



**GOSHEN REDEVELOPMENT COMMISSION
AGENDA FOR THE REGULAR MEETING OF June 10, 2025**

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

The Goshen Redevelopment Commission will meet on June 10, 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

- a. Resolution 14-2025 - Annual Determination of Excess Assessed Value in the Southeast Allocation Area
- b. Resolution 15-2025 - Annual Determination of Excess Assessed Value in the Consolidated River Race / US 33 Allocation Area
- c. Resolution 16-2025 - Annual Determination of Excess Assessed Value in the Lippert/Dierdorff Allocation Area
- d. Resolution 17-2025 - Annual Determination of Excess Assessed Value in the Indiana Avenue Allocation Area
- e. Resolution 18-2025 - Annual Determination of Excess Assessed Value in the College Avenue Allocation Area

REQUESTS

- f. Request for an Agreement with American Structurepoint for the Madison Street Rail Crossing Modifications

- 5. APPROVAL OF REGISTER OF CLAIMS**
- 6. MONTHLY REDEVELOPMENT STAFF REPORT**
- 7. OPEN FORUM**

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

- 8. ANNOUNCEMENTS**

Next Regular Meeting – July 8, 2025 at 3:00 p.m.

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of May 13, 2025

The Goshen Redevelopment Commission met in a regular meeting 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.

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 Bradd Weddell

Absent: Colin Yoder

CHANGES TO THE AGENDA

Commission President Garber stated there is a request to add two items to the agenda, Resolution 13-2025 – Resolution of the Goshen Redevelopment Commission Adopting a Policy to Provide Public Notice of Meetings and a Request to Approve Change Order No. 6 for the Consolidated Courts Roadway Improvement project.

A motion was made by Commissioner Weddell and Commissioner Graber to amend the agenda as proposed.

The motion was adopted 4-0

APPROVAL OF MINUTES

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

The motion was adopted 4-0

RESOLUTIONS

Resolution 11-2025 – Amendment #1 to the Project Coordination Contract with the State of Indiana for the College Avenue Auxiliary Lanes Project

Becky Hutsell, Redevelopment Director, Amendment No. 1 to include a bike-pedestrian bridge over Horn Ditch. This will ensure safe multi-use trail crossing.

Dustin Sailor, Director of Public Works & Utilities, was in the original scope for the project but did not get into the project description. INDOT is making a separate destination for the bridge/path. The amount is \$263,806.00 which has been counted in the total.

Comments regarding federal funds and the scope of the project and path location.

3:08 Commissioner Yoder entered the meeting.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 11-2025.

The motion was adopted 4-0

Resolution 12-2025 Resolution of the Goshen Redevelopment Commission Adopting an Electronic Meeting Policy to Allow Members of the Redevelopment Commission to Participate in Meeting by an Electronic Means of Communication

Becky Hutsell, Redevelopment Director, this policy is very similar to what the Common Council adopted in January. The main provisions include 50% physical presence, a limit of two remote meetings per year, and roll call votes.

Discussion regarding voting remotely, concerns over technology capabilities, the ability to have effective face to face discussions and attending in person.

Mayor Leichty, spoke regarding the policy and answered questions. She recommends that if the Commission adopts the policy, not to make any amendments so it is consistent across the city.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 12-2025.

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

Ayes:

Nays: Garber, Hessel, Weddell, Yoder

Abstain: Graber

The motion was defeated by a vote of 4-0 with 1 abstention.

Resolution 13-2025 – Resolution of the Goshen Redevelopment Commission Adopting a Policy to Provide Public Notice of Meeting.

Becky Hutsell, Redevelopment Director, this policy enhances clarity and timelines for public meetings. This is a citywide policy.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve Resolution 13-2025.

The motion was unanimously.

REQUESTS

Request to approve Change Order No. 6 for the Consolidated Courts Consolidation Roadway Improvement Project

Becky Hutsell, Redevelopment Director, temporary stripping was necessary during the colder months and conditions now allow for permanent stripping to be installed as designed. At the roundabout, it is highly recommended that a colored concrete border be installed as a visual indicator. The additional cost is \$12,994.86 with a revised contract amount of \$4,270,817.78

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the request to approve Change Order No. 6 for the Consolidated Courts Consolidation Roadway Improvement Project

The motion passed by a vote of 4-1.

DISCUSSION

Blackport Drive Reconstruction

Becky Hutsell, Redevelopment Director, there are a couple options regarding this project.

1. Repay the \$300K and drop the project
2. Finish the environmental documents as a no-build outcome
3. Revise the scope to mill and pave to retain funding

Andrew Lund, Engineering Project Manager, presented a table explaining each option.

After discussion, option #3 was chosen.

College Avenue Phase 1 Reconstruction Phase 1 Funding Meeting Summary

Becky Hutsell, Redevelopment Director, a request was made at last month's meeting to discuss the funding for this project. A meeting was held with staff, two commission members and American Structurepoint. A summary was included in the packet. James Turnwald, MACOG Director, attended and summarized how the funding process works and answered any questions.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the Register of Claims of a total of \$768,169.71

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Myron Grise, Building Commissioner, gave an update on the downtown vaults. The vaults were inspected 5 years ago and are in the process of being inspected again. He explained the process of filling the vaults and the responsibility of the property owner. Answered questions from the commission.

Discussion regarding downtown trees and sidewalk repairs.

OPEN FORUM

Becky Hutsell, Redevelopment Director, the two homes on West Washington Street have been demolished which allows for the expansion of River Race Drive and the parking lot. Have an offer for 65719 State Road 15 and anticipate closing by the 20th. The Century Drive, Eisenhower Drive and Caragana Court project bid in June. Progress on the Cherry Creek NISPCO issue and it appears that NIPSCO will be funding the extension of gas service. Geothermal is also being explored. An invite was sent to Commission members with an invitation to tour the facility at Dairy Farmers on Friday.

Mayor Leichty extended an invitation to commission members to attend the June 3, 2025, Northside neighborhood walkabout.

Dustin Sailor, Director of Public Works & Utilities, shared the progress being made on 10th Street reconstruction.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for June 10, 2025, at 3:00 p.m.

ADJOURNMENT

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

The motion was adopted unanimously.

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

APPROVED on June 10, 2025

GOSHEN REDEVELOPMENT COMMISSION

Brian Garber, President

Jonathan Graber, Secretary

RESOLUTION 14-2025

Annual Determination of Excess Assessed Value In the Southeast Allocation Area

WHEREAS the Goshen Redevelopment Commission (the "Commission") established the Southeast Economic Development Area and Allocation Area.

WHEREAS, I.C. §36-7-14-39(b)(5)(A) requires the Commission to determine, before June 15th of each year, what amount, if any, by which the assessed value of the taxable property in the allocation area for the most recent assessment date minus the based assessed value, when multiplied by the estimated tax rate of the allocation area, will exceed the amount of the assessed value needed to produce the property taxes necessary to make, when due, principal and interest payments on bonds described in I.C. § 36-7-14-39(b)(4) plus the amount necessary for other purposes described in I.C. § 36-7-14-39(b)(4).

