



**GOSHEN REDEVELOPMENT COMMISSION
AGENDA FOR THE REGULAR MEETING OF October 14, 2025**

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

The Goshen Redevelopment Commission will meet on October 14, 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

- a. 113 West Jefferson Street / 233 South Main Street
- b. 908 North Sixth Street

5. NEW BUSINESS

- a. Request to approve Change Order No. 7 for the County Courts Roadway Consolidation Roadway Improvements
- b. Request to Issue a Request for Proposals (RFP) for Design of River Race Drive Extension and Parking Lot K Expansion
- c. Accept Committee Recommendation to Negotiate a Purchase Agreement with Struxture Development, LLC for the 3rd & Jefferson Street Redevelopment Property
- d. Request for Approval for add Elders & Maple City Drive updated Project Estimate and CCMG Funding
- e. Request for Re-Advertisement of Request for Proposals (RFP) for Construction Engineering Services and for Special Meeting of the Goshen Redevelopment Commission

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 – November 4, 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 Hessel, 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 September 9, 2025

The Goshen Redevelopment Commission met in a regular meeting on September 9, 2025, at 3:00 p.m. in the City Court Room/Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana.

CALL TO ORDER/ROLL CALL

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

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

CHANGES TO THE AGENDA

Commission President Garber stated a request was made to add the Request for Goshen Redevelopment Director to Sign a One-Year Vault Closure Contract.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve to add the Request for Goshen Redevelopment Director to sign a One-Year Vault Closure Contract to the agenda.

The motion was adopted unanimously.

APPROVAL OF MINUTES

A motion was made by Commissioner Yoder and seconded by Commissioner Graber to approve the minutes of the August 12, 2025, regular meeting.

The motion was adopted unanimously.

Resolution 23-2025 A Resolution of the Goshen Redevelopment Commission Approving of Geothermal Easement for Cherry Creek Development

Becky Hutsell, Redevelopment Director, at the August meeting the Commission approved an easement for Cherry Creek. A revised plan proposes vertical wells between the condominium buildings and the pond. This revised approach will help ensure that future maintenance does not interfere with the development's overall drainage system.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve Resolution 23-2025.

The motion was adopted unanimously.

Resolution 24-2025 - A Resolution of the Goshen Redevelopment Commission Authorizing the Transfer of Title for Real Estate

Becky Hutsell, Redevelopment Director, the title for the newly constructed Parks Maintenance Facility is currently held by the City of Goshen for the Use and Benefit to Department of Redevelopment. Now with completion it is recommended that the title of the real estate be transferred to the City of Goshen, Indiana.

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to approve Resolution 24-2025.

The motion was adopted unanimously.

Request for Local Tree Clearing Project – College Avenue Reconstruction Phase

Andrew Lund, Engineering Project Manager, utility relocations for College Avenue Phase 1 are anticipated to extend through 2026 and 2027. To minimize risks of utility delays and additional cost to the project, American Structurepoint and Engineering staff are recommending that tree clearing be performed via a locally funded contracted project. Staff estimate the cost between \$170,000 to \$280,000 which includes 15% contingency and stump removal. The estimate is included in the packet.

Comments and questions about quantity of trees to be removed, benefit of having a local contractor, replanting of trees and city responsibility.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Request for Local Tree Clearing Project for College Avenue Reconstruction Phase 1.

The motion was adopted by a vote of 4 in favor and 1 against.

Request Issue a Request for Proposals for 113 West Jefferson Street / 233 South Main Street

Becky Hutsell, Redevelopment Director, the RFP is for the building only. Proposals are due by 12:00 p.m. on October 14, 2025, and will be opened by the Redevelopment Commission at the meeting on the same day. If no full price offers are received, the proposal stays open an added 30 days and will be opened at the November 13, 2025, Board of Works meeting. A copy of the RFP is in the packet.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve the Request to Issue a Request for Proposals for 113 West Jefferson Street / 233 South Main Street.

The motion was adopted unanimously.

Request to Issue a Request for Proposals for 908 North Sixth Street

Becky Hutsell, Redevelopment Director, this is for the lot at corner of North Sixth Street and East Wilden Avenue. The developer will be responsible for extending sanitary sewer service, providing on-site stormwater retention, and constructing sidewalks per city standards. Proposals are due by 12:00 p.m. on October 14, 2025, and will be opened by the Redevelopment Commission at the meeting on the same day. If no full price offers are received, the proposal stays open an added 30 days and will be opened at the November 13, 2025, Board of Works meeting. s. A copy of the RFP is in the packet.

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to approve the Request to Issue a Request for Proposals for 908 North Sixth Street.

The motion was adopted unanimously.

Request to Authorize Goshen Redevelopment Director to sign a One-Year Vault Closure Contract

Dustin Sailor, Director of Public Works, the City's Building Department has been notified of three (3) vaults for closure. The current vault closure program has property owners with encroachments into the right-of-way, construct a wall to isolate the interior space from the right-of-way. Once the wall isolates the vault space within the right-of-way, the city assumes responsibility for the void, which will be backfilled and resurfaced with new sidewalk.

Discussion about the vault sizes and process.

Dustin Sailor, Director of Public Works, said that Goshen Utilities have started removing the vault at Parking Lot Q on North Main Street.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the Request to Authorize Goshen Redevelopment Director to sign a One-Year Vault Closure Contract.

The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve the Register of Claims of a total of \$ 683,168.16.

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Becky Hutsell, Redevelopment Director, offered to answer any questions; but there were none.

OPEN FORUM

Commissioner Graber asked about the reduction in the scope of work on the Annex Building. Ms. Hutsell responded that the renovation has been scaled back due to budget constraints and SB1 impacts.

Commissioner Garber asked about a drive approach along Lincoln Avenue and Mr. Sailor responded that it is a turn lane for Olive Street. Discussion regarding the turn lane and sidewalks.

It was announced that the next regular meeting is scheduled for October 14, 2025, at 3:00 p.m.

ADJOURNMENT

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

The motion was adopted unanimously.

The regular meeting was adjourned at 3:44 p.m.

APPROVED on October 14, 2025

**GOSHEN REDEVELOPMENT
COMMISSION**

Brian Garber, President

Jonathan Graber, Secretary



**Department of Community Development
CITY OF GOSHEN**

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MEMORANDUM

TO: Redevelopment Commission

FROM: Becky Hutsell, Redevelopment Director

RE: Request to Issue a Request for Proposals for 113 W. Jefferson Street / 233 S. Main Street

DATE: September 9, 2025

Staff is requesting authorization to issue a Request for Proposals (RFP) for the property located at **113 W. Jefferson Street / 233 S. Main Street**. A copy of the full RFP is attached, and a summary is provided below.

The Goshen Redevelopment Commission is seeking proposals for the purchase or lease of this downtown property, situated at the corner of South Main and West Jefferson Streets. The site includes a 3,350-square-foot building on a portion of two parcels totaling 0.249 acres. The City will retain the southern portion of the lot for development as a new public parking area.

The Commission's goal is to attract a vibrant commercial use that complements surrounding downtown businesses and activates this highly visible gateway property. Proposals should include a development concept, project budget, financing details, and a proposed timeline for renovations or new construction.

The property has been appraised at **\$242,500 for purchase** or **\$2,650 per month for lease**. Proposals are due by **12:00 p.m. on October 14, 2025**, and will be opened by the Redevelopment Commission that same day. If no proposals meet the minimum requirements, submissions will be accepted until **November 13, 2025**.

REQUEST FOR PROPOSALS
TO PURCHASE OR LEASE REAL PROPERTY

113 W Jefferson / 233 S Main Street, Goshen, Indiana

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

1. Real Property to be Purchased

The real property to be purchased or leased consists of real estate located at the northwest corner of South Main Street and West Jefferson Street, consisting of two (2) parcels of real estate identified as tax codes 20-11-09-414-029.000-015 consisting of 0.083 acres, and 20-11-09-414-030.000-015 consisting of 0.166 acres, for a total of 0.249 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:

Lot Number Twenty-Eight (28) in BARNS FIRST SOUTH ADDITION to the City of Goshen, Indiana.

The property includes the two (2) parcels hereinbefore mentioned that run east-west from Main Street west to the north-south alley with the building covering the east end of both parcels as shown on Exhibit A. The southern portion of the lot will not be included in the property to be sold or leased as the City intends to construct a public parking lot as shown in Attachment B.

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 sell or lease the building, consisting of approximately 3,350 square feet, and the portion of the real estate on which it sits, while the remaining southern portion of the lot is subdivided to be a separate parcel and constructed as a city-owned public parking lot. Proposals will be accepted for either purchase or lease, though a purchase is preferred. Terms of either will be negotiated with the selected developer. A vibrant, commercial use is desired for this property due to its location and visibility at a prominent intersection with the downtown.

2.2. Redevelopment Details:

2.2.1. Area Description – The Subject Real Estate is located at the northwest corner of the intersection of South Main Street and West Jefferson Street, consisting of approximately 0.249 acres, and is one of the first visible intersections when entering downtown Goshen from the South.

2.2.2. Access – The primary entrance doors for the building currently exist along West Jefferson Street and include both standard entrance doors as well as overhead doors that were utilized when the building was occupied for automotive repair. All significant features previously used for auto repair have been removed from the building by the previous occupants and the building exists as a shell with limited improvements remaining. The conceptual plan developed by the City, shown in Attachment B, shows the removal of the continuous curb cut along West Jefferson Street as the City intends to reconstruct the roadway in 2026 and adding curb to the design. There is an additional set of doors on the west side of the building, adjacent to what will become a public parking lot.

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.

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 – The City has completed a Phase I and Phase II Environmental Site Assessment for the Subject Real Estate and both are available for review upon request. The reports note that a vapor mitigating system may be required depending on the use and renovations made to the building and the City will work with the selected to determine if the system is needed.

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) October 14, 2025. The proposal shall be submitted in a sealed envelope clearly marked as “Proposal to Purchase / Lease 113 W Jefferson / 233 S Main 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 or lease 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 or Lease – Redevelopment has conducted appraisals of the Subject Real Estate and has determined that the fair market value of the Subject Real Estate is Two Hundred Forty-Two Thousand Five Hundred Dollars (\$242,500.00). The price included in a proposal for the purchase of the Subject Real Estate must be equal to or exceed this amount. If a lease is preferred, the appraised lease rate must be equal to or exceed Two Thousand Six Hundred Fifty Dollars (\$2,650.00) per month. Utility payments would not be included in the lease payment and would be the responsibility of the lessee.

4.2. Condition of the Subject Real Estate

- 4.2.1. The proposal to purchase or lease must be for the Subject Real Estate in its present condition.
- 4.2.2. Any sale or lease 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 or leasor 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 or Lease Agreement – The successful person or entity submitting a proposal will be required to enter into a purchase or lease 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 October 14, 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 November 13, 2025, and will be opened by the Board of Public Works and Safety at their meeting on November 13, 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 or lease 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 or lease amount 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 sale or 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 or lease will serve the interest of the community.
- 6.4.12. What economic impact the proposed purchase or lease will have on the community.

