



**GOSHEN REDEVELOPMENT COMMISSION**  
**AGENDA FOR THE REGULAR MEETING OF May 13, 2025**

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

The Goshen Redevelopment Commission will meet on May 13, 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**

**Resolutions**

- Resolution 11-2025 – Amendment #1 to the Project Coordination Contract with the State of Indiana for the College Avenue Auxiliary Lanes Project
- Resolution 12-2025 – Resolution of the Goshen Redevelopment Commission Adopting an Electronic Meetings Policy to Allow Members of the Redevelopment Commission to Participate in Meetings by an Electronic Means of Communication

**5. DISCUSSION**

Blackport Drive Reconstruction

College Avenue Phase 1 Funding Meeting Summary

**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 – June, 10, 2025, at 3:00 p.m.

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of April 8, 2025**

The Goshen Redevelopment Commission met in a regular meeting 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.

### **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 and Colin Yoder  
Absent: Bradd Weddell

### **CHANGES TO THE AGENDA**

Commission President Graber stated that there was a request to add the following resolutions to the agenda:

Resolution 08-2025 – Resolution Amending Declaratory Resolution of the Goshen Redevelopment Commission for the Southeast Economic Development Area

Resolution 09-2025 – Resolution Amending Declaratory Resolution of the Goshen Redevelopment Commission for the Consolidated River Race/US 33 Economic Development Area

Resolution 10-2025 – Resolution Amending Declaratory Resolution 13-2018 of the Goshen Redevelopment Commission for the Lippert/Dierdorff Economic Development Area

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to add Resolutions 08-2025, 09-2025 and 10-2025 to the agenda.

**The motion was adopted unanimously.**

### **APPROVAL OF MINUTES**

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve the minutes of the March 8, 2025, regular meeting.

**The motion was adopted unanimously.**

### **REQUESTS**

#### **a. Request approval of Amendment No. 1 for City of Goshen Lawn Services**

Becky Hutsell, Redevelopment Director, this is a continuance of a contract with Yard Sharks – one change in the 600-700 block of Lincoln Ave which Niblock will be using as material storage for the Lincoln/Steury Reconstruction Project.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve Amendment No. 1 for City of Goshen Lawn Services.

**The motion was adopted unanimously.**

#### **b. Request to add sidewalk to the Century Drive Reconstruction as a bid alternative**

Andrew Lund, Engineering Project Manager, Engineering is presenting the inclusion of sidewalk as a bid alternative for the Century Drive roadway reconstruction project. Mr. Lund explained the sidewalk location. A sidewalk was not originally included in the scope of the project, as an existing curb is acceptable. Given the full reconstruction of the roadway, engineering staff see this as an opportunity to provide more pedestrian connectivity. JPR believes they would be able to add the sidewalk design work within their existing budget.

Questions and comments between Commission members and staff regarding the cost and the necessity of the sidewalk in a commercial area. Discussion about breaking up the sidewalks into two different projects.

A motion was made by Commissioner Hessel and seconded by Commissioner Graber to approve adding sidewalk to the Century Drive Reconstruction project as a bid alternative

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

Ayes: Garber, Hessel, Yoder

Nays: Graber, Weddell

The motion passed with 3 votes in favor and 2 against.

**c. Request to approve amendments to the existing TIF areas**

Becky Hutsell, Redevelopment Director, explained the resolutions. Extending the timeline so later additions have the same full timeline. A memo was provided in the packet from Baker Tilly summarizing the TIF's.

**Resolution 08-2025** – Resolution Amending Declaratory Resolution of the Goshen Redevelopment Commission for the Southeast Economic Development Area

Becky Hutsell, Redevelopment, explained the additions to the TIF including the housing area, timeline extensions as well as 3 parcels for Southeast housing.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 08-2025.

**The motion was adopted unanimously.**

**Resolution 09-2025** – Resolution Amending Declaratory Resolution of the Goshen Redevelopment Commission for the Consolidated River Race/US 33 Economic Development Area

Becky Hutsell, Redevelopment Director, extending the deadline to full life span of the TIF and adding parcels shown in red in the memo.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 09-2025.

**The motion was adopted unanimously.**

**Resolution 10-2025** – Resolution Amending Declaratory Resolution No. 13-2018 of the Goshen Redevelopment Commission for the Lippert/Dierdorff Economic Development Area

Becky Hutsell, Redevelopment Director, adding public safety and educational as expenditures in the plan.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 10-2025.

The motion was adopted unanimously.

### **UPDATE**

College Avenue Phase 1 Construction Cost update

Andrew Lund, Engineering Project Manager, he explained the process of requesting additional funding and why additional funding was not requested in November which was influenced by the expectation that the change could later be resubmitted as a TTAC modification or amendment. MACOG has confirmed that the request is under consideration alongside others.

Comments and discussion regarding the application process, submittal timing, additional funding request and the possibility of being granted additional funding. the application process, responsibility A meeting was requested with American Structurepoint and MACOG for further discussions. Commissioner Weddell and Commissioner Hessel agreed to be part of the meeting.

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

A motion was made by Commissioner Graber and seconded by Commissioner Weddell to amend the Register of Claims to a new total of \$509,074.80.

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

The motion was adopted unanimously.

### **MONTHLY REDEVELOPMENT STAFF REPORT**

Becky Hutsell, Redevelopment Director, updates were made as requested at last month's meeting for the College Avenue Projects. A table included in the staff report covers all phases of the project.

### **OPEN FORUM**

Commissioner Weddell inquired about the status of the downtown vaults. Bodie Steglemann, City Attorney, stated a decision was made to treat it as unsafe property and go through similar enforcement. Letters have been sent to the property owners.

Dustin Sailor, Director of Public Works, no formal policy but if the property owner constructs the wall that will then isolate their property from the public right of way, the city will then fill and replace the sidewalk.

Questions regarding noncompliance from property owners.

