



**GOSHEN REDEVELOPMENT COMMISSION  
AGENDA FOR THE REGULAR MEETING OF April 8, 2025**

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

The Goshen Redevelopment Commission will meet on April 8, 2025 at 3:00 p.m. in the City Court Room/ Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana.

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

**2. CHANGES TO THE AGENDA**

**3. APPROVAL OF MINUTES**

**4. NEW BUSINESS**

**REQUESTS**

- a. Request approval of Amendment No. 1 for City of Goshen Lawn Services
- b. Request to add sidewalk to the Century Drive Reconstruction as a bid alternative
- c. Request to approve amendments to the existing TIF areas

**5. DISCUSSION – College Avenue Phase 1 construction cost update**

**6. APPROVAL OF REGISTER OF CLAIMS**

**7. MONTHLY REDEVELOPMENT STAFF REPORT**

**8. OPEN FORUM**

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

**9. ANNOUNCEMENTS**

Next Regular Meeting – May 13, 2025 at 3:00 p.m.

# GOSHEN REDEVELOPMENT COMMISSION

## Minutes for the Regular Meeting of March 11, 2025

The Goshen Redevelopment Commission met in a regular meeting on March 11, 2025 at 3:00 p.m. in the City Court Room/Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana.

### CALL TO ORDER/ROLL CALL

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

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

Absent:

### APPROVAL OF MINUTES

A motion was made by Commissioner Yoder and seconded by Commissioner Graber to approve the minutes of the February 11, 2025 regular meeting.

The motion was adopted unanimously.

### NEW BUSINESS

- a. Resolution 06-2025 – Resolution Approving the Consent to Assignment of Economic Development Agreement

Don Shuler, Redevelopment Attorney, an Economic Development Agreement (EDA) was approved with AP Development and AP Cycleworks, LLC for the Ariel Cycleworks Project. To facilitate project financing, the Developer is seeking a loan and as a condition of the loan, the lender requires the execution of a Consent to Assignment of Economic Development Agreement. This Consent permits for the collateral assigned of Section 5.07 of the EDA, which pertains to the Environmental Restrictive Covenant (ERC) associated with the project.

Discussion regarding the Consent to Assignment, any additional obligation to the city and history of the site.

**A motion was made by Commissioner Graber and seconded by Commissioner Hessel to approve Resolution 06-2025.**

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

Ayes: Garber, Graber, Hessel, Yoder

Abstain: Weddell

The motion passed 4 votes in favor, 0 against, and 1 abstention.

- b. Resolution 07-2025 – Resolution Approving the Agreement for the Sale, Purchase and Development of Real Estate

Becky Hutsell, Redevelopment Director, staff has been working with Viewrail on The Row on Millrace project. The original proposal submitted was for an apartment project. Last February, Viewrail presented their undated plans to the Commission for the project to be 18 owner-occupied townhomes in

place of apartments. Ms. Hutsell explained the agreement. A mortgage will be place on the property to ensure development.

Shane Dyer and Casey Yeager from Viewrail talked about the change from apartments to townhomes which will be done in phases. Amenities of the townhomes.

Comments and discussion regarding relocation of sewer laterals and water taps, relocation of sidewalks, IDEM requirements and the open cost of soil removal.

After discussion it was agreed to extend the dates in the agreement by four (4) months.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to extend each date in the agreement by four (4) months.

**The motion was adopted unanimously.**

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 07-2025 as amended.

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

Ayes: Garber, Graber, Hessel, Weddell and Yoder

Nays:

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

## **REQUESTS**

- c. Request to approve Change Order No. 5 for the Consolidated Courts Roadway Improvements**

Dustin Sailor, Director of Public Works and Utilities, this change order is due to the delay in Niblock activating the traffic signal at US 33 and Reliance Road. Hawk Enterprises had mobilized several times to lose half a day each time waiting for work that was cancelled due to the weather. A force account claim to Niblock for the sum of \$1480.80 to cover the loss of time on the job.

**A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve Change Order No. 5 for the Consolidated Courts Roadway Improvements.**

**The motion was adopted unanimously.**

- d. Request to increase funding for the College Avenue Phase 1 Project per Goshen Engineering's recommendation**

Andrew Lund, Project Manager, the reconstruction and widening of College Avenue between US 33 and Century Drive was originally estimated in 2019 and 2020 which included all phases. At that time construction costs were estimated at \$3,586,000. This is an 80/20 MACOG project with federal funds. When completing for Stage III plans and updated the construction estimate to \$7.4 million, which is nearly double that of the 2020 estimate. This type of increase is not unusual for large construction projects the last 3-4 years. MACOG was made aware of the expected cost estimate; however, the cost estimate was not completed in time to submit for MACOG's Call for Projects in November.

Discussions have included a possible 1-2 million in Federal funds but it no assured. MACOG will need the City to communicate a revised funding commitment before further pursuing conversations with other MPO's. It is also confirmed that MACOG will not participate with Construction Inspection costs for this project. Mr. Lund explained the cost estimate table included in the packet.

Discussion between staff and commission members regarding the increase, the late timing of the update, responsibility of city consultant and additional costs.

A motion was made by Commissioner Graber and seconded by Commissioner Weddell to approve to increase funding support for the College Avenue Phase 1 Project.

The motion was adopted unanimously.

#### **APPROVAL OF REGISTER OF CLAIMS**

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to amend the Register of Claims to a new total of \$431,283.96.

The motion was adopted unanimously.

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

The motion was adopted unanimously.

#### **MONTHLY REDEVELOPMENT STAFF REPORT**

Redevelopment Director Becky Hutsell offered to answer any questions but there we none.

#### **OPEN FORUM**

Commissioner Hessel asked about the Goshen News Warehouse and Ms. Hutsell stated there has been no communication with them. Ms. Hessel also inquired about 65719 SR 15 and also asked for updates on the Quiet Zone. Ms. Hutsell responded that the home at 65719 SR 15 will be under contract with realtor and will get the update from American Structurepoint for the Quiet Zone.

Commissioner Graber asked about an update for the downtown vaults and Mr. Sailor responded that the Building Department is re-evaluating them and then to Legal for review.

Commissioner Bradd Weddell asked to have the College Avenue projects dates updated in the staff report.

#### **ANNOUNCEMENTS**

It was announced that the next regular meeting is scheduled for April 8, 2025 at 3:00 p.m.

#### **ADJOURNMENT**

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

The motion was adopted unanimously.

The regular meeting was adjourned at 4:46 p.m.

**APPROVED** on April 8, 2025.

**GOSHEN REDEVELOPMENT COMMISSION**

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Brian Garber, President

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Jonathan Graber, Secretary

## AMENDMENT NO. 1

### Contract for City of Goshen Lawn Services

THIS AMENDMENT is entered into on April \_\_\_\_\_, 2025, which is the last signature date set forth below, by and between **Colin Avila d/b/a Yardshark** (“Contractor” or “Yardshark”), whose mailing address is PO Box 2101, Michigan City, IN 46361, and **City of Goshen, Indiana**, a municipal corporation and political subdivision of the State of Indiana acting through the Goshen Board of Public Works and Safety Redevelopment Commission (“City”).

#### RECITALS

- (A) City and Yardshark entered into a Contract on March 12, 2024 for Yardshark to provide City with lawn mowing and maintenance services for certain City of Goshen properties.
- (B) The Contract may be renewed for up to two additional mowing seasons.
- (C) The parties wish to renew the Contract for the 2025 mowing season which shall include 2025 fall clean up.
- (D) City wishes to add and remove certain Service Areas for Lawn Services.
- (E) Any modification or amendment to the terms and conditions of the Contract shall be made in writing and signed by both parties.

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

#### SECTION 1. Effective Date; Renewal Term

- (A) The Amendment shall become effective on the day of execution and approval by both parties.
- (B) The Contract shall be renewed for the 2025 mowing season which shall include 2025 fall clean-up.