7. General

7.1. Conflict of Interest/Non-Collusion

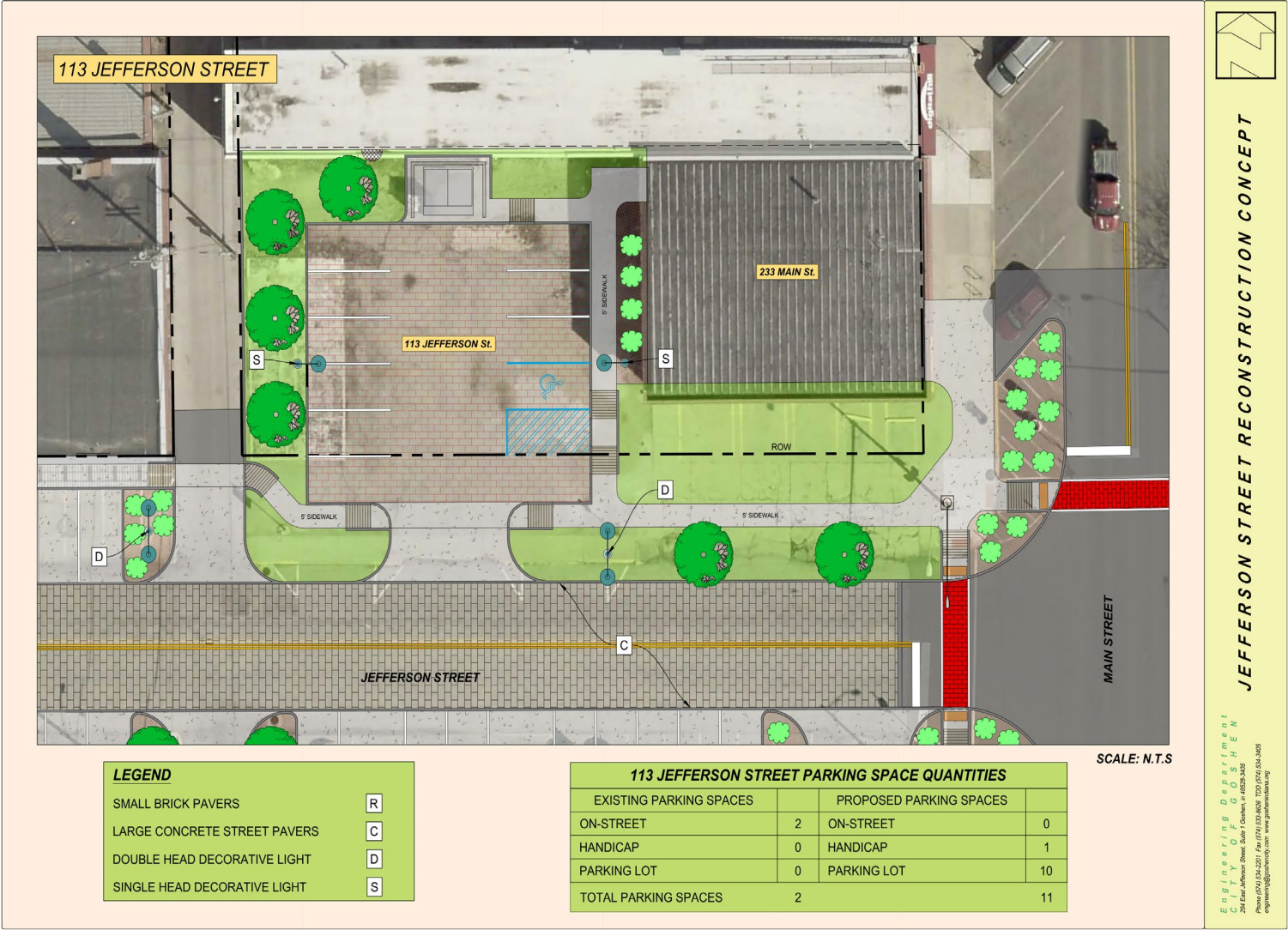
- 7.1.1. By submitting a proposal, an entity certifies that the entity has not entered into combination or agreement relative to the price to be proposed nor taken any action to prevent a person from submitting a proposal; or to induce person to refrain from submitting a proposal.
- 7.1.2. Each proposal 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 C.
- 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



ATTACHMENT C

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

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communitydevelopment@goshencity.com • www.goshenindiana.org

MEMORANDUM

TO: Redevelopment Commission

FROM: Becky Hutsell, Redevelopment Director

RE: Request to Issue a Request for Proposals for 908 N. 6th Street

DATE: September 9, 2025

Staff is requesting authorization to issue a Request for Proposals (RFP) for the property located at **908 N. 6th Street**. A copy of the full RFP is attached, and a summary is provided below.

The City of Goshen Redevelopment Commission is seeking proposals for the purchase and development of a vacant property located at 908 North 6th Street, at the corner of North 6th and East Wilden Avenue. The site totals 0.627 acres (approx. 27,300 sq. ft.) and is situated in a residential neighborhood on the north side of Goshen.

The Commission's goal is to encourage residential development compatible with the surrounding neighborhood. Proposals should include subdividing the property into three single-family residential lots, with detached homes that are consistent in scale and character with nearby housing.

The property has been appraised at \$42,500, which is the minimum purchase price. Developers will be responsible for extending sanitary sewer service, providing on-site stormwater retention, and constructing sidewalks per City standards.

Proposals are due by 12:00 p.m. on October 14, 2025, and will be opened that same day by the Redevelopment Commission. If no proposals meet the minimum requirements, additional submissions will be accepted until November 13, 2025.

REQUEST FOR PROPOSALS
TO PURCHASE REAL PROPERTY

908 North 6th Street, 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 real estate located at the northeast corner of North 6th Street and East Wilden Avenue, consisting of a single parcel of real estate identified as tax code 20-11-04-478-014.000-015 consisting of 0.627 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:

Lots Numbered Ninety-six (96), Ninety-seven (97), Ninety-eight (98), and Ninety-nine (99), as the said Lot is known and designed on the recorded Plat of WILDEN'S WALNUT HILL ADDITION to the City of Goshen, Indiana; said Plat being recorded in Deed Record 73, Page 05, in the Office of the Recorder of Elkhart County, Indiana.

LESS AND EXCEPTING THE FOLLOWING:

A part of Lot Numbered Ninety-nine (99), as the Lot is known and designated on the recorded plat of WILDEN'S WALNUT HILL ADDITION to the City of Goshen, Indiana; said Plat being recorded in Deed Record 73, Page 05, in the Office of the Recorder of Elkhart County, Indiana, and being more particularly described as follows:

Commencing at the northwest corner of the Lot Number Ninety-nine (99) in WILDEN'S WALNUT HILL ADDITION to the City of Goshen, Indiana as the point of beginning of this description; thence East along the north line of Lot Number Ninety-nine (99), a distance of 132.0 feet to the northeast corner of said Lot Number Ninety-nine (99); thence in a Southwesterly direction along the east line of said Lot Number Ninety-nine (99) a distance of 12.13 feet; thence in a Northwesterly direction, a distance of 129.73 feet to said northwest corner of Lot Number Ninety-nine (99) and the aforementioned point of beginning.

The property currently includes the single parcels hereinbefore mentioned that borders North 6th Street on the property's west side and East Wilden Avenue on the

property's south side. The property is a vacant corner lot that consists of approximately 27,300 square feet in a residential area.

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 provide land for residential development compatible with the adjacent real estate and neighborhood. Specifically, the Redevelopment Commission intends for the Subject Real Estate to be subdivided into three (3) single-family residential lots. The development should result in detached single-family homes that are consistent in scale, character, and use with the surrounding neighborhood.

2.2. Redevelopment Details:

2.2.1. Area Description – The Subject Real Estate is located at the northeast corner of North 6th Street and East Wilden Avenue, consisting of approximately 0.627 acres. The lot is surrounded by a residential neighborhood on the north side of Goshen.

2.2.2. Access – The lot will be accessed from North 6th Street.

2.2.3. Utilities – Public water is available to serve the Subject Real Estate. Details regarding location of existing water mains is available upon request. As there is no sanitary sewer extending north on 6th Street at the Subject Real Estate, a sanitary sewer extension along 6th Street or in the adjacent alley will be needed for the Subject Real Estate. Due to limited stormwater system capacity in the area, stormwater must be retained on the site, preferably with retention along the southern property line adjacent to Wilden Avenue.

2.2.4. Zoning – The Subject Real Estate is zoned Residential R-1. The pertinent section of the Zoning Ordinance detailing regulations for the R-1 district can be found [here](#).

2.2.5. Environmental Conditions – There are no known environmental concerns for the Subject Real Estate.

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) October 14, 2025. The proposal shall be submitted in a sealed envelope clearly marked as "Proposal to Purchase 908 North 6th Street 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. As part of the development, the proposer shall be responsible for undertaking and completing the subdivision process to create three (3) single-family lots from the Subject Real Estate, in compliance with all applicable subdivision standards and City ordinances.
- 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 Forty-Two Thousand Five Hundred Dollars (\$42,500.00). 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, subject to the requirement for subdividing the Subject Real Estate as herein described
 - 4.2.2. Any sale of the Subject Real Estate will be conditioned on the development of the parcel 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 October 14, 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 November 13, 2025, and will be opened by the Board of Public Works and Safety at their meeting on November 13, 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 amount 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 sale 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

908 North 6th Street Real Estate



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



**Engineering Department
CITY OF GOSHEN**

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

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

MEMORANDUM

TO: Redevelopment

FROM: Goshen Engineering Department

RE: **CHANGE ORDER NO. 7 FOR COUNTY COURTS CONSOLIDATION
ROADWAY IMPROVEMENTS
(JN: 2021-0014)**

DATE: October 9, 2025

Attached, find Change Order No. 7 for the County Courts Consolidation Roadway Improvements project.

It was discovered while providing locates and conducting CCTV inspection of the existing sanitary sewer that an extension of services should be considered prior to the reconstruction of the roadway. The services are for the sanitary laterals and the water services up to the Right of Way on Peddlers Village Road.

Additionally, this change order will process a deduct due to the deletion of the snouts/downturns on the pipes of the storm structures on Reliance Road.

This change order will include a request for an extension of time, establishing contract completion dates. This is due to multiple utility relocation delays throughout the length of the project. This will add 21 additional days and new contract completion date will be November 20, 2025.

The original contract amount was \$4,165,762.30. This change order will increase the contract by \$17,020.00, for a revised contract amount of \$4,287,837.78. With approval of these changes, the total project cost will have been amended by 2.93%.