Commissioner Hessel inquired about 208 & 210 West Washington Street and Ms. Hutsell responded that all utilities have been disconnected, and homes are ready to be demolished.

Commissioner Garber stated as a local business owner along Lincoln Avenue that Niblock has been great to work with. He inquired about NIPSCO and Cherry Creek. Ms. Hutsell responded that

NIPSCO is indicating they do not have the capacity in their current infrastructure for the development. Cherry Creek and staff are working to find other resolutions.

Ida Short, Goshen resident, asked about the vault timeline from when the letter is received by the property owner and when repair needs to be made. She shared that her business is a short stack press at 213 S Main Street with an entrance off the alley. She also stated her support for the sidewalk in the Century Drive Reconstruction project. Supports all sidewalk connections.

#### **ANNOUNCEMENTS**

It was announced that the next regular meeting is scheduled for May 13, 2025, at 3:00 p.m.

#### **ADJOURNMENT**

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

The motion was adopted unanimously.

The regular meeting was adjourned at 4:17 p.m.

**APPROVED** on May 13, 2025

**GOSHEN REDEVELOPMENT COMMISSION**

---

Brian Garber, President

---

Jonathan Graber, Secretary

**RESOLUTION 11-2025**

**Amendment #1 to the Project Coordination Contract  
with the State of Indiana  
for the College Auxiliary Lanes Project**

WHEREAS the City of Goshen and the State of Indiana entered into a Project Coordination Contract dated March 9, 2020, for federal funds for the design, right-of-way acquisition, and construction of two-way left turn lanes on College Avenue from US 33 to the Norfolk-Southern Railroad (hereinafter referred to as the "Project").

WHEREAS it is necessary to amend the Project Coordination Contract dated March 9, 2020 to expand the Project scope to include a bike/pedestrian bridge over the Horn Ditch, and to reflect additional federal funding allocated to the Project as expanded.

WHEREAS the maximum amount of federal aid funds allocated to the Project is dependent upon the Metropolitan Planning Organization's current Transportation Improvement Program (TIP) allocation. As of March 26, 2025, the maximum amount in federal aid funds allocated is \$4,502,266 according to the TIP dated February 15, 2025.

WHEREAS Goshen Redevelopment Commission will continue to fund the City's share of cost for this Project, including any cost in excess of the City's twenty percent (20%) of eligible Project costs which are not covered by federal funds.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves the terms and conditions of Amendment #1 to the Project Coordination Contract with the State of Indiana for the College Avenue Auxiliary Lanes Project attached to and made a part of this resolution.

BE IT FURTHER RESOLVED that Mayor Gina M. Leichty is authorized to execute Amendment #1 to the Project Coordination Contract on behalf of the City of Goshen and Goshen Redevelopment Commission.

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

Goshen Redevelopment Commission

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary

**AMENDMENT #1 TO THE  
INDIANA DEPARTMENT OF TRANSPORTATION  
LOCAL PUBLIC AGENCY PROJECT COORDINATION CONTRACT**

**CFDA #: 20.205**

## RECITALS

1. **Attachment A of the Contract is deleted in its entirety and is hereby substituted with Attachment A-1.**
2. **Attachment D of the Contract is deleted in its entirety and is hereby substituted with Attachment D-1**
3. Section V. of the Contract is amended in its entirety to read as follows:



**SECTION V TERM AND SCHEDULE.**

- A. If the LPA has the plans, special provisions, and cost estimate (list of pay items, quantities, and unit prices) for the Project ready such that federal funds can be obligated (INDOT obligates the funds about 7 weeks before the date bids are opened for the construction contract), between July 1, 2025 and June 30, 2026, INDOT will make the federal funds shown in section I.B. of Attachment D-1 available for the Project, provided the Project is eligible, and provided the federal funds shown in section I.B. of Attachment D-1 are available.
  - B. In the event that federal funds for the Project are not obligated during the time listed in section V.A, but the LPA has the plans, special provisions, and cost estimate for the Project ready such that federal funds can be obligated between July 1, 2026 and June 30, 2028 INDOT will schedule the contract for letting, provided the Project is eligible, and provided the federal funds shown in section I.B. of Attachment D-1 are available.
  - C. In the event that federal funds for the Project are not obligated during the period listed in section V.A. or section V.B, the federal funds allocated to the Project may be obligated in the fiscal year chosen by INDOT or the federal funds allocated to the Project will lapse.
  - D. If the Program shown on Attachment A-1 is Group I or Group II, Sections V.A, V.B and V.C do not apply, but will be obligated according to the fiscal year programmed in the most current MPO TIP, provided the MPO funding is within their fiscal year allocation or within the agreed upon use of the MPO's prior year balances.
4. All other matters previously agreed to and set forth in the original Contract and not affected by this Amendment shall remain in full force and effect.

**THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK**



#### **Non-Collusion and Acceptance**

The undersigned attests, subject to the penalties for perjury, that the undersigned is the LPA, or that the undersigned is the properly authorized representative, agent, member or officer of the LPA. Further, to the undersigned's knowledge, neither the undersigned nor any other member, employee, representative, agent or officer of the LPA, directly or indirectly, has entered into or offered any sum of money or other consideration for the execution of this Contract other than that which appears upon the face hereof. Furthermore, if the undersigned has knowledge that a state officer, employee, or special state appointee, as those terms are defined in IC § 4-2-6-1, has a financial interest in the Contract, the LPA attests to compliance with the disclosure requirements in IC § 4-2-6-10.5

#### **Agreement to Use Electronic Signatures**

I agree, and it is my intent, to sign this Contract by accessing State of Indiana Supplier Portal using the secure password assigned to me and by electronically submitting this Contract to the State of Indiana. I understand that my signing and submitting this Contract in this fashion is the legal equivalent of having placed my handwritten signature on the submitted Contract and this affirmation. I understand and agree that by electronically signing and submitting this Contract in this fashion I am affirming to the truth of the information contained therein. I understand that this Contract will not become binding on the State until it has been approved by the Department of Administration, the State Budget Agency, and the Office of the Attorney General, which approvals will be posted on the Active Contracts Database:

<https://secure.in.gov/apps/idoa/contractsearch/>.

