



GOSHEN REDEVELOPMENT COMMISSION
AGENDA FOR THE REGULAR MEETING OF August 12, 2025

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

The Goshen Redevelopment Commission will meet on August 12, 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. OPEN PROPOSALS** – Request for Proposals to Purchase Real Property – Third and Jefferson Development Lot
- 5. NEW BUSINESS REQUESTS**
 - a. Request to Grant a Geothermal Easement for Cherry Creek
 - b. Request to Allow Use of 410 West Pike Street for Construction Staging and Contractor Parking
 - c. Request for Agreement with Abonmarche Consultants for Additional Drainage Analysis and Legal Description
 - d. Approve Railroad Coordination Contract for Preliminary Engineering Services
 - e. Request to Issue a Request for Proposals (RFP) for Construction Engineering Services- Vehicle Bridge
- 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 – September 9, 2025 at 3:00 p.m.

REDEVELOPMENT COMMISSION MEMBERS

Brain Garber, Mayor Appointee 1/2025 – 12/2025
Jonathan Graber, Mayor Appointee 1/2025 – 12/2025
Megan Hessler, Mayor Appointee 1/2025 – 12/2025
Brett Weddell, Council Appointee 1/2024 – 12/2025
Bradd Weddell, School Liaison 1/2025 – 12/2025
Colin Yoder, Council Appointee 1/2024 – 12/2025

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of July 8, 2025

The Goshen Redevelopment Commission met in a regular meeting on July 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 Hessler, Brett Weddell, Bradd Weddell and Colin Yoder
Absent:

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to approve the minutes of the June 10, 2025, regular meeting.

The motion was adopted unanimously.

PRESENTATION

Goshen Community Schools – CTE Program Overview and Partnership Request

Jon Everingham, CTE Director, thanked the commission for their support. Highlighted some of the half day programs that are being offered. There are both traditional and nontraditional students in the program. In the past, the RDC was involved with the advanced manufacturing academy and this year they want to open it up to all programs offered. Explain the funding request for this year. Mr. Everingham answered the commission questions.

Becky Hutsell, Redevelopment Director, stated that there is a funding request on the agenda for the CTE Program.

American Structurepoint – College Avenue Phase 3 Project Progress and Updated Cost Estimates

Seth Boyd, American Structure Point, gave an overview of the project and scheduling cost estimate. The right-of-way cost will be determined by an appraiser at a later date along with railroad costs, so the numbers can change. Will be meeting with MACOG with the cost estimates.

Questions and discussions regarding cost increase, baseline number, utilities, inflation, MACOG funding and possible alternatives within the project.

A team from American Structurepoint were in attendance to answer any questions.

Becky Hutsell, Redevelopment Director, a public hearing was not on the agenda but is required for each of the resolutions before hearing them. The public notice was sent out and the purpose of the notice is to inform all taxpayers and interested persons of proposed amendments to several of our plans and allocation areas. Tax statements were sent to all relevant entities. Ms. Hutsell explained the changes.

Jason Semler from Baker Tilly was present to answer any questions.

PUBLIC HEARING

Resolution 19-2025 Confirming The Resolutions of the Goshen Redevelopment Commission Adopted on April 8, 2025, entitled “Resolution Amending Declaratory Resolution of the Goshen Redevelopment Commission for the Consolidated Southeast EDA

The Public Hearing was opened by Commission President Garber. No one spoke and the public hearing was closed.

Resolution 19-2025 – Resolution Confirming The Resolutions of the Goshen Redevelopment Commission Adopted on April 8, 2025, entitled “Resolution Amending Declaratory Resolution of the Goshen Redevelopment Commission for the Consolidated Southeast EDA

Becky Hutsell, Redevelopment Director, explained the changes and stated all necessary approvals and procedures were followed.

Jason Semler, Baker Tilly, answered questions regarding the various impact statements.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve Resolution 19-2025.

The motion was adopted unanimously.

PUBLIC HEARING

Resolution 20-2025 - Resolution Confirming The Resolutions of the Goshen Redevelopment Commission Adopted on April 8, 2025, Entitled “Resolution Amending Declaratory Resolution of the Goshen Redevelopment Commission for the Consolidated River Race/ US 33 EDA

The public hearing was opened by Commission President Garber. No one spoke and the public hearing was closed.

Resolution 20-2025 - Resolution Confirming The Resolutions of the Goshen Redevelopment Commission Adopted on April 8, 2025, Entitled “Resolution Amending Declaratory Resolution of the Goshen Redevelopment Commission for the Consolidated River Race/ US 33 EDA

Becky Hutsell, Redevelopment Director, explained the changes and stated all necessary approvals and procedures have been followed.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 20-2025.

The motion was adopted unanimously.

PUBLIC HEARING

Resolution 21-2025 - Resolution Confirming The Resolutions of the Goshen Redevelopment Commission Adopted on April 8, 2025, Entitled “Resolution Amending Declaratory Resolution of the Goshen Redevelopment Commission for the Lippert/Dierdorff EDA

The Public Hearing was opened by Commission President Garber. No one spoke and the public hearing was closed.

Resolution 21-2025 - Resolution Confirming The Resolutions of the Goshen Redevelopment

Commission Adopted on April 8, 2025, Entitled “Resolution Amending Declaratory Resolution of the Goshen Redevelopment Commission for the Lippert/Dierdorff EDA

The Public Hearing was opened by Commission President Garber. No one spoke and the public hearing was closed.

Becky Hutsell, Redevelopment Director, explained the changes and stated all necessary approvals and procedures were followed.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to approve Resolution 21-2025.

The motion was adopted unanimously.

REQUESTS

Request to Approve Funding Request for Goshen Community Schools CTE Program Advancement

Becky Hutsell, Redevelopment Director, the Commission has partnered with Goshen Community Schools for the past five years as a way to give back to the schools. This is a one-year funding request.

Discussion regarding the funding and the history of the collaboration between the school system and the city. Discussion regarding a one-year request or for a 5-year commitment.

Commissioner Weddell asked Mayor Leichty her opinion on making this a yearly request or continuing with the five-year commitment as in the past and she responded that with the uncertainty with the dramatic shift in city finances, I think a cautious approach would be prudent.

A request was made for the Commissioner’s to tour the facilities, and it will be scheduled once school is in session.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to approve the Request to Approve Funding for Goshen Community Schools CTSE Program Advancement.

The motion was adopted unanimously.

Request to Approve Agreement with American Structurepoint for Plymouth Ave/US 33 Sanitary Sewer Design

Becky Hutsell, Redevelopment Director, this request is for approval of an agreement with American Structurepoint to design a new 30” - 36” gravity sanitary sewer system that will enable the abandonment of the existing Dierdorff lift station. The upgraded system is necessary to accommodate future sanitary flows from the fully built-out Cherry Creek Development, the new South Wellfield, and existing users along US 33 corridor. Requesting the Commission waive the standard policy to solicit professional services and allow to enter into an agreement with American Structurepoint for this this new sanitary sewer.

Discussion regarding the cost, necessity, and how this coordinate with other projects in the area.

Dustin Sailor, Director of Public Works, stated the need to replace the sewer is a must and detailed the project.

A motion was made by Commissioner Weddel and seconded by Commissioner Graber to approve the Request to Approve Agreement with American Structurepoint for Plymouth Avenue/US 33 Sanitary Sewer Design

The motion was adopted unanimously.

Request to Approve Agreement with American Structurepoint for Professional Services Related to Utility Relocations and Upgrades for the US 33 Project and New South Wellfield Operations

Becky Hutsell, Redevelopment Director, seeking approval of an agreement with American Structurepoint to develop utility relocation plans for City infrastructure within the US 33 corridor, extending from CR 40 to Monroe Street. Many existing utilities must be relocated outside future pavement footprint in preparation for upcoming road construction.

Dustin Sailor, Director of Public Works, gave details of the project.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve an Agreement with American Structurepoint for Professional Services Related to Utility Relocations and Upgrades for the US 33 Project and New South Wellfield Operations.

The motion was adopted unanimously.

Request for an Amendment to the Scoping Agreement with GM Development Companies, LLC for the New South Fire Station Project

Becky Hutsell, Redevelopment Director, this proposed amendment formally modifies the original Scoping Agreement dated August 13, 2024, between the City of Goshen and GM Development Companies, LLC, for the development of the New South Fire Station Project. The amendment addresses additional services provided during the Scoping Period – specifically budgeting and design assist work performed by Core Construction, that was not originally eligible for reimbursement. The decision was made to pause the project for now, but we now have completed construction drawings and plans. Request approval to reimburse Core Construction for their services in the amount of \$ 30,384.00.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessl to approve request for the Amendment to the Scoping Agreement with GM Development Companies, LLC for the New South Fire Station Project.

The motion was adopted unanimously.

Request to Issue a Request for Proposals to Purchase Real Property – Third and Jefferson Development Lot

Becky Hutsell, Redevelopment Director, requesting approval to issue a Request for Proposals (RFP) for the redevelopment of the vacant site located at 3rd Street and Jefferson Street. The site was previously under agreement with River Art, LLC; however, that agreement has since been terminated. An RFP was issued two years ago which resulted in a proposal from AP Development, LLC – with whom we were unable to reach a satisfactory agreement. The site consists of 0.69 acres, and the offering price is \$171,667.00.

