



**GOSHEN REDEVELOPMENT COMMISSION**  
**AGENDA FOR THE REGULAR MEETING OF December 9, 2025**

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

The Goshen Redevelopment Commission will meet on December 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.

**1. CALL TO ORDER/ROLL CALL**

**2. CHANGES TO THE AGENDA**

**3. APPROVAL OF MINUTES**

October 14, 2025, Regular Meeting  
November 21, 2025, Special Meeting

**4. PRESENTATION – Jason Semler, Baker Tilly** –Annual presentation of information for the governing bodies of taxing units within an allocated area.

- a. The Commission's budget with respect to allocated property tax proceeds
- b. The long terms plans for the allocation area
- c. The impact on each of the taxing units

**5. NEW BUSINESS**

Resolution 26-2025 – Approving Land Contract for 113 W Jefferson / 233 South Main Street

Request Authorization to Concur with INDOT Letting Results and Approve Payment of Construction Award Invoice

**6. UPDATE**

908 North Sixth Street

**7. APPROVAL OF REGISTER OF CLAIMS**

**8. MONTHLY REDEVELOPMENT STAFF REPORT**

**9. 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.

**10. ANNOUNCEMENTS**

Next Regular Meeting – January 13, 2026, 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 October 14, 2025**

The Goshen Redevelopment Commission met in a regular meeting 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.

### **CALL TO ORDER/ROLL CALL**

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

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

Absent: Brian Garber

### **APPROVAL OF MINUTES**

A motion was made by Commissioner Graber and seconded by Commissioner Hessel to approve the minutes of the September 9, 2025, regular meeting.

**The motion was adopted unanimously.**

### **OPEN PROPOSALS**

#### **113 West Jefferson Street / 233 S Main Street**

Commissioner Brett Weddell opened the proposal received from Serenity Property Management. Commissioner Hessel and Commissioner Brett Weddell offered to be volunteers on the selection committee.

#### **908 North Sixth Street**

No full price proposals received. The proposal will stay open an additional 30 days and be opened at the November 13, 2025 Board of Public Works meeting.

### **NEW BUSINESS**

#### **Request to Approve Change Order No. 7 for the Consolidated Courts Roadway Improvements**

Dustin Sailor, Director of Public Works, it was discovered while conducting CCTV inspection of the existing sanitary sewer that 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. This change order includes a request for an extension of time, establishing a contract completion date. This is due to multiple utility relocation delays throughout the length of the project. This will add twenty-one additional days with a new completion date of November 20, 2025. A new contract amount of \$4,287,837.78.

A motion was made by Commissioner Hessel and seconded by Commissioner Graber to approve the Request to Approve Change Order No. 7 for the Consolidated Courts Roadway Improvement project.

The motion was adopted unanimously.

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

Becky Hutsell, Redevelopment Director, 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. Requesting to authorization to issue a Request for Proposals (RFP) for design of the final segment and to coordinate the expansion of the existing City parking lot.

A motion was made by Commissioner Graber and seconded by Commissioner Hessel to approve the Request to Issue the Request for Proposals for Design of River Race Drive Extension and Parking Lot K Expansion.

The motion was adopted unanimously.

**Request to Accept Committee Recommendation to Negotiate a Purchase Agreement with Struxture Development, LLC for the 3<sup>rd</sup> Street and Jefferson Street Redevelopment Property**

Becky Hutsell, Redevelopment Director, a Request for Proposals was issued in September for the 3<sup>rd</sup> & Jefferson Street Redevelopment property. One proposal was received from Struxture Development. While the name is different, the group is comprised of the same individuals associated with the Millrace Townhomes. A Selection Committee consisting of staff, Commissioner Hessel and Commissioner Graber met with the developers and request moving forward with Struxture Development. A copy of their proposals is in the packet detailing their conceptual plan to develop thirty-two urban apartments.

Casey Yeager, Struxture Development, talked about the need for downtown housing, project timeline and amenities being offered. Updated the Commission on the Millrace Townhome project.

A motion was made by Commissioner Yoder and seconded by Commissioner Hessel to Accept the Committee Recommendations to Negotiate a Purchase Agreement with Struxture Development, LLC for the 3<sup>rd</sup> Street and Jefferson Street Redevelopment Property.

The motion was adopted unanimously.