**In Witness Whereof**, the LPA and the State have, through their duly authorized representatives, entered into this Contract. The parties, having read and understood the foregoing terms of this Contract, do by their respective signatures dated below agree to the terms thereof.

#### **CITY OF GOSHEN**

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

#### **Indiana Department of Transportation**

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

	Electronically Approved by: Department of Administration  By: _____ (for) Brandon Clifton, Commissioner
Electronically Approved by: State Budget Agency  By: _____ (for) Chad Ranney, State Budget Director	Electronically Approved as to Form and Legality: Office of the Attorney General  By: _____ (for) Theodore E. Rokita, Attorney General

**ATTACHMENT A-1  
PROJECT DESCRIPTION**

Des. No.: **1900739**  
Program: **Group II**  
Type of Project: **Auxiliary Lanes, Two-way Left Turn Lanes**  
Location: **College Ave from US 33 to NS Railroad Line (East Entrance of parking lot)**

A general scope/description of the Project is as follows:

**Auxiliary lanes, two-way left Turn lanes on College Ave from US 33 to NS Railroad Line (East Entrance of parking lot) in the City of Goshen, Indiana.**

Des No.: **2101631**  
Program: **Group II – VRU – HSIP Special Rule**  
Type of Project: **Bike/Pedestrian Facilities**  
Location: **Pedestrian Bridge over Horn Ditch**

A general scope/description of the Project is as follows:

**Bike/Pedestrian Facilities for Pedestrian Bridge over Horn Ditch in the City of Goshen, Indiana**

**ATTACHMENT D-1**  
**PROJECT FUNDS**

**I. Project Costs.**

- A. This contract is just for the one (1) phase checked below:

\_\_\_\_\_ Preliminary Engineering or  
\_\_\_\_\_ Right-of-Way or  
\_\_\_\_\_ Construction

Otherwise, this contract covers all phases.

- B. If the Program shown on Attachment A-1 is receiving **Group II** federal-aid funds for the project, the LPA is allocated the funds through the MPO as written in their fiscally constrained TIP. Any adjustments (positive or negative) to the dollar amount listed in the TIP, or any increase or decrease in the funding from a prior year, authorized by the MPO that may not be reflected in the current TIP, are hereby considered adjustments to the contract between the LPA and INDOT, as the MPO must maintain fiscal constraint for all projects listed. Federal funds made available to the LPA by INDOT will be used to pay **80%** of the eligible Project costs. The maximum amount of federal-aid funds allocated to the Project is dependent upon the current TIP allocation. As of this date, **March 26, 2025**, the maximum amount according to the TIP dated **February 15, 2025**, is **\$4,238,460.00 for Des No. 1900739 and \$263,806.00 for Des No. 2101631 totaling \$4,502,266.00**. The most current MPO TIP page, or MPO authorization, is uploaded into INDOT's Scheduling Project Management System (SPMS).

**OR**

Federal-aid Funds made available to the LPA by INDOT will be used to pay % of the eligible Project costs. The maximum amount of federal funds allocated to the project is \$.

- C. The LPA understands and agrees that it is INDOT's policy to only allow non-discretionary changes to a Project scope after bidding. Changes to the Project scope after bidding that are by the choice of the LPA and are not required to complete the Project will not be eligible for federal-aid funds and must be funded 100% locally.
- D. The LPA understands and agrees that the federal-aid funds allocated to the Project are intended to accomplish the original scope of the Project as designed. If the Project bid prices are lower than estimated, the LPA may not utilize those federal-aid funds and the remaining balance of federal-aid funds will revert back to the Local Program.
- E. If the Program shown on Attachment A-1 is Group I or Group II, Section E. does not apply. If the Project bid prices are lower than estimated, the LPA may not utilize those federal-aid funds and the remaining balance of federal-aid funds will revert back to the MPO.
- F. The remainder of the Project cost shall be borne by the LPA. For the avoidance of doubt, INDOT shall not pay for any costs relating to the Project unless the PARTIES have agreed in a document (which specifically references section I.D. of Attachment D-1 of this contract) signed by an authorized representative of INDOT, the Indiana Department of Administration, State Budget Agency, and the Attorney General of Indiana.

- G.** Every project must have a project end date based upon the reasonable timeframe for the project phase to be completed. If a project end date lapses, the project is no longer eligible for federal reimbursement in accordance with 2 CFR 200. See <https://www.in.gov/indot/2833.htm>.
- H.** Costs will be eligible for FHWA participation provided that the costs:
- (1) Are for work performed for activities eligible under the section of title 23, U.S.C., applicable to the class of funds used for the activities;
  - (2) Are verifiable from INDOT's or the LPA's records;
  - (3) Are necessary and reasonable for proper and efficient accomplishment of project objectives and meet the other criteria for allowable costs in the applicable cost principles cited in 49 CFR section 18.22;
  - (4) Are included in the approved budget, or amendment thereto; and
  - (5) Were not incurred prior to FHWA authorization.