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to approve request to Issue a Request for Proposals to Purchase Real Property – Third and Jefferson Development Lot.

The motion was adopted unanimously.

Request for Permission to Pursue Community Crossing Matching Grant (CCMG) Funding for Corrie, Sourwood, Hackberry and Firethorn

Becky Hutsell, Redevelopment Director, requesting the Commission's approval to pursue Community Crossing Matching Grant (CCMG) funding for the reconstruction of Corrie, Sourwood, Hackberry and Firethorn. All four roads are currently included in the Redevelopment Commission's 5-Year Capital Plan for full reconstruction of the roadway.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the request to Pursue Community Crossing Match Grant (CCMG) Funding.

The motion was adopted unanimously.

Request for Permission to Enter into an Agreement with Norfolk Southern for College Avenue Phase 2 Railroad Coordination Assistance

Andrew Lund, Goshen Engineering, as part of Phase 2 of the College Avenue Reconstruction will involve widening of the roadway, multi-use path and crossing signal replacement at the existing at-grade railroad crossing just east of Century Drive. Expected railroad coordination costs for the project during the design phase includes fees that Norfolk Southern Railroad will charge for review of design plans and special provisions, preparing construction estimates and administrative costs. Engineering estimates the design costs approximately \$100,000. Once a final estimate is received, an agreement can be completed between the city and railroad. Will be requesting funding from MACOG.

Discussion regarding the cost and working with Norfolk Southern.

A motion was made by Commissioner Yoder and seconded by Commissioner Graber to approve the Request to Enter into an Agreement with Norfolk Southern for College Avenue Phase 3 Railroad Coordination Assistance.

The motion was adopted unanimously.

UPDATE – Blackport Drive Reconstruction

Andrew Lund, Goshen Engineering, as previously discussed due to the large increases in the estimated project cost and future maintenance issues, it was decided to discontinue the project as originally envisioned and proceed with a reduced scope of the work. Following discussions with our design consultant and MACOG that if we end the project, we will be responsible for all of the design costs to date, which are just above \$300,000. Mr. Lund explained the table of updated cost estimates.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to amend the Register of Claims as presented.

The motion was adopted unanimously.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the amended Register of Claims of a total of \$ 1,688,028.43.

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Becky Hutsell, Redevelopment Director offered to answer any questions regarding the staff report.

OPEN FORUM

Becky Hutsell, Redevelopment Director, stated that a lot is going to be asked of the redevelopment commission in the coming years as there aren't going to be a lot of other funding sources.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for August 12, 2025, at 3:00 p.m.

ADJOURNMENT

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

The motion was adopted unanimously.

The regular meeting was adjourned at 4:54 p.m.

APPROVED on August 12, 2025

GOSHEN REDEVELOPMENT COMMISSION

Brian Garber, President

Jonathan Graber, Secretary

REQUEST FOR PROPOSALS
TO PURCHASE REAL PROPERTY

Third and Jefferson, Goshen, Indiana

The City of Goshen, by and through its Redevelopment Commission (hereinafter referred to as “Redevelopment”) is requesting proposals for the purchase of certain real property located in the City of Goshen, Indiana.

1. Real Property to be Purchased

The real property to be purchased consists of the undeveloped lots west of Third Street, east of River Race Drive, north of Jefferson Street, and south of the east/west alley between Jefferson Street and Washington Street, consisting of four (4) parcels of real estate identified as tax codes 20-11-09-413-011.000-015 consisting of 0.18 acres, 20-11-09-413-010.000-015 consisting of 0.05 acres, 20-11-09-413-009.000-015 consisting of 0.23 acres, and 20-11-09-413-008.000-015 consisting of 0.23 acres for a total of 0.69 acres in Goshen, Indiana, as depicted on the map attached to this Request for Proposals as Attachment A, and is more particularly described as follows:

213 S. Third Street:

Lot Number Ten (10) in Barnes’ First South Addition to the City of Goshen, Elkhart County, Indiana; as recorded in Deed Record 15, page 273, less and excepting the West Fifteen (15) feet of said Lot.

219 S. Third Street:

Lot Number Eleven (11) in the First South Addition (sometimes known as Barnes’ First South Addition) to the City of Goshen, Elkhart County, Indiana; as recorded in Deed Record 15, page 273. Less and excepting the West Fifteen (15) Feet of said Lot.

223 S. Third Street:

Lot Thirty (30) in Barnes’ First South Addition to the Town, now City of Goshen, Indiana, except forty-eight (48) feet off the West end of said Lot; said Plat being recorded in Deed Record 15, page 273.

W. Jefferson Street:

The West Forty-eight (48) feet of Lot Number Thirty (30) as the said Lot is known and designated on the recorded plat of Barn’s South Addition to the Town, now City, of Goshen, Indiana; said Plat being recorded in

Deed Record 15, page 273 in the Office of the Recorder of Elkhart County, Indiana, less and excepting the West Fifteen (15) feet.

The real property so described shall hereinafter be referred to as the “Subject Real Estate.”

2. Project Specifications

2.1. Redevelopment Commission’s Goals:

2.1.1. The Redevelopment Commission’s goal for the Subject Real Estate is to create a pedestrian-oriented residential development to increase the housing opportunities near downtown. Limited commercial development is also acceptable. However, the primary focus of any proposal must be the construction of residential units. The exact mix of uses, housing density, and price points will be up to the entity submitting a proposal.

2.2. Redevelopment Details:

2.2.1. Area Description – The Subject Real Estate consists of one-half block of vacant land just west of main Street in downtown Goshen. The total acreage for the available real estate is approximately 0.69 acres and was originally developed as residential lots. The City has demolished the homes that previously were on the Subject Real Estate.

2.2.2. Access – It is anticipated that access to the project would be from West Jefferson, as Third Street is a state roadway controlled by INDOT with a center median. Public parking is available in the downtown area but it is anticipated that the proposed development will incorporate parking into the redevelopment plan.

2.2.3. Utilities – Both public water and sewer are available to serve the Subject Real Estate. Details regarding location of existing water and sewer mains is available upon request. Due to limited stormwater system capacity in the area, all stormwater must be maintained on the Subject Real Estate.

2.2.4. Zoning – The subject properties are zoned Commercial B-2. The pertinent section of the Zoning Ordinance detailing regulations for the B-2 district can be found [here](#).

2.2.5. Environmental Conditions – There is an environmental restrictive covenant in place for the Subject Real Estate due to the proximity to an old dry cleaner that was located on the east side of South Third Street. The restrictions for the Subject Real Estate include (1) no daycare or educational facilities; (2) no drinking water wells; (3) no agricultural activities; and (4) residential dwellings shall be permitted

only if a vapor mitigation is installed for the site. Further information is available upon request.

3. Submission of Proposals

3.1. Any proposal for the purchase of the Subject Real Estate shall be submitted to Becky Hutsell, Redevelopment Director, at 204 E. Jefferson Street, Suite 6, Goshen, Indiana 46528 no later than 12:00 p.m. (noon) August 12, 2025. The proposal shall be submitted in a sealed envelope clearly marked as "Proposal to Purchase Third and Jefferson Property."

3.2. Each proposal must include the following:

3.2.1. A signed cover letterhead that includes the following:

- 3.2.1.1. The entity's name, address, and telephone number;
- 3.2.1.2. The name of the person authorized to submit/sign the proposal, along with this person's title, telephone number, and email address;
- 3.2.1.3. The entity's Federal ID Number; and
- 3.2.1.4. The entity's State ID Number.

3.2.2. A detailed description of the intended use and development of the Subject Real Estate, including the following:

- 3.2.2.1. A conceptual plan with as much detail as possible, including land uses, building designs, building elevations, and a description of how the development complements and interacts with the surrounding area.
- 3.2.2.2. All improvements to be made to the Subject Real Estate including new structures to be constructed.
- 3.2.2.3. A description of the components of the development plan that includes information about the building design, size, density, and amenities.
- 3.2.2.4. A project budget, including estimated soft costs and construction expenses.

3.2.3. A proposed timeline for the development of the Subject Real Estate, including any conditions that must be met before the proposal can be commenced. The schedule should include:

- 3.2.3.1. Time needed to obtain financing.
- 3.2.3.2. Land use approvals.
- 3.2.3.3. Design completion.
- 3.2.3.4. Site preparation.
- 3.2.3.5. Start and completion of construction.