WHEREAS, I.C. §36-7-14-39(b)(5)(B) requires that the Commission provide, before June 15th of each year, written notice to the county auditor, the fiscal body of the municipality that established the department of redevelopment, and the officers who are authorized to fix budgets, tax rates, and tax levies under I.C. § 6-1.1-17-5 for each of the other taxing units that is wholly or partly located with the allocation area.

WHEREAS I.C. §36-7-14-39(b)(5)(C) requires that, if the excess assessed value of the taxable property within an allocation area is expected to generate more than two hundred percent (200%) of the amount of allocated tax proceeds necessary to make, when due, principal and interest payments on bond described in I.C. § 36-7-14-39(b)(4) plus the amount necessary for other purposes described in I.C. § 36-7-14-39(b)(4), the Commission provide, before June 15th of each year, to the legislative body of the unit its determination of the excess assessed value that the Commission proposes to allocate to the respective taxing units.

NOW, THEREFORE, BE IT RESOLVED that, pursuant to I.C. §36-7-14-39(b)(5), the Goshen Redevelopment Commission determines that the:

- (A) The assessed value of the taxable property in the Southeast Allocation Area for the most recent assessment date minus the based assessed value, when multiplied by the estimated tax rate of the Southeast Allocation Area, will NOT exceed the amount of the assessed value needed to produce the property taxes necessary to make, when due, principal and interest payments on bonds described in I.C. §36-7-14-39(b)(4) plus the amount necessary for other purposes described in I.C. §36-7-14-39(b)(4).

- (B) There is no excess assessed value of the taxable property in the Southeast Allocation Area to be allocated to the respective taxing units in the manner prescribed by I.C. §36-7-14-39(b)(1).
- (C) There is no excess assessed value of the taxable property in the Southeast Allocation Area expected to generate more than two hundred percent (200%) of the amount of allocated tax proceeds necessary to make, when due, principal and interest payments on bonds described in I.C. §36-7-14-39(b)(4) plus the amount necessary for other purposes described in I.C. §36-7-14-39(b)(4).

BE IT FURTHER RESOLVED that a copy of this resolution shall be provided to the Elkhart County Auditor, the Goshen Common Council, and the officers of the other taxing units that are located wholly or partly within the Southeast Allocation Area.

PASSED and ADOPTED on June 10, 2025

GOSHEN REDEVELOPMENT COMMISSION

President

Secretary

RESOLUTION 15-2025

Annual Determination of Excess Assessed Value In the Consolidated River Race / US 33 Allocation Area

WHEREAS the Goshen Redevelopment Commission (the "Commission") established the Consolidated River Race / US 33 Economic Development Area and Allocation Area.

WHEREAS, I.C. §36-7-14-39(b)(5)(A) requires the Commission to determine, before June 15th of each year, what amount, if any, by which the assessed value of the taxable property in the allocation area for the most recent assessment date minus the based assessed value, when multiplied by the estimated tax rate of the allocation area, will exceed the amount of the assessed value needed to produce the property taxes necessary to make, when due, principal and interest payments on bonds described in I.C. § 36-7-14-39(b)(4) plus the amount necessary for other purposes described in I.C. § 36-7-14-39(b)(4).

WHEREAS, I.C. §36-7-14-39(b)(5)(B) requires that the Commission provide, before June 15th of each year, written notice to the county auditor, the fiscal body of the municipality that established the department of redevelopment, and the officers who are authorized to fix budgets, tax rates, and tax levies under I.C. § 6-1.1-17-5 for each of the other taxing units that is wholly or partly located with the allocation area.

WHEREAS I.C. §36-7-14-39(b)(5)(C) requires that, if the excess assessed value of the taxable property within an allocation area is expected to generate more than two hundred percent (200%) of the amount of allocated tax proceeds necessary to make, when due, principal and interest payments on bond described in I.C. § 36-7-14-39(b)(4) plus the amount necessary for other purposes described in I.C. § 36-7-14-39(b)(4), the Commission provide, before June 15th of each year, to the legislative body of the unit its determination of the excess assessed value that the Commission proposes to allocate to the respective taxing units.

NOW, THEREFORE, BE IT RESOLVED that, pursuant to I.C. §36-7-14-39(b)(5), the Goshen Redevelopment Commission determines that the:

- (A) The assessed value of the taxable property in the Consolidated River Race / US 33 Allocation Area for the most recent assessment date minus the based assessed value, when multiplied by the estimated tax rate of the Consolidated River Race / US 33 Allocation Area, will NOT exceed the amount of the assessed value needed to produce the property taxes necessary to make, when due, principal and interest payments on bonds described in I.C. §36-7-14-39(b)(4) plus the amount necessary for other purposes described in I.C. §36-7-14-39(b)(4).

- (B) There is no excess assessed value of the taxable property in the Consolidated River Race / US 33 Allocation Area to be allocated to the respective taxing units in the manner prescribed by I.C. §36-7-14-39(b)(1).
- (C) There is no excess assessed value of the taxable property in the Consolidated River Race / US 33 Allocation Area expected to generate more than two hundred percent (200%) of the amount of allocated tax proceeds necessary to make, when due, principal and interest payments on bonds described in I.C. §36-7-14-39(b)(4) plus the amount necessary for other purposes described in I.C. §36-7-14-39(b)(4).

BE IT FURTHER RESOLVED that a copy of this resolution shall be provided to the Elkhart County Auditor, the Goshen Common Council, and the officers of the other taxing units that are located wholly or partly within the Consolidated River Race / US 33 Allocation Area.

PASSED and ADOPTED on June 10, 2025

GOSHEN REDEVELOPMENT COMMISSION

President

Secretary

RESOLUTION 16-2025

Annual Determination of Excess Assessed Value In the Lippert/Dierdorff Allocation Area

WHEREAS the Goshen Redevelopment Commission (the "Commission") established the Lippert/Dierdorff Economic Development Area and Allocation Area.

WHEREAS, I.C. §36-7-14-39(b)(5)(A) requires the Commission to determine, before June 15th of each year, what amount, if any, by which the assessed value of the taxable property in the allocation area for the most recent assessment date minus the based assessed value, when multiplied by the estimated tax rate of the allocation area, will exceed the amount of the assessed value needed to produce the property taxes necessary to make, when due, principal and interest payments on bonds described in I.C. § 36-7-14-39(b)(4) plus the amount necessary for other purposes described in I.C. § 36-7-14-39(b)(4).

WHEREAS, I.C. §36-7-14-39(b)(5)(B) requires that the Commission provide, before June 15th of each year, written notice to the county auditor, the fiscal body of the municipality that established the department of redevelopment, and the officers who are authorized to fix budgets, tax rates, and tax levies under I.C. § 6-1.1-17-5 for each of the other taxing units that is wholly or partly located with the allocation area.