#### SECTION 2. Scope of Services

- (A) ADDITION(S). Contractor shall provide Lawn Services to the following new Service Area added to the Contract, effective the 2025 mowing season:
  - (1) Service Area 19, 208 West Washington Street. Services to be provided to Service Area 19 are the same as Services provided to Service Area 14, 210 West Washington Street.
- (B) REMOVAL(S). Contractor shall discontinue Lawn Services to the following Services Areas, effective the 2025 mowing season:
  - (1) Service Area 2, City Hall at 202 South Fifth Street, Utilities Billing Office at 203 South Fifth Street, City Annex Building at 204 East Jefferson Street, and Goshen Police & Court Building at 111 East Jefferson Street.
  - (2) Service Area 3, Goshen Police Training Facility at 713 East Lincoln Avenue.
  - (3) Service Area 4, Northeast Corner of East Lincoln Avenue and Olive Street.

(C) Contractor shall continue providing Lawn Services to all other Service Areas under the March 12, 2024 Contract.

**SECTION 3. Compensation**

The established unit costs for Lawn Services at a Service Area as set forth in the original Contract are adjusted by a 2% maximum price increase as permitted under the original Contract. The unit costs for the 2025 mowing season at each Service Area, including the unit cost for Service Area 19, are set forth in Exhibit B attached to this Amendment.

**SECTION 4. Original Contract**

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

**SECTION 5. Authority to Execute**


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

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

**City of Goshen, Indiana**  
Goshen Board of Public Works and Safety

**Colin Avila d/b/a Yardshark**

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

  
\_\_\_\_\_  
Colin Avila, Owner

Date Signed: \_\_\_\_\_

Date Signed: 3-27-25

Redevelopment Commission

\_\_\_\_\_  
Becky Hutsell, Redevelopment Director

Date Signed: \_\_\_\_\_



**EXHIBIT B**

	<b>Service Area/Invoicing</b>	<b>Basis/Unit</b>	<b>2024 Unit Cost</b>	<b>2025 Unit Cost</b>
<b>1 ENG</b>	Third Street/Madison Street from Pike Street south to Main Street, including Parking Areas (Includes Weed Control)	Lump Sum Monthly Cost	1,084.00	<b>1,105.68</b>
<del>2 ENG</del>	City Hall at 202 South Fifth Street, Utilities Billing Office at 203 South Fifth Street, City Annex Building at 204 East Jefferson Street, and Goshen Police & Court Building at 111 East Jefferson Street	Lump Sum Monthly Cost	690.00	Removed 2025
<del>3 POL</del>	Goshen Police Training Facility at 713 East Lincoln Avenue	Lump Sum Monthly Cost	125.00	Removed 2025
<del>4 ENG</del>	Northeast Corner of East Lincoln Avenue and Olive Street	Lump Sum Monthly Cost	100.00	Removed 2025
<b>5 ENG</b>	East Lincoln Avenue Stormwater Basin	Lump Sum Monthly Cost	260.00	<b>265.20</b>
<b>6 ENG</b>	Northwest Corner of North Main Street and West Wilden Avenue and Northeast Corner of East Wilden Avenue and North Sixth Street	Lump Sum Monthly Cost	85.00	<b>86.70</b>
<b>7 ENG</b>	Southeast Corner of East Wilden Avenue and North Sixth Street	Lump Sum Monthly Cost	167.00	<b>170.34</b>
<b>8 ENG</b>	West Plymouth Avenue Stormwater Basin	Lump Sum Monthly Cost	175.00	<b>178.50</b>
<b>9 ENG</b>	County Road 19 Stormwater Basin and Access Drive	Unit Cost for Each Mow	50.00	<b>51.00</b>
<b>10 ENG</b>	East Kercher Road Stormwater Basin (Turf Surrounding Basin)	Lump Sum Monthly Cost	240.00	<b>244.80</b>
<b>10 ENG</b>	East Kercher Road Stormwater Basin (Side Slopes and Bottom of Basin)	Unit Cost for Each Mow	250.00	<b>255.00</b>
<b>11 ENG</b>	South Side of East Kercher Road at Pine Manor Avenue	Lump Sum Monthly Cost	100.00	<b>102.00</b>



**EXHIBIT B**

<b>Service Area/Invoicing</b>		<b>Basis/Unit</b>	<b>2024 Unit Cost</b>	<b>2025 Unit Cost</b>
<b>12 RDV</b>	600-700 Blocks of East Lincoln Avenue	Lump Sum Monthly Cost	333.00	<b>339.66</b>
<b>13 RDV</b>	400-Block West Pike Street /200-Block New Street	Lump Sum Monthly Cost	250.00	<b>255.00</b>
<b>14 RDV</b>	210 West Washington Street	Lump Sum Monthly Cost	75.00	<b>76.50</b>
<b>15 RDV</b>	200-Block of South Third Street	Lump Sum Monthly Cost	250.00	<b>255.00</b>
<b>16 RDV</b>	River Race Drive/South Second Street, including south Island	Lump Sum Monthly Cost	125.00	<b>127.50</b>
<b>17 RDV</b>	305 East Kercher Road	Lump Sum Monthly Cost	100.00	<b>102.00</b>
<b>18 RDV</b>	65719 State Road 15	Lump Sum Monthly Cost	160.00	<b>163.20</b>
<b>19 RDV</b>	208 West Washington Street	Lump Sum Monthly Cost	NA	<b>76.50</b>
<b>Cost Adjustment for Subsequent Mowing Seasons - Maximum percentage increase in Service Area Unit Cost if renew Contract in subsequent year(s):</b>		2%		



**Engineering Department  
CITY OF GOSHEN**

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## Memorandum

To: Goshen Redevelopment Commission

From: Engineering Department

RE: **CENTURY DRIVE – ADDITION OF SIDEWALK AS PROJECT ALTERNATE  
(JN 2024-0030)**

Date: April 8, 2025

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Engineering is presenting the inclusion of sidewalk as a bid alternate for the Century Drive roadway reconstruction project. The sidewalk would extend from College Avenue to Kercher Road, on the west side of Century Drive. It would provide connectivity from the proposed shared use path on College Avenue to the existing sidewalk on Eisenhower Drive, as well as to a wider shoulder and buggy lane on Kercher Road. The sidewalk also would provide a safer place for employees or others to travel by foot along the busy industrial roadway, which can serve over 400 vehicles in the peak hour.

A sidewalk was not originally included in the scope of the project, as existing curb is in acceptable condition throughout most of the project and a full-depth reclamation of the asphalt was a preliminary option. Further analysis by JPR, the design firm, and geotechnical evaluation revealed that traditional full-depth asphalt replacement would be the preferred option. This includes replacement of the curb and limited grading beyond the existing roadway section. Given the full reconstruction of the roadway, engineering staff sees this project as an opportunity to provide more pedestrian connectivity east of the US 33 corridor, while supporting City goals of providing roadways that accommodate all users.

JPR believes they would be able to add the sidewalk design work within their existing budget. An internal estimate of the additional cost for construction of the sidewalk is attached (see Table 1 on page 2). The intention would be to bid the sidewalk as an alternate in the event that the roadway bids come in higher than anticipated.

***Suggested Motion:*** Move to add sidewalk to the Century Drive Reconstruction project as a bid alternate.

Century Drive – Addition of Sidewalk as Project Alternate

April 8, 2025

Page 2

Table 1. Project cost estimates with sidewalk addition

<b>Project: Century Drive Reconstruction (2024-0030) - Sidewalk Addition <sup>1</sup></b>					
Item No.	Estimated Quantity	Unit	Description	Engineer's Estimate	
				Unit Price	Total Price
Kercher Road to Eisenhower Drive					
1	4,310	SYD	Concrete Sidewalk, 4"	\$ 100.00	\$ 431,000.00
2	13	SYD	Concrete Curb Ramp	\$ 280.00	\$ 3,577.78
3	811	TON	Compacted Aggregate, No. 53	\$ 50.00	\$ 40,526.04
Eisenhower Drive to Century Drive					
4	931	SYD	Concrete Sidewalk, 4"	\$ 100.00	\$ 93,111.11
5	13	SYD	Concrete Curb Ramp	\$ 280.00	\$ 3,577.78
6	177	TON	Compacted Aggregate, No. 53	\$ 50.00	\$ 8,848.96

**Sidewalk Addition Subtotal \$ 580,641.67**

**Plus 5% \$ 29,032.08**

**Engineer's Estimate (+/-)= \$ 609,673.75**

**Current Project Estimate \$ 4,792,875.00**

**20% Contingency \$ 958,575.00**

**Current Total \$ 5,751,450.00**

**Adjusted Project Estimate (with Sidewalk) \$ 5,373,516.67**

**20% Contingency \$ 1,074,703.33**

**Adjusted Total \$ 6,448,220.00**

**Notes:**

(1) Estimate is for sidewalk on the west side of Century Drive, from Kercher Road to College Avenue, including crossing at Eisenhower Drive, east of bridge.