## **II. Billings.**

### **A. Billing:**

- (1) When INDOT awards and enters into a contract (i.e., construction, utility, and/or railroad) on behalf of the LPA, INDOT will invoice the LPA for its share of the costs. The LPA shall pay the invoice within thirty (30) calendar days from date of INDOT's billing.
- (2) The LPA understands time is of the essence regarding the Project timeline and costs and delays in payment may cause substantial time delays and/or increased costs for the Project.
- (3) If the LPA has not paid the full amount due within sixty (60) calendar days past the due date, INDOT shall be authorized to cancel all contracts relating to this Contract, including the contracts listed in II.A.1 of Attachment D-1 and/or proceed in accordance with I.C. 8-14-1-9 to compel the Auditor of the State of Indiana to make a mandatory transfer of funds from the LPA's allocation of the Motor Vehicle Highway Account to INDOT's account.
- (4) Federal funds on projects which have not been billed for a twelve (12) month period are considered inactive and must be removed from the project in accordance with 2 CFR 200. To receive federal funding within the twelve (12) month period, INDOT must receive a billing within nine (9) months. See <https://www.in.gov/indot/2833.htm>

## **III. Repayment Provisions.**

If for any reason, INDOT is required to repay to FHWA the sum or sums of federal funds paid to the LPA or on behalf of the LPA under the terms of this Contract, then the LPA shall repay to INDOT such sum or sums within thirty (30) days after receipt of a billing from INDOT. If the LPA has not paid the full amount due within sixty (60) calendar days past the due date, INDOT may proceed in accordance with I.C. 8-14-1-9 to compel the Auditor of the State of Indiana to make a mandatory transfer of funds for the LPA's allocation of the Motor Vehicle Highway Account to INDOT's account until the amount due has been repaid.



**Engineering Department  
CITY OF GOSHEN**

204 East Jefferson Street, Suite 1 • Goshen, IN 46528-3405

Phone (574) 534-2201 • Fax (574) 533-8626 • TDD (574) 534-3185  
engineering@goshencity.com • www.goshenindiana.org

## **MEMORANDUM**

TO: Redevelopment

FROM: Goshen Engineering Department

RE: **CHANGE ORDER NO. 6 FOR COUNTY COURTS CONSOLIDATION  
ROADWAY IMPROVEMENTS  
(JN: 2021-0014)**

DATE: April 24, 2025

---

**Attached, find Change Order No. 6 for the County Courts Consolidation Roadway Improvements project.**

**Temporary epoxy striping was necessary during the colder months until conditions allow permanent striping to be installed as designed. A change order amount of \$2,442.36 covers the cost for the unanticipated work.**

**At the roundabout it is highly recommended a colored concrete border be installed as a visual indicator. A change order amount for \$10,522.50 is needed for the material and cleanup.**

**The original contract amount was \$4,165,762.30. The concrete color additive and temporary epoxy striping will increase the contract by \$12,994.86, for a revised contract amount of \$4,270,817.78. With approval of these changes, the total project cost will have been amended by 2.52%.**

**Requested motion: Move to approve Change Order No. 6 for the concrete color additive and the temporary epoxy striping that was installed for an increase of \$12,994.86.**

## RESOLUTION 12-2025

### **Resolution of the Goshen Redevelopment Commission Adopting an Electronic Meetings Policy to Allow Members of the Redevelopment Commission to Participate in Meetings by an Electronic Means of Communication**

WHEREAS I.C. 5-14-1.5-3.5 allows a member of the governing body of a political subdivision who is not physically present at a meeting of the governing body to participate in a meeting by any electronic means of communication that:

- A. Allows all participating members of the governing body to simultaneously communicate with each other; and
- B. Allows the public to simultaneously attend and observe the meeting, except for a meeting held in executive session.

WHEREAS the governing body must adopt a written policy establishing the procedures that apply to a member's participation in a meeting by an electronic means of communication, which may include procedures that are more restrictive than the procedures established by I.C. 5-14-1.5-3.5.

WHEREAS Goshen Common Council Resolution 2024-03 adopts an Electronic Meetings Policy to allow members of the Common Council to participate in meetings by electronic means of communication. The Common Council Electronic Meetings Policy also applies to all other governing bodies of the City of Goshen, excluding the Board of Aviation Commissioners, until such time as such other governing bodies adopt a substantially similar policy.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission adopts the following Electronic Meetings Policy:

#### **Section 1. Attendance at Meetings of the Goshen Redevelopment Commission by Electronic Means of Communication**

- A. A member of the Redevelopment Commission ("Commission") who is not physically present at a meeting of the Commission may participate in the meeting of the Commission by any electronic means of communication that:
  - 1. allows all participating members of the Commission to simultaneously communicate with each other; and
  - 2. allows the public to simultaneously attend and observe the meeting, except for a meeting held in executive session.
- B. The following conditions apply to a Redevelopment Commission member not physically present at a meeting of the Commission but participating in the meeting of the Commission by an electronic means of communication:
  - 1. At least fifty percent (50%) of the Commission members must be physically present at a meeting at which a member may participate by an electronic means of communication.
  - 2. All votes taken during a meeting at which at least one (1) member participates by an electronic means of communication must be taken by roll call vote.
  - 3. Subject to Section 2, paragraph C, a member who participates in a meeting by an electronic means of communication may participate in final action only if the member can be seen and heard.



4. Subject to Section 2, paragraph C, a member who participates by an electronic means of communication shall be considered present for purposes of establishing a quorum.

## **Section 2. Limitations**

- A. A member of the Redevelopment Commission may not attend more than two (2) meetings in a calendar year by an electronic means of communication, unless the member's electronic participation is due to:
  1. military service;
  2. illness or other medical condition;
  3. death of a relative; or
  4. an emergency involving actual or threatened injury to persons or property.
- B. A member of the Redevelopment Commission may attend two (2) consecutive meetings ("a Set of Meetings") by an electronic means of communication; however, a member must physically attend, in person, at least one (1) meeting between a Set of Meetings that the member attends by an electronic means of communication, unless the member's absence is due to:
  1. military service;
  2. illness or other medical condition;
  3. death of a relative; or
  4. an emergency involving actual or threatened injury to persons or property.
- C. A member of the Redevelopment Commission may not participate in a meeting by an electronic means of communication at which the Commission may take final action, as applicable to the governing body, to:
  1. adopt a budget;
  2. make a reduction in personnel;
  3. initiate a referendum;
  4. establish or increase a fee;
  5. establish or increase a penalty;
  6. exercise the governing body's eminent domain authority; or
  7. establish, raise, or renew a tax.