WHEREAS I.C. §36-7-14-39(b)(5)(C) requires that, if the excess assessed value of the taxable property within an allocation area is expected to generate more than two hundred percent (200%) of the amount of allocated tax proceeds necessary to make, when due, principal and interest payments on bond described in I.C. § 36-7-14-39(b)(4) plus the amount necessary for other purposes described in I.C. § 36-7-14-39(b)(4), the Commission provide, before June 15th of each year, to the legislative body of the unit its determination of the excess assessed value that the Commission proposes to allocate to the respective taxing units.

NOW, THEREFORE, BE IT RESOLVED that, pursuant to I.C. §36-7-14-39(b)(5), the Goshen Redevelopment Commission determines that the:

- (A) The assessed value of the taxable property in the Lippert/Dierdorff Allocation Area for the most recent assessment date minus the based assessed value, when multiplied by the estimated tax rate of the Lippert/Dierdorff Allocation Area, will NOT exceed the amount of the assessed value needed to produce the property taxes necessary to make, when due, principal and interest payments on bonds described in I.C. §36-7-14-39(b)(4) plus the amount necessary for other purposes described in I.C. §36-7-14-39(b)(4).

- (B) There is no excess assessed value of the taxable property in the Lippert/Dierdorff Allocation Area to be allocated to the respective taxing units in the manner prescribed by I.C. §36-7-14-39(b)(1).
- (C) There is no excess assessed value of the taxable property in the Lippert/Dierdorff Allocation Area expected to generate more than two hundred percent (200%) of the amount of allocated tax proceeds necessary to make, when due, principal and interest payments on bonds described in I.C. §36-7-14-39(b)(4) plus the amount necessary for other purposes described in I.C. §36-7-14-39(b)(4).

BE IT FURTHER RESOLVED that a copy of this resolution shall be provided to the Elkhart County Auditor, the Goshen Common Council, and the officers of the other taxing units that are located wholly or partly within the Lippert/Dierdorff Allocation Area.

PASSED and ADOPTED on June 10, 2025

GOSHEN REDEVELOPMENT COMMISSION

President

Secretary

RESOLUTION 17-2025

Annual Determination of Excess Assessed Value In the Indiana Avenue Allocation Area

WHEREAS the Goshen Redevelopment Commission (the "Commission") established the Indiana Avenue Economic Development Area and Allocation Area.

WHEREAS, I.C. §36-7-14-39(b)(5)(A) requires the Commission to determine, before June 15th of each year, what amount, if any, by which the assessed value of the taxable property in the allocation area for the most recent assessment date minus the based assessed value, when multiplied by the estimated tax rate of the allocation area, will exceed the amount of the assessed value needed to produce the property taxes necessary to make, when due, principal and interest payments on bonds described in I.C. § 36-7-14-39(b)(4) plus the amount necessary for other purposes described in I.C. § 36-7-14-39(b)(4).

WHEREAS, I.C. §36-7-14-39(b)(5)(B) requires that the Commission provide, before June 15th of each year, written notice to the county auditor, the fiscal body of the municipality that established the department of redevelopment, and the officers who are authorized to fix budgets, tax rates, and tax levies under I.C. § 6-1.1-17-5 for each of the other taxing units that is wholly or partly located with the allocation area.

WHEREAS I.C. §36-7-14-39(b)(5)(C) requires that, if the excess assessed value of the taxable property within an allocation area is expected to generate more than two hundred percent (200%) of the amount of allocated tax proceeds necessary to make, when due, principal and interest payments on bond described in I.C. § 36-7-14-39(b)(4) plus the amount necessary for other purposes described in I.C. § 36-7-14-39(b)(4), the Commission provide, before June 15th of each year, to the legislative body of the unit its determination of the excess assessed value that the Commission proposes to allocate to the respective taxing units.

NOW, THEREFORE, BE IT RESOLVED that, pursuant to I.C. §36-7-14-39(b)(5), the Goshen Redevelopment Commission determines that the:

- (A) The assessed value of the taxable property in the Indiana Avenue Allocation Area for the most recent assessment date minus the based assessed value, when multiplied by the estimated tax rate of the Indiana Avenue Allocation Area, will NOT exceed the amount of the assessed value needed to produce the property taxes necessary to make, when due, principal and interest payments on bonds described in I.C. §36-7-14-39(b)(4) plus the amount necessary for other purposes described in I.C. §36-7-14-39(b)(4).

- (B) There is no excess assessed value of the taxable property in the Indiana Avenue Allocation Area to be allocated to the respective taxing units in the manner prescribed by I.C. §36-7-14-39(b)(1).
- (C) There is no excess assessed value of the taxable property in the Indiana Avenue Allocation Area expected to generate more than two hundred percent (200%) of the amount of allocated tax proceeds necessary to make, when due, principal and interest payments on bonds described in I.C. §36-7-14-39(b)(4) plus the amount necessary for other purposes described in I.C. §36-7-14-39(b)(4).

BE IT FURTHER RESOLVED that a copy of this resolution shall be provided to the Elkhart County Auditor, the Goshen Common Council, and the officers of the other taxing units that are located wholly or partly within the Indiana Avenue Allocation Area.

PASSED and ADOPTED on June 10, 2025

GOSHEN REDEVELOPMENT COMMISSION

President

Secretary

RESOLUTION 18-2025

Annual Determination of Excess Assessed Value In the College Avenue Allocation Area

WHEREAS the Goshen Redevelopment Commission (the "Commission") established the College Avenue Economic Development Area and Allocation Area.

WHEREAS, I.C. §36-7-14-39(b)(5)(A) requires the Commission to determine, before June 15th of each year, what amount, if any, by which the assessed value of the taxable property in the allocation area for the most recent assessment date minus the based assessed value, when multiplied by the estimated tax rate of the allocation area, will exceed the amount of the assessed value needed to produce the property taxes necessary to make, when due, principal and interest payments on bonds described in I.C. § 36-7-14-39(b)(4) plus the amount necessary for other purposes described in I.C. § 36-7-14-39(b)(4).

WHEREAS, I.C. §36-7-14-39(b)(5)(B) requires that the Commission provide, before June 15th of each year, written notice to the county auditor, the fiscal body of the municipality that established the department of redevelopment, and the officers who are authorized to fix budgets, tax rates, and tax levies under I.C. § 6-1.1-17-5 for each of the other taxing units that is wholly or partly located with the allocation area.

WHEREAS I.C. §36-7-14-39(b)(5)(C) requires that, if the excess assessed value of the taxable property within an allocation area is expected to generate more than two hundred percent (200%) of the amount of allocated tax proceeds necessary to make, when due, principal and interest payments on bond described in I.C. § 36-7-14-39(b)(4) plus the amount necessary for other purposes described in I.C. § 36-7-14-39(b)(4), the Commission provide, before June 15th of each year, to the legislative body of the unit its determination of the excess assessed value that the Commission proposes to allocate to the respective taxing units.