3.2.4. The price to be paid for the purchase of the Subject Real Estate.

- 3.2.5. A financial statement that is specific enough so that a proper determination of the entity's financial capability to fulfill the obligation of the proposal.
- 3.3. The proposal shall address all issues contained in the Request for Proposals. Any exceptions to the terms of the Request for Proposals should be clearly noted.
- 3.4. Any modifications made to a proposal before submission must be initialed in ink by the submitting entity's authorized representative. A submitting entity may, upon written request, modify or withdraw their proposal at any time prior to the opening date and time. A request to modify or withdraw a proposal must be signed by the same person or persons who signed the original proposal submitted. No proposal may be modified or withdrawn after the opening of the proposals.
- 3.5. Redevelopment may require a person or entity submitting a proposal to revise one or more elements of its proposal in accordance with contract negotiations. Redevelopment reserves the right to evaluate proposals for a period of sixty (60) days before deciding which proposal, if any, to accept. Proposals shall be maintained through the evaluation period.
- 3.6. All proposals submitted become the property of the City of Goshen and are a matter of public record.
- 3.7. The City of Goshen and Redevelopment is not responsible for late or lost proposals due to mail service inadequacies, traffic, or other similar reasons. Proposals received after the designated time will not be considered in the selection process.
4. Terms and Conditions to be Addressed of Accepted by Proposal
- 4.1. Term of Purchase – Redevelopment has conducted appraisals of the Subject Real Estate and has determined that the fair market value of the Subject Real Estate is One Hundred Seventy One Thousand Six Hundred Sixty Seven Dollars (\$171,667.00). The price included in a proposal for the purchase of the Subject Real Estate must be equal to or exceed this amount.
- 4.2. Condition of the Subject Real Estate
- 4.2.1. The proposal to purchase must be for the Subject Real Estate in its present condition.
- 4.2.2. Any sale of the Subject Real Estate will be conditioned on the development of the parcels in accordance with the development plan described in the proposal. A proposal may be conditional upon the City of Goshen granting specific itemized zoning variances or rezoning.

4.3. Use of Subject Real Estate

4.3.1. The proposed development must be constructed in compliance with all applicable laws and regulations of any government entity or public authority, including Indiana Building Codes, City of Goshen Ordinances, Policies, and Standards, including Zoning Ordinances, Subdivision Standards, Landscaping Ordinances, Construction Site Stormwater Runoff Control Ordinances, and Post Construction Stormwater Management Ordinances.

4.3.2. Purchaser must not use the Subject Real Estate and any adjacent area in a manner that would be reasonably offensive to the owners or users of the neighboring real estate or would tend to create a nuisance.

4.4. Construction of Infrastructure – The selected entity must construct any needed water building lines, sewer building lines, and storm water facilities for any structure constructed on the Subject Real Estate. The selected entity must construct sidewalks to City specifications adjacent to the parcels, along all dedicated public streets.

4.5. Indemnification – The successful proposal must hold the City of Goshen and Redevelopment harmless from any loss, claim, damage, or expense arising from the development and/or use of the Subject Real Estate.

4.6. Proposals Submitted by a Trust – Any proposal submitted by a trust must identify each beneficiary of the trust and whether the settlor is empowered to revoke or modify the trust.

4.7. Purchase Agreement – The successful person or entity submitting a proposal will be required to enter into a purchase agreement incorporating the terms of the Request for Proposals, the terms included in the successful proposal, and any other provisions deemed appropriate by Redevelopment.

5. Requests for Clarifications and Addenda

5.1. Entities intending to submit proposals who have questions or are interested in touring the site should contact Becky Hutsell, Redevelopment Director for the City of Goshen.

5.2. All requests for clarification to this solicitation must be received at least one (1) week before the opening date to allow for the issuance of any addendums determined by Redevelopment to be necessary. A Proposer shall rely only on written addenda issued by Becky Hutsell, Redevelopment Director, Requests shall be made in writing and may be directed to:

Becky Hutsell, Redevelopment Director
City of Goshen Redevelopment Commission

204 East Jefferson Street, Suite 6
Goshen, Indiana 46528
Email: beckyhutsell@goshencity.com

- 5.3. Interpretations or clarifications determined necessary by the City will be issued by addenda mailed or otherwise delivered to all parties recorded by Redevelopment as having received the proposal documents. Only questions answered by formal written addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

6. Selection Process and Schedule

- 6.1. The proposals received by Redevelopment will be opened by the Goshen Redevelopment Commission in public at the Commission's meeting on August 12, 2025, commencing at 3:00 p.m. in the Goshen City Court Room/Council Chambers at 111 East Jefferson Street, Goshen, Indiana. If no proposal meets the minimum offer price, additional proposals will be received until 3:30 p.m. on September 11, 2025, and will be opened by the Board of Public Works and Safety at their meeting on September 11, 2025, commencing at 4:00 p.m. in the Goshen City Court Room/Council Chambers at 111 East Jefferson Street, Goshen, Indiana. After accepting proposals for the additional period, the Redevelopment Commission may select the highest and best proposal using the criteria set forth in this section with no minimum price.
- 6.2. The proposals will be considered by the Goshen Redevelopment Commission. The Redevelopment Commission reserves the right to refer the proposals received to Becky Hutsell, Redevelopment Director, and such other staff as the Commission deems appropriate to review the proposals and make a recommendation to the Redevelopment Commission. The Commission may also refer the proposal to a committee appointed by the Commission for further evaluation and recommendation. The Commission reserves the right to interview the parties submitting proposals or to request the parties submitting proposals to provide supplemental information.
- 6.3. This Request for Proposals does not commit Redevelopment to sell the Subject Real Estate. Redevelopment reserves the right to accept or reject any or all proposals received, to negotiate with qualified persons or entities who submit a proposal, or to cancel the Request for Proposals. Redevelopment may require a person or entity submitting a proposal to submit any additional data or information Redevelopment deems necessary.
- 6.4. In determining which proposal is the highest and best proposal, Redevelopment will consider the following:

- 6.4.1. The experience, the financial capacity, and the organizational capacity of the entity submitting the proposal to successfully plan, construct, and complete the proposed development.
- 6.4.2. The overall quality of the submission and the extent to which the proposed development is compatible with the existing neighborhood.
- 6.4.3. The entity's plans and ability to improve the Subject Real Estate with reasonable promptness.
- 6.4.4. The proposed completion date for the project.
- 6.4.5. The size and character of the improvements proposed to be made on the Subject Real Estate and/or improvements.
- 6.4.6. Whether adequate parking for the development is included in the plan.
- 6.4.7. The proposed purchase price to be paid to Redevelopment.
- 6.4.8. Whether the entity submitting the proposal is a trust and whether the submission identifies the beneficiary of the trust and whether the settlor is empowered to revoke or modify the trust.
- 6.4.9. The nature of any variance or rezoning requested.
- 6.4.10. Whether any proposed lease of the Subject Real Estate will further Redevelopment's plan for the development of the surrounding area.
- 6.4.11. Whether the proposed purchase will serve the interest of the community.
- 6.4.12. What economic impact the proposed purchase will have on the community.

7. General

7.1. Conflict of Interest/Non-Collusion

- 7.1.1. By submitting a proposal, an entity certifies that the entity has not entered into combination or agreement relative to the price to be proposed nor taken any action to prevent a person from submitting a proposal; or to induce person to refrain from submitting a proposal.
- 7.1.2. Each proposal must be made without reference to any other proposal, unless specifically so indicated.

7.1.3. By submitting a proposal, an entity certifies that they are not in a situation where the submitting entity's private interest would interfere with its loyalty or responsibilities to the City of Goshen or raise questions about such interference. The submitting entity agrees not to accept work, enter into a contract, accept an obligation, or engage in any activity, paid or unpaid, that is inconsistent or incompatible with the submitting entity's obligations to, or the scope of services to be rendered to, the Redevelopment Commission. The submitting entity shall warrant that, to the best of their knowledge, there is no other contract or duty on the submitting entity's part that conflicts with or is inconsistent with the services sought to be provided to Redevelopment.

7.1.4. The submitting entity, if selected, must sign and have notarized the Conflict of Interest / Non-Collusion Affidavit, which is attached hereto to as Attachment B.

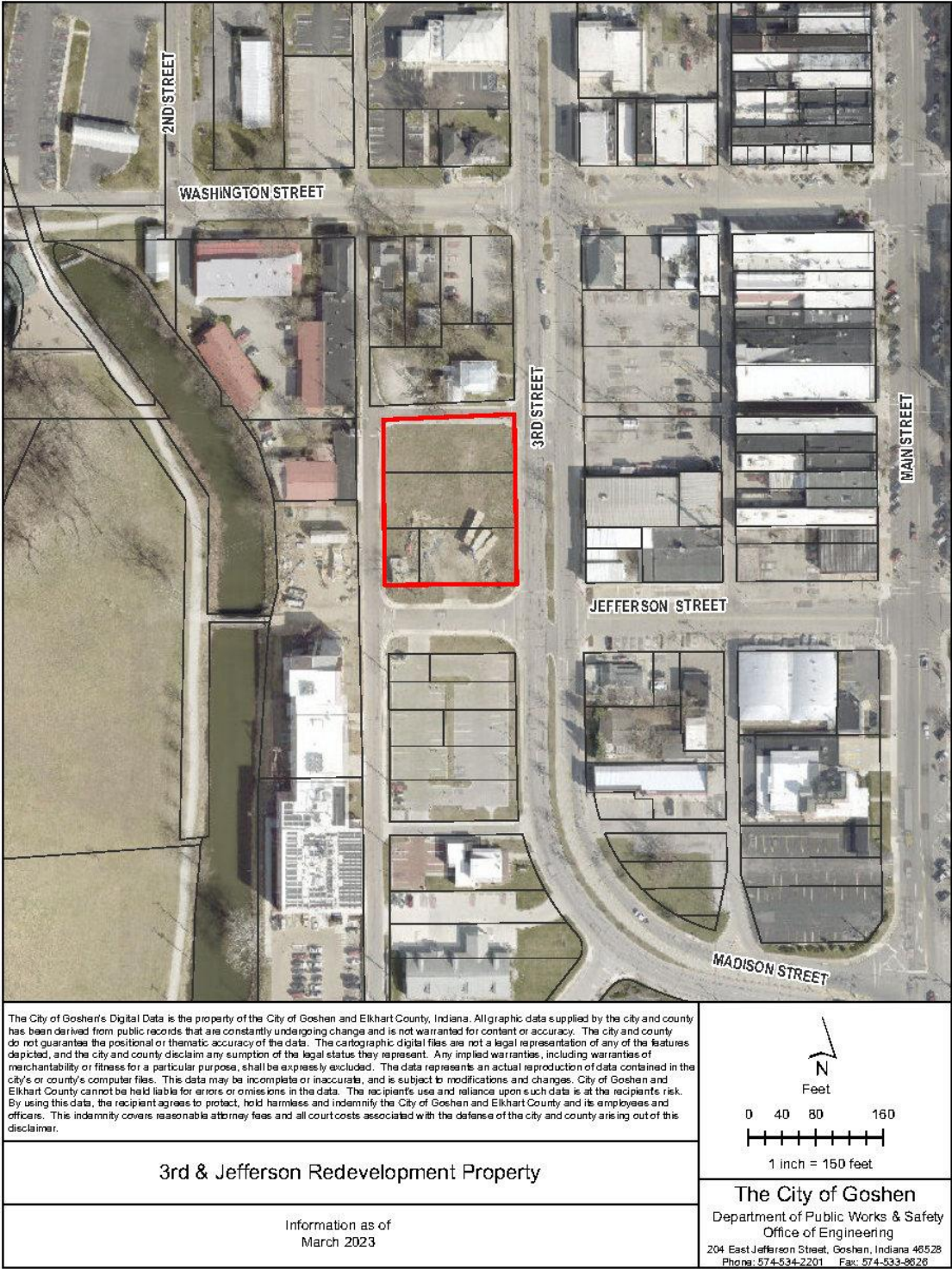
7.2. Applicable Laws – Any contract resulting from a proposal submitted will be construed in accordance with and governed by the laws of the State of Indiana.