## **Section 3. Technological Failure**

A technological failure in an electronic means of communication that disrupts or prevents:

- A. the simultaneous communication between a member who is not physically present at the meeting and the Redevelopment Commission; or
- B. a member of the public who is not present at the meeting from attending and observing the meeting;

does not prevent the Redevelopment Commission from conducting the meeting or affect the validity of an action taken by the Commission at the meeting if the sum of the Commission members physically present at the meeting



and the Commission members participating by electronic communication without technological failure satisfy the quorum and (if a final action is taken) the voting requirements of the Redevelopment Commission.

#### **Section 4. Minutes or Memoranda**

The minutes or memoranda of a meeting at which any member of the Redevelopment Commission participates by an electronic means of communication must:

- A. identify each member who:
  - 1. was physically present at the meeting;
  - 2. participated in the meeting by using any electronic means of communication; and
  - 3. was absent; and
- B. identify the electronic means of communication by which:
  - 1. members participated in the meeting; and
  - 2. the public attended and observed the meeting, if the meeting was not an executive session.

#### **Section 5. Declared Emergencies**

- A. Members are not required to be physically present for a meeting of the Redevelopment Commission during such time when following authorities have declared a disaster emergency and the disaster emergency remains in effect:
  - 1. the governor under I.C. 10-14-3-12; or
  - 2. the mayor under I.C. 10-14-3-29,to the extent allowed by I.C. 5-14-1.5-3.7.
- B. Members may participate in a meeting during a declared disaster emergency by an electronic means of communication provided that:
  - 1. At least a quorum of the members participates in the meeting by an electronic means of communication or in person.
  - 2. The public may simultaneously attend and observe the meeting unless the meeting is an executive session.
- C. The minutes or memoranda of the meeting must comply with requirements for meetings where members are allowed to attend by an electronic means of communication.
- D. All votes taken during a meeting at which at least one member participates by an electronic means of communication must be taken by roll call vote.

#### **Section 6. Definitions**

The definitions found in I.C. 5-14-1.5-2, as amended, shall apply to this policy.

**Section 7. Application**

The policy adopted by this resolution shall be known as the “Electronic Meetings Policy” of the Goshen Redevelopment Commission and it shall apply to meetings of the Redevelopment Commission.

**Section 8. Intent of Policy**

- A. It is the intent of this policy to comply with the provisions of I.C. 5-14-1.5-3.5 and I.C. 5-14-1.5-3.7, as each may be amended from time to time, to allow for a member of the Redevelopment Commission who is not physically present at a meeting to participate by any electronic means of communication. In the event that I.C. 5-14-1.5-3.5 and I.C. 5-14-1.5-3.7 are amended or repealed, then this policy shall be amended to comply with said amended statutory provisions.
- B. This resolution incorporates by reference the provisions of I.C. 5-14-1.5-3.5 and I.C. 5-14-1.5-3.7, as each may be amended from time to time; however, the more restrictive provisions of this resolution shall govern.

**Section 9. Effective Date**

This resolution shall be effective from and after adoption.

PASSED and ADOPTED by the Goshen Redevelopment Commission on \_\_\_\_\_, 2025.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Department of Community Development  
CITY OF GOSHEN**

204 East Jefferson Street, Suite 2 • Goshen, IN 46528-3405

Phone (574) 537-3824 • Fax (574) 533-8626 • TDD (574) 534-3185  
communitydevelopment@goshencity.com • www.goshenindiana.org

# Memorandum

---

TO: Redevelopment Commission

FROM: Becky Hutsell, Redevelopment Director

RE: College Avenue – Phase I Funding Meeting Summary

DATE: May 13, 2025

---

As requested at last month's RDC meeting, a meeting was held with American Structurepoint (ASI) on May 2<sup>nd</sup> to discuss the ongoing questions regarding the funding situation with College Avenue – Phase I. MACOG Director James Turnwald was also invited to the meeting to help answer questions and provide a summary of how their funding processes work. A summary of the meeting discussion is attached for your review. Commissioners Hessel and Weddell were in attendance and can provide additional comment during the meeting.

## **Meeting Summary:**

### **Transportation Funding and Project Development Overview**

**Date:** May 2, 2025

**Time:** 8:00 AM

**Location:** Annex Conference Room

**Attendees:**

- James Turnwald – Michiana Area Council of Governments (MACOG)
  - Scott Crites & Tyler Nix – American Structurepoint
  - Megan Hessel & Brett Weddell – Goshen Redevelopment Commission
  - Dustin Sailor & Andrew Lund – Goshen Engineering Department
  - Mayor Gina Leichty – City of Goshen
  - Becky Hutsell – Director, Goshen Redevelopment
- 

#### **Purpose of the Meeting**

Becky Hutsell clarified that the intent of the meeting was to provide a high-level overview of the LPA transportation funding process for Redevelopment Commission members in attendance — especially those unfamiliar with the unique and non-standard workflows involved. James Turnwald was invited to explain MACOG's role and process for allocating transportation project funding.

---

#### **MACOG's Transportation Funding Process**

##### **Federal Transportation Dollars Overview**

- MACOG manages about \$16 million in transportation funds annually. This funding is not cash but an accounting allocation available for use within designated urbanized areas. MACOG fiscal year is July 1<sup>st</sup> – June 30<sup>th</sup>.
- The money is divided among cities including South Bend, Mishawaka, Elkhart, Goshen, and more urbanized portions of Elkhart County, using a rough geographic boundary that follows the US 20 Bypass and loops around Goshen and into Bristol.

##### **TIP (Transportation Improvement Program)**

- The TIP is a federally required 5-year planning document showing where every dollar of federal transportation money is allocated across the region.
  - It includes both MACOG-managed MPO funds and those distributed directly by INDOT.
- 

#### **Project Selection and Scheduling**

##### **Call for Projects**

- MACOG holds a “Call for Projects” roughly every two years, usually in the fall of even-numbered years (e.g., 2024).