NOW, THEREFORE, BE IT RESOLVED that, pursuant to I.C. §36-7-14-39(b)(5), the Goshen Redevelopment Commission determines that the:

- (A) The assessed value of the taxable property in the College Avenue Allocation Area for the most recent assessment date minus the based assessed value, when multiplied by the estimated tax rate of the College Avenue Allocation Area, will NOT exceed the amount of the assessed value needed to produce the property taxes necessary to make, when due, principal and interest payments on bonds described in I.C. §36-7-14-39(b)(4) plus the amount necessary for other purposes described in I.C. §36-7-14-39(b)(4).

- (B) There is no excess assessed value of the taxable property in the College Avenue Allocation Area to be allocated to the respective taxing units in the manner prescribed by I.C. §36-7-14-39(b)(1).
- (C) There is no excess assessed value of the taxable property in the College Avenue Allocation Area expected to generate more than two hundred percent (200%) of the amount of allocated tax proceeds necessary to make, when due, principal and interest payments on bonds described in I.C. §36-7-14-39(b)(4) plus the amount necessary for other purposes described in I.C. §36-7-14-39(b)(4).

BE IT FURTHER RESOLVED that a copy of this resolution shall be provided to the Elkhart County Auditor, the Goshen Common Council, and the officers of the other taxing units that are located wholly or partly within the College Avenue Allocation Area.

PASSED and ADOPTED on June 10, 2025

GOSHEN REDEVELOPMENT COMMISSION

President

Secretary



**Department of Community Development
CITY OF GOSHEN**

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

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

Memorandum

TO: Redevelopment Commission

FROM: Becky Hutsell, Redevelopment Director

RE: Request for an Agreement with American Structurepoint for the Madison Street Rail Crossing Modifications

DATE: June 10, 2025

To be eligible for the quiet zone designation, further improvements are required at the Madison Street railroad crossing. The City has been in ongoing discussions with Norfolk Southern, who have indicated that there is insufficient right-of-way to include a pedestrian crossing at this location. While the City is willing to provide the necessary additional right-of-way, the historic property records are complex and unclear.

To assist in resolving these property line issues and to advance design discussions with Norfolk Southern, the City has requested the attached proposal from American Structurepoint, Inc. (ASI). The proposal outlines services to be provided on a time-and-materials basis, with a not-to-exceed amount of \$87,200. While we anticipate the final cost may be lower, this amount is intended to ensure sufficient funding is available to obtain all necessary information for the required improvements at this crossing.

Suggested Motion: Approve an agreement with American Structurepoint, Inc. for the Madison Street Rail Crossing Modifications as outlined in the proposal, and authorize the Redevelopment Director to execute the agreement upon completion.



AMERICAN
STRUCTUREPOINT
INC.

9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
TEL 317.547.5580
FAX 317.543.0270

May 12, 2025

Mr. Dustin Sailor
Director of Public Works
City of Goshen Engineering Department
204 E. Jefferson Street
Goshen, Indiana 46528

Re: Fee Proposal – Conceptual Layout
Madison Street Railroad Crossing Modification, Goshen, Indiana

Dear Mr. Sailor:

American Structurepoint, Inc. is pleased to provide the following proposal for the above-referenced project.

PROJECT SCOPE

American Structurepoint will provide topographical survey, conceptual engineering design, and railroad coordination services necessary to modify the existing Madison Street and NSRR Crossing to accommodate a four-quadrant flasher with gate and two cantilever flashers to be installed with the City of Goshen's locally funded project. Scope items include the following:

Basic Services

- A. Perform topographic field survey and property line determination. See Attachment A for survey area.
- B. Create a conceptual layout (25% complete) for Madison Street and 9th Street showing the following concepts:
 1. Modify the sidewalk on the south side of Madison Street to be constructed adjacent to the existing roadway curb through the railroad crossing. The active gate arm will control both vehicular and pedestrian traffic movements.
 2. Modify the 9th Street approach curbline to create a right turn only from 9th Street to Madison Street and to include a segment of sidewalk connecting the existing sidewalk along the north side of Madison Street.
 3. Final design services, spot elevations, detailed plan set, special provisions, specifications, contract bid book, and bidding phase services are not included in the basic services and shall be added as a supplemental scope and fee after preliminary concepts and railroad coordination is completed and approved by the City of Goshen.



- C. Prepare a preliminary opinion of probable cost
- D. Note potential right-of-way limit impacts
- E. Utility Coordination shall include sending initial notices and requesting utility verification to establish utilities in the vicinity of the project and understand potential conflicts and complexity for final design. Final utility coordination, conflict analysis, and work plan requests are not included in basic services and shall be added as a supplemental scope and fee after preliminary concepts and railroad coordination is completed and approved by the City of Goshen.
- F. Railroad Coordination shall include communicating the proposed conceptual crossing layout with the railroad and to understand railroad requirements and limitations in order to progress the railroad gate design toward timely completion. Coordination of final design plans, railroad specifications, and special provisions are not included in basic services and shall be added as a supplemental scope and fee after preliminary concepts railroad coordination is completed and approved by the City of Goshen.
- G. Meetings
 - 1. Three virtual project meetings with the City and Railroad are assumed.
- H. Drainage Evaluation
 - 1. Hydraulic analysis, culvert design, and Storm sewer design are not anticipated. The crossing modifications will be evaluated to ensure existing drainage patterns are maintained. If additional drainage design is determine to be necessary, a supplemental fee will be required.

COMPENSATION

Compensation for basic services rendered will be hourly and invoiced monthly on a percent complete basis. Full payment of invoices is due within 30 days from the invoice date. The not to exceed fee amounts are as follows:

Basic Services

Coordination and Railroad Crossing Exhibit.....	\$54,300
Topographic Survey.....	\$32,900
Total.....	\$87,200

ADDITIONAL SERVICES

The services listed above represent the project scope as we understand it at this time. If services beyond our scope are requested by the City, we are available to provide them for an additional fee.

No additional services will be initiated without the written authorization of the City. Once authorized, American Structurepoint will invoice work for additional services in accordance with the attached standard hourly rate schedule.



AMERICAN
STRUCTUREPOINT
INC.

9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
TEL 317.547.5580
FAX 317.543.0270

If you have any questions, please contact me at (260) 373-0600.

Very truly yours,
American Structurepoint, Inc.

Scott M. Crites, PE
Project Development Director

Attachment

AMERICAN STRUCTUREPOINT, INC.
TRANSPORTATION GROUP
2025 STANDARD HOURLY RATES SCHEDULE

Standard Hourly Rates are subject to annual review and adjustment. Hourly rates for services in effect from Jan 1, 2025, to Dec 31, 2025 are:

<u>EMPLOYEE CLASSIFICATION</u>	<u>HOURLY RATE</u>
Principal	\$445
Project Manager	\$340
Senior Engineer	\$260
Project Engineer	\$215
*Staff Engineer	\$160
Senior Planner	\$210
Project Planner	\$195
*Staff Planner	\$110
Senior Environmental Specialist	\$305
Environmental Specialist	\$190
*Staff Scientist	\$120
Senior Designer	\$300
*Designer	\$235
*Senior Technician	\$215
*Technician	\$140
*Researcher	\$170
Senior Registered Land Surveyor	\$285
Registered Land Surveyor	\$225
Staff Land Surveyor	\$150
*Senior Survey Crew Chief	\$225
*Survey Crew Chief	\$170
*Survey Crew Member (1)	\$115
*Resident Project Representative	\$215
*Construction Inspector	\$150
*Interns and Co-ops	\$90
Landscape Architect	\$175

*Rates for these classifications are subject to overtime premium of an additional 0.18 x hourly rate.

