafe Building Fund for the Purpose of Funding Receiverships

WHEREAS, the City of Goshen ("City") has established an Unsafe Building Fund to support the remediation of vacant, blighted, and unsafe buildings within the City pursuant to the Indiana Unsafe Building Law, Indiana Code § 36-7-9-1 *et seq.*; and

WHEREAS, the City Council recognizes that receiverships under the Indiana Unsafe Building Law require funding for repairs and improvements to bring properties into compliance with applicable building and safety codes and otherwise address blight; and

WHEREAS, the Unsafe Building Fund does not currently have sufficient funds to advance monies to receivers appointed by a Court under Indiana Code § 36-7-9-20;

WHEREAS, the Indiana Unsafe Building Law, specifically Indiana Code § 36-7-9-20(a)(6), expressly authorizes a court-appointed receiver to issue and sell notes or receiver's certificates to finance the costs of necessary repairs and improvements to unsafe premises, with such debt instruments serving as a lien against the property to secure repayment; and

WHEREAS, the City has funds available in its Electric Utility Sale Fund that can be loaned to the Unsafe Building Fund for the purpose of financing necessary receivership-related expenses, subject to repayment terms; and

WHEREAS, the City Council finds it in the best interests of the City to authorize a loan in the amount of Four Hundred Thousand Dollars (\$400,000.00) from the Electric Utility Sale Fund to the Unsafe Building Fund for this purpose, provided that such funds shall only be disbursed upon satisfaction of certain conditions as set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the Goshen Common Council that:

1. The City Council hereby authorizes a loan in the amount of Four Hundred Thousand Dollars (\$400,000.00) from the Electric Utility Sale Fund to the Unsafe Building Fund for the exclusive purpose of purchasing notes or receiver's certificates issued by a providing funding for repairs and improvements made by court-appointed receivers pursuant to under the Indiana Unsafe Building Law, specifically Indiana Code § 36-7-9-20(a)(6). However, the loaned funds shall not



be disbursed unless and until the Building Commissioner, acting as the City's Enforcement Authority under the Indiana Unsafe Building Law, has obtained:

a. A court order appointing a receiver for a specific property or properties under the Indiana Unsafe Building Law; and

1.b. A court order authorizing the appointed receiver to issue and sell notes or receiver's certificates at market rate interest, pursuant to Indiana Code § 36-7-9-20(a)(6).

2. Once transferred to the Unsafe Building Fund upon satisfactions of the conditions precedent hereinabove described, the loaned funds shall be subject to repayment with interest at the market rate interest established by the court order authorizing the issuance and sale of notes or receiver's certificates. The loan shall ~~be be interest-free and shall be~~ repaid by the Unsafe Building Fund upon receipt of funds from property owners, rents, collected by receivers, or through court-ordered recoveries. The full amount of the loan shall be repaid no later than five (5) years from the date of this Resolution, unless an extension is approved by the City Council.
3. The Clerk-Treasurer's office shall oversee and account for all loan disbursements and repayments. No additional reporting requirements shall be imposed as part of this loan process.
4. This Resolution shall be in full force and effect immediately upon its passage by the City Council and approval by the Mayor.

---

Gina M. Leichty, Presiding Officer

ATTEST:

---

Richard Aguirre, Clerk-Treasurer

PRESENTED to the Mayor of the City of Goshen on \_\_\_\_\_, 2025, at  
\_\_\_\_\_ a.m./p.m.

\_\_\_\_\_  
Richard R. Aguirre, Clerk-Treasurer

APPROVED and ADOPTED on \_\_\_\_\_, 2025.