Requested motion: Move to approve Change Order No. 7 for the extension of new water and sewer services, the deduct due to the deletion of the snouts/downturns on the storm pipes for an increase of \$17,020.00. Also to approve the extension of time of 21 additional days bringing the completion date to November 20, 2025



**Department of Community Development
CITY OF GOSHEN**

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

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

Memorandum

TO: Redevelopment Commission

FROM: Becky Hutsell, Redevelopment Director

RE: Request to Issue Request for Proposals (RFP) for Design of River Race Drive Extension and Parking Lot K Expansion

DATE: October 12, 2025

Over the past decade, the City has completed reconstruction of River Race Drive from Douglas Street to the east-west alley between Jefferson and Washington Streets. Staff is requesting authorization to issue a Request for Proposals (RFP) for the design of the final segment—from the east-west alley north to Washington Street—and to coordinate the expansion of the existing City parking lot at the southwest corner of Washington and 3rd Streets.

Although preliminary plans have been developed, a full design phase is necessary to prepare construction drawings, coordinate utilities, and support the project's bidding process. It is also anticipated that additional right-of-way will be required from the property owner located immediately north of the east-west alley. This task is included in the approved 5-year Capital Plan.



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Memorandum

TO: Redevelopment Commission

FROM: Becky Hutsell, Redevelopment Director

RE: Accept Committee Recommendation to Negotiate a Purchase Agreement with Struxture Development, LLC for the 3rd & Jefferson Street Redevelopment Property

DATE: October 12, 2025

A Request for Proposals was issued in September for the 3rd & Jefferson Street redevelopment property. One (1) proposal was received from Struxture Development. While the name is different, the group is comprised of the same individuals moving forward with the Millrace Townhomes development.

Our Selection Committee, consisting of Megan Hessel, Jonathan Graber and myself, reviewed their proposal, met with Shane Dyer and Casey Yerger to learn more about their concept and are now requesting that the Commission accept the recommendation to move forward with negotiation of an agreement with Struxture Development for this project. A copy of their proposal is attached detailing their conceptual plan to develop 32 urban apartments with pricing in line with the current rental market.

We're requesting the Commission's approval of the Committee's recommendation and permission to negotiate an agreement to be brought back for approval in the next few months.

PROPOSAL DETAILS

Structure and Design

- Three-story, wood-framed construction on concrete slab (approx. 36,500 sq ft)
- 32 total units: 28 two-bedroom and 4 one-bedroom
- Market-rate rents from \$1,300 to \$2,200 per month

Building Amenities

- On-site parking (1 space per apartment)
- Security cameras in all common areas
- High-speed Wi-Fi throughout, including courtyard
- Secure interior courtyard for residents
- Individual front and rear entrances with "mudroom" storage
- Ground-level mailroom with secure package lockers

Apartment Features

- Open-concept layouts with modern kitchens (energy-efficient appliances, undermount sinks, garbage disposal)
- In-unit washer and dryer

- Smart home automation for entry, lighting, and thermostat control
- Large windows for natural light and courtyard views

Concept and Context

The project promotes “urban living reimagined,” combining the convenience of downtown amenities with a focus on nature and community. A central landscaped courtyard serves as a private, shared outdoor space for residents. The design emphasizes privacy, security, and efficient construction to deliver a high-quality yet affordable product. The proximity to the Millrace trail supports active, car-free living.

Partnership with the City of Goshen

The developers request partnership and support from the City in the following areas:

- Provide perimeter parking, sidewalks, and curbs to maintain a 1:1 parking ratio
- Manage stormwater on the adjacent west property
- Provide a vapor mitigation system
- Extend utilities to the property line
- Support amendments to the PUD for:
 - Three-story height and residential use on all levels
 - Adjusted building setbacks per site plan
- Assist in obtaining IDEM approval
- Collaborate on construction staging area solutions

Project Costs

Project Soft Costs	\$800,000
Land Purchase	\$1
Construction Cost	\$6,600,000

Total Development Cost \$7,400,000

The financial structure mirrors the Millrace Townhomes model, with investment from local high-net-worth individuals to minimize debt and keep profits within the community.

Project Timeline

Conceptual Design	Included in proposal
Schematic Design	Winter 2025–26
Schematic Bid Package	Spring 2026
Value Engineering	Spring–Summer 2026
Construction Documents	Fall 2026
Final Bidding	Winter 2026–27
Zoning Clearance / Tech Review	Spring 2027
Site Preparation	Summer 2027
Building Construction	Fall 2027
Occupancy	Summer 2028

Community Focus

Struxture emphasizes collaboration with local consultants, contractors, and vendors. Investors are current and former Goshen business owners committed to reinvesting in the city and fostering long-term community growth.

Millrace Townhomes - update

From Shane Dyer <shane@viewrail.com>

Date Sat 9/20/2025 9:24 AM

To Hutsell, Becky <beckyhutsell@goshencity.com>

Cc Casey Yerger <casey.yerger@viewrail.com>; Brinson, Mark <markbrinson@goshencity.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Becky,

I guess we owe you an apology, as we should have been giving you better updates as to our progress. I assure you that we have been working frantically on our end.

Here are the highlights over this Spring and Summer:

- The Construction Documents took way longer than expected, and were not completed until July.
- Bid Package (Construction Documents and Preliminary Civil Package) were sent out to local Contractors/Vendors/Suppliers for Submittals due by August 1st.
- Through networking/introductions, the request for Bids expanded
- Questions and Clarifications throughout the month of August
- Many variations, options, alternates, deducts, and value engineering
- Meeting with TROTM, LLC group this Thursday, September 18th to go over bids and financials
- TROTM, LLC agreed to proceed with Phase 1, breaking ground in Spring 2026
- Approval was given to Abonmarche to proceed with full Civil Package
- River Race Subdivision Replat Meeting set for Tuesday, September 30th

Our group is committed to pushing forward on the Townhomes. Additionally, we have made a deliberate effort to give every opportunity for local vendors, suppliers, contractors, etc.

Let me know if you have any questions.

Respectfully,
Shane

M. Shane Dyer, AIA

Architect + Construction + Development

shane@viewrail.com



Proposal to City of Goshen

for

third & jefferson

thirty-two garden view apartments



Struxure Development, LLC
61103 County Road 13
Goshen, IN 46526

EIN: 81-2638599

September 11, 2025

Becky Hutsell
Redevelopment Director
204 East Jefferson Street
Goshen, Indiana 46528

RE: Proposal to Purchase and Develop the "Third & Jefferson Redevelopment Property"

Mrs. Hutsell,

Casey and I are back asking to be awarded another development project here in Goshen. Our first project, The Row on the Millrace, has not broken ground yet but we are confident in the viability of that project and our investors are committed to investing in and developing Goshen. We are on track to break ground in the Spring of 2026.

With that said, we have developed a concept that we feel will work great on this site, and one that could be replicated elsewhere with ease. This concept gives renters the feeling of owning their own space with individual front doors and stairwells. Secondly, a secure courtyard in the middle will allow renters to relax outside, let their kids play without worry, and enjoy a great view.

This concept will give Goshen the first new downtown apartment development in decades. Residents will experience the convenience of urban living, being located within a three block radius of all the restaurants and shops of downtown.

We are excited for the new design and think you all will be as well.

Let's continue to build Goshen together!

Respectfully Submitted,



M. Shane Dyer
Struxure Development, LLC



Casey Yerger
Struxure Development, LLC

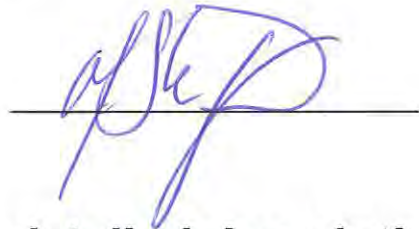
Let this letter serve as permission for **M. Shane Dyer** to serve as our "**authorized contact**".

subject real property:

Located in the 200 block of 3rd Street and consists of four (4) parcels of real estate identified as tax codes 20-11-09-413-008.000-015, 20-11-09-413-009.000-015, 20-11-09-413-010.000-015, and 20-11-09-413-011.000-015 totaling 0.687 acres in downtown Goshen, Indiana.

authorized contact:

M. Shane Dyer, Architect
shane@viewrail.com
574-747-7955



detailed description:

This unique apartment development features 32 stylish residences — including 28 spacious two-bedroom units and 4 cozy one-bedroom units — each with its own private front door, courtyard door and stair for a true sense of independence and comfort.

At the heart of the community is a beautifully landscaped natural courtyard, perfect for relaxing, socializing, or enjoying the outdoors just steps from your door. Convenient on-site parking is available along the side of the property, offering ease and accessibility for residents and guests alike.

Located just minutes from all of downtown Goshen's vibrant shops, restaurants, farmers market, parks, and cultural amenities, this development combines peaceful living with unbeatable convenience.

concept + context:

Urban living reimagined. We are creating a space that will combine the amenities of the city of Goshen with nature at its core. No other building is like this in the area. We are maximizing the space given to have on-site parking for residences and give them a place to relax in nature as well as a beautiful view. At the heart of this design is a beautifully landscaped courtyard where residents can swing in a hammock, rest under a tree, have a picnic lunch, etc. Let your imagination run wild.

Your living space will have a lot of windows allowing for natural light to illuminate your space. A front door for each residence gives the feeling of privacy and ownership. It also doubles as a space to store your bike or skateboard. With mostly 2 bedroom units, you can have an office, guest suite, or roommate. The possibilities are endless.

The location of this development gives the residents immediate access to the Millrace trail. This is an ideal convenience for an active lifestyle, making bicycling and walking the path easy. In minutes, residents can make their way south to restaurants and shopping without the use of their car.

Lastly the concept makes this project easy to build therefore providing an affordable product for residents to enjoy.