7.3. Trusts – In accordance with Indiana Code § 36-7-14-22, a proposal submitted by a trust (as defined in I.C. § 30-4-1-1) must identify the beneficiary of the trust and indicate whether the settlor is empowered to revoke or modify the trust.

7.4. Costs for Submitting Proposal – The City of Goshen or its Redevelopment Commission will not be liable for any costs incurred by the respondents in replying to this Request for Proposals. The City of Goshen or its Redevelopment Commission are not liable for any costs for work or services performed by the selected Proposer prior to the award of a contract.

7.5. Authority to Bind Submitting Entity – The signatory for the entity submitting a proposal represents that he or she has been duly authorized to execute the proposal documents on behalf of the submitting entity and has obtained all necessary or applicable approvals to make this submission on behalf of said entity when his or her signature is affixed to the proposal.

ATTACHMENT A



ATTACHMENT B

NON-COLLUSION AFFIDAVIT

The individual person(s) executing this Proposal, being first duly sworn, depose(s) and state(s) that the Offeror has not directly or indirectly entered into a combination, collusion, undertaking or agreement with any other Offeror or person (i) relative to the price(s) proposed herein or to be proposed by another person, or (ii) to prevent any person from proposing, or (iii) to induce a person to refrain from proposing; and furthermore, this Proposal is made and submitted without reference to any other Proposals and without agreement, understanding or combination, either directly or indirectly, with any persons with reference to such proposing in any way or manner whatsoever.

By: _____ Date: _____

Its: _____

STATE OF _____)
) SS:
COUNTY OF _____)

Subscribed and sworn to before me, a Notary Public in and for said County and State,
on this, the _____ day of _____, 2025.

Printed: _____
My commission expires: _____
Resident of _____ County, Indiana



**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

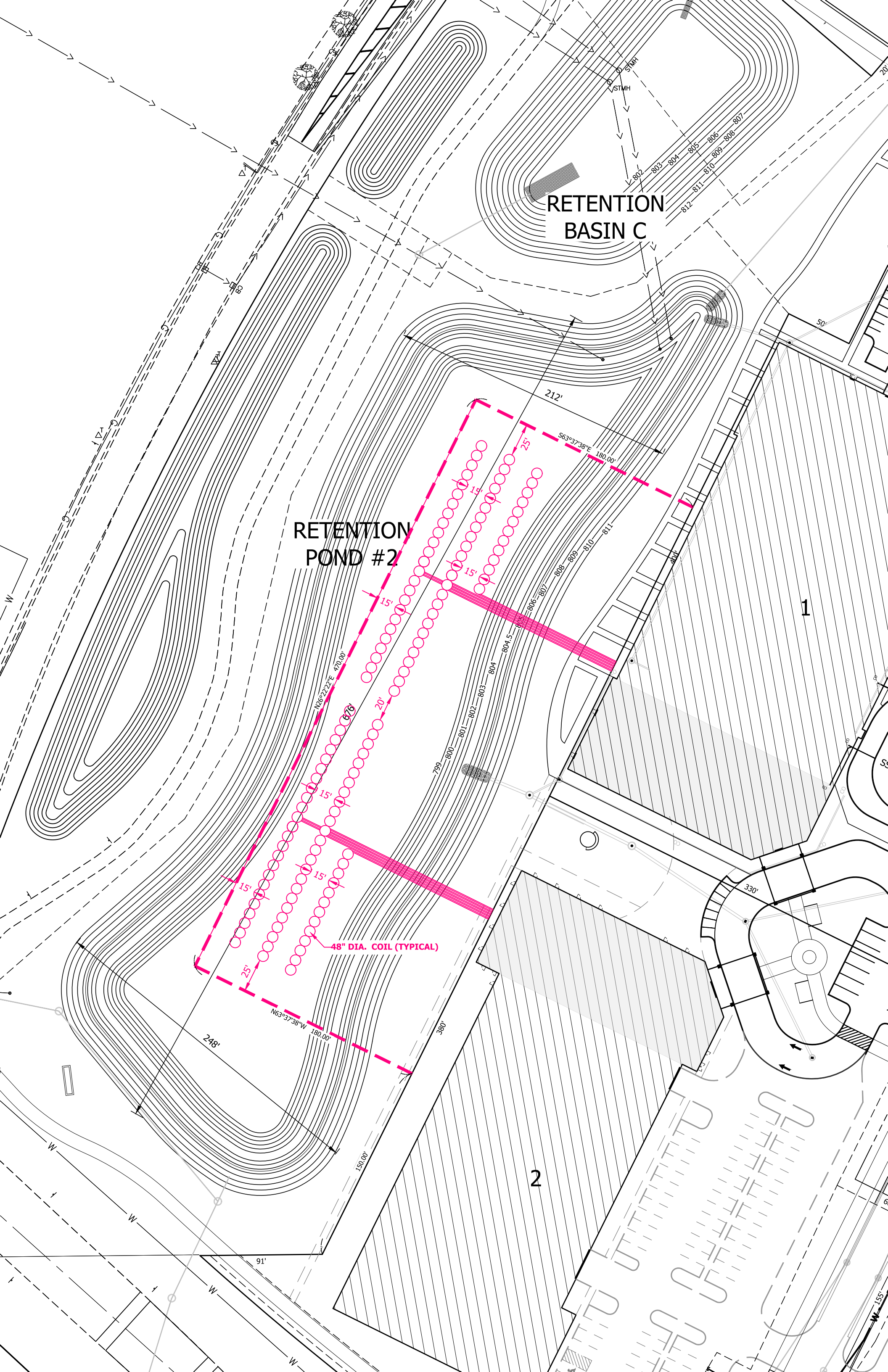
TO: Redevelopment Commission

FROM: Becky Hutsell, Redevelopment Director

RE: Request to Grant a Geothermal Easement for Cherry Creek

DATE: August 12, 2025

Because NIPSCO's gas capacity is insufficient to serve the Cherry Creek development, a geothermal system is being considered for the two west-end condo buildings. The developer's geothermal designer recommends installing the system beneath the detention pond, as shown in the attached exhibit. While a drainage and maintenance easement has already been granted, we are preparing a separate, more limited easement specifically for the geothermal system. We are working to address all technical issues and concerns to satisfy Engineering, Stormwater and Legal and, provided we can successfully do so, we are asking the Commission to support the request. A resolution authorizing the easement subject to conditions will be brought to the meeting and we can discuss in more detail at the meeting.





**Department of Community Development
CITY OF GOSHEN**

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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 to Allow Use of 410 W. Pike Street for Construction Staging and Contractor Parking

DATE: August 12, 2025

The former Subway site on Pike Street has been purchased for redevelopment, and a new Burton's Laundry facility will be built there. Ancon Construction has requested permission to use the RDC's property at 410 W. Pike Street (the former tire store) for construction staging and contractor parking. Staff has no objection, as the building has been demolished and only the slab foundation remains. We request the Commission's approval to allow use of 410 W. Pike for staging and parking, with the condition that the site be cleaned and restored to its current condition upon completion of their project.