Rates shall be escalated at the rate of 5% per year and will be applicable on Jan 1st of each year.

REIMBURSABLE EXPENSES

Reimbursable expenses include direct expenses incurred by American Structurepoint, Inc., or our consultants in the performance of work which is directly related to the project. These expenses are in addition to compensation for Basic and Supplemental services. Reimbursable expenses will be invoiced at 1.1 times our direct costs. These expenses include, but are not limited to, the following:

- Renderings, models, or colored elevations
- Governmental agency review or permit fees
- Reproduction of documents for governmental agency review, bidding, or construction
- Reimbursable expenses charged to us by subconsultants
- Airline tickets, car rental, mileage, and per diem expenses for out-of-town travel
- Couriers and overnight deliveries, including FedEx, UPS, or similar carriers

The following expenses, if incurred in the process of providing professional services included in basic services, are included in the fee noted and are not considered reimbursable expenses:

- Printing for in-house purposes and progress meetings
- Plotting expenses
- Computer charges
- Postage and handling

Madison Street

Survey Area - 2/4/24

Attachment A

S 9th St

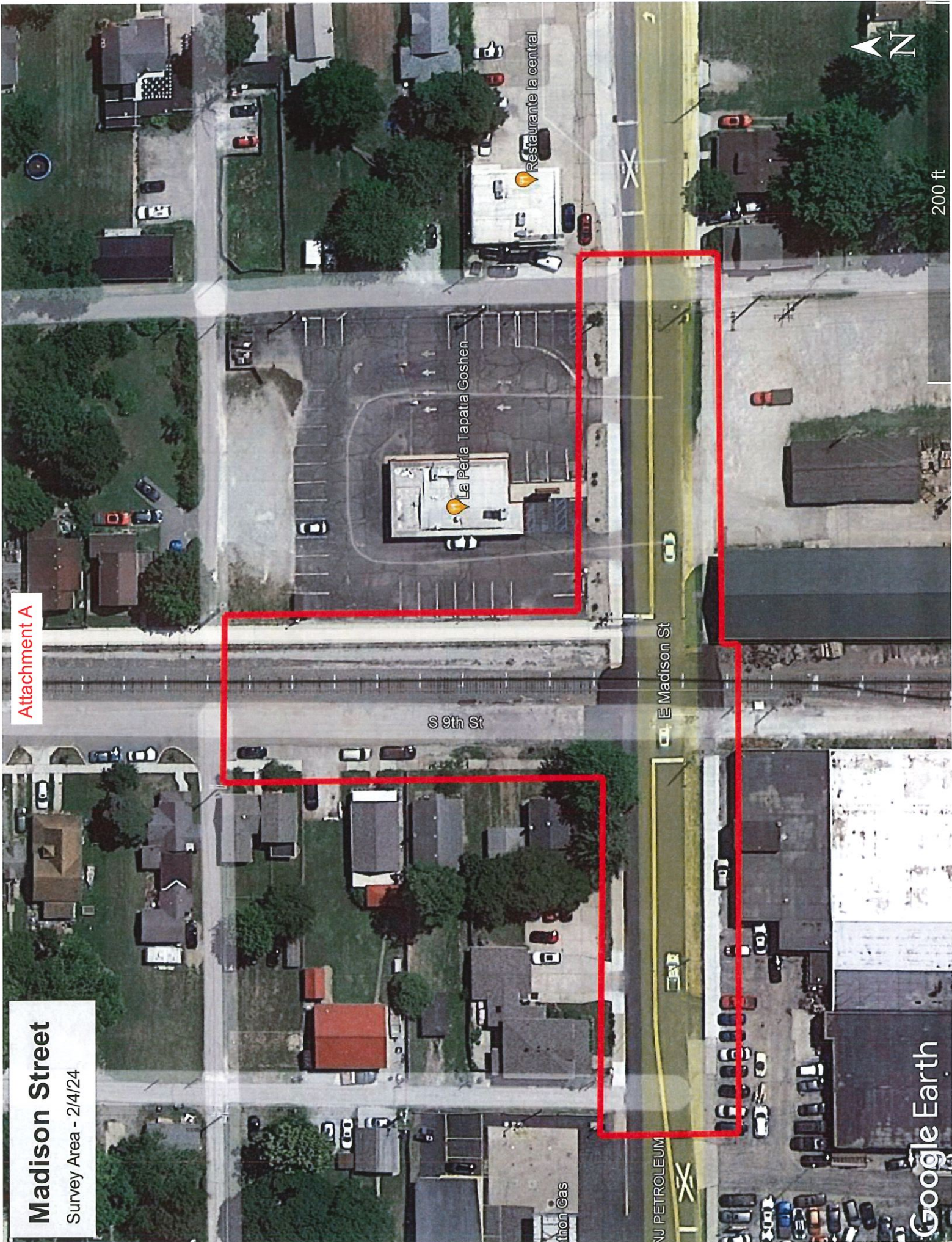
E Madison St

La Perla Tapata Goshen

Restaurante la central

Google Earth

200 ft



AMERICAN STRUCTUREPOINT, INC.

MAN-HOUR JUSTIFICATION

PROJECT NUMBER: 2024.00142

PROJECT DESCRIPTION: Madison Street RR Crossing

April 24, 2025

CONCEPTUAL DESIGN

WORK CLASSIFICATION	ESTIMATED TIME (HOURS)						TOTAL
	Principal	Project Manager	Senior Engineer	Project Engineer	Staff Engineer	Senior Technician	
Coordinate Field Survey			1				1
Compile Field Survey Data						1	1
Generate Existing Ground Model						4	4
Plot and Check Topo						4	4
Crossing Layout for Madison Sidewalk and 9th Street Intersection		4	16	8		8	36
Pavement Markings				2	4		6
Drainage evaluation (assume no hydraulics, culvert design, storm sewer design)			8	2			10
Conceptual Layout Exhibit		1	4			6	11
Conceptual Cost Estimate		2	12	6			20
QCQA		4	2	0	0	0	6
Virtual City and RR Coordination Meetings (3)		8	8	8			24
Railroad Coordination		4	26	12			42
Concept Updates		1	8	2	2	8	21
Utility Coordination (Initial Notices & Verification Request)		2	10	8			20
Project Management		8					8
TOTAL HOURS	0	34	95	48	6	31	214
AVERAGE HOURLY RATE	\$ 445.00	\$ 340.00	\$ 260.00	\$ 215.00	\$ 160.00	\$ 215.00	
SUBTOTAL DIRECT SALARY COST	\$ -	\$ 11,560.00	\$ 24,700.00	\$ 10,320.00	\$ 960.00	\$ 6,665.00	\$ 54,205.00
DIRECT COSTS	QUANTITY		QUANTITY	UNIT	UNIT COST		
Mileage	1	Trips x	120	/Mile	\$ 0.70		\$ 84.00
Shipping	---	---		LS	\$ 50.00		
Meals		Person(s) x		/Day	\$ 15.00		
Lodging		Person(s) x		/Night	\$ 150.00		
Prints		Sets x		Sheets	\$ 0.05		
Exhibits	---	---		each	\$ 100.00		
SUBTOTAL DIRECT EXPENSE COST							\$ 84.00
CONCEPTUAL DESIGN TOTAL FEE (rounded to next \$100)							\$ 54,300.00