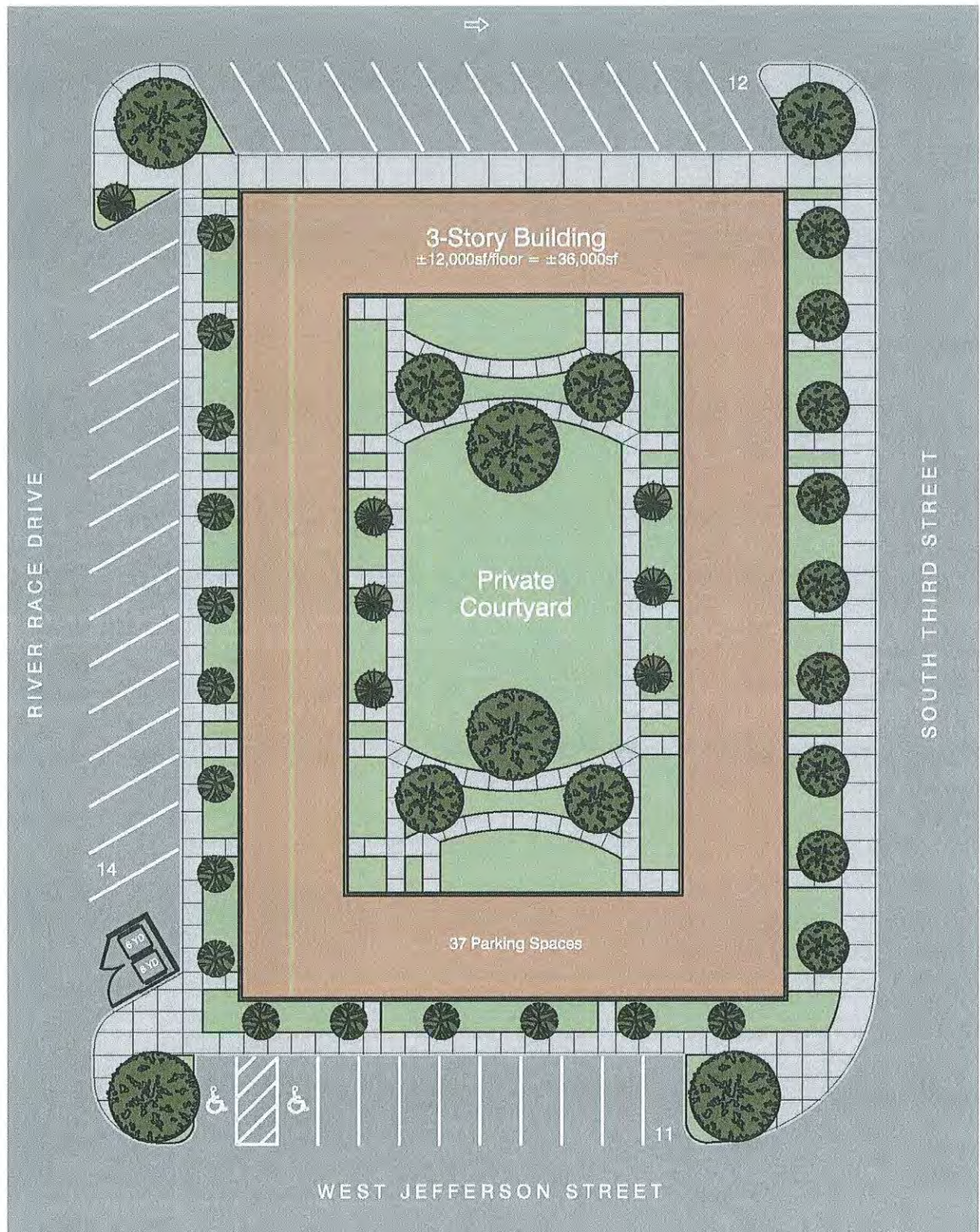
Perspective

View looking northwest from Third & Jefferson



Perspective

View looking west in Courtyard



Site Plan

building specifications:

Concrete Slab-on-Grade

Wood-framed, panelized construction

Fully-Sprinklered

Exterior Cladding: modern siding, modern architectural panels, large insulated windows

Low-slope, insulated roof membrane

Three stories for a total of 36,500sf

32 market-rate Apartments (28) 2 Bedroom and (4) 1 Bedroom

Month Rental from \$1,300 - 2,200 per month

building amenities:

On Site Parking

Parking for one vehicle per apartment.

Security / Surveillance

Security cameras placed in all common areas for the safety of residents

High-speed Wi-Fi

Strong signal available in all common areas, including the courtyard

Courtyard / Garden

Ground level courtyard on the interior, secured from the public, giving security/safety for residents

Waste Management

Dumpster located on ground level

Individual Entrances

Each Apartment has its own front and rear door, entering into a secured entry with "Mudroom" to store backpack, shoes, coats, bicycles, skateboards, etc.

Mail Room

Located on the ground floor, giving convenient access for delivery. Large package lockers will secure deliveries from UPS, FedEx, or Amazon.

apartment amenities:

Open Concept

Large open concept area including kitchen, dining, and living area

Natural Light

Large windows line both the exterior and interior of the building, allowing natural light to flood the apartment and provide fantastic views.

Modern Kitchen

Open layout with under-mount kitchen sink, garbage disposal, and energy-efficient appliances including a dishwasher, stove, microwave, and refrigerator.

Laundry

Washer and Dryer provided

Internet

High-speed internet will allow residents to work from home and stream video subscriptions of their choice

Smart Home Automation

User-friendly technology will give residents access to their apartments, and ability to program their thermostat and lighting.

inspiration images + case studies:



Courtyard Inspiration



Courtyard Inspiration



Courtyard Inspiration



Exterior / Facade Inspiration



Exterior / Facade Inspiration



Exterior / Facade Inspiration

partnership with city of goshen:

City to provide perimeter parking and sidewalks/curbs as proposed, to result in at least a 1-to-1 parking to apartment ratio.

City to provide and maintain the required stormwater on the adjacent property to the west.

City to provide Vapor Mitigation system

Provide the Utilities to Property Line

Support for the PUD amended for Height of three stories, residential all three levels

Support for the PUD amended for Building Setbacks adjusted to proposed Site Plan

Zoning Approval for Apartments and proposed Height

Work together to garner the approval Letter from IDEM

Work together for Construction Staging area solution

project timeline:

Conceptual Design	included in this proposal
Schematic Design	Winter 2025/26
Schematic Bid Package	Spring 2026
Value Engineering	Spring/Summer 2026
Construction Documents	Fall 2026
Final Bidding	Winter 2026/27
Zoning Clearance / Tech Review	Spring 2027
Site Preparation	Summer 2027
Building Construction	Fall 2027
Occupancy	Summer 2028

project costs:

Project Soft Cost:	\$800,000
Land Purchase:	\$1
Construction Cost:	\$6,600,000
Total Development Cost:	\$7,400,000

purchase price:

Proposed purchase price of \$1

financial statement

Similar to the Millrace Townhomes, a holding entity will be formed with a few high net worth members who have significant wherewithal along with a good reputation. This will create a viable financial plan that will allow the project to produce excess cash flow and lower the amount of debt financing needed. It will also ensure that many investors can be used in case of a shortfall in cash flow. Having apartments in this area allows us to generate more units and create more housing than any other type of real estate development. Projections show it will also create enough income allowing this project to be financially viable.

experience + success:

Shane and Casey have worked on multiple projects, together at Viewrail, that were successfully brought from concept to completion. Over the past eight years, Viewrail has grown from one building to eight. The company has constructed new, built additions or made improvements to all of its facilities over this timeframe. The continued growth of Viewrail has made it necessary to maintain aggressive schedules and be highly flexible to changes along the design and construction process.

community focused

Similar to the Millrace Townhomes project, while bidding/proposals need to be competitive, priority will be given toward partnering with local consultants, contractors, and vendors. Additionally, our Investors are current and former business owners, rooted in Goshen. They believe in Goshen, and have a keen interest in their legacy and leaving Goshen better than they found it.

development team:

Capital + Financing

Casey Yerger, Vice President of Flooring

Bachelors of Finance from Indiana University

15 years in Banking

10 of those years managing banking centers with success.

5 years in Commercial lending managing a \$40 million dollar portfolio. Skills included balance sheet and profit and loss analysis, understanding and reviewing business strategies, supporting or declining lending opportunities, understanding of interest rate risk, knowledge of different lending strategies, in depth review of financial projections, successful in lending with no charge offs

4 years as Asset Manager of a 100mm company evaluating and managing finances for the operating company as well as other related entities. Successful exits of partnerships with returns on investment. Experience with mergers and acquisitions of 2 separate entities.

1 year running the flooring division focusing on products development and profitability through managing the divisions profit and loss statement

Architect + Developer + Construction Manager

M. Shane Dyer, AIA, NCARB, LEED
Bachelor of Architecture, Ball State University

As **Architect** with projects of note:

Catalyst One	Ignition Park, South Bend
Catalyst Two	Ignition Park, South Bend
UND Turbomachinery Laboratory	Ignition Park, South Bend
Goshen Medical Practice	Dierdorff Square, Goshen
Fresenius Medical	Dierdorff Square, Goshen
Viewrail Plant 6	Ardmore Court, Goshen
Viewrail HQ	1101 Eisenhower Dr. N, Goshen
Viewrail NY Design Gallery	Westhampton Beach, New York

As **Developer** with local projects of note:

Dierdorff Square	Dierdorff Road, Goshen
Hotel Elkhart (partnered with Cressy Comm.)	Downtown Elkhart
Brass Elk Brewing	Downtown Elkhart

As **Construction Manager** with local projects of note:

Viewrail Plant 1 East expansion	1722 Eisenhower Drive North, Goshen
SWC/Ascot	1740 Ardmore Court, Goshen
Viewrail Plant 6	1815 Ardmore Court, Goshen
Viewrail HQ	1101 Eisenhower Dr. N, Goshen

exhibit a:

local works by

M. Shane Dyer

Architect + Developer + Construction Manager



Goshen Medical Practice

Dierdorff Square, Goshen



Fresenius Medical

Dierdorff Square, Goshen



Catalyst One

Ignition Park, South Bend



Catalyst Two

Ignition Park, South Bend



University of Notre Dame Turbomachinery Laboratory

Ignition Park, South Bend



Hotel Elkhart (partnered with Cressy Commercial)

Downtown Elkhart



Brass Elk Brewing

Downtown Elkhart



Viewrail Plant 6

Goshen, Indiana



**Engineering Department
CITY OF GOSHEN**

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

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

Memorandum

To: Goshen Redevelopment Commission

From: Engineering Department

**RE: MAPLE CITY INDUSTRIAL PARK ROADWAYS – UPDATED PROJECT ESTIMATE AND
CCMG FUNDING (JN 2026-0002)**

Date: October 14, 2025

Engineering Department staff is requesting the Commission's approval to add Elders Drive and Maple City Drive to the combined reconstructions of Corrie, Sourwood, Firethorn, Hackberry, and Linden roads. All roadways except for Elders Drive and Maple City Drive are currently included in the Redevelopment Commission's 5-Year Capital Plan for full reconstruction.

During the July, 2025, RDC meeting, it was recommended that the Commission approve applying for Community Crossing Matching Grant (CCMG) funds for these combined roadway reconstruction projects. In August, INDOT announced that the maximum award for the CCMG program would be reduced from \$1.5 million to \$1 million.

Engineering staff have updated the preliminary cost estimate for all roadways, which is attached. It is anticipated that all six roadway projects can be completed with a \$5.3 million contribution from the RDC and a matching CCMG award. A final estimate will be completed and is anticipated to be lower than the current preliminary estimate.