- These calls invite municipalities to propose new transportation projects that will be programmed 7–8 years out, i.e., projects proposed in 2024 might be constructed around 2031–2032.
- Projects are selected based on scoring and alignment with regional priorities.

### **Project Phases**

Projects typically include three main phases:

1. Preliminary Engineering
2. Right-of-Way Acquisition
3. Construction

Additional sub-phases may include geotechnical work, environmental studies, and construction inspection.

---

### **Funding Structure and Agreement Process**

#### **Matching Requirements**

- The standard match is 80% federal / 20% local, though some specific programs may fund up to 100%.
- Local matches are the responsibility of the submitting municipality.

#### **INDOT as the Funding Pass-Through**

- Funds are funneled through the Indiana Department of Transportation (INDOT), not MACOG directly.
- Technical agreements are signed between the City of Goshen and INDOT, making INDOT the legal entity receiving and disbursing the federal funds.

---

### **Challenges and Risk Management**

#### **Cost Overruns and Scope Changes**

- Projects often evolve beyond their original scope, and cost estimates made early in the process rarely hold over time.
- Inflation, design modifications, or unforeseen site conditions commonly lead to budget increases.

#### **MACOG's Role in Mitigating Risk**

- MACOG aims to help municipalities maintain the 80/20 match, though this cannot be guaranteed in all cases.
- The agency communicates closely with local staff (e.g., Andrew Lund, Dustin Sailor, Scott Crites, and INDOT representatives) to review budgets, timelines, and needs.

### **Federal Accountability**

- If federal money is spent on a project that is not completed, the city may be required to return funds. This is taken seriously to avoid future financial and reputational risks.
  - James emphasized the goal is always to “finish what we started” to ensure public benefit and federal compliance.
- 

### **Internal Coordination and Supplemental Requests**

- In addition to new projects, the fall call also allows for requests for additional funds for existing projects that have experienced cost increases. There was a call in October 2024 but the City did not submit an official project for the cost increases for College Avenue – Phase I as the issue had already been brought to MACOG’s attention and they’re aware of the additional funding need.
  - Internal coordination meetings, held quarterly, include detailed reviews of cost estimates, scope updates, and budget adjustments with project partners including the City, consultants, MACOG and INDOT.
-

## **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 13, 2025, through May 9, 2025**, and finds that entries are allowed in the total amount of **\$768,169.71**.

**APPROVED** on May 13, 2025

---

Brian Garber, President

---

Jonathan Graber, Secretary





# Payable Register

## Payable Detail by Vendor Name

Packet: APPKT02074 - RDC 4/24/25

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

Vendor: [0210420 - AMAZON CAPITAL SERVICES, INC.](#)

Vendor Total: 99.99

<a href="#">1H9L-FTVJ-LKDT</a>	Invoice	5/8/2025	4/8/2025	5/8/2025	4/8/2025	99.99	0.00	0.00	0.00	99.99
SUPPLIES	AP1ST - AP1ST				No					

## Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
SUPPLIES	N/A	0.00	0.00	99.99	0.00	0.00	0.00	99.99

## Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<a href="#">2226-5-00-4290001</a>	REDV OP/OTHER SUPPLIES		99.99	100.00%

Vendor: [0205766 - MY TREE CLIMBER](#)

Vendor Total: 600.00

<a href="#">3118</a>	Invoice	5/8/2025	4/8/2025	5/8/2025	4/8/2025	600.00	0.00	0.00	0.00	600.00
65719 SR 15 TREE REMOVAL	AP1ST - AP1ST				No					

## Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
65719 SR 15 TREE REMOVAL	N/A	0.00	0.00	600.00	0.00	0.00	0.00	600.00

## Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<a href="#">4445-5-00-4390930</a>	SE E.D. TIF/OTHER SVC CHGS		600.00	100.00%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	2	699.99	0.00	0.00	0.00	699.99	0.00	699.99
Grand Total:		699.99	0.00	0.00	0.00	699.99	0.00	699.99

**Account Summary**

Account	Name	Amount
<a href="#">2226-5-00-4290001</a>	REDV OP/OTHER SUPPLIES	99.99
	<b>Total:</b>	<b>99.99</b>