**Department of Community Development  
CITY OF GOSHEN**

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# Memorandum

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TO: Redevelopment Commission

FROM: Becky Hutsell, Redevelopment Director

RE: Amendments to the Existing TIF Districts

DATE: April 4, 2025

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Staff is currently working with Ice Miller, Baker Tilly and Goshen Legal to prepare the necessary documents to extend each of our existing TIF areas to their full term as presented on the attached sheet from Baker Tilly. Formal documents from Ice Miller will be sent on Monday for review by Commissioners.

In addition, we are looking to amend two areas to include additional parcels:

## **SOUTHEAST HOUSING TIF**

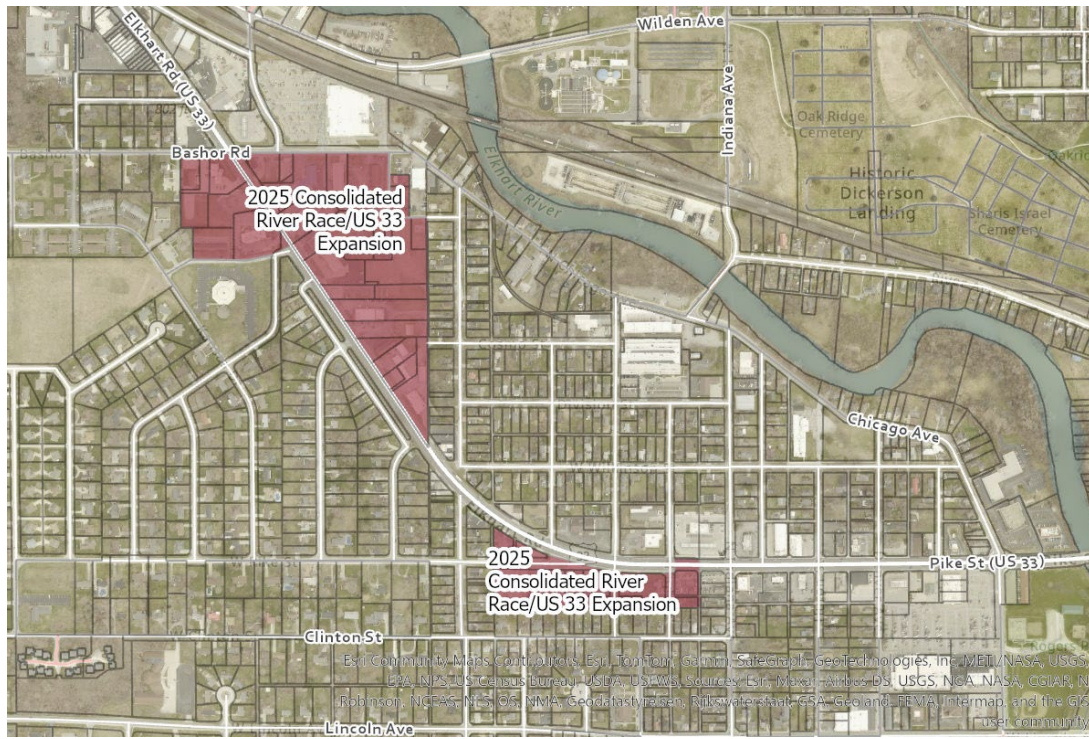
Intent is to add the three (3) parcels that were transferred to Cherry Creek, LLC after the initial TIF was established.





## CONSOLIDATED RIVER RACE/US 33 AREA

Intent is to include two additional groupings of parcels that are likely to need development assistance and infrastructure improvements over the next several years.



**GOSHEN (INDIANA) REDEVELOPMENT COMMISSION**

**TIF SUMMARY**

**Consolidated River Race/US 33 EDA**

Allocation Area	Created/Expanded	Expiration	Potential Expiration
Original River Race	February 13, 2001	February 13, 2031	February 13, 2031
2004 River Race Expansion	February 10, 2004	May 2031	February 10, 2034
2005 River Race Expansion	February 8, 2005	May 2031	February 8, 2035
2006 River Race Expansion	February 27, 2006	May 2031	February 27, 2036
North US 33	February 8, 2005	May 2031	February 8, 2035
Downtown	September 11, 2007	May 2031	September 11, 2037
Consolidated River Race/ US 33	January 10, 2012	May 2031	25-Years from Debt Issuance
2013 Consolidated River Race/ US 33 Expansion Area 1	January 8, 2013	May 2031	25-Years from Debt Issuance
2013 Consolidated River Race/ US 33 Expansion Area 2	September 10, 2013	May 2031	25-Years from Debt Issuance

**Southeast Economic Development Area**

Allocation Area	Created/Expanded	Expiration	Potential Expiration
Original Century Drive	February 10, 2003	February 10, 2033	February 10, 2033
2004 Century Drive Expansion	July 13, 2004	May 11, 2033	July 13, 2034
2006 Century Drive Expansion	February 27, 2006	May 11, 2033	February 27, 2036
Original Keystone I	February 10, 2003	February 10, 2033	February 10, 2033
2004 Keystone 1 Expansion	August 10, 2004	May 11, 2033	August 10, 2034
2007 Keystone 1 Expansion	February 13, 2007	May 11, 2033	February 13, 2037
Keystone II	February 25, 2003	February 25, 2033	February 25, 2033
Southeast	August 14, 2012	May 11, 2033	February 26, 2040 (1)
2013 Southeast Expansion	November 12, 2013	May 11, 2033	February 26, 2040 (1)
Southeast Housing TIF	December 13, 2022	November 22, 2049	November 22, 2049 (2)

Lippert/Dierdorff EDA	March 18, 2018	2045	25-Years from Debt Issuance
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College Avenue EDA	September 14, 2021	June 23, 2047	June 23, 2047 (3)
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Indiana Avenue EDA	June 14, 2022	November 10, 2047	November 10, 2047 (4)
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(1) 25-years after the issuance of the Redevelopment District Refunding Bonds of 2015 dated February 26, 2015.

(2) 25-years after the issuance of the Taxable Economic Development Revenue Bonds of 2024 dated November 22, 2024

(3) 25-years after the issuance of the Economic Development Revenue Bonds, Series 2022 (College Avenue Project) dated June 23, 2022.

(4) 25-years after the issuance of the Taxable Economic Development Revenue Bonds, Series 2022 dated November 10, 2022.

(Prepared by Baker Tilly Municipal Advisors, LLC - January 20, 2025)

(Preliminary, Subject to Change)

(For Internal Use Only)



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## Memorandum

To: Goshen Redevelopment Commission

From: Engineering Department

RE: **COLLEGE AVE – PHASE I – CONSTRUCTION COST UPDATE  
(JN 2019-0022)**

Date: April 8, 2025

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Following concerns raised in March regarding the increased financial commitment for College Avenue – Phase I, the Engineering Department consulted with both MACOG and Structurepoint and provides the following update:

MACOG issues a Call for Projects roughly every two years, allowing for both new project submissions and revisions to existing project funding estimates. Project funding changes may also be submitted monthly. Depending on the scale of the change, these may be processed as administrative modifications (approved by the Transportation Technical Advisory Committee, or TTAC, which includes Goshen) or as amendments requiring approval from both TTAC and MACOG's Policy Board which are subject to public review.

The decision not to present the increased funding estimate during MACOG's November 2024 Call was influenced by the expectation that the change could later be submitted as a TTAC modification or amendment. While the deadline was missed, the Engineering Department has maintained close communication with MACOG staff regarding the potential for additional funding. MACOG has received approximately \$11 million in requests for existing regional projects (excluding Goshen's), but no additional funds have been awarded yet, except for projects already letting.

MACOG confirmed that the College Avenue – Phase I request is under consideration alongside others. MACOG staff is currently awaiting guidance on additional federal funding allocations and expects to have more clarity around the start of INDOT's Fiscal Year 2026 in July.