Suggested Motion: *Approve the roadway additions and revised cost for the combined Maple City Industrial Park roadway reconstructions, authorizing the Mayor to sign the financial commitment letter based upon the final estimate at the time of submission.*

<i>Engineer's Cost Opinion</i>		
<i>Project:</i> 2026 CCMG Paving Package (Maple City Industrial Park)		
Street	Engineer's Estimate	
	Estimate	Plus 15% Contingency
Corrie Drive	\$ 1,179,302.00	\$ 1,356,197.30
Sourwood Drive	\$ 1,034,550.00	\$ 1,189,732.50
Hackberry Drive	\$ 1,293,223.00	\$ 1,487,206.45
Elders Drive	\$ 400,219.00	\$ 460,251.85
Maple City Drive	\$ 390,792.00	\$ 449,410.80
Linden Drive	\$ 453,601.00	\$ 521,641.15
Firethorn Drive	\$ 700,580.00	\$ 805,667.00
Total= \$ 5,452,267.00 \$ 6,270,107.05		

Engineer's Cost Opinion					
Project:		Corrie Drive			
Item	Estimated Quantity	Unit	Description	Engineer's Estimate	
				Unit Price	Total Price
1	1	LSUM	Mobilization and Demobilization	\$ 20,000.00	\$ 20,000.00
2	1	LSUM	Construction Engineering	\$ 25,000.00	\$ 25,000.00
3	1	LSUM	Maintenance of Traffic	\$ 6,000.00	\$ 6,000.00
4	10,104	SYD	Pavement Removal (All Types)	\$ 8.00	\$ 80,832.00
5	1	LSUM	Linear Grading	\$ 225,000.00	\$ 225,000.00
6	1	EA	Manhole Chimney Reconstruction	\$ 2,500.00	\$ 2,500.00
6	6	EA	Valve Box adjustment	\$ 850.00	\$ 5,100.00
7	0	LFT	Concrete Curb (All Types)	\$ 100.00	\$ -
8	875	TON	1.5" HMA Surface	\$ 110.00	\$ 96,250.00
9	1,170	TON	2.0" HMA Intermediate	\$ 95.00	\$ 111,150.00
10	2,445	TON	4.0" HMA Base	\$ 85.00	\$ 207,825.00
11	3,700	TON	6.0" Agg. Base, No. 53 Crushed Conc	\$ 45.00	\$ 166,500.00
11	10,600	SYD	Tensar InterAx NX750	\$ 8.00	\$ 84,800.00
12	900	TON	No. 53 Crushed Conc., Agg. Shoulder	\$ 45.00	\$ 40,500.00
13	345	TON	No. 73 Limestone, Agg. Shoulder	\$ 60.00	\$ 20,700.00
14	6,500	LFT	Shoulder, Cut Down for Drainage	\$ 12.00	\$ 78,000.00
15	4,645	LFT	4", Thermoplastic, White, Single Line	\$ 1.00	\$ 4,645.00
16	0	LFT	4", Thermoplastic, Yellow, Single Line	\$ 1.00	\$ -
17	0	LFT	6", Thermoplastic, White, Single Line	\$ 1.50	\$ -
18	0	LFT	12", Thermoplastic, White, Single Line	\$ 10.00	\$ -
19	0	LFT	24", Thermoplastic, Stop Bar	\$ 20.00	\$ -
20	1	LSUM	Landscape Restoration	\$ 4,500.00	\$ 4,500.00
				Total=	\$ 1,179,302.00
				Contingency (15%)=	\$ 176,895.30
				Estimated Cost=	\$ 1,356,197.30

Engineer's Cost Opinion					
Project:		Sourwood Drive			
Item	Estimated Quantity	Unit	Description	Engineer's Estimate	
				Unit Price	Total Price
1	1	LSUM	Mobilization and Demobilization	\$ 20,000.00	\$ 20,000.00
2	1	LSUM	Construction Engineering	\$ 25,000.00	\$ 25,000.00
3	1	LSUM	Maintenance of Traffic	\$ 6,000.00	\$ 6,000.00
4	8,425	SYD	Pavement Removal (All Types)	\$ 8.00	\$ 67,400.00
5	1	LSUM	Linear Grading	\$ 225,000.00	\$ 225,000.00
6	2	EA	Manhole Chimney Reconstruction	\$ 2,500.00	\$ 5,000.00
6	3	EA	Valve Box adjustment	\$ 850.00	\$ 2,550.00
7	0	LFT	Concrete Curb (All Types)	\$ 100.00	\$ -
8	730	TON	1.5" HMA Surface	\$ 110.00	\$ 80,300.00
9	973	TON	2.0" HMA Intermediate	\$ 95.00	\$ 92,435.00
10	2,038	TON	4.0" HMA Base	\$ 85.00	\$ 173,230.00
11	3,058	TON	6.0" Agg. Base, No. 53 Crushed Conc	\$ 45.00	\$ 137,610.00
11	8,850	SYD	Tensar InterAx NX750	\$ 8.00	\$ 70,800.00
12	1,200	TON	No. 53 Crushed Conc., Agg. Shoulder	\$ 45.00	\$ 54,000.00
13	250	TON	No. 73 Limestone, Agg. Shoulder	\$ 60.00	\$ 15,000.00
14	4,900	LFT	Shoulder, Cut Down for Drainage	\$ 12.00	\$ 58,800.00
15	1,425	LFT	4", Thermoplastic, White, Single Line	\$ 1.00	\$ 1,425.00
16	0	LFT	4", Thermoplastic, Yellow, Single Line	\$ 1.00	\$ -
17	0	LFT	6", Thermoplastic, White, Single Line	\$ 1.50	\$ -
18	72	LFT	12", Thermoplastic, White, Single Line	\$ 10.00	\$ 720.00
19	14	LFT	24", Thermoplastic, Stop Bar	\$ 20.00	\$ 280.00
20	1	LSUM	Landscape Restoration	\$ 4,500.00	\$ 4,500.00
				Total=	\$ 1,034,550.00
				Contingency (15%)=	\$ 155,182.50
				Estimated Cost=	\$ 1,189,732.50

Engineer's Cost Opinion					
Project:		Hackberry Drive			
Item	Estimated Quantity	Unit	Description	Engineer's Estimate	
				Unit Price	Total Price
1	1	LSUM	Mobilization and Demobilization	\$ 20,000.00	\$ 20,000.00
2	1	LSUM	Construction Engineering	\$ 25,000.00	\$ 25,000.00
3	1	LSUM	Maintenance of Traffic	\$ 6,000.00	\$ 6,000.00
4	11,466	SYD	Pavement Removal (All Types)	\$ 8.00	\$ 91,728.00
5	1	LSUM	Linear Grading	\$ 225,000.00	\$ 225,000.00
6	1	EA	Manhole Chimney Reconstruction	\$ 2,500.00	\$ 2,500.00
6	3	EA	Valve Box adjustment	\$ 850.00	\$ 2,550.00
7	0	LFT	Concrete Curb (All Types)	\$ 100.00	\$ -
8	993	TON	1.5" HMA Surface	\$ 110.00	\$ 109,230.00
9	1,324	TON	2.0" HMA Intermediate	\$ 95.00	\$ 125,780.00
10	2,775	TON	4.0" HMA Base	\$ 85.00	\$ 235,875.00
11	4,162	TON	6.0" Agg. Base, No. 53 Crushed Conc	\$ 45.00	\$ 187,290.00
11	12,040	SYD	Tensar InterAx NX750	\$ 8.00	\$ 96,320.00
12	950	TON	No. 53 Crushed Conc., Agg. Shoulder	\$ 45.00	\$ 42,750.00
13	400	TON	No. 73 Limestone, Agg. Shoulder	\$ 60.00	\$ 24,000.00
14	7,850	LFT	Shoulder, Cut Down for Drainage	\$ 12.00	\$ 94,200.00
15	0	LFT	4", Thermoplastic, White, Single Line	\$ 1.00	\$ -
16	0	LFT	4", Thermoplastic, Yellow, Single Line	\$ 1.00	\$ -
17	0	LFT	6", Thermoplastic, White, Single Line	\$ 1.50	\$ -
18	0	LFT	12", Thermoplastic, White, Single Line	\$ 10.00	\$ -
19	0	LFT	24", Thermoplastic, Stop Bar	\$ 20.00	\$ -
20	1	LSUM	Landscape Restoration	\$ 5,000.00	\$ 5,000.00
				Total=	\$ 1,293,223.00
				Contingency (15%)=	\$ 193,983.45
				Estimated Cost=	\$ 1,487,206.45

Engineer's Cost Opinion					
Project:		Firethorn Drive			
Item	Estimated Quantity	Unit	Description	Engineer's Estimate	
				Unit Price	Total Price
1	1	LSUM	Mobilization and Demobilization	\$ 15,000.00	\$ 15,000.00
2	1	LSUM	Construction Engineering	\$ 15,000.00	\$ 15,000.00
3	1	LSUM	Maintenance of Traffic	\$ 6,000.00	\$ 6,000.00
4	6,044	SYD	Pavement Removal (All Types)	\$ 8.00	\$ 48,352.00
5	1	LSUM	Linear Grading	\$ 150,000.00	\$ 150,000.00
6	0	EA	Manhole Chimney Reconstruction	\$ 2,500.00	\$ -
6	1	EA	Valve Box adjustment	\$ 850.00	\$ 850.00
7	0	LFT	Concrete Curb (All Types)	\$ 100.00	\$ -
8	525	TON	1.5" HMA Surface	\$ 110.00	\$ 57,750.00
9	700	TON	2.0" HMA Intermediate	\$ 95.00	\$ 66,500.00
10	1,462	TON	4.0" HMA Base	\$ 85.00	\$ 124,270.00
11	2,200	TON	6.0" Agg. Base, No. 53 Crushed Conc	\$ 45.00	\$ 99,000.00
11	6,342	SYD	Tensar InterAx NX750	\$ 8.00	\$ 50,736.00
12	366	TON	No. 53 Crushed Conc., Agg. Shoulder	\$ 45.00	\$ 16,470.00
13	155	TON	No. 73 Limestone, Agg. Shoulder	\$ 60.00	\$ 9,300.00
14	3,006	LFT	Shoulder, Cut Down for Drainage	\$ 12.00	\$ 36,072.00
15	0	LFT	4", Thermoplastic, White, Single Line	\$ 1.00	\$ -
16	0	LFT	4", Thermoplastic, Yellow, Single Line	\$ 1.00	\$ -
17	0	LFT	6", Thermoplastic, White, Single Line	\$ 1.50	\$ -
18	0	LFT	12", Thermoplastic, White, Single Line	\$ 10.00	\$ -
19	14	LFT	24", Thermoplastic, Stop Bar	\$ 20.00	\$ 280.00
20	1	LSUM	Landscape Restoration	\$ 5,000.00	\$ 5,000.00
				Total=	\$ 700,580.00
				Contingency (15%)=	\$ 105,087.00
				Estimated Cost=	\$ 805,667.00