**Engineering Department
CITY OF GOSHEN**

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engineering@goshencity.com • www.goshenindiana.org

Memorandum

To: Goshen Redevelopment Commission

From: Engineering Department

RE: **COLLEGE AVE, PHASE II – APPROVE RAILROAD COORDINATION CONTRACT FOR
PRELIMINARY ENGINEERING SERVICES
(DES NO. 2201239; JN 2023-0025)**

Date: August 12, 2025

Norfolk Southern (Railroad) has recently submitted a detailed estimate and draft agreement for preliminary engineering services required for their review of the widened roadway and crossing signal replacements at the existing at-grade railroad crossing just east of Century Drive. Estimated costs for Railroad design work of \$57,839 are in line with recent examples elsewhere in Indiana.

Engineering staff has requested a response regarding funding participation from MACOG and is awaiting a response. However, if railroad coordination design costs are routed through the federal process, it is estimated to take an additional one-and-a-half to two months to revise contracts and request a PO for reimbursement. Given the need for plan review by the Railroad before Stage 2 plans will be submitted in December, we are requesting the Commission approve the agreement with Norfolk Southern for preliminary engineering services without federal funding. Provided approval by the Commission, the Railroad will invoice actual costs for design to the City.

The Railroad's estimate and draft agreement are attached.

Suggested Motion: Move to approve and authorize the Redevelopment Director to sign the agreement with Norfolk Southern for preliminary engineering services for the design phase of the College Avenue – Phase II project, for an estimated cost of \$57,839.

AGREEMENT FOR PRELIMINARY ENGINEERING SERVICES

This agreement made by and between City of Goshen (hereinafter called "City"), and Norfolk Southern Railway Company (hereinafter called "COMPANY").

The City will submit plans and specifications to said COMPANY for work which will involve or affect COMPANY facilities at the following location:

| | |
|----------------------|---|
| Town, County State: | Goshen, Elkart County, IN |
| AAR-DOT#: | 510011V |
| Street /Bridge Name: | CR 36 (College Avenue) |
| Description: | Proposed Multi-Use Path and Roadway Reconstruction of the CR 36 At-Grade Crossing with NS |
| Milepost: | CD-408.69 |

Preliminary Engineering Cost Estimate: \$57,839.00

Therefore, in consideration of the benefits moving to each of the parties hereto, they do mutually agree as follows:

ARTICLE 1. REIMBURSEMENT. The City agrees to reimburse the COMPANY for actual cost of preliminary engineering necessary in connection with the project.

The COMPANY shall submit to the City fair and reasonable costs of the aforesaid work performed as evidenced by detailed invoices acceptable to the City. The City shall reimburse the COMPANY in the amount of the approved costs so submitted.

ARTICLE 2. EFFECTIVE DATE OF AGREEMENT. This agreement shall take effect at the time it is approved and signed by both the City and the COMPANY.

ARTICLE 3. STARTING OF WORK. This agreement covers preliminary engineering services performed starting December 4, 2024. The COMPANY agrees to provide preliminary engineering services at the request of the City or its agent, whether written or verbal.

ARTICLE 4. SCOPE OF WORK. The scope of this agreement is limited to review by the COMPANY of the plans and specifications to provide information to the COMPANY and the City regarding the project. This agreement does not constitute the COMPANY's approval of the project.

IN WITNESS WHEREOF, the City and the COMPANY have caused these presents to be signed by their duly authorized officers:

City
Signature: _____
Name: _____
Title: _____
Date: _____

COMPANY
Signature: _____
Name: A.B. Johnson
Title: Chief Engineer – Design & Construction
Date: _____

FORCE ACCOUNT ESTIMATE

| | |
|--------------------------|---|
| Work to be Performed By: | Norfolk Southern Railway Company |
| For the Account of: | City of Goshen |
| Project Description: | Proposed Multi-Use Path and Roadway Reconstruction of the CR 36 At-Grade Crossing with NS |
| Location: | Goshen, Elkhart County, IN |
| Project No.: | DES 2201239 |
| Milepost: | CD-408.69 |
| File: | CX1113572 |
| Date: | Original June 18, 2025 |

| | |
|---------------------------------------|------------------|
| ITEM A - Preliminary Engineering | 23,684 |
| ITEM B - Construction Engineering | 0 |
| ITEM C - Administration | 4,155 |
| ITEM D - Railroad Protective Services | 0 |
| ITEM E - Communications | 0 |
| ITEM F - Signal & Electrical | 30,000 |
| ITEM G - Track Work | 0 |
| ITEM H - T-Cubed | 0 |
| | <hr/> |
| Total | \$ 57,839 |
| Contingency 0% | \$ - |
| GRAND TOTAL | \$ 57,839 |

ITEM A - Preliminary Engineering

(Review plans and special provisions,
prepare estimates, etc.)

| | | |
|--------------------------------|-------------------------|--------------|
| Labor: | 40 Hours @ \$60 / hour= | 2,400 |
| Labor Additives: | | 2,684 |
| Travel Expenses: | | 2,000 |
| Services by Contract Engineer: | | <hr/> 16,600 |

| | |
|---------------------------|------------------|
| NET TOTAL - ITEM A | \$ 23,684 |
|---------------------------|------------------|

ITEM B - Construction Engineering

(Coordinate Railway construction activities,
review contractor submittals, etc.)

| | | |
|--------------------------------|------------------------|------------|
| Labor: | 0 Hours @ \$60 / hour= | 0 |
| Labor Additives: | | 0 |
| Travel Expenses: | | 0 |
| Services by Contract Engineer: | | 0 |
| NET TOTAL - ITEM B | | <hr/> \$ - |

ITEM C - Administration

| | | |
|---|-------------------------|----------------|
| Agreement Construction, Review and/or Handling: | | 2,460 |
| Protective Services Process/Handling Fee: | | 0 |
| Miscellaneous Handling (i.e. Real Estate ValMap fee): | | 0 |
| Accounting Hours (Labor): | 20 Hours @ \$40 / hour= | 800 |
| Accounting Additives: | | 895 |
| NET TOTAL - ITEM C | | <hr/> \$ 4,155 |

ITEM D - Railroad Protective Services

(During construction on, over,
under, or adjacent to the track.)

| | | |
|-----------------------------------|--------------------------------|------------|
| Labor: | Protective Services | |
| | 0 days @ 290.00 per day= | 0 |
| | (based on working 8 hours/day) | |
| Labor Additive: | | 0 |
| Travel Expenses, Meals & Lodging: | | |
| | 0 days @ \$100/day= | 0 |
| Rental Vehicle | 0 months @ \$950/month= | 0 |
| NET TOTAL - ITEM D | | <hr/> \$ - |

ITEM E - Communications

| | | |
|--------------------|--|------------|
| Material: | | 0 |
| Labor: | | 0 |
| Purchase Services: | | 0 |
| Subsistence: | | 0 |
| Additive: | | 0 |
| NET TOTAL - ITEM E | | <hr/> \$ - |

ITEM F - Signal & Electrical

| | |
|---------------------------|------------------|
| Material: | 0 |
| Labor: | 0 |
| Purchase Services: | 30,000 |
| Other: | 0 |
| | <hr/> |
| NET TOTAL - ITEM F | \$ 30,000 |

ITEM G - Track Work

| | |
|---------------------------|-------------|
| Material: | 0 |
| Labor: | 0 |
| Additive: | 0 |
| Purchase Services: | 0 |
| | <hr/> |
| NET TOTAL - ITEM G | \$ - |

ITEM H - T-CUBED

| | |
|----------|------|
| Lump Sum | \$ - |
|----------|------|

NOTES

1. For all groups of CONTRACT employees, the composite labor surcharge rate used in this estimate (including insurance) is 272.34%. Self Insurance - Public Liability Property Damage is estimated at 16.00%. Work will be billed at actual current audited rate in effect at the time the services are performed.
2. For all groups of NON-CONTRACT employees, the composite labor surcharge rate used in this estimate (including insurance is 111.82%. Self Insurance - Public Liability Property Damage is estimated at 16.00%. Work will be billed at actual current audited rate in effect at the time the services are performed.
3. All applicable salvage items due the Department will be made available to it at the jobsite for its disposal.
4. The Force Account Estimate is valid for one (1) year after the date of the estimate (06/18/2025). If the work is not performed within this time frame the Railway may revise the estimate to (1) include work not previously indicated as necessary and (2) reflect changes in cost to perform the force account work.