**Request for Approval for adding Elders & Maple City Drive to the updated Project Estimate and CCMG Funding**

Andrew Lund, Project Manager, requesting to add Elders Drive and Maple City Drive to the combined reconstruction of Corrie, Sourwood, Firethorn, Hackberry and Linden roads. All roadways except Elders Drive and Maple City Drive are currently included in Redevelopment Commission's 5-Year Capital Plan for full reconstruction. At the July 2025 meeting, the commission approved applying for CCMG funds for these combined roadway reconstruction

projects. In August, INDOT announced the maximum award for the program would be reduced from \$1.5 million to \$1 million.

Preliminary cost estimate for all roadways is anticipated can be completed with a \$5.3 million contribution from the RDC and a matching CCMG award.

A motion was made by Commissioner Graber and seconded by Commissioner Hessel to approve the roadway additions and revised cost for the combined Maple City Industrial Park roadway reconstruction, authorizing the Mayor to sign the financial commitment letter based upon the final estimate at the time of submission.

The motion was adopted unanimously.

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

A motion was made by Commissioner Graber and seconded by Commissioner Yoder to approve the Register of Claims of a total of \$628,214.93.

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 Hessel asked if there were any recent updates on the Quiet Zone and Ms. Hutsell stated there were none.

Dustin Sailor, Director of Public Works, introduced new City Engineer Brad Minnick.

Mr. Sailor also stated that a Request for Proposals (RFP) will be issued next week for the vaults.

#### **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 December 9, 2025

**GOSHEN REDEVELOPMENT  
COMMISSION**

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Brian Garber, President

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Jonathan Graber, Secretary

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Special Meeting of November 21, 2025**

The Goshen Redevelopment Commission met in a special meeting on November 21, 2025, at 8:00 a.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, Megan Hessel, Brett Weddell and Colin Yoder

Absent: Jonathan Graber and Bradd Weddell

*Due to technical difficulties with Zoom, the recording started after the Request for Approval of the 2026 RDC Annual Spending Plan.*

### **NEW BUSINESS**

#### **Request Approval of the 2026 RDC Spending Plan**

Becky Hutsell, Redevelopment Director, requesting approval from the Commission prior to submitting the required 2026 Annual Spending Plan to the Indiana Department of Local Finance (DLGF) prior to the report due on December 1, 2025.

A motion was made by Commissioner Yoder and seconded by Commissioner Weddell to approve the 2026 RDC Spending Plan.

**The motion was adopted unanimously.**

#### **Request for Approval of Selection Committee Recommendation to Move Forward with Serenity Property Management for the Redevelopment of 113 West Jefferson / 233 South Main Street**

Becky Hutsell, Redevelopment Director, staff and the selection committee find the proposal to be well aligned with RDC priorities and would highly benefit the downtown district.

A motion was made by Commissioner Hessel and seconded by Commissioner Weddell.

**The motion was adopted unanimously.**

#### **Request Approval of Construction Engineering Services Consult Contract with A & Z Engineering**

Andrew Lund, Project Manager, INDOT re-advertised a request for proposals (RFP) for Construction Engineering Services in October on behalf of the City of Goshen. Four proposals were received and reviewed by a scoring team based on the established INDOT review process and choose A & Z Engineering as the high-scoring consultant. The contract has a not-to-exceed amount of \$1,260,597.00. Mr. Lund presented a revised contract for review.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to amend the agreement to reflect the red lined version.

The motion was adopted unanimously.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to approve the agreement as amended to reflect the red lined version.

The motion was adopted unanimously.

**Resolution 25-2205 – Interlocal Agreement with the County of Elkhart for Reconstruction of the Bridge on College Avenue at Horn Ditch**

Andrew Lund, Project Manager, this agreement will allow the city and county to work together on the reconstruction of College Avenue and the bridge over Horn Ditch. The County is responsible for all bridges, and this brings both projects together as one.

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to approve Resolution 25-2025.

The motion was adopted unanimously.

**APPROVAL OF REGISTER OF CLAIMS**

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to amend the Register of Claims of a new total of \$ 1,875,026.77.

The motion was adopted unanimously.

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

The motion was adopted unanimously.

**OPEN FORUM**

No one from the Commission or the public spoke.

It was announced that the next regular meeting is scheduled for December 8, 2025, at 3:00 p.m.

**ADJOURNMENT**

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

The motion was adopted unanimously.

The regular meeting was adjourned at 8:25 a.m.