The current construction estimate of \$7.6 million, as noted in the April Staff Report, reflects what engineering staff and Structurepoint consider to be conservative estimates for roadway construction and utility relocations.



## **GOSHEN REDEVELOPMENT COMMISSION**

### **Register of Claims**

The Goshen Redevelopment Commission has examined the entries listed on the following itemized Expenditure Report for claims entered from **March 12, 2025 through April 4, 2025** and finds that entries are allowed in the total amount of **\$509,074.80**.

**APPROVED** on April 8, 2025

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Brian Garber, President

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Jonathan Graber, Secretary



Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					

Vendor: [0213607 - ASHLYN DAVIS](#) Vendor Total: 600.00

<a href="#">208 W WASHINGTON ST B</a>	Invoice	4/3/2025	3/27/2025	3/27/2025	3/27/2025	600.00	0.00	0.00	0.00	600.00
208 W WASHINGTON ST DEPOSIT RETURN		AP1ST - AP1ST			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
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208 W WASHINGTON ST DEPOSIT RETU...	N/A	0.00	0.00	600.00	0.00	0.00	0.00	600.00
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Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
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<a href="#">4446-5-00-4390930</a>	CONS RR/US33/OTHER SVCS & CHGS		600.00	100.00%
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Vendor: [0200013 - GOSHEN UTILITIES](#) Vendor Total: 42.89

<a href="#">319-1130-01 3/12/25</a>	Invoice	4/3/2025	3/12/2025	4/11/2025	3/12/2025	42.89	0.00	0.00	0.00	42.89
208 W WASHINGTON FINAL BILL		AP1ST - AP1ST			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
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208 W WASHINGTON FINAL BILL	N/A	0.00	0.00	42.89	0.00	0.00	0.00	42.89
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Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
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<a href="#">4446-5-00-4390930</a>	CONS RR/US33/OTHER SVCS & CHGS		42.89	100.00%
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Vendor: [0201046 - MENARDS, INC](#) Vendor Total: 141.48

<a href="#">78754</a>	Invoice	4/3/2025	3/7/2025	4/6/2025	3/7/2025	103.50	0.00	0.00	0.00	103.50
309 E KERCHER REPAIR		AP1ST - AP1ST			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
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309 E KERCHER REPAIR	N/A	0.00	0.00	103.50	0.00	0.00	0.00	103.50
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Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
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<a href="#">4445-5-00-4390930</a>	SE E.D. TIF/OTHER SVC CHGS		103.50	100.00%
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<a href="#">78761</a>	Invoice	4/3/2025	3/7/2025	4/6/2025	3/7/2025	37.98	0.00	0.00	0.00	37.98
309 E KERCHER REPAIR		AP1ST - AP1ST			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
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309 E KERCHER REPAIR	N/A	0.00	0.00	37.98	0.00	0.00	0.00	37.98
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Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
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<a href="#">4445-5-00-4390930</a>	SE E.D. TIF/OTHER SVC CHGS		37.98	100.00%
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Vendor: [0213606 - THOMAS R HOOGENBOOM](#) Vendor Total: 300.00

<a href="#">208 W WASHINGTON ST A</a>	Invoice	4/3/2025	3/27/2025	3/27/2025	3/27/2025	300.00	0.00	0.00	0.00	300.00
208 W WASHINGTON DEPOSIT RETURN		AP1ST - AP1ST			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
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208 W WASHINGTON DEPOSIT RETURN	N/A	0.00	0.00	300.00	0.00	0.00	0.00	300.00
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Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
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<a href="#">4446-5-00-4390930</a>	CONS RR/US33/OTHER SVCS & CHGS		300.00	100.00%
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### Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	5	1,084.37	0.00	0.00	0.00	1,084.37	0.00	1,084.37
	<b>Grand Total:</b>	<b>1,084.37</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,084.37</b>	<b>0.00</b>	<b>1,084.37</b>

### Account Summary

<u>Account</u>	<u>Name</u>	<u>Amount</u>
<a href="#">4445-5-00-4390930</a>	SE E.D. TIF/OTHER SVC CHGS	141.48
	<b>Total:</b>	<b>141.48</b>

<u>Account</u>	<u>Name</u>	<u>Amount</u>
<a href="#">4446-5-00-4390930</a>	CONS RR/US33/OTHER SVCS & CHGS	942.89
	<b>Total:</b>	<b>942.89</b>



Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
<b>Vendor: <a href="#">0205859 - ABONMARCHÉ CONSULTANTS, INCORPORATED</a></b>										<b>Vendor Total: 90,675.00</b>
<a href="#">157375</a>	Invoice	4/17/2025	3/31/2025	4/30/2025	3/31/2025	20,675.00	0.00	0.00	0.00	20,675.00
ENC COLLEGE AVENUE PHASE 3	AP1ST - AP1ST				No					
<b>Items</b>										
<b>Item Description</b>	<b>Commodity</b>		<b>Units</b>	<b>Price</b>	<b>Amount</b>	<b>Tax</b>	<b>Shipping</b>	<b>Discount</b>	<b>Total</b>	
ENC COLLEGE AVENUE PHASE 3	N/A		0.00	0.00	20,675.00	0.00	0.00	0.00	20,675.00	
<b>Distributions</b>										
<b>Account Number</b>	<b>Account Name</b>	<b>Project Account Key</b>			<b>Amount</b>	<b>Percent</b>				
<a href="#">4445-5-00-4310502</a>	SE E.D. TIF/CONTR SVCS				20,675.00	100.00%				
<a href="#">157384</a>	Invoice	4/17/2025	3/31/2025	4/30/2025	3/31/2025	10,000.00	0.00	0.00	0.00	10,000.00
CONSOLIDATED COURTS ROADWAY IMPRO...	AP1ST - AP1ST				No					
<b>Items</b>										
<b>Item Description</b>	<b>Commodity</b>		<b>Units</b>	<b>Price</b>	<b>Amount</b>	<b>Tax</b>	<b>Shipping</b>	<b>Discount</b>	<b>Total</b>	
CONSOLIDATED COURTS ROADWAY IM...	N/A		0.00	0.00	10,000.00	0.00	0.00	0.00	10,000.00	
<b>Distributions</b>										
<b>Account Number</b>	<b>Account Name</b>	<b>Project Account Key</b>			<b>Amount</b>	<b>Percent</b>				
<a href="#">4446-5-00-4420000</a>	CONS RR/US33/CAPITAL PROJECT				10,000.00	100.00%				
<a href="#">157385</a>	Invoice	4/17/2025	3/31/2025	4/30/2025	3/31/2025	60,000.00	0.00	0.00	0.00	60,000.00
ENC CHERRY CREEK	AP1ST - AP1ST				No					
<b>Items</b>										
<b>Item Description</b>	<b>Commodity</b>		<b>Units</b>	<b>Price</b>	<b>Amount</b>	<b>Tax</b>	<b>Shipping</b>	<b>Discount</b>	<b>Total</b>	
ENC CHERRY CREEK	N/A		0.00	0.00	60,000.00	0.00	0.00	0.00	60,000.00	
<b>Distributions</b>										
<b>Account Number</b>	<b>Account Name</b>	<b>Project Account Key</b>			<b>Amount</b>	<b>Percent</b>				
<a href="#">4445-5-00-4420000</a>	SE E.D. TIF/CAPITAL PROJ				60,000.00	100.00%				
<b>Vendor: <a href="#">0203093 - AMERICAN STRUCTUREPOINT, INC.</a></b>										<b>Vendor Total: 38,130.00</b>
<a href="#">185611-22</a>	Invoice	4/17/2025	1/23/2025	2/22/2025	1/23/2025	10,980.00	0.00	0.00	0.00	10,980.00
ENC COLLEGE AVENUE PHASE 2	AP1ST - AP1ST				No					
<b>Items</b>										
<b>Item Description</b>	<b>Commodity</b>		<b>Units</b>	<b>Price</b>	<b>Amount</b>	<b>Tax</b>	<b>Shipping</b>	<b>Discount</b>	<b>Total</b>	
ENC -COLLEGE AVENUE PHASE 2	N/A		0.00	0.00	10,980.00	0.00	0.00	0.00	10,980.00	
<b>Distributions</b>										
<b>Account Number</b>	<b>Account Name</b>	<b>Project Account Key</b>			<b>Amount</b>	<b>Percent</b>				
<a href="#">4445-5-00-4310502</a>	SE E.D. TIF/CONTR SVCS				10,980.00	100.00%				
<a href="#">188109-42</a>	Invoice	4/17/2025	3/21/2025	4/20/2025	3/21/2025	7,986.50	0.00	0.00	0.00	7,986.50
ENC COLLEGE AVE PHASE 1	AP1ST - AP1ST				No					
<b>Items</b>										
<b>Item Description</b>	<b>Commodity</b>		<b>Units</b>	<b>Price</b>	<b>Amount</b>	<b>Tax</b>	<b>Shipping</b>	<b>Discount</b>	<b>Total</b>	
ENC COLLEGE AVE PHASE 1	N/A		0.00	0.00	7,986.50	0.00	0.00	0.00	7,986.50	
<b>Distributions</b>										
<b>Account Number</b>	<b>Account Name</b>	<b>Project Account Key</b>			<b>Amount</b>	<b>Percent</b>				
<a href="#">4445-5-00-4310502</a>	SE E.D. TIF/CONTR SVCS				7,986.50	100.00%				
<a href="#">188115-23</a>	Invoice	4/17/2025	3/21/2025	4/20/2025	3/21/2025	15,913.50	0.00	0.00	0.00	15,913.50
ENC COLLEGE AVENUE PHASE 2	AP1ST - AP1ST				No					