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Memorandum

To: Goshen Redevelopment Commission

From: Engineering Department

RE: **COLLEGE AVE, PHASE II – REQUEST FOR AGREEMENT WITH ABONMARCHE CONSULTANTS FOR ADDITIONAL DRAINAGE ANALYSIS AND LEGAL DESCRIPTION (DES NO. 2201239; JN 2023-0025)**

Date: August 12, 2025

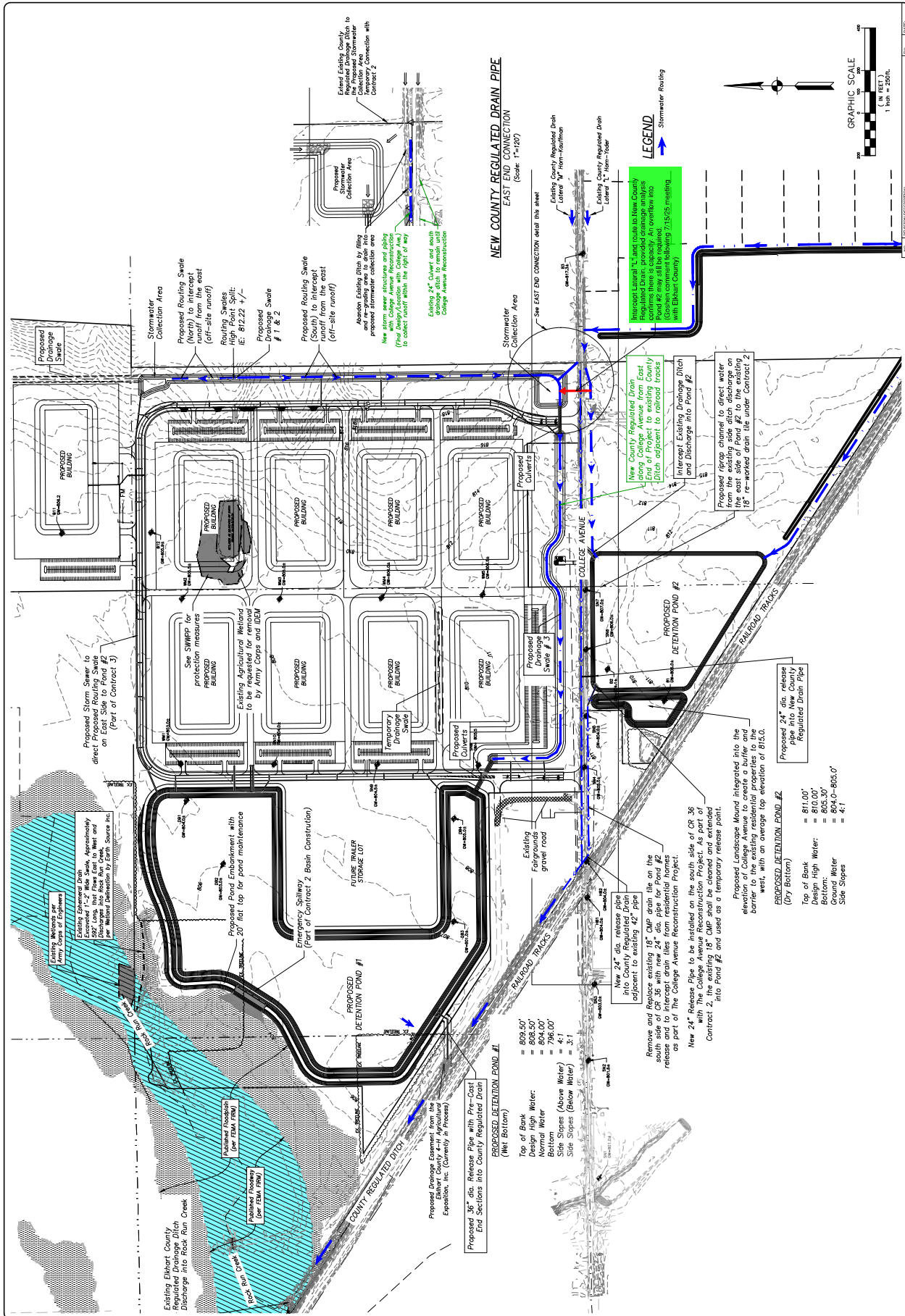
Elkhart County regulated drains currently run along both the north (Lateral “M” Horn-Kauffman) and south (Lateral “L” Horn-Yoder) sides of the existing roadway section of College Avenue / CR 36 throughout the project area. In conversations with Elkhart County, these roadside ditches were originally proposed to be intercepted on the east end of the project and routed through a 42-inch trunkline underneath the roadway, which would have been the designated regulated drain.

During the East College Avenue Development project related to the Brinkley RV site developments, Lateral “M” was temporarily routed through the development site swale and basins. After observations of the basin performance with this additional flow and further discussions with Abonmarche, it was proposed to Elkhart County to permanently route Lateral “M” through the Brinkley site development swale and west basin. This would provide much more reliable access for regulated drain maintenance and avoid the need to install the large diameter trunkline, which would add approximately \$1 MM to the project. Following discussions with Elkhart County, Brinkley RV, and Abonmarche, routing Lateral “M” north, through the Brinkley site developments, appears to be a viable solution.

Abonmarche will need to perform additional drainage analysis to determine whether Lateral “L” may also be routed through the Brinkley site developments, as well as provide a legal description for both re-routed County regulated drains. The proposal for this work will be provided at the August 12 meeting. We are requesting the Commission consider the proposal and, if approved, authorize preparation and execution of an agreement with Abonmarche Consultants to complete the drainage analysis and legal description.

A map of the original stormwater routing and new proposed routing is attached.

Suggested Motion: Move to authorize negotiation of an agreement with Abonmarche Consultants for additional drainage analysis and legal descriptions for the relocated Elkhart County Regulated Drains within the vicinity of the College Avenue Phase II project and authorize the Redevelopment Director to sign the agreement, once prepared.





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Memorandum

To: Goshen Redevelopment Commission

From: Engineering Department

RE: **COLLEGE AVE, PHASE I – REQUEST TO ISSUE REQUEST FOR PROPOSALS (RFP) FOR
CONSTRUCTION ENGINEERING SERVICES – DES NO. 1900739, DES NO. 2101631,
VEHICLE BRIDGE
(JN 2019-0022)**

Date: August 12, 2025

The College Avenue, Phase I project is scheduled for letting in December. For LPA projects, a Construction Inspection Consultant ensures construction meets INDOT and project-specific standards, as well as provides proper documentation and construction administration. We are requesting the Commission's approval to advertise for Construction Inspection for this project via the INDOT website and complete scoring of the Letters of Interest received by a scoring team.

Construction Inspection Services are estimated at over \$1,000,000 for this project.

Suggested Motion: Move to approve issuing the RFP for Construction Inspection Services for the College Avenue Phase I project and score the proposals of the interested Consultants.

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 **July 9, 2025, through August 8, 2025**, and finds that entries are allowed in the total amount of **\$1,292,015.55**

APPROVED on August 12, 2025

Brian Garber, President

Jonathan Graber, Secretary



Payable Register

Payable Detail by Vendor Name

Packet: APPKT02800 - RDC 8/21/2025

| 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: 79,842.50 |
| 159502 | Invoice | 8/21/2025 | 7/29/2025 | 8/28/2025 | 7/29/2025 | 75,000.00 | 0.00 | 0.00 | 0.00 | 75,000.00 |
| ENC CHERRY CREEK INSPECTION | AP1ST - AP1ST | | | | No | | | | | |
| Items | | | | | | | | | | |
| Item Description | Commodity | | Units | Price | Amount | Tax | Shipping | Discount | Total | |
| ENC CHERRY CREEK INSPECTION | 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: 159556 | | | | | | | | | | |
| 159556 | Invoice | 8/21/2025 | 7/30/2025 | 8/29/2025 | 7/30/2025 | 1,842.50 | 0.00 | 0.00 | 0.00 | 1,842.50 |
| STEURY LINCOLN RECONSTRUCTION | AP1ST - AP1ST | | | | No | | | | | |
| Items | | | | | | | | | | |
| Item Description | Commodity | | Units | Price | Amount | Tax | Shipping | Discount | Total | |
| STEURY LINCOLN RECONSTRUCTION | N/A | | 0.00 | 0.00 | 1,842.50 | 0.00 | 0.00 | 0.00 | 1,842.50 | |
| Distributions | | | | | | | | | | |
| Account Number | Account Name | Project Account Key | | | Amount | Percent | | | | |
| 4445-5-00-4310502 | SE E.D. TIF/CONTR SVCS | | | | 1,842.50 | 100.00% | | | | |
| Vendor: 159591-12 | | | | | | | | | | |
| 159591-12 | Invoice | 8/21/2025 | 7/30/2025 | 8/29/2025 | 7/30/2025 | 3,000.00 | 0.00 | 0.00 | 0.00 | 3,000.00 |
| ENC COLLEGE AVE RR TO CITY LIMITS | AP1ST - AP1ST | | | | No | | | | | |
| Items | | | | | | | | | | |
| Item Description | Commodity | | Units | Price | Amount | Tax | Shipping | Discount | Total | |
| ENC COLLEGE AVE RR TO CITY LIMITS | N/A | | 0.00 | 0.00 | 3,000.00 | 0.00 | 0.00 | 0.00 | 3,000.00 | |
| Distributions | | | | | | | | | | |
| Account Number | Account Name | Project Account Key | | | Amount | Percent | | | | |
| 4445-5-00-4310502 | SE E.D. TIF/CONTR SVCS | | | | 3,000.00 | 100.00% | | | | |
| Vendor: 0203093 - AMERICAN STRUCTUREPOINT, INC. | | | | | | | | | | |
| 192616-27 | Invoice | 8/21/2025 | 7/15/2025 | 8/14/2025 | 7/15/2025 | 20,776.87 | 0.00 | 0.00 | 0.00 | 20,776.87 |
| 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 | 20,776.87 | 0.00 | 0.00 | 0.00 | 20,776.87 | |
| Distributions | | | | | | | | | | |
| Account Number | Account Name | Project Account Key | | | Amount | Percent | | | | |
| 4445-5-00-4310502 | SE E.D. TIF/CONTR SVCS | | | | 20,776.87 | 100.00% | | | | |
| Vendor: 0209852 - COLIN MICHAEL AVILA | | | | | | | | | | |
| 44413 | Invoice | 8/21/2025 | 8/5/2025 | 9/4/2025 | 8/5/2025 | 892.50 | 0.00 | 0.00 | 0.00 | 892.50 |
| JULY MOWING | AP1ST - AP1ST | | | | No | | | | | |
| Items | | | | | | | | | | |
| Item Description | Commodity | | Units | Price | Amount | Tax | Shipping | Discount | Total | |
| JULY MOWING | N/A | | 0.00 | 0.00 | 892.50 | 0.00 | 0.00 | 0.00 | 892.50 | |
| Distributions | | | | | | | | | | |
| Account Number | Account Name | Project Account Key | | | Amount | Percent | | | | |
| 2226-5-00-4310502 | REDV OP/CONTRACT SVCS | | | | 892.50 | 100.00% | | | | |
| Vendor: 0209958 - COMMERCIAL APPRAISAL SERVICES INC. | | | | | | | | | | |
| 8/1/25 - RDC | Invoice | 8/21/2025 | 8/1/2025 | 8/31/2025 | 8/1/2025 | 1,500.00 | 0.00 | 0.00 | 0.00 | 1,500.00 |
| 908 N 6TH APPRAISAL | AP1ST - AP1ST | | | | No | | | | | |