**APPROVED** on December 9, 2025

**GOSHEN REDEVELOPMENT  
COMMISSION**

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Brian Garber, President

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Jonathan Graber, Secretary





**Department of Community Development  
CITY OF GOSHEN**

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# Memorandum

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TO: Redevelopment Commission

FROM: Becky Hutsell, Redevelopment Director

RE: Request for Approval of Land Contract with Serenity Property Management, LLC for 113 W. Jefferson Street / 233 S. Main Street

DATE: December 9, 2025

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## MEMORANDUM SUMMARY

Staff is requesting approval of the attached land contract for the property at 113 W. Jefferson Street / 233 S. Main Street. A recommendation was brought to the Commission last month and approved to move forward with an agreement with Serenity Property Management, LLC. Details of the agreement are as follows:

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### 1. Summary of Transaction Structure

The City of Goshen (Redevelopment Department) proposes to sell the real estate located at 113 W. Jefferson Street and 233 S. Main Street to Serenity Property Management, LLC by Land Contract. The combined properties are legally described as Lot 28 in Barns' First South Addition and currently comprise Parcel Nos. 20-11-09-414-029.000-015 and 20-11-09-414-030.000-015.

#### Important Note – Required Subdivision:

A subdivision of the parcels must occur prior to recording of the Land Contract to separate out the parking lot area that will remain city-owned. While the need for a subdivision had been discussed previously, action was deferred pending more detailed site planning from the purchaser. Subdivision design will be finalized to reflect the purchaser's redevelopment layout and the City's retained parking lot.

### 2. Purchase Price and Payment Terms

- Total Purchase Price: \$242,500
- Payment Structure:
  - 60 monthly payments of \$2,650 beginning January 1, 2026 through December 31, 2030
  - Balloon payment: \$120,800.71 due January 1, 2031
  - Prepayment allowed without penalty
  - Late payments incur a \$50 late fee
- Amortization schedule is included as Exhibit A.

### 3. Taxes, Insurance & Utilities

- Property expected to remain tax-exempt while under municipal ownership during the contract term.

- Purchaser must:
  - Maintain all-risk insurance naming the City as additional insured and loss payee
  - Pay all utilities from the date of possession
- Seller agrees to:
  - Reconnect water service at City expense
  - Provide environmental mitigation (if required) for vapor intrusion, covering assessment and installation costs; purchaser is responsible for ongoing system operation.

#### **4. Possession and Condition of Property**

- Possession transfers at contract execution.
- Property is sold “AS IS, WITH ALL FAULTS.”

#### **5. Development Covenants (Exhibit B Proposal Incorporated)**

The purchaser’s redevelopment proposal includes:

- Community dance studio (GoDance)
- 1,000 sq. ft. retail space
- Mezzanine-level administrative and dance space

Purchaser must meet these contractual redevelopment obligations:

##### **Required Minimum Investment**

- \$175,000 in qualifying redevelopment expenditures
- Must be completed by June 30, 2026

##### **Substantial Completion**

- Rehabilitation must be substantially complete by June 30, 2026
- “Substantially complete” defined as occupiable and functional, with only minor punch-list work remaining.

##### **Permitted Uses**

- Property must be used substantially as described in the Development Proposal; major changes require City approval.

#### **6. Default Provisions**

Events of default include:

- Failure to make monthly or balloon payments
- Failure to maintain insurance or pay utilities
- Failure to complete redevelopment requirements
- Unauthorized transfer of the contract or property interest
- Abandonment

Upon default, the City may:

- Accelerate the balance
- Terminate the contract and recover possession
- Pursue foreclosure or specific performance
- Enforce redevelopment covenants via injunctive relief

#### **7. Final Conveyance**

Upon payment in full and fulfillment of all covenants:

- City will convey title by warranty deed (or equivalent permitted form)
- Purchaser pays recording fees and title insurance

#### **8. Notable Seller Responsibilities**

- Water service reconnection
- Environmental mitigation installation (if required)
- These seller-funded improvements do not count toward Purchaser's \$175,000 minimum investment requirement.

#### **9. Required Subdivision Prior to Recording (Special Note)**

Before the land contract can be recorded, the parcels must be resurveyed and subdivided to:

- Create a separate parcel for the City-retained parking lot
- Define the development parcel to be conveyed under the land contract
- Ensure legal descriptions align with intended ownership and redevelopment approach

Subdivision details will be finalized in coordination with the purchaser to account for final building access, parking configuration, utilities, and site layout.