Engineer's Cost Opinion					
Project:		Maple City Drive			
Item	Estimated Quantity	Unit	Description	Engineer's Estimate	
				Unit Price	Total Price
1	1	LSUM	Mobilization and Demobilization	\$ 10,000.00	\$ 10,000.00
2	1	LSUM	Construction Engineering	\$ 8,000.00	\$ 8,000.00
3	1	LSUM	Maintenance of Traffic	\$ 3,000.00	\$ 3,000.00
4	3,547	SYD	Pavement Removal (All Types)	\$ 8.00	\$ 28,376.00
5	1	LSUM	Linear Grading	\$ 50,000.00	\$ 50,000.00
6	0	EA	Manhole Chimney Reconstruction	\$ 2,500.00	\$ -
6	0	EA	Valve Box adjustment	\$ 850.00	\$ -
7	0	LFT	Concrete Curb (All Types)	\$ 100.00	\$ -
8	307	TON	1.5" HMA Surface	\$ 110.00	\$ 33,770.00
9	410	TON	2.0" HMA Intermediate	\$ 95.00	\$ 38,950.00
10	860	TON	4.0" HMA Base	\$ 85.00	\$ 73,100.00
11	1,290	TON	6.0" Agg. Base, No. 53 Crushed Conc	\$ 45.00	\$ 58,050.00
11	3,725	SYD	Tensar InterAx NX750	\$ 8.00	\$ 29,800.00
12	330	TON	No. 53 Crushed Conc., Agg. Shoulder	\$ 45.00	\$ 14,850.00
13	140	TON	No. 73 Limestone, Agg. Shoulder	\$ 60.00	\$ 8,400.00
14	2,708	LFT	Shoulder, Cut Down for Drainage	\$ 12.00	\$ 32,496.00
15	0	LFT	4", Thermoplastic, White, Single Line	\$ 1.00	\$ -
16	0	LFT	4", Thermoplastic, Yellow, Single Line	\$ 1.00	\$ -
17	0	LFT	6", Thermoplastic, White, Single Line	\$ 1.50	\$ -
18	0	LFT	12", Thermoplastic, White, Single Line	\$ 10.00	\$ -
19	0	LFT	24", Thermoplastic, Stop Bar	\$ 20.00	\$ -
20	1	LSUM	Landscape Restoration	\$ 2,000.00	\$ 2,000.00
				Total=	\$ 390,792.00
				Contingency (15%)=	\$ 58,618.80
				Estimated Cost=	\$ 449,410.80

Engineer's Cost Opinion					
Project:		Elders Drive			
Item	Estimated Quantity	Unit	Description	Engineer's Estimate	
				Unit Price	Total Price
1	1	LSUM	Mobilization and Demobilization	\$ 10,000.00	\$ 10,000.00
2	1	LSUM	Construction Engineering	\$ 8,000.00	\$ 8,000.00
3	1	LSUM	Maintenance of Traffic	\$ 3,000.00	\$ 3,000.00
4	3,665	SYD	Pavement Removal (All Types)	\$ 8.00	\$ 29,320.00
5	1	LSUM	Linear Grading	\$ 50,000.00	\$ 50,000.00
6	1	EA	Manhole Chimney Reconstruction	\$ 2,500.00	\$ 2,500.00
6	0	EA	Valve Box adjustment	\$ 850.00	\$ -
7	0	LFT	Concrete Curb (All Types)	\$ 100.00	\$ -
8	317	TON	1.5" HMA Surface	\$ 110.00	\$ 34,870.00
9	423	TON	2.0" HMA Intermediate	\$ 95.00	\$ 40,185.00
10	890	TON	4.0" HMA Base	\$ 85.00	\$ 75,650.00
11	1,330	TON	6.0" Agg. Base, No. 53 Crushed Conc	\$ 45.00	\$ 59,850.00
11	3,848	SYD	Tensar InterAx NX750	\$ 8.00	\$ 30,784.00
12	320	TON	No. 53 Crushed Conc., Agg. Shoulder	\$ 45.00	\$ 14,400.00
13	135	TON	No. 73 Limestone, Agg. Shoulder	\$ 60.00	\$ 8,100.00
14	2,630	LFT	Shoulder, Cut Down for Drainage	\$ 12.00	\$ 31,560.00
15	0	LFT	4", Thermoplastic, White, Single Line	\$ 1.00	\$ -
16	0	LFT	4", Thermoplastic, Yellow, Single Line	\$ 1.00	\$ -
17	0	LFT	6", Thermoplastic, White, Single Line	\$ 1.50	\$ -
18	0	LFT	12", Thermoplastic, White, Single Line	\$ 10.00	\$ -
19	0	LFT	24", Thermoplastic, Stop Bar	\$ 20.00	\$ -
20	1	LSUM	Landscape Restoration	\$ 2,000.00	\$ 2,000.00
				Total=	\$ 400,219.00
				Contingency (15%)=	\$ 60,032.85
				Estimated Cost=	\$ 460,251.85

Engineer's Cost Opinion					
Project:		Linden Drive			
Item	Estimated Quantity	Unit	Description	Engineer's Estimate	
				Unit Price	Total Price
1	1	LSUM	Mobilization and Demobilization	\$ 10,000.00	\$ 10,000.00
2	1	LSUM	Construction Engineering	\$ 8,000.00	\$ 8,000.00
3	1	LSUM	Maintenance of Traffic	\$ 3,000.00	\$ 3,000.00
4	4,128	SYD	Pavement Removal (All Types)	\$ 8.00	\$ 33,024.00
5	1	LSUM	Linear Grading	\$ 55,000.00	\$ 55,000.00
6	0	EA	Manhole Chimney Reconstruction	\$ 2,500.00	\$ -
6	0	EA	Valve Box adjustment	\$ 850.00	\$ -
7	0	LFT	Concrete Curb (All Types)	\$ 100.00	\$ -
8	358	TON	1.5" HMA Surface	\$ 110.00	\$ 39,380.00
9	477	TON	2.0" HMA Intermediate	\$ 95.00	\$ 45,315.00
10	1,000	TON	4.0" HMA Base	\$ 85.00	\$ 85,000.00
11	1,498	TON	6.0" Agg. Base, No. 53 Crushed Conc	\$ 45.00	\$ 67,410.00
11	4,334	SYD	Tensar InterAx NX750	\$ 8.00	\$ 34,672.00
12	420	TON	No. 53 Crushed Conc., Agg. Shoulder	\$ 45.00	\$ 18,900.00
13	177	TON	No. 73 Limestone, Agg. Shoulder	\$ 60.00	\$ 10,620.00
14	3,440	LFT	Shoulder, Cut Down for Drainage	\$ 12.00	\$ 41,280.00
15	0	LFT	4", Thermoplastic, White, Single Line	\$ 1.00	\$ -
16	0	LFT	4", Thermoplastic, Yellow, Single Line	\$ 1.00	\$ -
17	0	LFT	6", Thermoplastic, White, Single Line	\$ 1.50	\$ -
18	0	LFT	12", Thermoplastic, White, Single Line	\$ 10.00	\$ -
19	0	LFT	24", Thermoplastic, Stop Bar	\$ 20.00	\$ -
20	1	LSUM	Landscape Restoration	\$ 2,000.00	\$ 2,000.00
				Total= \$	453,601.00
				Contingency (15%)= \$	68,040.15
				Estimated Cost= \$	521,641.15



**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 I – RE-ADVERTISMENT OF RFP FOR CE AND REQUEST FOR SPECIAL MEETING OF THE REDEVELOPMENT COMMISSION
DES NO. 1900739, DES NO. 2101631, DES NO. 2501041
(JN 2019-0022)**

Date: October 14, 2025

At the request of the City of Goshen, INDOT solicited a request for proposals (RFP) for Construction Engineering Services (CE or Construction Inspection) in August. We received five proposals in September. Current INDOT procedures at the time of posting included a goal for participation by Disadvantage Business Enterprise (DBE)-certified consultants, set at seven percent for this project. However, due to the recent US Department of Transportation re-structuring of the DBE program, INDOT is requiring that all contracts not approved for negotiation be re-advertised for a minimum of two weeks at a DBE goal of zero. As the City's CE consultant selection had not reached this milestone when INDOT issued their notice, we are required to re-advertise.

Given the compressed timeline between the revised proposal due date of October 23rd and the regular Redevelopment Commission meeting on November 4th, staff is requesting a special RDC meeting on Friday, November 21st to approve the negotiated CE contract. We are also requesting the Commission approve contract negotiations with the highest-scoring consultant, as reviewed by the scoring team of Brian Garber, Becky Hutsell, Dustin Sailor, and Andrew Lund, after proposals are reviewed and scored based on the standard INDOT LPA Consultant Selection Rating Sheet. The revised RFP for CE is attached.

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

Suggested Motion: *Approve contract negotiations with the highest-scoring consultant for Construction Engineering Services for the College Avenue Phase I project and hold a special meeting of the Redevelopment Commission on November 21, 2025, to approve the Construction Engineering Services agreement.*

Posting Date: October 9, 2025

Request for Proposals Notification

Title: City of Goshen CE Services for College Avenue from US 33 to NS Railroad Line - Des # 1900739 Lead, Des # 2101631, and Des # 2501041 in the Fort Wayne District.

Response Due Date & Time: October 23, 2025 at 12PM Eastern Time

This Request for Proposals (RFP) is official notification of needed professional services. This RFP is being issued to solicit a letter of Interest (LOI) and other documents from firms qualified to perform engineering work on federal aid projects. A submittal does not guarantee the firm will be contracted to perform any services but only serves notice the firm desires to be considered.

Contact for Questions: Andrew Lund, Project Manager
204 East Jefferson Street, Suite 1
Goshen, IN 46528
574-533-8622
andrewlund@goshencity.com

Submittal Requirements:

1.  Letter of Interest – [Click here to enter # of Copies](#). Copies (required content and instructions follow) sent through the U.S. Mail;

OR

-  Letter of Interest – submitted electronically (pdf) to **Andrew Lund** at email address **engineering@goshencity.com**.

AND

2.  One (1) signed Affirmative Action Certification and associated required documents for all items if the DBE goal is greater than 0% sent through the U.S. Mail;

OR

-  One (1) signed Affirmative Action Certification and associated required documents for all items if the DBE goal is greater than 0% sent electronically (pdf) to **Andrew Lund** at email address **engineering@goshencity.com**.

Submit To: Andrew Lund, Project Manager
204 East Jefferson Street, Suite 1
Goshen, IN 46528
574-533-8622
engineering@goshencity.com

Selection Procedures:

Consultants will be selected for work further described herein, based on the evaluation of the Letter of Interest (LOI) and other required documents. The Consultant Selection Rating Form used to evaluate and score the submittals is included for your reference. Final selection ranking will be determined by:

- ☒ The weighted score totals with the highest score being the top ranked firm
- ☐ Rank totals with the lowest rank total being the top ranked firm

Requirements for Letters of Interest (LOI)

A. General instructions for preparing and submitting a Letter of Interest (LOI).

1. Provide the information, as stated in Item B below, in the same order listed and signed by an officer of the firm. Signed and scanned documents, or electronically applied signatures are acceptable. Do not send additional forms, resumes, brochures, or other material unless otherwise noted in the item description.
2. LOI's shall be limited to twelve (12) 8 ½" x 11" pages that include Identification, Qualifications, Key Staff, and Project Approach.
3. LOI's must be received no later than the "Response Due Date and Time"; as shown in the RFP header above. Responses received after this deadline will not be considered. Submittals must include all required attachments to be considered for selection.

B. Letter of Interest Content

1. Identification, Qualifications and Key Staff

- a. Provide the firm name, address of the responsible office from which the work will be performed, and the name and email address of the contact person authorized to negotiate for the associated work.
- b. List all proposed sub consultants, their DBE status, and the percentage of work to be performed by the prime consultant and each sub consultant. (See Affirmative Action Certification requirements below.) A listing of certified DBE's eligible to be considered for selection as prime consultants or sub-consultants for this RFP can be found at the "Prequalified Consultants" link on the Indiana Department of Transportation (INDOT) Consultants Webpage. (<https://www.in.gov/indot/doing-business-with-indot/consultants/consultants-prequalification/>).
- c. List the Project Manager and other key staff members, including key sub consultant staff, and the percent of time the project manager will be committed for the contract, if selected. Include project engineers for important disciplines and staff members responsible for the work. Address the experience of the key staff members on similar projects and the staff qualifications relative to the required item qualifications.