**Payable Register**

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code					On Hold				
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
ENC COLLEGE AVENUE PHASE 2 Distributions	N/A	0.00	0.00	15,913.50	0.00	0.00	0.00	15,913.50		
<b>Account Number</b>	<b>Account Name</b>	<b>Project Account Key</b>		<b>Amount</b>	<b>Percent</b>					
<a href="#">4445-5-00-4310502</a>	SE E.D. TIF/CONTR SVCS			15,913.50	100.00%					
<a href="#">188128</a>	Invoice	4/17/2025	3/21/2025	4/20/2025	3/21/2025	3,250.00	0.00	0.00	0.00	3,250.00
ENC MARION BRANCH QUIET ZONE	AP1ST - AP1ST	No								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
ENC MARION BRANCH QUIET ZONE Distributions	N/A	0.00	0.00	3,250.00	0.00	0.00	0.00	3,250.00		
<b>Account Number</b>	<b>Account Name</b>	<b>Project Account Key</b>		<b>Amount</b>	<b>Percent</b>					
<a href="#">4446-5-00-4420000</a>	CONS RR/US33/CAPITAL PROJECT			3,250.00	100.00%					

**Vendor: [0213533 - BAKER TILLY MUNICIPAL ADVISORS, LLC](#)** **Vendor Total: 44,100.00**

<a href="#">BTMA31926</a>	Invoice	4/17/2025	3/31/2025	3/31/2025	3/31/2025	22,050.00	0.00	0.00	0.00	22,050.00
PROFESSIONAL SERVICES RELATED TO NEW ...	AP1ST - AP1ST	No								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PROFESSIONAL SERVICES RELATED TO N... Distributions	N/A	0.00	0.00	22,050.00	0.00	0.00	0.00	22,050.00		
<b>Account Number</b>	<b>Account Name</b>	<b>Project Account Key</b>		<b>Amount</b>	<b>Percent</b>					
<a href="#">4445-5-00-4390930</a>	SE E.D. TIF/OTHER SVC CHGS			22,050.00	100.00%					
<a href="#">BTMA31933</a>	Invoice	4/17/2025	3/31/2025	3/31/2025	3/31/2025	22,050.00	0.00	0.00	0.00	22,050.00
PROFESSIONAL SERVICES - PROPOSED POOL	AP1ST - AP1ST	No								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PROFESSIONAL SERVICES - PROPOSED P... Distributions	N/A	0.00	0.00	22,050.00	0.00	0.00	0.00	22,050.00		
<b>Account Number</b>	<b>Account Name</b>	<b>Project Account Key</b>		<b>Amount</b>	<b>Percent</b>					
<a href="#">4446-5-00-4390930</a>	CONS RR/US33/OTHER SVCS & CHGS			22,050.00	100.00%					

**Vendor: [0212772 - EGIS BLN USA INC.](#)** **Vendor Total: 63,449.66**

<a href="#">78139-14</a>	Invoice	4/17/2025	4/3/2025	5/3/2025	4/3/2025	15,087.26	0.00	0.00	0.00	15,087.26
BLACKPORT DRIVE RECONSTRUCTION	AP1ST - AP1ST	No								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
BLACKPORT DRIVE RECONSTRUCTION Distributions	N/A	0.00	0.00	15,087.26	0.00	0.00	0.00	15,087.26		
<b>Account Number</b>	<b>Account Name</b>	<b>Project Account Key</b>		<b>Amount</b>	<b>Percent</b>					
<a href="#">4446-5-00-4310502</a>	CONS RR/US33/CONTRACTUAL SVCS			15,087.26	100.00%					
<a href="#">78566-15</a>	Invoice	4/17/2025	8/9/2024	9/8/2024	8/9/2024	6,249.46	0.00	0.00	0.00	6,249.46
BLACKPORT DRIVE RECONSTRUCTION	AP1ST - AP1ST	No								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
BLACKPORT DRIVE RECONSTRUCTION Distributions	N/A	0.00	0.00	6,249.46	0.00	0.00	0.00	6,249.46		
<b>Account Number</b>	<b>Account Name</b>	<b>Project Account Key</b>		<b>Amount</b>	<b>Percent</b>					
<a href="#">4446-5-00-4310502</a>	CONS RR/US33/CONTRACTUAL SVCS			6,249.46	100.00%					
<a href="#">79204-16</a>	Invoice	4/17/2025	10/10/2024	11/9/2024	10/10/2024	2,361.04	0.00	0.00	0.00	2,361.04
BLACKPORT DRIVE RECONSTRUCTION	AP1ST - AP1ST	No								

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code					On Hold				
<b>Items</b>										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
BLACKPORT DRIVE RECONSTRUCTION	N/A	0.00	0.00	2,361.04	0.00	0.00	0.00	2,361.04		
<b>Distributions</b>										
Account Number	Account Name	Project Account Key	Amount	Percent						
<a href="#">4446-5-00-4310502</a>	CONS RR/US33/CONTRACTUAL SVCS		2,361.04	100.00%						
<a href="#">79681-17</a>	Invoice	4/17/2025	4/3/2025	5/3/2025	4/3/2025	13,068.99	0.00	0.00	0.00	13,068.99
BLACKPORT DRIVE RECONSTRUCTION	AP1ST - AP1ST					No				
<b>Items</b>										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
BLACKPORT DRIVE RECONSTRUCTION	N/A	0.00	0.00	13,068.99	0.00	0.00	0.00	13,068.99		
<b>Distributions</b>										
Account Number	Account Name	Project Account Key	Amount	Percent						
<a href="#">4446-5-00-4310502</a>	CONS RR/US33/CONTRACTUAL SVCS		13,068.99	100.00%						
<a href="#">80313-18</a>	Invoice	4/17/2025	3/10/2025	4/9/2025	3/10/2025	26,682.91	0.00	0.00	0.00	26,682.91
BLACKPORT DRIVE RECONSTRUCTION	AP1ST - AP1ST					No				
<b>Items</b>										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
BLACKPORT DRIVE RECONSTRUCTION	N/A	0.00	0.00	26,682.91	0.00	0.00	0.00	26,682.91		
<b>Distributions</b>										
Account Number	Account Name	Project Account Key	Amount	Percent						
<a href="#">4446-5-00-4310502</a>	CONS RR/US33/CONTRACTUAL SVCS		26,682.91	100.00%						

Vendor: [0200463 - JONES PETRIE RAFINSKI CORP.](#) Vendor Total: 11,620.00

<a href="#">005713-5</a>	Invoice	4/17/2025	3/30/2025	4/29/2025	3/30/2025	11,620.00	0.00	0.00	0.00	11,620.00
ENC CENTURY DRIVE RECONSTRUCTION	AP1ST - AP1ST					No				
<b>Items</b>										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
ENC CENTURY DRIVE RECONSTRUCTION	N/A	0.00	0.00	11,620.00	0.00	0.00	0.00	11,620.00		
<b>Distributions</b>										
Account Number	Account Name	Project Account Key	Amount	Percent						
<a href="#">4445-5-00-4310502</a>	SE E.D. TIF/CONTR SVCS		11,620.00	100.00%						