## **LAND CONTRACT**

THIS LAND CONTRACT ("Contract") is made and entered into this December 9, 2025 (the "Effective Date"), by and between the City of Goshen, Indiana for the use and benefit of its Department of Redevelopment, a municipal corporation and political subdivision of the State of Indiana ("Seller"), and Serenity Property Management, LLC, an Indiana limited liability company ("Purchaser").

WITNESSETH that Seller and Purchaser agree as follows:

Seller hereby sells to Purchaser and Purchaser hereby purchases from Seller the real estate located in Elkhart County, Indiana, commonly known as 113 W. Jefferson Street and 233 S. Main Street, Goshen, Indiana (together, the "Property Address"), together with all improvements thereon or belonging thereto, and more particularly described as follows:

**Lot Number Twenty-eight (28) in Barns' First South Addition to the City of Goshen, Elkhart County, Indiana.**

**Parcel Nos. 20-11-09-414-029.000-015 and 20-11-09-414-030.000-015**

(hereinafter, the "Real Estate").

The Real Estate, together with all privileges, easements and appurtenances pertaining thereto, including any right, title and interest of Seller in and to adjacent streets, alleys, rights-of-way, and any existing permanent improvements and fixtures attached to the Real Estate owned by Seller (collectively, the "Property"), is sold and purchased upon the following covenants, terms and conditions:

1. Purchase Price and Manner of Payment.

1.1. Purchase Price: The Purchase Price for the Property will be the sum of Two Hundred Forty-Two Thousand Five Hundred Dollars (\$242,500.00) (the "Purchase Price"), which Purchaser agrees to pay Seller in accordance with the terms and conditions of this Contract, without relief from valuation and appraisal laws.

1.2. Manner of Payment: The Purchaser Price will be paid in the following manner:

1.2.1. Sixty (60) consecutive monthly payments in the amount of Two Thousand Six Hundred Fifty Dollars (\$2,650.00) beginning January 1, 2026 and continuing monthly thereafter until December 31, 2030, in accordance with the amortization schedule attached hereto as Exhibit A.

- 1.2.2. A balloon payment on January 1, 2031, in the sum of One Hundred Twenty Thousand Eight Hundred Dollars and Seventy-one cents (\$120,800.71).
    - 1.2.3. The outstanding principal balance under this Contract at any given time shall be referred to hereinafter as the "Contract Balance."
    - 1.2.4. All payments will be made by U.S. Mail or personal delivery to Seller or its agent at the address provided herein for notice to Seller, or at such other location as Seller may direct by written notice to Purchaser. Purchaser may prepay the unpaid balance of the Contract Balance hereunder, in whole or in part, at any time, without penalty. Provided, however, that a partial prepayment of principal shall not relieve Purchaser of its obligations to make its monthly payments in the amounts set forth in Section 1.2.1 above.
    - 1.2.5. Purchaser will be assessed a late fee of Fifty Dollars (\$50.00) for each and every monthly installment payment received by the Seller more than seven (7) days after its respective due date. The late fee will be included in the next monthly installment payment or added to the Contract Balance if not included in said next monthly installment payment.
2. Closing Date.
  - 2.1. The "Closing Date" will be the date the Seller and Purchaser execute this Contract. The closing of the execution of this Contract will be referred to hereafter as the "Closing."
3. Taxes, Insurance, and Utilities.
  - 3.1. Taxes: The parties acknowledge and anticipate that, during the term of this Contract, legal title to the Property will remain in the name of the Seller, that the property will be owned by a municipal corporation, and that, as a result, the Property is expected to remain exempt from real property taxation under applicable Indiana law while it is so owned (the "Tax-Exempt Period").
    - 3.1.1. During the Tax-Exempt Period, no real property taxes are expected to be due and payable with respect to the Property, and there will be no proration of real estate taxes at the execution of this Contract or during its term. Purchaser will not be entitled to any credit, reimbursement, or reduction in the Purchase Price on account of real estate tax exemption during the Tax-Exempt Period.
    - 3.1.2. Purchaser shall not suffer nor permit any voluntary lien (other than liens being contested in good faith) to be imposed against the Property by reason of Purchaser's acts or omissions, and shall promptly cause any such lien to be released or bonded off in accordance with Section 8.
    - 3.1.3. Upon Purchaser's full payment of the Purchase Price and all accrued interest and Seller's delivery and recording of the deed conveying title to Purchaser pursuant to Section 12, Purchaser will be solely responsible for all real property

taxes and assessments thereafter assessed, levied, or becoming due with respect to the Property. Such post-transfer taxes and assessments will not be prorated between the parties and Purchaser will pay the same before delinquency and will indemnify and hold Seller harmless from and against any claim, penalty, interest, or cost arising out of Purchaser's failure to do so.