AMERICAN STRUCTUREPOINT, INC.
Madison Street Railroad Crossing - Goshen, Indiana
MANHOOR JUSTIFICATION

Madison Street Railroad Crossing - Goshen, Indiana

April 20, 2025

DESCRIPTION: Field Survey

WORK CLASSIFICATION	ESTIMATED TIME							TOTAL
	Senior Registered Land Surveyor	Registered Land Surveyor	Senior Survey Crew Chief	Survey Crew Chief	Survey Crew Member	Researcher	Senior Technician	
RESEARCH								
Assessor/Auditor Maps						1		
Owners Names & Addresses						1		
Deeds						7		
Section Corner Ties						1		
Recorded Surveys						1		
Utilities						1		
Coordination	1							
SURVEY NOTICES								
Prepare Mailings	1					2		
UTILITY COORDINATION								
Utility Call In						1		
Onsite Meeting				1	1			
Coordination	1							
SURVEY CONTROL								
Set & Reference Control			4		4		4	
GPS Locate Control Points			3					
Bench Circuit				2	2			
Coordination	1							
SECTION CORNER-TIE-IN								
Recover and Reference Section Corners			2		2		2	
GPS Locate Section Corners			2					
ALIGNMENT & PROPERTY CORNER TIE-IN								
Recover property corners			3					
Recover alignment points			1					
TOPOGRAPHIC SURVEY								
Madison Street (±470' x 80')			8	6				
9th Street (±200' x 80')				4	6			
Coordination	1							
UTILITIES, SEWERS & DRAIN PIPES								
Madison Street (±470' x 80')				6	6			
9th Street (±200' x 80')				4	4			
Coordination	1							
COMPUTATIONS								
Property & Right of Way Line Computations	1	36						
Plot Survey Data	1						17	
Route Survey Plat (N/A)								
SKELETON FIELD BOOK								
		2					3	
TOTAL HOURS								
	8	38	23	23	25	15	26	
HOURLY RATE	\$ 285.00	\$ 225.00	\$ 225.00	\$ 170.00	\$ 115.00	\$ 170.00	\$ 215.00	
SUB TOTAL	\$ 2,280.00	\$ 8,550.00	\$ 5,175.00	\$ 3,910.00	\$ 2,875.00	\$ 2,550.00	\$ 5,590.00	\$ 30,930.00
DIRECT COST								\$ 1,999.00
TOTAL FEE								\$ 32,929.00

Direct Costs	
Mileage 2 trips x 260 miles x 0.70/mile =	\$ 364.00
Lodging 9 nights x \$125/night =	\$ 1,125.00
PerDiem 9 days x \$40.00/day	\$ 360.00
Deed & Plat Copies	\$ 150.00
	\$ 1,999.00

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 **May 14, 2025, through June 6, 2025**, and finds that entries are allowed in the total amount of **\$803,330.75**

APPROVED on June 10, 2025

Brian Garber, President

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: [0209316 - U.S. BANK NATIONAL ASSOCIATION](#) Vendor Total: 76.00

5864 5/27/2025	Invoice	6/12/2025	6/27/2025	7/27/2025	6/27/2025	76.00	0.00	0.00	0.00	76.00
AIM WEBINAR	AP1ST - AP1ST				No					

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
AIM WEBINAR Distributions	N/A	0.00	0.00	50.00	0.00	0.00	0.00	50.00
Account Number	Account Name	Project Account Key		Amount	Percent			
2226-5-00-4390301	REDV OP/SUBS & DUES			50.00	100.00%			

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
RECORDING FEES CHERRY CREEK MAINT...	N/A	0.00	0.00	26.00	0.00	0.00	0.00	26.00
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS			26.00	100.00%			

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	1	76.00	0.00	0.00	0.00	76.00	0.00	76.00
Grand Total:		76.00	0.00	0.00	0.00	76.00	0.00	76.00

Account Summary

<u>Account</u>	<u>Name</u>	<u>Amount</u>
2226-5-00-4390301	REDV OP/SUBS & DUES	50.00
	Total:	50.00

<u>Account</u>	<u>Name</u>	<u>Amount</u>
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS	26.00
	Total:	26.00



Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code		On Hold							
Vendor: 0205859 - ABONMARCHE CONSULTANTS, INCORPORATED									Vendor Total:	100,650.00
158393-10	Invoice	6/12/2025	5/30/2025	6/29/2025	5/30/2025	5,650.00	0.00	0.00	0.00	5,650.00
ENC COLLEGE AVE PHASE 3		AP1ST - AP1ST	No							
Items										
Item Description		Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
ENC COLLEGE AVE PHASE 3		N/A	0.00	0.00	5,650.00	0.00	0.00	0.00	5,650.00	
Distributions										
Account Number		Account Name	Project Account Key		Amount	Percent				
4445-5-00-4420000		SE E.D. TIF/CAPITAL PROJ			5,650.00	100.00%				
158407										
Invoice	5/15/2025	5/30/2025	6/29/2025	5/30/2025	20,000.00	0.00	0.00	0.00	20,000.00	
CONSOLIDATED COURTS ROADWAY IMPRO...		AP1ST - AP1ST	No							
Items										
Item Description		Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
CONSOLIDATED COURTS ROADWAY IM...		N/A	0.00	0.00	20,000.00	0.00	0.00	0.00	20,000.00	
Distributions										
Account Number		Account Name	Project Account Key		Amount	Percent				
4446-5-00-4420000		CONS RR/US33/CAPITAL PROJECT			20,000.00	100.00%				
158409										
Invoice	5/15/2025	5/30/2025	6/29/2025	5/30/2025	75,000.00	0.00	0.00	0.00	75,000.00	
ENC CHERRY CREEK		AP1ST - AP1ST	No							
Items										
Item Description		Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
CHERRY CREEK		N/A	0.00	0.00	75,000.00	0.00	0.00	0.00	75,000.00	
Distributions										
Account Number		Account Name	Project Account Key		Amount	Percent				
4445-5-00-4420000		SE E.D. TIF/CAPITAL PROJ			75,000.00	100.00%				
Vendor: 0210420 - AMAZON CAPITAL SERVICES, INC.										
									Vendor Total:	95.76
166C-D1GQ-RM43	Invoice	6/12/2025	5/22/2025	6/21/2025	5/22/2025	59.37	0.00	0.00	0.00	59.37
KEYBOARD		AP1ST - AP1ST	No							
Items										
Item Description		Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
KEYBOARD		N/A	0.00	0.00	59.37	0.00	0.00	0.00	59.37	
Distributions										
Account Number		Account Name	Project Account Key		Amount	Percent				
2226-5-00-4290001		REDV OP/OTHER SUPPLIES			59.37	100.00%				
1NGK-YWYH-6W9G										
Invoice	6/12/2025	5/28/2025	6/27/2025	5/28/2025	36.39	0.00	0.00	0.00	36.39	
COMPUTER MOUSE		AP1ST - AP1ST	No							
Items										
Item Description		Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
COMPUTER MOUSE		N/A	0.00	0.00	36.39	0.00	0.00	0.00	36.39	
Distributions										
Account Number		Account Name	Project Account Key		Amount	Percent				
2226-5-00-4290001		REDV OP/OTHER SUPPLIES			36.39	100.00%				
Vendor: 0203093 - AMERICAN STRUCTUREPOINT, INC.										
									Vendor Total:	49,115.00
190960-44	Invoice	5/23/2025	5/23/2025	6/22/2025	5/23/2025	1,980.00	0.00	0.00	0.00	1,980.00
ENC COLLEGE AVE RECONSTRUCTION PHASE...		AP1ST - AP1ST	No							