Account	Name	Amount
<a href="#">4445-5-00-4390930</a>	SE E.D. TIF/OTHER SVC CHGS	600.00
	<b>Total:</b>	<b>600.00</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 - ABONMARCHE CONSULTANTS, INCORPORATED</a></b>										<b>Vendor Total: 217,500.00</b>
<a href="#">157376-3</a>	Invoice	5/15/2025	3/31/2025	4/30/2025	3/31/2025	57,700.00	0.00	0.00	0.00	57,700.00
EISENHOWER & CARAGANA CT RECONSTRU... AP1ST - AP1ST						No				
<b>Items</b>										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
EISENHOWER & CARAGANA CT RECONS...	N/A		0.00	0.00	57,700.00	0.00	0.00	0.00	57,700.00	
<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		57,700.00	100.00%						
<a href="#">157847</a>	Invoice	5/15/2025	4/29/2025	5/29/2025	4/29/2025	6,700.00	0.00	0.00	0.00	6,700.00
HAWKS MINOR SUBDIVISION OF LOT A AP1ST - AP1ST						No				
<b>Items</b>										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
HAWKS MINOR SUBDIVISION OF LOT A	N/A		0.00	0.00	6,700.00	0.00	0.00	0.00	6,700.00	
<b>Distributions</b>										
Account Number	Account Name	Project Account Key	Amount	Percent						
<a href="#">4446-5-00-4390930</a>	CONS RR/US33/OTHER SVCS & CHGS		6,700.00	100.00%						
<a href="#">157867</a>	Invoice	5/15/2025	4/29/2025	5/29/2025	4/29/2025	15,000.00	0.00	0.00	0.00	15,000.00
CONSOLIDATED COURTS ROADWAY IMPRO... AP1ST - AP1ST						No				
<b>Items</b>										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
CONSOLIDATED COURTS ROADWAY IM...	N/A		0.00	0.00	15,000.00	0.00	0.00	0.00	15,000.00	
<b>Distributions</b>										
Account Number	Account Name	Project Account Key	Amount	Percent						
<a href="#">4446-5-00-4420000</a>	CONS RR/US33/CAPITAL PROJECT		15,000.00	100.00%						
<a href="#">157868</a>	Invoice	5/15/2025	4/29/2025	5/29/2025	4/29/2025	75,000.00	0.00	0.00	0.00	75,000.00
ENC CHERRY CREEK PHASE 1 AP1ST - AP1ST						No				
<b>Items</b>										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ENC CHERRY CREEK PHASE 1	N/A		0.00	0.00	75,000.00	0.00	0.00	0.00	75,000.00	
<b>Distributions</b>										
Account Number	Account Name	Project Account Key	Amount	Percent						
<a href="#">4445-5-00-4420000</a>	SE E.D. TIF/CAPITAL PROJ		75,000.00	100.00%						
<a href="#">157975</a>	Invoice	5/15/2025	4/30/2025	5/30/2025	4/30/2025	9,200.00	0.00	0.00	0.00	9,200.00
ENC COLLEGE AVE PHASE 3 AP1ST - AP1ST						No				
<b>Items</b>										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ENC COLLEGE AVE PHASE 3	N/A		0.00	0.00	9,200.00	0.00	0.00	0.00	9,200.00	
<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		9,200.00	100.00%						
<a href="#">157978-4</a>	Invoice	5/15/2025	4/30/2025	5/30/2025	4/30/2025	53,900.00	0.00	0.00	0.00	53,900.00
EISENHOWER & CARAGANA RECONSTRUCTI... AP1ST - AP1ST						No				

## Payable Register

Packet: APPKT02263 - RDC 5/15/25

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
EISENHOWER & CARAGANA RECONSTR...	N/A	0.00	0.00	53,900.00	0.00	0.00	0.00	53,900.00		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
<a href="#">4445-5-00-4310502</a>	SE E.D. TIF/CONTR SVCS		53,900.00	100.00%						

Vendor: [0203093 - AMERICAN STRUCTUREPOINT, INC.](#)

Vendor Total: 20,904.50

<a href="#">189194</a>	Invoice	5/15/2025	4/17/2025	5/17/2025	4/17/2025	5,867.50	0.00	0.00	0.00	5,867.50
ENC MARION BRANCH QUIET ZONE		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
ENC MARION BRANCH QUIET ZONE		N/A		0.00	0.00	5,867.50	0.00	0.00	0.00	5,867.50
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
<a href="#">4446-5-00-4310502</a>		CONS RR/US33/CONTRACTUAL SVCS				5,867.50	100.00%			

<a href="#">189197-43</a>	Invoice	5/15/2025	4/17/2025	5/17/2025	4/17/2025	845.00	0.00	0.00	0.00	845.00
ENC COLLEGE AVE RECONSTRUCTION PHASE...		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
COLLEGE AVE RECONSTRUCTION PHASE...		N/A		0.00	0.00	845.00	0.00	0.00	0.00	845.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
<a href="#">4445-5-00-4310502</a>		SE E.D. TIF/CONTR SVCS				845.00	100.00%			

<a href="#">189198-24</a>	Invoice	5/15/2025	4/17/2025	5/17/2025	4/17/2025	14,192.00	0.00	0.00	0.00	14,192.00
ENC COLLEGE AVE RECONSTRUCTION PHASE...		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
ENC COLLEGE AVE RECONSTRUCTION P...		N/A		0.00	0.00	14,192.00	0.00	0.00	0.00	14,192.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
<a href="#">4445-5-00-4310502</a>		SE E.D. TIF/CONTR SVCS				14,192.00	100.00%			

Vendor: [0213533 - BAKER TILLY MUNICIPAL ADVISORS, LLC](#)

Vendor Total: 1,271.25

<a href="#">BTMA32063</a>	Invoice	5/15/2025	4/7/2025	4/7/2025	4/7/2025	1,271.25	0.00	0.00	0.00	1,271.25
ARBITRAGE SERVICES RELATED TO TAX-EXE...		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
ARBITRAGE SERVICES RELATED TO TAX-...		N/A		0.00	0.00	1,271.25	0.00	0.00	0.00	1,271.25
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
<a href="#">4445-5-00-4310502</a>		SE E.D. TIF/CONTR SVCS				1,271.25	100.00%			

Vendor: [0209958 - COMMERCIAL APPRAISAL SERVICES INC.](#)

Vendor Total: 1,850.00

04.22.2025	Invoice	5/15/2025	4/22/2025	5/22/2025	4/22/2025	1,850.00	0.00	0.00	0.00	1,850.00
APPRAISAL OF S 3RD STREET LOTS		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
APPRAISAL OF S 3RD STREET LOTS		N/A		0.00	0.00	1,850.00	0.00	0.00	0.00	1,850.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4446-5-00-4390930		CONS RR/US33/OTHER SVCS & CHGS				1,850.00	100.00%			

Vendor: [0212772 - EGIS BLN USA INC.](#)

Vendor Total: 2,595.63

<a href="#">81056</a>	Invoice	5/15/2025	4/10/2025	5/10/2025	4/10/2025	2,595.63	0.00	0.00	0.00	2,595.63
BLACKPORT DRIVE RECONSTRUCTION	AP1ST - AP1ST	No								

## Payable Register

Packet: APPKT02263 - RDC 5/15/25

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
BLACKPORT DRIVE RECONSTRUCTION	N/A	0.00	0.00	2,595.63	0.00	0.00	0.00	2,595.63		
Distributions										
Account Number	Account Name	Project	Account Key	Amount	Percent					
<a href="#">4446-5-00-4310502</a>	CONS RR/US33/CONTRACTUAL SVCS			2,595.63	100.00%					