Vendor: [0200653 - NIBLOCK EXCAVATING, INC.](#) Vendor Total: 246,945.77

<a href="#">12476-2</a>	Invoice	4/17/2025	3/31/2025	4/30/2025	3/31/2025	226,324.93	0.00	0.00	0.00	226,324.93
STEURY & LINCOLN AVE RECONSTRUCTION	AP1ST - AP1ST					No				
<b>Items</b>										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
ENC - LINCOLN & STEURY RECONSTRUCT..	N/A	0.00	0.00	226,324.93	0.00	0.00	0.00	226,324.93		
<b>Distributions</b>										
Account Number	Account Name	Project Account Key	Amount	Percent						
<a href="#">4446-5-00-4420000</a>	CONS RR/US33/CAPITAL PROJECT		226,324.93	100.00%						

[9](#) Invoice 4/17/2025 4/1/2025 5/1/2025 4/1/2025 20,620.84 0.00 0.00 0.00 20,620.84

CONSOLIDATED COURTS ROADWAY PROJECT	AP1ST - AP1ST					No				
<b>Items</b>										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
CONSOLIDATED COURTS ROADWAY PRO..	N/A	0.00	0.00	20,620.84	0.00	0.00	0.00	20,620.84		
<b>Distributions</b>										
Account Number	Account Name	Project Account Key	Amount	Percent						
<a href="#">4446-5-00-4420000</a>	CONS RR/US33/CAPITAL PROJECT		20,620.84	100.00%						



## Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	17	494,920.43	0.00	0.00	0.00	494,920.43	0.00	494,920.43
	<b>Grand Total:</b>	<b>494,920.43</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>494,920.43</b>	<b>0.00</b>	<b>494,920.43</b>

### Account Summary

<u>Account</u>	<u>Name</u>	<u>Amount</u>
<a href="#">4445-5-00-4310502</a>	SE E.D. TIF/CONTR SVCS	67,175.00
<a href="#">4445-5-00-4390930</a>	SE E.D. TIF/OTHER SVC CHGS	22,050.00
<a href="#">4445-5-00-4420000</a>	SE E.D. TIF/CAPITAL PROJ	60,000.00
<b>Total:</b>		<b>149,225.00</b>

<u>Account</u>	<u>Name</u>	<u>Amount</u>
<a href="#">4446-5-00-4310502</a>	CONS RR/US33/CONTRACTUAL SVCS	63,449.66
<a href="#">4446-5-00-4390930</a>	CONS RR/US33/OTHER SVCS & CHGS	22,050.00
<a href="#">4446-5-00-4420000</a>	CONS RR/US33/CAPITAL PROJECT	260,195.77
<b>Total:</b>		<b>345,695.43</b>



# April 2025 Redevelopment Staff Report

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## 1. RAILROAD QUIET ZONE FROM KERCHER ROAD TO LINCOLN AVENUE

### PROJECT DESCRIPTION

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

### PROJECT UPDATE

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

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

An agreement is in place with American Structurepoint to serve as the City’s agent. A site meeting was completed on November 2, 2023, with Federal Railroad, Norfolk Southern, American Structurepoint and City staff to assess each crossing within this corridor and the improvements as they relate to the quiet zone scoring. The notice of intent was distributed, and the comment period ended late last year. Structurepoint is working with the City on responses to the comments received, which will be included in the final PAA. The application includes an interlocal agreement with Elkhart County and delegation letter needed for the CR 42 railroad crossing. The application should be submitted this month. We anticipate an 8–12-month approval timeline after submittal.

## 2. STEURY AVENUE RECONSTRUCTION AND STORMWATER DETENTION AREA

### PROJECT DESCRIPTION

This project includes reconstruction of Lincoln Avenue from Rock Run Creek east to approximately 750’ east of Steury Avenue and Steury Avenue from Lincoln Avenue north to just past the “S” curves. In addition to reconstruction of the roadway, work will include widening of East Lincoln Avenue to include a designated turn lane from Olive Street to Steury Avenue, increased turning radii at Olive Street and Steury Avenue, new water main and storm sewer throughout the corridor, construction of sidewalks along the south side of Lincoln Avenue from Rock Run Creek to Steury Avenue and restoration of the corridor. It is anticipated that this project will take 2 years to fully complete. Various improvements for users throughout the corridor are also identified.

### PROJECT UPDATE

Niblock Excavating was awarded the contract for the project and mobilized in August. However, previously unrelocated utilities were discovered that conflicted with the proposed construction. These utilities could not be

## *April 2025 Redevelopment Staff Report*

moved in time to maintain the planned construction schedule. As a result, the project start was postponed to 2025, allowing Niblock to concentrate on roadway reconstruction for the Elkhart County Court Complex in the interim.

Niblock has mobilized to the site and work will continue through the remainder of the 2025 season. Scope will include the installation of a new stormwater system along Lincoln Avenue and water main replacement between Logan Street and Steury Avenue. Sanitary and water services will also be replaced, and the roadway will be reconstructed with curb-and-gutter. In 2026, work will continue on Steury Avenue with drainage improvements, utility replacements, and the reconstruction of the roadway to smooth out the "S" curves.

### **3. FORMER WESTERN RUBBER SITE / ARIEL CYCLEWORKS DEVELOPMENT**

#### PROJECT DESCRIPTION

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

#### PROJECT UPDATE

AP Development is moving forward with a mixed-use project featuring approximately 136 apartments and 1,000 square feet of commercial space. The Redevelopment Commission and City Council have approved the development agreement, and rezoning is complete. The developers have secured READI grant funds, and the final design has gone through the City's Tech Review process. The groundbreaking event has already taken place, and it is anticipated that AP Development's contractors will be starting work this month with removal of the contaminated soils that remain beneath the clean cap on the site. Per the Development Agreement, City will fund the excavation, transport and disposal of the soil. We will be making a joint application to the BOW to utilize the remaining BRLF funding for this work.

The City's portion of the project is nearly complete, which includes improvements to 10th Street, Douglas Street and Reynolds. New water main and storm sewer has been installed. Water and sanitary services have been extended to homes and stubbed out to the Ariel Cycleworks site. The majority of paving is complete. Current work includes paving on Reynolds, with overall site cleanup once the weather breaks.

### **4. 3<sup>rd</sup> & JEFFERSON REDEVELOPMENT LOT**

#### PROJECT DESCRIPTION

Project includes the redevelopment of the half block at 3<sup>rd</sup> & Jefferson that is currently vacant and ready for development.

#### PROJECT UPDATE

The RDC issued a Request for Proposals (RFP) for this lot in 2023. One proposal was received from AP Development, the firm redeveloping the former Western Rubber site, but negotiations were unsuccessful. New appraisals have been ordered, and an updated RFP will be issued once they are received.

### **5. MILLRACE TOWNHOME SITE**

#### PROJECT DESCRIPTION

Project includes redevelopment of the one-acre lot, established as the Millrace Townhomes Subdivision, that is currently vacant and ready for redevelopment.

#### PROJECT UPDATE

## *April 2025 Redevelopment Staff Report*

The Commission approved a Development Agreement in March 2025. Staff will continue coordinating with the development team from Viewrail, with plans to transfer the land in late summer or early fall. The project includes the construction of 18 townhomes on the site.

### **6. COLLEGE AVE FROM US 33 EAST TO RAILROAD CROSSING (COLLEGE AVE – PHASE 1)**

#### PROJECT DESCRIPTION

This federally funded project consists of adding a center turn lane and a 10-foot multi-use path on the north side of College Ave from US 33 to the railroad crossing. A new pedestrian bridge will carry the multi-use path over Horn Ditch.

The City selected American Structurepoint to complete the design.

#### PROJECT UPDATE

American Structurepoint is in the final stages of design. All necessary right-of-way has been acquired for the project, and permitting is being completed.