Packet: APPKT02461 - RDC 6-12-25

Vendor: 0205993 - KELLY APPRAISALS	Vendor Total:	400.00
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Payable Register

Packet: APPKT02461 - RDC 6-12-25

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
CITYGOSHEN11	Invoice	6/24/2025	6/10/2025	7/10/2025	6/10/2025	400.00	0.00	0.00	0.00	400.00
APPRAISAL JEFFERSON & RIVER RACE	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
APPRAISAL JEFFERSON & RIVER RACE	N/A		0.00	0.00	400.00	0.00	0.00	0.00	400.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
4446-5-00-4390930	CONS RR/US33/OTHER SVCS & CHGS				400.00	100.00%				

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

Vendor Total: 602,907.59

10	Invoice	6/12/2025	5/2/2025	6/1/2025	5/2/2025	139,240.07	0.00	0.00	0.00	139,240.07
CONSOLIDATED COURTS ROADWAY IMPRO...		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
CONSOLIDATED COURTS ROADWAY IM...		N/A		0.00	0.00	139,240.07	0.00	0.00	0.00	139,240.07
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4446-5-00-4420000		CONS RR/US33/CAPITAL PROJECT				139,240.07	100.00%			
11	Invoice	6/12/2025	6/2/2025	7/2/2025	6/2/2025	331,272.86	0.00	0.00	0.00	331,272.86
CONSOLIDATED COURTS ROADWAY IMPRO...		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
CONSOLIDATED COURTS ROADWAY IM...		N/A		0.00	0.00	331,272.86	0.00	0.00	0.00	331,272.86
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4446-5-00-4420000		CONS RR/US33/CAPITAL PROJECT				331,272.86	100.00%			
13052	Invoice	6/12/2025	5/22/2025	6/21/2025	5/22/2025	132,394.66	0.00	0.00	0.00	132,394.66
STEURY LINCOLN RECONSTRUCTION		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
ENC STEURY LINCOLN RECONSTRUCTION		N/A		0.00	0.00	132,394.66	0.00	0.00	0.00	132,394.66
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4502-5-00-4440000		ARP/CAPITAL OUTLAYS				132,394.66	100.00%			

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	15	803,254.75	0.00	0.00	0.00	803,254.75	0.00	803,254.75
Grand Total:		803,254.75	0.00	0.00	0.00	803,254.75	0.00	803,254.75

Account Summary

Account	Name	Amount
2226-5-00-4290001	REDV OP/OTHER SUPPLIES	95.76
2226-5-00-4310502	REDV OP/CONTRACT SVCS	1,313.76
Total:		1,409.52

Account	Name	Amount
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS	58,602.50
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ	80,650.00
Total:		139,252.50

Account	Name	Amount
4446-5-00-4310502	CONS RR/US33/CONTRACTUAL SVCS	2,771.52
4446-5-00-4390930	CONS RR/US33/OTHER SVCS & CHGS	400.00
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT	527,026.55
Total:		530,198.07

Account	Name	Amount
4502-5-00-4440000	ARP/CAPITAL OUTLAYS	132,394.66
Total:		132,394.66



June 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 railroad crossings.
- Traffic counts are to be done at each railroad crossing. (Completed)
- Madison Street will have flashers 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 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 the Federal Railroad Administration (FRA) for review, which typically takes up to 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 a 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 complete. Various improvements for users throughout the corridor have also been 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

June 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. Water main has been replaced from Logan Street to Steury Avenue, and water and sanitary services on Lincoln Avenue have been replaced in the right-of-way. Niblock completed new storm outfalls to Rock Run Creek and is continuing to install storm sewer on Lincoln Avenue and Olive Street. Storm sewer and additional sanitary and water services will be constructed on Lincoln Avenue east of Steury Avenue later this summer, and the roadway will be reconstructed with curb-and-gutter. In 2026, Lincoln Avenue will re-open and work will continue along 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 soil that remains beneath the clean cap on the site. Per the Development Agreement, the 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 substantially complete, which included improvements to 10th Street, Douglas Street and Reynolds Street. New water main and storm sewer have been installed. Water and sanitary services have been extended to homes and stubbed out to the Ariel Cycleworks site. Roadways have been reconstructed.

4. 3rd & JEFFERSON REDEVELOPMENT LOT

PROJECT DESCRIPTION

Project includes the redevelopment of the half block at 3rd & 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. We've entered into an agreement with Abonmarche for the

June 2025 Redevelopment Staff Report

required replat of the subdivision to adjust the western property line and that process will be completed this summer.

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 initial utility coordination, design, and environmental assessment. Stage I plans were completed and have been submitted to INDOT.

Stage I plan preparation included a revised estimate of construction costs, which have increased since the initial project application. Structurepoint included contingency within the estimate, and the per-mile cost is consistent with College Avenue – Phase 1 and Phase 2. Revised cost estimates are shown in Table 1 on page 9 of the Report. The project is scheduled to be 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

June 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. Abonmarche and the City are working with Elkhart County and Brinkley RV toward an alternate alignment of the County's regulated drains. If an agreement is reached, this would reduce the needed stormwater infrastructure within the project.

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, 4th 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, 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. Staff is working with the Legal Department to be able to pay for the work completed to date since the BOT project will not occur as originally planned.

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. We are nearly ready to bid the project and anticipate that occurring before the end of the year for a 2026 construction season.