\_\_\_\_\_  
Gina M. Leichty, Mayor



*Exhibit #3*

ICE MILLER LLP  
DRAFT FOR DISCUSSION  
PURPOSES ONLY  
January 22, 2025

GOSHEN BUILDING CORPORATION  
IC 36-1-10 LEASE FINANCING

CONTROLLED PROJECT - POOL  
Subject to Petition/Remonstrance Process

TIMETABLE

<u>Date</u>	<u>Activity</u>
By July 2, 2024	Submit documents for Common Council agenda for meeting on <i>July 8</i> : <b>DONE</b>
July 8, 2024	Common Council: (i) adopts reimbursement resolution; (ii) adopts resolution of need and authorizes circulation of supporting taxpayer petition; and authorizes two independent appraisals of real property on which project is to be acquired and will be constructed: <b>DONE</b>
Week of July 15, 2024	Circulate supporting taxpayer petitions under IC 36-1-10 (need at least 50 supporting taxpayers' signatures): <b>DONE</b>
Week of July 29, 2024	Submit taxpayer petitions to Auditor for certification; provide copy of petitions, affidavits and auditor's certification to Ice Miller: <b>DONE</b>
August 28, 2024	Building Corporation holds organizational meeting; elects officers; receives information on project and financing; articles of incorporation filed: <b>DONE</b>
August 26, 2024	Common Council receives taxpayer petitions: <b>DONE</b>
September 4, 2025	File Articles of Incorporation: <b>DONE</b>
By September 25, 2024	Preliminary budget and lease parameters provided: <b>DONE</b>
By December 31, 2024	Apply for FEIN for Building Corporation: <b>DONE</b>
By December 31, 2024	Common Council receives joint appraisals: <b>DONE</b>
By January 27, 2025	Notice of public hearings on preliminary determination <u>delivered</u> to newspaper

January 31, 2025	Notice of public hearings on preliminary determination <u>published</u> in <i>The Goshen News</i> and <u>sent</u> by first class mail to the circuit court clerk and to organizations that submitted requests to receive notices by January 1 (one time, at least 10 days prior to hearing)
February 10, 2025	Common Council meeting to: (i) conduct <u>first</u> public hearing on preliminary determination; and (ii) introduce preliminarily lease approval (including preliminary determination) <b>(SPECIAL MEETING) - (Tax Levy/Financial Information Required by IC 6-1.1-20-3.1(b) must be provided at both hearings)</b>
February 24, 2025	Common Council meeting to: (i) conduct <u>second</u> public hearing on preliminary determination; (ii) preliminarily approve lease and preliminary determination <b>(Tax Levy/Financial Information Required by IC 6-1.1-20-3.1(b) must be provided at both hearings)</b> ; and (iii) ratifies members of Building Corporation
By February 25, 2025	Notice of public hearing on lease <u>delivered</u> to newspaper
By February 25, 2025	Notice of determination to issue lease bonds <u>delivered</u> to newspaper
By March 1, 2025	Begin process of ordering title insurance (Local Counsel)
March 3, 2025	Notice of public hearing on lease <u>published</u> in <i>The Goshen News</i> (at least 10 days prior to hearing)
March 3, 2025	Notice of preliminary determination to issue bonds <u>published</u> in <i>The Goshen News</i> (two times, one week apart) ( <u>first time</u> ), <u>posted</u> in 3 public places in the City and <u>sent</u> by first class mail to the circuit court clerk and to organizations that submitted requests to receive notices by January 1 (commences 30-day application period for petition/remonstrance process)
March 10, 2025	Notice of preliminary determination <u>published</u> in <i>The Goshen News</i> (second time)
March 24, 2025	Common Council: (i) holds public hearing on lease; and (ii) authorizes execution of lease



March 24, 2025	Building Corporation approves form and execution of lease and plans and specifications
March 24, 2025	Lease executed
By March 25, 2025	Notice of execution of lease <u>delivered</u> to newspaper
March 31, 2025	Notice of execution of lease <u>published</u> in <i>The Goshen News</i> (begins 30-day objecting period for lease)
By March 31, 2025	Guaranteed Maximum Price determined
Week of March 31, 2025	Draft Preliminary Official Statement (POS) distributed to working group for comment
April 2, 2025	30-day application period for petition/remonstrance ends
Week of April 7, 2025	Comments received and POS distributed to rating agency
Week of April 14, 2025	Ratings Call
Week of April 14, 2025	Final Budget determined and provided to Ice Miller
Week of April 28, 2025	Rating received and Preliminary Official Statement distributed
April 28, 2025	Common Council meeting to: (i) approve matters relating to financing; and (ii) ratify and approve distribution of POS
April 28, 2025	Building Corporation meeting to: (i) approve issuance of Bonds and Trust Indenture; and (ii) deem official statement nearly final and ratify distribution of POS
April 30, 2025	30-day objecting period for lease expires
May 1, 2025	Bond sale negotiated; Bond Purchase Agreement executed
Week of May 5, 2025	Final Official Statement distributed
May 15, 2025	Closing on Bonds; give notice to proceed