There have been a couple meetings with Elkhart Highway regarding the bridge over the Horn Ditch. The County was originally prepared to replace the bridge several years ago, but project delays due to the City's relocation of the lift station, force main, and water main forced the County to delay their project. Elkhart County retained StructurePoint to incorporate their bridge plans with the College Avenue design, so the bridge replacement will be incorporated into the overall project but will not receive federal funding.

The bid date of the project was moved to December of this year to allow more time for other utilities to complete work plans. Utility relocation work and bridge removal is expected in 2026. Bridge and roadway construction would follow in 2027.

Estimated costs are shown in Table 1 on page 9 of the Report.

### **7. COLLEGE AVE FROM US 33 WEST TO NINTH STREET - (COLLEGE AVE – PHASE 3)**

#### PROJECT DESCRIPTION

This federally funded project consists of adding a center turn lane and a 10-foot multi-use path on the north side of College Ave from US 33 west to Ninth Street. The project is expected to be under construction in 2030. The City selected American StructurePoint to complete the design.

#### PROJECT UPDATE

American Structurepoint is working on Phase I utility coordination, design, and environmental assessment. Stage I plans are scheduled to be complete in May.

Estimated costs are shown in Table 1 on page 9 of the Report. The project is scheduled to bid in August, 2029. Considering utility relocations, it is likely that construction will extend into 2031.

### **8. COLLEGE AVE FROM EAST RAIL CROSSING TO CITY LIMITS - (COLLEGE AVE – PHASE 2)**

#### PROJECT DESCRIPTION

This federally funded project consists of adding a center turn lane and a 10-foot multi-use path on the north side of College Ave from just west of the railroad crossing on East College Avenue east to the city limits. The project is expected to be under construction in 2029. The City selected Abonmarche to complete the design.

#### PROJECT UPDATE

## *April 2025 Redevelopment Staff Report*

Abonmarche has completed field survey work and is working on utility coordination, environmental assessment, and design. Railroad coordination has also started. Stage I plans have been reviewed and submitted.

Estimated costs are shown in Table 1 on page 9 of the Report. The project is scheduled to bid in August, 2028. Construction may begin that fall and would extend through 2029, at least.

### **9. NEW SOUTH FIRE STATION PROJECT**

#### PROJECT DESCRIPTION

This project includes construction of a new, 4<sup>th</sup> fire station for the City of Goshen on city-owned land along CR 40 near Corrie Drive. The approved 5-Year Capital Plan includes debt service associated with a bond issuance to assist in funding the construction. The new fire station was originally intended to replace the College Avenue station and but recent negotiations with Elkhart Township have instead led to the decision to instead plan for a fourth station near the Goshen Airport.

#### PROJECT UPDATE

The RDC has entered into an agreement with the Core/BKV/GM Development team for this project. A scoping agreement has been finalized to cover the full design phase. Once the Guaranteed Maximum Price (GMP) is established near the end of design, bonding will be secured to fund the project, followed by a Public-Private Partnership agreement for construction.

Construction was initially expected to begin in May 2025. However, the project is being slowed until the State Legislature concludes this year's session, as several significant budget cuts are being proposed for cities. Staff is currently evaluating whether building a new station remains feasible given existing staffing levels and funding.

Regardless of this year's construction timeline, full construction plans will be completed so the City can proceed when the timing is appropriate. Annexation of the land is complete.

### **10. WEST JEFFERSON STREETSCAPE**

#### PROJECT DESCRIPTION

Project includes reconstruction of West Jefferson Street between Third Street and Main Street. Includes use of brick pavers to address stormwater restrictions in this area, reconfiguration of on-street parking, addition of decorative street lighting, and new street trees.

#### PROJECT UPDATE

This project has been fully designed in-house. Staff is working with NIPSCO to encourage the replacement of an old steel gas main prior to construction. As soon as that issue is resolved, the project will be bid this year with hopes of a 2025 construction season.

### **11. ELKHART COUNTY COURT COMPLEX**

#### PROJECT DESCRIPTION

Project includes .... Elkhart County has selected a site on Reliance Road for the new Court Complex. To accommodate the anticipated increase in traffic, several road improvements are required to enhance capacity. As the project is located in the River Race/US 33 TIF area, the Redevelopment Commission has committed \$1.5 million in TIF revenue toward these improvements, with the County contributing an additional \$500,000. The City of Goshen will oversee the design and construction, with work expected to begin in 2023.

## *April 2025 Redevelopment Staff Report*

### PROJECT UPDATE

The project was awarded to Niblock Excavating. However, utility relocation delays have pushed the timeline. The intersection improvements at US 33 and Reliance Road, along with the roadway reconstruction to the south end of the Courthouse property, were completed before the end of the year. Niblock is beginning the remaining work this month, which includes a roundabout at Reliance Road and Peddlers Village Road, and reconstruction of Peddlers Village Road to County Road 17.

## **12. KERCHER WELLFIELD LAND PURCHASE**

### PROJECT DESCRIPTION

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

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

## **13. FIDLER POND CONNECTOR PATH**

### PROJECT DESCRIPTION

There is a strong community desire to see a trailway connecting East College Avenue and the neighborhoods in that area to Fidler Pond Park. Various options have been considered over the years but a consensus on the best route and determination of constructability has not yet been reached.

### PROJECT UPDATE

An RFP is being prepared to hire a consultant to assist the City in evaluating route options and obtaining resident feedback from this area. Once a route is selected, we will move forward with project design. It is anticipated that construction of any trailway connection will not occur until the East College Avenue – Phase I project is completed in 2026.

## **14. WINONA MULTI-USE TRAIL EXTENSION**

### PROJECT DESCRIPTION

The Winona multi-use trail ends abruptly at the south property line of Bethany Christian School. With the proposed Cherry Creek development, work is underway to extend the Winona path between Bethany School and Cherry Creek with upgraded pedestrian crossings at Bethany Schools and also north of Waterford Mills Parkway.

### PROJECT UPDATE

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

## **15. GOSHEN NEWS WAREHOUSE ACQUISITION**

### PROJECT DESCRIPTION



## *April 2025 Redevelopment Staff Report*

Project includes acquisition of the Goshen News Warehouse building on South 5<sup>th</sup> Street with the goal of relocating various City departments into the space. Additional goal is to improve the exterior appearance of the building.

### PROJECT UPDATE

Appraisals have been completed and negotiations continue with the Goshen News for the property. While staff has continued to negotiate for a favorable agreement with the owners, conversations have currently stalled. It is being recommended that staff withdraw the existing offer as no progress is being made.

## **16. ANNEX RENOVATION PROJECT**

### PROJECT DESCRIPTION

The City is planning updates to the Annex building, including renovating the 2nd floor to create additional office space, installing fire suppression throughout the building, and adding a new elevator to improve accessibility. Kil Architecture has completed the design plans, and an RFP was issued to hire a Construction Manager as Constructor (CMc). This approach, similar to the BOT model, allows the City to engage a General Contractor early in the process to collaborate with the design team on cost estimation, constructability, and value engineering before finalizing a Guaranteed Maximum Price (GMP).

### PROJECT UPDATE

The City has executed an agreement with DJ Construction as the CMc for this project. A baseline budget review meeting based upon the current design was held on February 5<sup>th</sup> and it is anticipated that a GMP will be established within the next few months. The estimated total project cost is approximately \$4 million, with \$3 million funded by an awarded City bond and the remainder covered by the RDC. The baseline budget currently exceeds the available funding, including the roof bids that were received in February, and staff working to determine next steps to move forward with the portions of the project that are most necessary.

## **17. CENTURY DRIVE RECONSTRUCTION**

### PROJECT DESCRIPTION

Project includes complete reconstruction of Century Drive from East College Avenue south to Kercher Road. To include turn lane additions at East College Avenue and drainage evaluation at key points. Geotechnical consideration is a significant priority for this project as the existing roadway failed sooner than it should have.

### PROJECT UPDATE

JPR has been hired as the consultant for this project. Survey work is complete and it is anticipated that this project will go out to bid in April 2025 for full construction yet this year. The goal is to complete construction prior to East College Avenue project commencing next year.

## **18. EISENHOWER DRIVE & CARAGANA COURT RECONSTRUCTION**

### PROJECT DESCRIPTION

Project includes complete reconstruction of Eisenhower Drive from Lincolnway East to Dierdorff Road and Caragana Court from Lincolnway East to Eisenhower Drive. No lane changes are anticipated but geotechnical is a strong factor driving design to ensure long-term viability of the roadway.

