

Goshen Downtown Economic Improvement District Board Meeting
November 4, 2025 at 8:00 am
Council Chambers, 111 E Jefferson Street

Agenda

1. Approve minutes from October 7, 2025
2. Review financial reports
3. Remonstrance – request for adjustment to EID special assessment based on new assessed valuation of real estate by the County PTABOA.
4. Follow-up/updates
 - Holiday open house
 - Art Alley
 - Banners
 - Christmas decorations/wreaths
 - Planters and fountain
 - Communication with businesses
 - Downtown business changes
 - Other
5. Set meeting dates for 2026 – First Tuesday at 8 am

No meeting in January	July 7
February 10 (2 nd Tuesday)	August 4
March 3	September 1
April 7	October 6
May 5	November 3
June 2	December 1
6. Future meetings, first Tuesday at 8 am:
December 2, 2025

EID Purpose - From Ordinance 4062, Section 3

The district is established for the purpose of coordinating the efforts of the real estate owners within the district to provide capital improvements, maintenance projects and business enhancing projects within the economic improvement district, specifically including:

- parking improvements and enhancements;
- electrical conduit along curbing for lighting, decorations and special event electrical needs;
- snow removal;
- purchase and erection of holiday decorations;
- conducting festivals, special events and tourism;
- repair and replacement of lighting along tops of buildings;
- business retention and recruitment;

- installation of directional or informational signs;
- planning, engineering and construction of streetscaping;
- weed control.

Goshen Downtown Economic Improvement District Board Meeting
October 7, 2025 at 8:00 am
Council Chambers, 111 E Jefferson Street
Minutes

Members Present: Justin Bell, President; Denise Davis; Mim Shirk, Secretary

Also present: Megan Peel, City Council District 4; Dustin Sailor, Director of Public Works and Utilities, Michael Wanbaugh, Director of Administrative Affairs; Jen Oklak, Tech Assistant

Absent: Rosie Singh, Jason Oswald, Tanya Heyde, Parks Department Superintendent, Amanda Guzman, City Communications Manager

1. Minutes from September 2, 2025 were approved with a correction that Megan Peel attended. Motion by Bell, second by Davis.
2. September financial reports were approved, motion by Shirk, second by Davis.
3. Follow-up/updates
 - Art Alley – Goshen Legal Department confirmed that it is a traditional public alley that transitioned to pedestrian-only at some point. When Art Alley was created, adjacent building owners gave informal approval to affix things to the walls. When we redo the alley, we should get easements/licenses and the Board of Works will need to do any installations. Alley lights are owned and maintained by the city; it needs to be determined who is paying for the electric. It will be a significant cost if we need to have NIPSCO change or add service points. Nappanee recently opened a Cartoon Alley in Nappanee, supported by the redevelopment commission and the Elkhart County Community Foundation. Denise will talk to the head of the Nappanee Arts Council to learn more. Goshen's Arts Council is no longer active; Megan will check on the status of the entity. It was noted that the trash can overflowed at Art Alley and other locations after First Friday. Justin will check with DGI about trash pick-up.
 - Banners – SignTech and Premiere Signs have been informed about the new city policy about banners. Dustin will create a form that businesses can use to request banners; it goes to Board of Works for approval.
 - Christmas wreaths for light poles need to be replaced. There are 12 at a cost of \$500 - \$800 each. The board approved the expense and Justin will order them.
 - Release for installing holiday lights on buildings – the board approved adopting a release and indemnity agreement as developed with city legal department, motion by Davis, second by Bell. Appreciation to Denise for her work with the city.
 - Planters and fountain – the city is working on a design for the Lincoln Ave corridor right of way; the removal of the EID planter in front of Venturi is on hold.
 - Communication with businesses – Justin will ask DGI to send a note to businesses reminding them of the new city policies about sidewalk right of way.

- NIPSCO is doing pole replacements that will affect alley south of the theater/Fables.
 - Downtown vault closures are in process at several properties on Main Street. The city is also re-doing parking lot Q in the 200 block of North Main.
 - Downtown business changes – Cortado at 132 S Main is getting close to opening and Nova at 109 E Lincoln has started doing takeout.
 - The EID budget was passed by city council.
 - The board approved a 5% increase in the EID assessment for 2026. Motion by Bell, second by Davis.
 - Appreciation was expressed to YAUB staff and DGI board members who helped Justin, Jae and Nick Kieffer put out the fall decorations.
4. Future meetings, first Tuesday at 8 am:
 November 4, 2025
 December 2, 2025
 *For 2026 – agreed to cancel the January meeting and move February to the second Tuesday if that works for Jason and Rosie.

Minutes recorded by Mim Shirk

CC: Gina Liechty, Mayor; City Engineering

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