**ASSUMPTIONS:**

- All bodies comply with Indiana Open Door Law
- Common Council meets 4th Monday of the month at 6:00 p.m.; will hold special meetings on 2nd Monday
- 3-Member Building Corporation to be incorporated; will meet as needed
- Controlled project – subject to petition/remonstrance application process
- Lease rentals payable solely from property taxes
- Bonds sold by negotiated sale; may be sold by competitive sale
- *The Goshen News* published Monday, Wednesday, Thursday, Friday and Saturday

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January 22, 2025

003493.10003



GOSHEN REDEVELOPMENT COMMISSION  
TAX INCREMENT BONDS  
(Property Tax Backup)

TIMETABLE

<u>Date</u>	<u>Activity</u>
By January 27, 2025	Parameters provided to bond counsel
By February 4, 2025	Draft bond resolution delivered to Redevelopment Commission for agenda
February 11, 2025	Redevelopment Commission adopts Bond Resolution and adopts Amending Declaratory Resolution ( <u>plan</u> amendment)
February 12, 2025	<u>Deliver</u> notice of determination to issue bonds to newspaper
February 17, 2025	Notice of determination to issue bonds <u>published</u> (first time) in <i>The Goshen News</i> and <u>posted</u> in three public places in the Redevelopment District (first time)
February 18, 2025	Plan Commission adopts order approving amendment to economic development plan
February 24, 2025	Common Council adopts resolution approving issuance of bonds and adopts resolution approving Plan Commission order
February 24, 2025	Notice of determination to issue bonds <u>published</u> second time
February 24, 2025	Notice of public hearing on additional appropriation <u>and</u> notice of public hearing on Amending Declaratory Resolution <u>delivered</u> to newspaper
February 28, 2025	Notice of public hearing on additional appropriation and notice of public hearing on Amending Declaratory Resolution <u>published</u> in <i>The Goshen News</i> (at least ten days prior to public hearing)
Week of March 10, 2025	Draft preliminary official statement (POS) distributed to working group and rating agency

March 11, 2025	Redevelopment Commission holds public hearing on and adopts additional appropriation resolution and holds public hearing on and adopts Amending Confirmatory Resolution
By March 17, 2025	Bids received
Week of March 31, 2025	Rating received and POS distributed
April 15, 2025	Bond sale negotiated; Bond Purchase Agreement executed
Week of April 21, 2025	Final official statement distributed
April 28, 2025	Closing; give notice to proceed

**Assumptions:**

- All bodies comply with Indiana Open Door Law
- Common Council meets 4th Monday of the month
- Redevelopment Commission meets 2nd Tuesday of the month at 3:00 p.m.
- Plan Commission meets 3rd Tuesday of the month at 4:00 p.m.
- Assumes no special meetings
- Project is not a controlled project
- Par amount of bonds does not exceed redevelopment district debt limit
- Bonds payable from tax increment with a property tax backup
- Assumes Project not included in existing economic development plan and amendment process included
- Bonds sold by negotiated sale; may be sold by competitive sale
- *The Goshen News* published Monday, Wednesday, Thursday, Friday and Saturday
  - DEADLINES: Monday by 2:00 p.m. prior Thursday
  - Wednesday by 12:00 p.m. prior Friday
  - Thursday by 2:00 p.m. prior Monday
  - Friday by 2:00 p.m. prior Tuesday
  - Saturday by 2:00 p.m. prior Wednesday

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February 24, 2025  
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