Payable Register

Packet: APPKT02800 - RDC 8/21/2025

| Payable # | Payable Type | Post Date | Payable Date | Due Date | Discount Date | Amount | Tax | Shipping | Discount | Total |
|--|--------------------------------|----------------------------|--------------|-----------|---------------|----------------|----------|----------|------------|---------------------------------|
| Payable Description | Bank Code | | | | On Hold | | | | | |
| Item Description | Commodity | | Units | Price | Amount | Tax | Shipping | Discount | Total | |
| 908 N 6TH APPRAISAL Distributions | N/A | | 0.00 | 0.00 | 1,500.00 | 0.00 | 0.00 | 0.00 | 1,500.00 | |
| Account Number | Account Name | Project Account Key | | | Amount | Percent | | | | |
| 4446-5-00-4390930 | CONS RR/US33/OTHER SVCS & CHGS | | | | 1,500.00 | 100.00% | | | | |
| 8/8/25 RDC | Invoice | 8/21/2025 | 8/8/2025 | 9/7/2025 | 8/8/2025 | 2,000.00 | 0.00 | 0.00 | 0.00 | 2,000.00 |
| 233 S MAIN APPRAISAL | AP1ST - AP1ST | | | | No | | | | | |
| Item Description | Commodity | | Units | Price | Amount | Tax | Shipping | Discount | Total | |
| 233 S MAIN APPRAISAL Distributions | N/A | | 0.00 | 0.00 | 2,000.00 | 0.00 | 0.00 | 0.00 | 2,000.00 | |
| Account Number | Account Name | Project Account Key | | | Amount | Percent | | | | |
| 4446-5-00-4390930 | CONS RR/US33/OTHER SVCS & CHGS | | | | 2,000.00 | 100.00% | | | | |
| Vendor: 0213722 - DAVID GAUTSCHE & LISA J. GAUTSCHE | | | | | | | | | | Vendor Total: 5,171.41 |
| 07/14/25 - REIMB | Invoice | 8/21/2025 | 7/14/2025 | 7/14/2025 | 7/14/2025 | 5,171.41 | 0.00 | 0.00 | 0.00 | 5,171.41 |
| 409 S 3RD ST SIDEWALK INSTALLATION REI... | AP1ST - AP1ST | | | | No | | | | | |
| Item Description | Commodity | | Units | Price | Amount | Tax | Shipping | Discount | Total | |
| 409 S 3RD ST SIDEWALK INSTALLATION ... | N/A | | 0.00 | 0.00 | 5,171.41 | 0.00 | 0.00 | 0.00 | 5,171.41 | |
| Account Number | Account Name | Project Account Key | | | Amount | Percent | | | | |
| 4446-5-00-4420000 | CONS RR/US33/CAPITAL PROJECT | | | | 5,171.41 | 100.00% | | | | |
| Vendor: 0200587 - ELKHART COUNTY LANDFILL | | | | | | | | | | Vendor Total: 460,899.84 |
| 22148 | Invoice | 8/1/2025 | 8/1/2025 | 8/31/2025 | 8/1/2025 | 460,899.84 | 0.00 | 0.00 | 0.00 | 460,899.84 |
| ARIEL CYCLEWORKS SOIL REMOVAL | AP1ST - AP1ST | | | | No | | | | | |
| Item Description | Commodity | | Units | Price | Amount | Tax | Shipping | Discount | Total | |
| ARIEL CYCLEWORKS SOIL REMOVAL | N/A | | 0.00 | 0.00 | 460,899.84 | 0.00 | 0.00 | 0.00 | 460,899.84 | |
| Account Number | Account Name | Project Account Key | | | Amount | Percent | | | | |
| 4446-5-00-4420000 | CONS RR/US33/CAPITAL PROJECT | | | | 460,899.84 | 100.00% | | | | |
| Vendor: 0200693 - GOSHEN COMMUNITY SCHOOLS | | | | | | | | | | Vendor Total: 98,895.00 |
| 2025 CTE | Invoice | 8/21/2025 | 7/8/2025 | 8/7/2025 | 7/8/2025 | 98,895.00 | 0.00 | 0.00 | 0.00 | 98,895.00 |
| 2025 CTE FUNDING REQUEST | AP1ST - AP1ST | | | | No | | | | | |
| Item Description | Commodity | | Units | Price | Amount | Tax | Shipping | Discount | Total | |
| 2025 CTE FUNDING REQUEST | N/A | | 0.00 | 0.00 | 98,895.00 | 0.00 | 0.00 | 0.00 | 98,895.00 | |
| Account Number | Account Name | Project Account Key | | | Amount | Percent | | | | |
| 4445-5-00-4420000 | SE E.D. TIF/CAPITAL PROJ | | | | 98,895.00 | 100.00% | | | | |
| Vendor: 0207255 - INDIANA MEDIA GROUP | | | | | | | | | | Vendor Total: 69.69 |
| 0725180742 | Invoice | 8/21/2025 | 7/31/2025 | 8/30/2025 | 7/31/2025 | 69.69 | 0.00 | 0.00 | 0.00 | 69.69 |
| PUBLICATION FOR RFP FOR 3RD & JEFFERSO... | AP1ST - AP1ST | | | | No | | | | | |
| Item Description | Commodity | | Units | Price | Amount | Tax | Shipping | Discount | Total | |
| PUBLICATION FOR RFP FOR 3RD & JEFFE... | N/A | | 0.00 | 0.00 | 69.69 | 0.00 | 0.00 | 0.00 | 69.69 | |
| Account Number | Account Name | Project Account Key | | | Amount | Percent | | | | |
| 4446-5-00-4390930 | CONS RR/US33/OTHER SVCS & CHGS | | | | 69.69 | 100.00% | | | | |
| Vendor: 0207659 - J. CARNINE & CO. | | | | | | | | | | Vendor Total: 3,000.00 |

Payable Register

Packet: APPKT02800 - RDC 8/21/2025

| Payable # | Payable Type | Post Date | Payable Date | Due Date | Discount Date | Amount | Tax | Shipping | Discount | Total |
|---|---------------|-----------|--------------|-----------|---------------|----------|------|----------|----------|----------|
| Payable Description | Bank Code | | | | On Hold | | | | | |
| 3646 | Invoice | 8/21/2025 | 7/30/2025 | 8/29/2025 | 7/30/2025 | 1,900.00 | 0.00 | 0.00 | 0.00 | 1,900.00 |
| APPRAISAL OF 233 S MAIN/ 113 W JEFFERS... | AP1ST - AP1ST | | | | No | | | | | |

Items

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|--|-----------|-------|-------|----------|------|----------|----------|----------|
| APPRAISAL OF 233 S MAIN/ 113 W JEFF... | N/A | 0.00 | 0.00 | 1,900.00 | 0.00 | 0.00 | 0.00 | 1,900.00 |

Distributions

| Account Number | Account Name | Project Account Key | Amount | Percent |
|-----------------------------------|--------------------------------|---------------------|----------|---------|
| 4446-5-00-4390930 | CONS RR/US33/OTHER SVCS & CHGS | | 1,900.00 | 100.00% |

| | | | | | | | | | | |
|-----------------------------------|---------------|-----------|-----------|-----------|-----------|----------|------|------|------|----------|
| 3647 | Invoice | 8/21/2025 | 7/30/2025 | 8/29/2025 | 7/30/2025 | 1,100.00 | 0.00 | 0.00 | 0.00 | 1,100.00 |
| APPRAISAL OF 908 N 6TH VACANT LOT | AP1ST - AP1ST | | | | No | | | | | |

Items

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|-----------------------------------|-----------|-------|-------|----------|------|----------|----------|----------|
| APPRAISAL OF 908 N 6TH VACANT LOT | N/A | 0.00 | 0.00 | 1,100.00 | 0.00 | 0.00 | 0.00 | 1,100.00 |

Distributions

| Account Number | Account Name | Project Account Key | Amount | Percent |
|-----------------------------------|-----------------------|---------------------|----------|---------|
| 2226-5-00-4310502 | REDV OP/CONTRACT SVCS | | 1,100.00 | 100.00% |

Vendor: [0213753 - JEAN L. HILES](#)