Vendor: [0207659 - J. CARNINE & CO.](#)

Vendor Total: 900.00

<a href="#">3607</a>	Invoice	5/15/2025	4/17/2025	5/17/2025	4/17/2025	900.00	0.00	0.00	0.00	900.00
APPAISAL OF S 3RD STREET LOTS		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
APPAISAL OF S 3RD STREET LOTS		N/A		0.00	0.00	900.00	0.00	0.00	0.00	900.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
<a href="#">4446-5-00-4390930</a>		CONS RR/US33/OTHER SVCS & CHGS				900.00	100.00%			

Vendor: [0200463 - JONES PETRIE RAFINSKI CORP.](#)

Vendor Total: 18,331.25

0050918	Invoice	5/15/2025	4/30/2025	5/30/2025	4/30/2025	18,081.25	0.00	0.00	0.00	18,081.25
ENC CENTURY DRIVE RECONSTRUCTION		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
ENC CENTURY DRIVE RECONSTRUCTION		N/A		0.00	0.00	18,081.25	0.00	0.00	0.00	18,081.25
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS				18,081.25	100.00%				

<a href="#">0050968</a>	Invoice	5/15/2025	4/30/2025	5/30/2025	4/30/2025	250.00	0.00	0.00	0.00	250.00
WINONA TRAIL EXTENSION		AP1ST - AP1ST			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
WINONA TRAIL EXTENSION		N/A		0.00	0.00	250.00	0.00	0.00	0.00	250.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
<a href="#">4445-5-00-4310502</a>		SE E.D. TIF/CONTR SVCS				250.00	100.00%			

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

Vendor Total: 499,205.59

12825	Invoice	5/15/2025	4/28/2025	5/28/2025	4/28/2025	265,532.56	0.00	0.00	0.00	265,532.56
LINCOLN STEURY RECONSTRUCTION		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
LINCOLN STEURY RECONSTRUCTION		N/A		0.00	0.00	265,532.56	0.00	0.00	0.00	265,532.56
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
4502-5-00-4440000	ARP/CAPITAL OUTLAYS				265,532.56	100.00%				

12943	Invoice	5/15/2025	4/30/2025	5/30/2025	4/30/2025	233,673.03	0.00	0.00	0.00	233,673.03
10TH & DOUGLAS RECONSTRUCTION		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
10TH & DOUGLAS RECONSTRUCTION		N/A		0.00	0.00	233,673.03	0.00	0.00	0.00	233,673.03
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT				233,673.03	100.00%				

Vendor: [0213646 - RESPONSE MANAGEMENT SERVICES LLC](#)

Vendor Total: 4,911.50

<a href="#">5310</a>	Invoice	5/15/2025	4/26/2025	4/26/2025	4/26/2025	4,911.50	0.00	0.00	0.00	4,911.50
208 W WASHINGTON FUEL OIL REMOVAL	AP1ST - AP1ST	No								

Payable Register

Packet: APPKT02263 - RDC 5/15/25

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code		On Hold							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
208 W WASHINGTON FUEL OIL REMOV...	N/A		0.00	0.00	4,911.50	0.00	0.00	0.00	4,911.50	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
<a href="#">4446-5-00-4420000</a>	CONS RR/US33/CAPITAL PROJECT				4,911.50	100.00%				



Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	18	767,469.72	0.00	0.00	0.00	767,469.72	0.00	767,469.72
Grand Total:		767,469.72	0.00	0.00	0.00	767,469.72	0.00	767,469.72

**Account Summary**

<b>Account</b>	<b>Name</b>	<b>Amount</b>
<a href="#">4445-5-00-4310502</a>	SE E.D. TIF/CONTR SVCS	155,439.50
<a href="#">4445-5-00-4420000</a>	SE E.D. TIF/CAPITAL PROJ	75,000.00
<b>Total:</b>		<b>230,439.50</b>

<b>Account</b>	<b>Name</b>	<b>Amount</b>
<a href="#">4446-5-00-4310502</a>	CONS RR/US33/CONTRACTUAL SVCS	8,463.13
<a href="#">4446-5-00-4390930</a>	CONS RR/US33/OTHER SVCS & CHGS	9,450.00
<a href="#">4446-5-00-4420000</a>	CONS RR/US33/CAPITAL PROJECT	253,584.53
<b>Total:</b>		<b>271,497.66</b>

<b>Account</b>	<b>Name</b>	<b>Amount</b>
<a href="#">4502-5-00-4440000</a>	ARP/CAPITAL OUTLAYS	265,532.56
<b>Total:</b>		<b>265,532.56</b>



# May 2025 Redevelopment Staff Report

---

## 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

## *May 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, landscaping, and overall site cleanup.

### **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

We failed to reach an agreement for the previously developed apartment project at this site. Staff is in the process of updating appraisals with the goal of having a new RFP ready to distribute to interested parties in June.

### **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

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 8 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 this month.

Estimated costs are shown in Table 1 on page 8 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

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 8 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

## *May 2025 Redevelopment Staff Report*

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. The 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.

### 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 actively working on the remaining portion of the project, 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

## *May 2025 Redevelopment Staff Report*

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. The path design is complete and we are awaiting approval of the railroad permit for the new pedestrian crossing just north of Waterford Mills Parkway. Assuming the railroad permit effort can be completed soon, the project could be bid this year for construction this fall.

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

#### PROJECT DESCRIPTION

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.

### **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

## *May 2025 Redevelopment Staff Report*

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 5th 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. However, due to the impacts of recent State legislation, the Annex Renovation project is currently on hold.

## **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 June 2025. Construction will begin 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

Abonmarche has been hired as the consultant for this project. Goal is to bid the project in June 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 this summer 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



## *May 2025 Redevelopment Staff Report*

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 offer of \$218,000 was received and accepted for this property. Closing is currently planned for May 20<sup>th</sup> and the City's profit for the sale will be over \$200,000.