- d. Describe the capacity of consultant staff and their ability to perform the work in a timely manner relative to present workload.

2. Project Approach

- a. Provide a description of your project approach relative to the advertised services. For project specific items confirm the firm has visited the project site. For all items address your firm's technical understanding of the project or services, cost containment practices, innovative ideas and any other relevant information concerning your firm's qualifications for the project.

Requirements for Affirmative Action Certification

A completed Affirmative Action Certification form is required for all items that identify a DBE goal greater than "0", in order to be considered for selection. The consultant must identify the DBE firms with which it intends to subcontract.

On the Affirmative Action Certification, include the contract participation percentage of each DBE and list what the DBE will be subcontracted to perform.

If the consultant does not meet the DBE goal, the consultant must provide documentation in additional pages after the form that evidences that it made good faith efforts to achieve the DBE goal.

All DBE subcontracting goals apply to all prime submitting consultants regardless of the prime's status of DBE.

INDOT DBE Reciprocity Agreement with KYTC

An Agreement between INDOT and the Kentucky Transportation Cabinet (KYTC) established reciprocal acceptance of certification of DBE firms in their respective states under the Unified Certification Program (UCP) pursuant to 49 CFR 26.81(e) and (f).

Copies of the DBE certifications, as issued by INDOT or the Kentucky Transportation Cabinet (KYTC), are to be included as additional pages after the AAC form for each firm listed on the AAC form. The following are DBE Locator Directories for each State Transportation Agency:

INDOT: <https://entapps.indot.in.gov/DBELocator/>

KYTC: <https://transportation.ky.gov/Civil-Rights-and-Small-Business-Development/Pages/Certified-DBE-Directory.aspx>

Information about the Indiana DBE Program is available at:
<https://www.in.gov/indot/about-indot/equity-initiative-services/>.

Information about the KYTC DBE Program is available at:
<https://transportation.ky.gov/Civil-Rights-and-Small-Business-Development/Pages/default.aspx>.

Work item details:

Local Public Agency: City of Goshen

Project Location: College Avenue (US 33 to 450 feet east of Century Drive)

Project Description: Roadway reconstruction and auxiliary lanes project (Des No. 1900739) will add a two-way left turn lane, with addition of curb and gutter and new storm system. A shared-use path will be constructed along the north side of the road, including a pedestrian bridge over Horn Ditch. Elkhart County Bridge No. 410, which carries the roadway over Horn Ditch, will also be reconstructed using 100-percent local funds. The bridges are included within the roadway construction Contract as Des No. 2101631 (new pedestrian bridge) and Des No. 2501041 (vehicle bridge 410). The roadway project will include some City water and sewer utility relocations.

INDOT Des #: 1900739 Lead, 2101631, 2501041

Phases Included: CE

Estimated Construction Amount: \$9,020,000

Funding: 80% Federal / 20% Local (Des No. 2501041 with 100% Local Funds)

Term of Contract: Until Project Completion

DBE goal: 0

Required Prequalification Categories:

- | | |
|--|---|
| ☐ 5.2 Environmental Document Preparation - CE | ☐ 12.1 Project Management for Acquisition Services |
| ☐ 6.1 Topographical Survey Data Collection | ☐ 12.2 Title Search |
| ☐ 8.1 Non-Complex Roadway Design | ☐ 12.4 Appraisal |
| ☐ 9.1 Level 1 Bridge Design | ☐ 12.5 Appraisal Review |
| ☐ 11.1 Right of Way Plan Development | ☒ 13.1 Construction Inspection |
| ☐ Additional Categories Listed Below: | |
| Click here to enter Additional Categories | |

LPA Consultant Selection Rating Sheet

Sample:

RFP Selection Rating for:		Des. No.			
	(City, County, Town) or (Local Public Agency)				
Services Description:					
Consultant Name:					
Evaluation Criteria to be Rated by Scorers					
Category	Scoring Criteria	Scale	Score	Weight	Weighted
Past Performance	Performance evaluation score averages from historical performance data.				
	Quality score for similar work from performance database.			6	
	Schedule score from performance database.			3	
	Responsiveness score from performance database.			1	
Capacity of Team to do Work	Evaluation of the team's personnel and equipment to perform the project on time.				
	Availability of more than adequate capacity that results in added value.	1		20	
	Adequate capacity to meet the schedule.	0			
	Insufficient available capacity to meet the schedule.	-1			
Team's Demonstrated Qualifications	Technical Expertise: Unique Resources that yield a relevant added value or efficiency			15	
	Demonstrated outstanding expertise and resources identified	2			
	Demonstrated high level of expertise and resources identified	1			
	Expertise and resources at appropriate level.	0			
	Insufficient expertise and/or resources.	-3			
Project Manager	Predicted ability to manage the project, based on: experience in size, complexity,			20	
	Demonstrated outstanding experience in similar type and complexity.	2			
	Demonstrated high level of experience in similar type and complexity.	1			
	Experience in similar type and complexity shown in resume.	0			
	Experience in different type or lower complexity.	-1			
	Insufficient experience.	-3			
Approach to Project	Project Understanding and Innovation that provides cost and/or time savings.			15	
	High level of understanding and viable innovative ideas proposed.	2			
	High level of understanding of the project.	1			
	Basic understanding of the project.	0			
	Lack of project understanding.	-3			
			Weighted Sub-Total:		
It is the responsibility of scorers to make every effort to identify the firm most capable of producing the highest deliverables in a timely and cost effective manner without regard to personal preference.					
I certify that I do not have any conflicts of interest associated with this consultant.					
I have thoroughly reviewed the letter of interest for this consultant and certify that the above scores represent my best judgment of this firm's abilities.					
Signature:			Print Name:		
Title:			Date:		
(Form Rev. 1/27/2023)					

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 **September 15, 2025, through October 10, 2025**, and finds that entries are allowed in the total amount of **\$628,214.93**.

APPROVED on October 14, 2025

Brian Garber, President

Jonathan Graber, Secretary



City of Goshen, IN

Payable Register

Payable Detail by Vendor Name

Packet: APPKT03249 - RDC 10/16/25

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code		On Hold							
Vendor: 0205859 - ABONMARCHÉ CONSULTANTS, INCORPORATED										Vendor Total: 99,000.00
160459	Invoice	10/16/2025	9/29/2025	10/29/2025	9/29/2025	15,000.00	0.00	0.00	0.00	15,000.00
15000	AP1ST - AP1ST		No							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
15000	N/A		0.00	0.00	15,000.00	0.00	0.00	0.00	15,000.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT				15,000.00	100.00%				
160461										
ENC CHERRY CREEK	Invoice	10/16/2025	9/29/2025	10/29/2025	9/29/2025	55,000.00	0.00	0.00	0.00	55,000.00
	AP1ST - AP1ST		No							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ENC CHERRY CREEK	N/A		0.00	0.00	55,000.00	0.00	0.00	0.00	55,000.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ				55,000.00	100.00%				
160470-14										
ENC COLLEGE AVENUE PHASE 2	Invoice	10/16/2025	10/8/2025	11/7/2025	10/8/2025	5,500.00	0.00	0.00	0.00	5,500.00
	AP1ST - AP1ST		No							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ENC COLLEGE AVENUE PHASE 2	N/A		0.00	0.00	5,500.00	0.00	0.00	0.00	5,500.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS				5,500.00	100.00%				
160471										
ENC COLLEVE AVE PHASE 3	Invoice	10/16/2025	9/29/2025	10/29/2025	9/29/2025	23,500.00	0.00	0.00	0.00	23,500.00
	AP1ST - AP1ST		No							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ENC COLLEVE AVE PHASE 3	N/A		0.00	0.00	23,500.00	0.00	0.00	0.00	23,500.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS				23,500.00	100.00%				
Vendor: 0210420 - AMAZON CAPITAL SERVICES, INC.										
										Vendor Total: 37.26
1KPH-GNYM-DD4Q	Invoice	10/16/2025	10/6/2025	11/5/2025	10/6/2025	37.26	0.00	0.00	0.00	37.26
OFFICE SUPPLIES	AP1ST - AP1ST		No							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
OFFICE SUPPLIES	N/A		0.00	0.00	37.26	0.00	0.00	0.00	37.26	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
2226-5-00-4290001	REDV OP/OTHER SUPPLIES				37.26	100.00%				
Vendor: 0203093 - AMERICAN STRUCTUREPOINT, INC.										
										Vendor Total: 38,572.80
195033	Invoice	10/16/2025	9/11/2025	10/11/2025	9/11/2025	12,010.50	0.00	0.00	0.00	12,010.50
US 33 SANITARY SEWER PROJECT	AP1ST - AP1ST		No							

Payable Register

Packet: APPKT03249 - RDC 10/16/25

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
US 33 SANITARY SEWER PROJECT	N/A		0.00	0.00	12,010.50	0.00	0.00	0.00	12,010.50	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS				12,010.50	100.00%				
195034	Invoice	10/16/2025	9/11/2025	10/11/2025	9/11/2025	3,199.80	0.00	0.00	0.00	3,199.80
US 33 UTILITY RELOCATION	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
US 33 UTILITY RELOCATION	N/A		0.00	0.00	3,199.80	0.00	0.00	0.00	3,199.80	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS				3,199.80	100.00%				
195035	Invoice	10/16/2025	9/11/2025	10/11/2025	9/11/2025	9,666.00	0.00	0.00	0.00	9,666.00
US 33 UTILITY RELOCATION	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
195035	N/A		0.00	0.00	9,666.00	0.00	0.00	0.00	9,666.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS				9,666.00	100.00%				
195728-29	Invoice	10/16/2025	9/23/2025	10/23/2025	9/23/2025	4,117.50	0.00	0.00	0.00	4,117.50
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	4,117.50	0.00	0.00	0.00	4,117.50	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS				4,117.50	100.00%				
196045	Invoice	10/16/2025	10/7/2025	11/6/2025	10/7/2025	9,579.00	0.00	0.00	0.00	9,579.00
US 33 SANITARY SEWER PROJECT	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
US 33 SANITARY SEWER PROJECT	N/A		0.00	0.00	9,579.00	0.00	0.00	0.00	9,579.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS				9,579.00	100.00%				
Vendor: 0200311 - BARKES, KOLBUS, & RIFE, LLP										Vendor Total: 155.40
9/19/25	Invoice	10/16/2025	9/18/2025	10/18/2025	9/18/2025	155.40	0.00	0.00	0.00	155.40
PROFRSSIONAL SERVICES RAMIREZ SALVAGE	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PROFRSSIONAL SERVICES RAMIREZ SAL...	N/A		0.00	0.00	155.40	0.00	0.00	0.00	155.40	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4446-5-00-4390930	CONS RR/US33/OTHER SVCS & CHGS				155.40	100.00%				
Vendor: 0209852 - COLIN MICHAEL AVILA										Vendor Total: 892.50
44596	Invoice	10/16/2025	9/30/2024	10/30/2024	9/30/2024	892.50	0.00	0.00	0.00	892.50
SEPTEMBER MOWING	AP1ST - AP1ST				No					