Vendor Total: 660.00

| | | | | | | | | | | |
|--------------------------------|---------------|-----------|----------|----------|----------|--------|------|------|------|--------|
| 8/7/25 RDC ROW | Invoice | 8/21/2025 | 8/7/2025 | 8/7/2025 | 8/7/2025 | 660.00 | 0.00 | 0.00 | 0.00 | 660.00 |
| EAST KERCHER PROJECT ROW | AP1ST - AP1ST | | | | No | | | | | |

Items

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|--------------------------|-----------|-------|-------|--------|------|----------|----------|--------|
| EAST KERCHER PROJECT ROW | N/A | 0.00 | 0.00 | 660.00 | 0.00 | 0.00 | 0.00 | 660.00 |

Distributions

| Account Number | Account Name | Project Account Key | Amount | Percent |
|-----------------------------------|----------------------------|---------------------|--------|---------|
| 4445-5-00-4390930 | SE E.D. TIF/OTHER SVC CHGS | | 660.00 | 100.00% |

Vendor: [0204567 - JULIA GAUTSCHE](#)

Vendor Total: 5,171.41

| | | | | | | | | | | |
|--|---------------|-----------|-----------|-----------|-----------|----------|------|------|------|----------|
| 7/14/25 REIMBURSEMENT | Invoice | 8/21/2025 | 7/14/2025 | 8/13/2025 | 7/14/2025 | 5,171.41 | 0.00 | 0.00 | 0.00 | 5,171.41 |
| 407 S 3RD ST REIMBURSEMENT SIDEWALK I... | AP1ST - AP1ST | | | | No | | | | | |

Items

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|--------------------------------------|-----------|-------|-------|----------|------|----------|----------|----------|
| 407 S 3RD ST REIMBURSEMENT SIDEWA... | N/A | 0.00 | 0.00 | 5,171.41 | 0.00 | 0.00 | 0.00 | 5,171.41 |

Distributions

| Account Number | Account Name | Project Account Key | Amount | Percent |
|-----------------------------------|------------------------------|---------------------|----------|---------|
| 4446-5-00-4420000 | CONS RR/US33/CAPITAL PROJECT | | 5,171.41 | 100.00% |

Vendor: [0200115 - NEWSPAPER HOLDINGS, INC.](#)

Vendor Total: 348.92

| | | | | | | | | | | |
|-------------------------|---------------|-----------|----------|----------|----------|--------|------|------|------|--------|
| 5007487 | Invoice | 8/21/2025 | 7/9/2025 | 8/8/2025 | 7/9/2025 | 348.92 | 0.00 | 0.00 | 0.00 | 348.92 |
| RENEWAL | AP1ST - AP1ST | | | | No | | | | | |

Items

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|------------------|-----------|-------|-------|--------|------|----------|----------|--------|
| RENEWAL | N/A | 0.00 | 0.00 | 348.92 | 0.00 | 0.00 | 0.00 | 348.92 |

Distributions

| Account Number | Account Name | Project Account Key | Amount | Percent |
|-----------------------------------|---------------------|---------------------|--------|---------|
| 2226-5-00-4390301 | REDV OP/SUBS & DUES | | 348.92 | 100.00% |

Vendor: [0102410 - NIBLOCK EXCAVATING, INC.](#)

Vendor Total: 91,564.68

| | | | | | | | | | | |
|-------------------------------|---------------|-----------|-----------|-----------|-----------|-----------|------|------|------|-----------|
| 13380 | Invoice | 8/21/2025 | 7/24/2025 | 8/23/2025 | 7/24/2025 | 91,564.68 | 0.00 | 0.00 | 0.00 | 91,564.68 |
| 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 | 91,564.68 | 0.00 | 0.00 | 0.00 | 91,564.68 |

Distributions

| Account Number | Account Name | Project Account Key | Amount | Percent |
|-----------------------------------|---------------------|---------------------|-----------|---------|
| 4502-5-00-4440000 | ARP/CAPITAL OUTLAYS | | 91,564.68 | 100.00% |

Payable Register

Packet: APPKT02800 - RDC 8/21/2025

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

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

Vendor Total: 521,122.73

| | | | | | | | | | | |
|---------------------|---------------|-----------|-----------|-----------|-----------|------------|------|------|------|------------|
| 13 | Invoice | 8/21/2025 | 8/28/2025 | 9/27/2025 | 8/28/2025 | 408,470.16 | 0.00 | 0.00 | 0.00 | 408,470.16 |
| CONSOLIDATED COURTS | AP1ST - AP1ST | | | | No | | | | | |

Items

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---------------------|-----------|-------|-------|------------|------|----------|----------|------------|
| CONSOLIDATED COURTS | N/A | 0.00 | 0.00 | 408,470.16 | 0.00 | 0.00 | 0.00 | 408,470.16 |

Distributions

| Account Number | Account Name | Project Account Key | Amount | Percent |
|-----------------------------------|------------------------------|---------------------|------------|---------|
| 4446-5-00-4420000 | CONS RR/US33/CAPITAL PROJECT | | 408,470.16 | 100.00% |

| | | | | | | | | | | |
|-------------------------------|---------------|-----------|-----------|-----------|-----------|------------|------|------|------|------------|
| 13422 | Invoice | 8/21/2025 | 7/31/2025 | 8/30/2025 | 7/31/2025 | 112,652.57 | 0.00 | 0.00 | 0.00 | 112,652.57 |
| 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 | 112,652.57 | 0.00 | 0.00 | 0.00 | 112,652.57 |

Distributions

| Account Number | Account Name | Project Account Key | Amount | Percent |
|-----------------------------------|------------------------------|---------------------|------------|---------|
| 4446-5-00-4420000 | CONS RR/US33/CAPITAL PROJECT | | 112,652.57 | 100.00% |

Vendor: [0207700 - TRACEE NORTON](#)

Vendor Total: 100.00

| | | | | | | | | | | |
|---------------------------------|---------------|-----------|-----------|-----------|-----------|--------|------|------|------|--------|
| 7/14/25 FITNESS | Invoice | 8/21/2025 | 7/14/2025 | 8/13/2025 | 7/14/2025 | 100.00 | 0.00 | 0.00 | 0.00 | 100.00 |
| 2025 FITNESS ALLOWANCE | AP1ST - AP1ST | | | | No | | | | | |

Items

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|------------------------|-----------|-------|-------|--------|------|----------|----------|--------|
| 2025 FITNESS ALLOWANCE | N/A | 0.00 | 0.00 | 100.00 | 0.00 | 0.00 | 0.00 | 100.00 |

Distributions

| Account Number | Account Name | Project Account Key | Amount | Percent |
|-----------------------------------|-------------------------------|---------------------|--------|---------|
| 2226-5-00-4130701 | REDV OP/CLOTHING/BOOT/FITNESS | | 100.00 | 100.00% |

Payable Summary

| Type | Count | Gross | Tax | Shipping | Discount | Total | Manual Payment | Balance |
|--------------|-------|--------------|------|----------|----------|--------------|----------------|--------------|
| Invoice | 20 | 1,292,015.55 | 0.00 | 0.00 | 0.00 | 1,292,015.55 | 0.00 | 1,292,015.55 |
| Grand Total: | | 1,292,015.55 | 0.00 | 0.00 | 0.00 | 1,292,015.55 | 0.00 | 1,292,015.55 |

Account Summary

| <u>Account</u> | <u>Name</u> | <u>Amount</u> |
|-----------------------------------|-------------------------------|-----------------|
| 2226-5-00-4130701 | REDV OP/CLOTHING/BOOT/FITNESS | 100.00 |
| 2226-5-00-4310502 | REDV OP/CONTRACT SVCS | 1,992.50 |
| 2226-5-00-4390301 | REDV OP/SUBS & DUES | 348.92 |
| | Total: | 2,441.42 |

| <u>Account</u> | <u>Name</u> | <u>Amount</u> |
|-----------------------------------|----------------------------|-------------------|
| 4445-5-00-4310502 | SE E.D. TIF/CONTR SVCS | 25,619.37 |
| 4445-5-00-4390930 | SE E.D. TIF/OTHER SVC CHGS | 660.00 |
| 4445-5-00-4420000 | SE E.D. TIF/CAPITAL PROJ | 173,895.00 |
| | Total: | 200,174.37 |

| <u>Account</u> | <u>Name</u> | <u>Amount</u> |
|-----------------------------------|--------------------------------|-------------------|
| 4446-5-00-4390930 | CONS RR/US33/OTHER SVCS & CHGS | 5,469.69 |
| 4446-5-00-4420000 | CONS RR/US33/CAPITAL PROJECT | 992,365.39 |
| | Total: | 997,835.08 |

| <u>Account</u> | <u>Name</u> | <u>Amount</u> |
|-----------------------------------|---------------------|------------------|
| 4502-5-00-4440000 | ARP/CAPITAL OUTLAYS | 91,564.68 |
| | Total: | 91,564.68 |



August 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

August 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 are requesting the Commission's permission at this month's meeting to issue a new Request for Proposals for the development of this property.

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

August 2025 Redevelopment Staff Report

the construction of 18 townhomes on the site. We've entered into an agreement with Abonmarche for the 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

August 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. An amended scoping agreement is being presented today for approvals to allow for full payment of 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

August 2025 Redevelopment Staff Report

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 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-August, 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

August 2025 Redevelopment Staff Report

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

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

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.