### PROJECT UPDATE

## *April 2025 Redevelopment Staff Report*

Abonmarche has been hired as the consultant for this project. Goal is to bid the project late spring with construction of Eisenhower Drive to be complete in 2025. Construction of Caragana Court may need to occur in 2026.

### **19. DIERDORFF ROAD RECONSTRUCTION – PHASE I**

#### PROJECT DESCRIPTION

Project includes complete reconstruction of Dierdorff Road from Waterford Mills Parkway/CR 40 north to Kercher Road. Includes addition of a designated center turn lane, construction of a pedestrian trailway on the west side of the roadway and a new signalized intersection at Waterford Mills Parkway/CR 40 as recommended by the traffic study that has been completed. An additional signalized intersection at Regent Street is being considered due to the traffic volumes associated with Prairie View Elementary and the development of Cherry Creek.

#### PROJECT UPDATE

An RFP for this project will be issued late spring for the design of the overall project. Geotechnical conditions will be given significant consideration as a deep layer of topsoil is known to exist in this area.

### **20. TRAILWAY EXTENSION – LINCOLN AVENUE TO PIKE STREET**

#### PROJECT DESCRIPTION

Project includes design of a trailway extending from Lincoln Avenue north to Pike Street along the Elkhart River. This trail would be a continuation of the trailway from Goshen Dam Pond to Lincoln and associated work includes surveying of the land, design of the trail and also evaluation of the feasibility of a pedestrian bridge beneath the Lincoln Avenue bridge. If determined feasible, the bridge would be constructed as part of the trail project.

#### PROJECT UPDATE

An RFP for this project will be issued this summer for the design of the overall project. It is anticipated that the trailway will extend even if a pedestrian bridge is not considered to be viable. Our hope is to have this fully designed for 2026 construction.

### **21. SALE OF 65719 SR 15**

#### PROJECT DESCRIPTION

Redevelopment previously purchased the home at 65719 SR 15 in anticipation of extending Waterford Mills Parkway west of SR 15. As the extension is no longer considered viable, the Commission has agreed to sell the property.

#### PROJECT UPDATE

An RFP was issued but did not yield any successful proposals. Staff received approval to negotiate the sale through a local realtor and selected Crystal Miller with RE/MAX to list the property with a 3% seller's commission. The property will be listed once storm-related tree damage in the yard is cleared.

# April 2025 Redevelopment Staff Report

Local Costs									
Future Revised Funding Request / Revised Funding Level	Budgeted Cost	Revised Cost with Federal Funds at 60%	Net Change	Federal %	Revised Cost with Federal Funds as Requested	Net Change	Federal %	Revised Cost with Federal Funds as Requested	Federal %
\$596,006	\$120,000	\$224,522	\$104,522	69.86%	\$149,002	\$29,002	80.00%	\$149,002	80.00%
\$840,178	\$200,000	\$210,045	\$10,045	80.00%	\$210,045	\$10,045	80.00%	\$210,045	80.00%
<b>\$1,436,185</b>	<b>\$320,000</b>	<b>\$434,567</b>	<b>\$114,567</b>	<b>75.79%</b>	<b>\$359,046</b>	<b>\$39,046</b>	<b>80.00%</b>	<b>\$359,046</b>	<b>80.00%</b>
\$4,225,000	\$3,130,000	\$3,040,000	-\$90,000	60.00%	\$3,375,000	\$245,000	55.59%	\$3,375,000	55.59%
	\$1,000,000	\$100,000	-\$900,000		\$100,000	-\$100,000		\$100,000	
	\$1,080,000	\$1,080,000	\$80,000		\$1,080,000	\$80,000		\$1,080,000	
<b>\$4,225,000</b>	<b>\$4,130,000</b>	<b>\$4,220,000</b>	<b>\$90,000</b>	<b>51.94%</b>	<b>\$4,555,000</b>	<b>\$425,000</b>	<b>48.12%</b>	<b>\$4,555,000</b>	<b>48.12%</b>
		\$226,200	\$226,200		\$226,200	\$226,200		\$226,200	
<b>\$5,661,185</b>	<b>\$4,450,000</b>	<b>\$4,880,767</b>	<b>\$430,767</b>	<b>54.81%</b>	<b>\$5,140,246</b>	<b>\$690,246</b>	<b>52.41%</b>	<b>\$5,140,246</b>	<b>52.41%</b>
\$343,840	\$140,000	\$85,960	-\$54,040	80.00%	\$85,960	-\$54,040	80.00%	\$85,960	80.00%
\$40,000	\$40,000	\$10,000	-\$30,000	80.00%	\$10,000	-\$30,000	80.00%	\$10,000	80.00%
<b>\$383,840</b>	<b>\$180,000</b>	<b>\$95,960</b>	<b>-\$84,040</b>	<b>80.00%</b>	<b>\$95,960</b>	<b>-\$84,040</b>	<b>80.00%</b>	<b>\$95,960</b>	<b>80.00%</b>
\$6,153,380	\$920,000	\$3,076,690	\$2,156,690	60.00%	\$1,538,345	\$618,345	80.00%	\$1,538,345	80.00%
\$6,153,380	\$920,000	\$3,076,690	\$2,156,690	64.60%	\$2,538,345	\$1,618,345	70.80%	\$2,538,345	70.80%
\$200,000	\$200,000	\$100,000	-\$100,000	60.00%	\$100,000	-\$100,000	80.00%	\$100,000	80.00%
\$973,473		\$486,737	-\$486,737	60.00%	\$243,368	-\$243,368	80.00%	\$243,368	80.00%
<b>\$7,326,853</b>	<b>\$920,000</b>	<b>\$3,663,427</b>	<b>\$2,743,427</b>	<b>63.94%</b>	<b>\$2,831,713</b>	<b>\$1,911,713</b>	<b>72.12%</b>	<b>\$2,831,713</b>	<b>72.12%</b>
<b>\$7,710,693</b>	<b>\$1,100,000</b>	<b>\$3,759,387</b>	<b>\$2,659,387</b>	<b>64.66%</b>	<b>\$2,927,673</b>	<b>\$1,827,673</b>	<b>72.48%</b>	<b>\$2,927,673</b>	<b>72.48%</b>
\$693,160	\$180,000	\$173,290	-\$6,710	80.00%	\$173,290	-\$6,710	80.00%	\$173,290	80.00%
\$1,440,000	\$270,000	\$360,000	-\$90,000	80.00%	\$360,000	-\$90,000	80.00%	\$360,000	80.00%
<b>\$2,133,160</b>	<b>\$450,000</b>	<b>\$533,290</b>	<b>\$83,290</b>	<b>80.00%</b>	<b>\$533,290</b>	<b>\$83,290</b>	<b>80.00%</b>	<b>\$533,290</b>	<b>80.00%</b>
\$10,640,000	\$2,400,000	\$5,320,000	\$2,920,000	60.00%	\$2,660,000	-\$260,000	80.00%	\$2,660,000	80.00%
\$10,640,000	\$2,400,000	\$5,320,000	\$2,920,000	62.27%	\$800,000	-\$800,000		\$800,000	
		\$100,000	-\$100,000	60.00%	\$50,000	-\$50,000	80.00%	\$50,000	80.00%
\$1,579,200		\$789,600	-\$789,600	60.00%	\$394,800	-\$394,800	80.00%	\$394,800	80.00%
<b>\$12,419,200</b>	<b>\$2,400,000</b>	<b>\$6,209,600</b>	<b>\$3,809,600</b>	<b>61.96%</b>	<b>\$3,904,800</b>	<b>\$1,504,800</b>	<b>76.08%</b>	<b>\$3,904,800</b>	<b>76.08%</b>
<b>\$14,552,360</b>	<b>\$2,850,000</b>	<b>\$6,742,890</b>	<b>\$3,892,890</b>	<b>64.49%</b>	<b>\$4,438,090</b>	<b>\$1,588,090</b>	<b>76.63%</b>	<b>\$4,438,090</b>	<b>76.63%</b>

on and Right-of-Way estimates shown are based on cost / LF of College - Phase I, inflated to letting year