Payable Register

Packet: APPKT03249 - RDC 10/16/25

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	
SEPTEMBER MOWING Distributions	N/A		0.00	0.00	892.50	0.00	0.00	0.00	892.50	
Account Number	Account Name	Project Account Key		Amount	Percent					
2226-5-00-4310502	REDV OP/CONTRACT SVCS			892.50	100.00%					

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

Vendor Total: 2,370.00

82694-22	Invoice	10/16/2025	9/10/2025	10/10/2025	9/10/2025	2,370.00	0.00	0.00	0.00	2,370.00
BLACKPORT DRIVE RECONSTRUCTION	AP1ST - AP1ST				No					
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
BLACKPORT DRIVE RECONSTRUCTION Distributions	N/A		0.00	0.00	2,370.00	0.00	0.00	0.00	2,370.00	
Account Number	Account Name	Project Account Key		Amount	Percent					
4446-5-00-4310502	CONS RR/US33/CONTRACTUAL SVCS			2,370.00	100.00%					

Vendor: [0207255 - INDIANA MEDIA GROUP](#)

Vendor Total: 129.66

1945205	Invoice	10/16/2025	9/20/2025	10/20/2025	9/20/2025	64.83	0.00	0.00	0.00	64.83
RFP 233 S MAIN ST PUBLICATION	AP1ST - AP1ST				No					
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
RFP 233 S MAIN ST PUBLICATION Distributions	N/A		0.00	0.00	64.83	0.00	0.00	0.00	64.83	
Account Number	Account Name	Project Account Key		Amount	Percent					
2226-5-00-4330000	REDV OP/PRINTING &			64.83	100.00%					

1945207	Invoice	10/16/2025	9/20/2025	10/20/2025	9/20/2025	64.83	0.00	0.00	0.00	64.83
RFP 908 N 6TH PUBLICATION	AP1ST - AP1ST				No					
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
RFP 908 N 6TH PUBLICATION Distributions	N/A		0.00	0.00	64.83	0.00	0.00	0.00	64.83	
Account Number	Account Name	Project Account Key		Amount	Percent					
2226-5-00-4330000	REDV OP/PRINTING &			64.83	100.00%					

Vendor: [0213744 - LEGACY COMMUNITIES INC.](#)

Vendor Total: 56,361.64

3 9/12/25	Invoice	10/16/2025	9/12/2025	9/12/2025	9/12/2025	56,361.64	0.00	0.00	0.00	56,361.64
ARIEL CYCLEWORKS SOIL REMOVAL	AP1ST - AP1ST				No					
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ARIEL CYCLEWORKS SOIL REMOVAL Distributions	N/A		0.00	0.00	56,361.64	0.00	0.00	0.00	56,361.64	
Account Number	Account Name	Project Account Key		Amount	Percent					
4653-5-00-4390500	BRLF - GRANT AWARDED			56,361.64	100.00%					

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

Vendor Total: 75,386.65

13716	Invoice	10/16/2025	10/1/2025	10/31/2025	10/1/2025	75,386.65	0.00	0.00	0.00	75,386.65
10TH & DOUGLAS RECONSTRUCTIN	AP1ST - AP1ST				No					
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
10TH & DOUGLAS RECONSTRUCTIN Distributions	N/A		0.00	0.00	75,386.65	0.00	0.00	0.00	75,386.65	
Account Number	Account Name	Project Account Key		Amount	Percent					
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT			75,386.65	100.00%					

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

Vendor Total: 353,806.10

Payable Register

Packet: APPKT03249 - RDC 10/16/25

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
13680	Invoice	10/16/2025	10/2/2025	11/1/2025	10/2/2025	257,276.05	0.00	0.00	0.00	257,276.05
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	257,276.05	0.00	0.00	0.00	257,276.05
Distributions								

Account Number	Account Name	Project Account Key	Amount	Percent
4502-5-00-4440000	ARP/CAPITAL OUTLAYS		257,276.05	100.00%

15	Invoice	10/16/2025	9/15/2025	10/15/2025	9/15/2025	96,530.05	0.00	0.00	0.00	96,530.05
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	96,530.05	0.00	0.00	0.00	96,530.05
Distributions								

Account Number	Account Name	Project Account Key	Amount	Percent
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT		96,530.05	100.00%

Vendor: [0213808 - RIEGSECKER CONCRETE, INC.](#)

Vendor Total: 1,487.92

2642	Invoice	10/16/2025	9/22/2025	9/22/2025	9/22/2025	1,487.92	0.00	0.00	0.00	1,487.92
405 S 3RD ST CURB REMOVAL AND REPLAC...	AP1ST - AP1ST				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
405 S 3RD ST CURB REMOVAL AND REP...	N/A	0.00	0.00	1,487.92	0.00	0.00	0.00	1,487.92
Distributions								

Account Number	Account Name	Project Account Key	Amount	Percent
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT		1,487.92	100.00%

Vendor: [0207700 - TRACEE NORTON](#)

Vendor Total: 15.00

9/10/25	Invoice	10/16/2025	9/25/2025	10/25/2025	9/25/2025	15.00	0.00	0.00	0.00	15.00
FOOD FOR UOD MEETING	AP1ST - AP1ST				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FOOD FOR UOD MEETING	N/A	0.00	0.00	15.00	0.00	0.00	0.00	15.00
Distributions								

Account Number	Account Name	Project Account Key	Amount	Percent
2226-5-00-4390930	REDV OP/OTHER SVC CHARGE		15.00	100.00%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	21	628,214.93	0.00	0.00	0.00	628,214.93	0.00	628,214.93
Grand Total:		628,214.93	0.00	0.00	0.00	628,214.93	0.00	628,214.93

Account Summary

<u>Account</u>	<u>Name</u>	<u>Amount</u>
2226-5-00-4290001	REDV OP/OTHER SUPPLIES	37.26
2226-5-00-4310502	REDV OP/CONTRACT SVCS	892.50
2226-5-00-4330000	REDV OP/PRINTING &	129.66
2226-5-00-4390930	REDV OP/OTHER SVC CHARGE	15.00
	Total:	1,074.42

<u>Account</u>	<u>Name</u>	<u>Amount</u>
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS	67,572.80
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ	55,000.00
	Total:	122,572.80

<u>Account</u>	<u>Name</u>	<u>Amount</u>
4446-5-00-4310502	CONS RR/US33/CONTRACTUAL SVCS	2,370.00
4446-5-00-4390930	CONS RR/US33/OTHER SVCS & CHGS	155.40
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT	188,404.62
	Total:	190,930.02

<u>Account</u>	<u>Name</u>	<u>Amount</u>
4502-5-00-4440000	ARP/CAPITAL OUTLAYS	257,276.05
	Total:	257,276.05

<u>Account</u>	<u>Name</u>	<u>Amount</u>
4653-5-00-4390500	BRLF - GRANT AWARDED	56,361.64
	Total:	56,361.64



October 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, 2024. However, previously unrelocated utilities were discovered that conflicted with the proposed construction. These utilities could not be

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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 and Olive Street have been replaced in the right-of-way. Niblock completed new storm outfalls to Rock Run Creek and storm sewers on Lincoln Avenue and Olive Street. Roadway reconstruction is continuing west of Steury Avenue this fall. After re-opening to traffic over the winter, Lincoln Avenue will close again next spring so that Niblock can complete the new storm sewer system and utility services. Once Lincoln Avenue re-opens to traffic in 2026, 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. Construction is actively continuing on the site, and they anticipate it will be completed by late summer 2026.

The City's portion of the project is complete, which includes improvements to 10th Street, Douglas Street, and Reynolds Street. Utility improvements included a new water main and a new storm sewer system, as well as replacement of water and sanitary services, including new services for the Ariel Cycleworks site. Roadways and sidewalks were fully reconstructed, with curb-and-gutter added on 10th Street north of Plymouth Avenue.

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 received one (1) proposal from Struxture Development. A copy of the proposal is included in this month's RDC packet, and the Selection Committee is recommending that we move forward with negotiations with the group. The proposal would include 32 apartments and is being led by the same group of investors that are moving forward with the Millrace Townhomes development.

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

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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 of 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 is expected in 2026. Bridge and roadway construction would follow in 2027.

Estimated costs are shown in Table 1 on page 8 of the Report.

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

PROJECT DESCRIPTION

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

PROJECT UPDATE

American Structurepoint is working on 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 8 of the Report. The project is scheduled to be bid in August 2029. Due to the extensive amount of utility relocations required, it is likely that construction will extend into 2032.

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

PROJECT DESCRIPTION

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

PROJECT UPDATE

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

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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 8 of the Report. The project is scheduled to bid in August 2028. Construction may begin that fall and extend through 2029, at least.

9. 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 ready to solicit bids for the project and anticipate that it will occur before the end of the year for the 2026 construction season.

10. 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 in the River Race/US 33 TIF area, the Redevelopment Commission has committed \$1.5 million in TIF revenue toward these improvements, with the County contributing an additional \$500,000. The City of Goshen will oversee the design and construction, with work expected to begin in 2023.

PROJECT UPDATE

The project was awarded to Niblock Excavating. However, utility relocation delays have pushed the timeline. The intersection improvements at US 33 and Reliance Road, along with the roadway reconstruction to the south end of the Courthouse property, were completed 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 now open for Reliance Road traffic, but work will continue along Peddlers Village Road and will be completed by Thanksgiving.

11. 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.

12. 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 2027.

13. 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 next spring.

14. 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. 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.

15. 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 November Construction of Century Drive between College Avenue and Eisenhower Drive would occur before the College Avenue - Phase I road closures in 2027.

16. EISENHOWER DRIVE & CARAGANA COURT RECONSTRUCTION

PROJECT DESCRIPTION

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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. Design will be completed; however it is anticipated that construction of the project will be pushed to 2027, due to the larger scope of paving projects in the Maple City Industrial Park area.

17. 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 year 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.

18. 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 to be feasible, the bridge would be constructed as part of the trail project.

PROJECT UPDATE

An RFP for this project will be issued this year 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 2027 construction.

19. FORMER D&T MUFFLER SHOP (113 W JEFFERSON)

An RFP has been issued for this property. We will be receiving full price offers at this month's meeting. If no full-price offers are received, it will remain open for an additional 30-day window to solicit less than full-price offers.

20. RIVER RACE DRIVE EXTENSION & PARKING LOT K EXPANSION

We are requesting approval to proceed with an RFP for the design of the final leg of River Race Drive from the east/west alley north of Jefferson to Washington Street and also the expansion of the City's Parking Lot K at this month's meeting. This will allow for River Race Drive to be a 2-way street from Douglas to Washington and will add additional parking near the River Race corridor.