11. ELKHART COUNTY COURT COMPLEX

PROJECT DESCRIPTION

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.

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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 in 2024. 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. The roundabout is expected to be open for Reliance Road traffic by mid-July, but work will continue on Peddlers Village Road.

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 the 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 5th 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

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Appraisals have been completed, and negotiations continue with 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 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 full Annex Renovation project is currently on hold. The City is working with DJ Construction to obtain estimates for a revised and reduced scope of work, including, at minimum, replacement of the platform lift, installation of more energy efficient windows, and mortar repairs.

17. CENTURY DRIVE RECONSTRUCTION

PROJECT DESCRIPTION

Project includes complete reconstruction of Century Drive from East College Avenue south to Kercher Road, including a turn lane addition 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 consultant for this project. Final plans are nearly complete and project specifications are being prepared. It is anticipated that this project will go out to bid in July. The goal is to complete construction of Century Drive between College Avenue and Eisenhower Drive before the College Avenue – Phase I 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 consultant for this project. It is anticipated that the project will go out to bid late this summer, but construction of the project would occur in 2026.

19. DIERDORFF ROAD RECONSTRUCTION – PHASE I

PROJECT DESCRIPTION

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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

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 occurred on May 20th and the Commission no longer owns this property.

Table 1 Estimated Costs for College Avenue LPA Projects

Project	Phase	Total Costs	Federal Costs	Local Costs								
		Current	Current	Future Revised Funding Request /		Budgeted	Revised Cost with Federal		Revised Cost with Federal			
		Estimate	Programmed	Revised Funding Level		Cost	Funds at 60%	Net Change	Federal %	Funds as Requested	Net Change	Federal %
College Avenue - Phase I (US 33 to Century)	Preliminary Engineering (PE)	\$745,008	\$520,486	\$596,006		\$120,000	\$224,522	\$104,522	69.86%	\$149,002	\$29,002	80.00%
	Right-of-Way (RW)	\$1,050,223	\$881,780	\$840,178		\$200,000	\$210,045	\$10,045	80.00%	\$210,045	\$10,045	80.00%
	Subtotal, PE & RW	\$1,795,231	\$1,402,266	\$1,436,185		\$320,000	\$434,567	\$114,567	75.79%	\$359,046	\$39,046	80.00%
	Construction & Contingency	\$7,600,000	\$3,100,000	\$4,225,000		\$3,130,000	\$3,040,000	-\$90,000	60.00%	\$3,375,000	\$245,000	55.59%
	Railroad											
	Construction Inspection (CI)	\$1,080,000				\$1,000,000	\$1,080,000	\$80,000		\$1,080,000	\$80,000	
	Subtotal, Construction & CI	\$8,780,000	\$3,100,000	\$4,225,000		\$4,130,000	\$4,220,000	\$90,000	51.94%	\$4,555,000	\$425,000	48.12%
	Additional Cost (Bridge 410)	\$226,200					\$226,200	\$226,200		\$226,200	\$226,200	
	Total, All Phases	\$10,801,431	\$4,502,266	\$5,661,185		\$4,450,000	\$4,880,767	\$430,767	54.81%	\$5,140,246	\$690,246	52.41%
College Avenue - Phase II (Century east to City Limits)	Preliminary Engineering (PE)	\$429,800	\$343,840	\$343,840		\$140,000	\$85,960	-\$54,040	80.00%	\$85,960	-\$54,040	80.00%
	Right-of-Way (RW)	\$50,000	\$40,000	\$40,000		\$40,000	\$10,000	-\$30,000	80.00%	\$10,000	-\$30,000	80.00%
	Subtotal, PE & RW	\$479,800	\$383,840	\$383,840		\$180,000	\$95,960	-\$84,040	80.00%	\$95,960	-\$84,040	80.00%
	Construction & Contingency	\$7,691,725	\$4,600,000	\$6,153,380		\$920,000	\$3,076,690	\$2,156,690	60.00%	\$1,538,345	\$618,345	80.00%
	Construction, Non-Participating	\$1,000,000								\$1,000,000	\$1,000,000	
	Subtotal, Construction	\$8,691,725	\$4,600,000	\$6,153,380		\$920,000	\$3,076,690	\$2,156,690	64.60%	\$2,538,345	\$1,618,345	70.80%
	Railroad	\$250,000		\$250,000			\$100,000	\$100,000	60.00%	\$0	\$0	100.00%
	Construction Inspection (CI)	\$1,216,842		\$973,473			\$486,737	\$486,737	60.00%	\$243,368	\$243,368	80.00%
	Subtotal, Construction & CI	\$10,158,567	\$4,600,000	\$7,376,853		\$920,000	\$3,663,427	\$2,743,427	63.94%	\$2,781,713	\$1,861,713	72.62%
	Total, All Phases	\$10,638,367	\$4,983,840	\$7,760,693		\$1,100,000	\$3,759,387	\$2,659,387	64.66%	\$2,877,673	\$1,777,673	72.95%
Note: Railroad costs are estimated based on Phase III estimate												
College Avenue - Phase III (9th Street to US 33)	Preliminary Engineering (PE)	\$866,450	\$693,160	\$693,160		\$180,000	\$173,290	-\$6,710	80.00%	\$173,290	-\$6,710	80.00%
	Right-of-Way (RW)	\$1,300,000	\$1,040,000	\$1,040,000		\$270,000	\$260,000	-\$10,000	80.00%	\$260,000	-\$10,000	80.00%
	Subtotal, PE & RW	\$2,166,450	\$1,733,160	\$1,733,160		\$450,000	\$433,290	-\$16,710	80.00%	\$433,290	-\$16,710	80.00%
	Construction & Contingency	\$13,020,000	\$5,900,000	\$10,416,000		\$2,400,000	\$5,208,000	\$2,808,000	60.00%	\$2,604,000	\$204,000	80.00%
	Construction, Non-Participating	\$900,000								\$900,000	\$900,000	
	Subtotal, Construction	\$13,920,000	\$5,900,000	\$10,416,000		\$2,400,000	\$5,208,000	\$2,808,000	62.59%	\$3,504,000	\$1,104,000	74.83%
	Railroad	\$250,000		\$200,000			\$100,000	\$100,000	60.00%	\$50,000	\$50,000	80.00%
	Construction Inspection (CI)	\$1,948,800		\$1,559,040			\$779,520	\$779,520	60.00%	\$389,760	\$389,760	80.00%
	Subtotal, Construction & CI	\$16,118,800	\$5,900,000	\$12,175,040		\$2,400,000	\$6,087,520	\$3,687,520	62.23%	\$3,943,760	\$1,543,760	75.53%
	Total, All Phases	\$18,285,250	\$7,633,160	\$13,908,200		\$2,850,000	\$6,520,810	\$3,670,810	64.34%	\$4,377,050	\$1,527,050	76.06%
Note: Non-Participating construction costs reflect a possible water main replacement from 9th Street to 11th Street												