- 3.2. Casualty Insurance: Purchaser shall procure and maintain, at Purchaser's sole expense, fire and extended coverage (all-risk) casualty insurance on the Property, with a responsible insurer authorized to do business in Indiana, in an amount not less than the then-outstanding Contract Balance or such greater amount as may be reasonably required by Seller. Seller shall be named as an additional insured and loss payee, as its interest may appear. Purchaser shall pay all premiums for such insurance prior to delinquency. Purchaser shall provide Seller with certificates of insurance (and renewals) evidencing such coverage upon request. Except as otherwise agreed in writing, any insurance proceeds received as payment for any loss of or damage to the Property covered by such insurance shall be applied to restoration and repair of the Property in such fashion as Purchaser reasonably may require, unless such restoration and repair is not economically feasible as reasonably determined by Purchaser and Seller jointly, in which event the proceeds shall be applied toward prepayment of the Contract Balance, with any excess to be paid to Purchaser.
- 3.3. Utilities: From and after the date Purchaser first takes possession of the Property, Purchaser shall pay, as and when the same become due, all utility charges incurred in or upon the Property, including, without limitation, charges for electricity, gas, water, sewer, internet and phone, which charges shall be billed directly to Purchaser to the extent practicable. Failure to make timely payments for such utilities shall constitute a default by Purchaser under this Contract in accordance with Section 11.
- 3.4. Payment by Seller on Purchaser's Default: Upon failure of Purchaser to pay insurance premiums or utilities on the Property, or to provide and maintain required insurance, Seller, upon thirty (30) days' written notice to Purchaser, may, but is not obligated to, pay such amounts or obtain and maintain such insurance. Any such sums paid by Seller shall be added to the Contract Balance and shall bear interest at the same rate provided in Section 1.2.2 from the date paid by Seller until reimbursed in full.
- 3.5. Water Service Reconnection: Seller shall, at Seller's sole cost and expense, cause water service to the Property to be reconnected from the public water main to the building, including any required work within the public right-of-way and on the Property, and shall repair or replace any burst or damaged water pipes or related appurtenances discovered in the process of restoring water service. Purchaser shall reasonably cooperate with Seller and its contractors in providing access to the Property to perform such work. Following Seller's completion of reconnection and

repair, Purchaser shall be responsible for ongoing maintenance and repair of the water service and interior plumbing and for all water and sewer usage charges.

3.6. Environmental Matters; Vapor Mitigation System:

3.6.1. The parties acknowledge that environmental site assessments (including Phase I and, if applicable, Phase II investigations) may be performed with respect to the Property. If, based upon such assessments or upon requirements imposed by any governmental authority having jurisdiction, a vapor mitigation system or other environmental mitigation measure relating to soil vapor intrusion is reasonably determined to be necessary, Seller shall be responsible for the reasonable, documented costs of designing and installing such vapor mitigation system or measure, provided that (a) the necessity and scope of such system or measure is determined jointly by Seller and Purchaser in good faith, and (b) Seller shall have the right to approve the contractor(s) performing such work, which approval shall not be unreasonably withheld or delayed.

3.6.2. Purchaser shall be responsible for the operation, maintenance, and compliance monitoring of any such vapor mitigation system (or other mitigation measure) after installation, including any associated costs after initial installation, unless otherwise agreed by the parties in writing.

3.6.3. Any amounts paid by Seller pursuant to this Section 3.7 will not be credited against the Purchase Price and will not count toward Purchaser's minimum investment requirement under Section 15.

4. Possession and Condition of Property.

4.1. Seller will deliver to Purchaser full and complete possession of the Property on the Closing Date, subject to the terms of this Contract. Purchaser acknowledges that in determining to purchase the Property, Purchaser has made or will make its own inspection of the Property and is relying exclusively upon its own investigation and judgment. Except as expressly set forth in this Contract, Seller has made no representations or warranties with respect to the condition of the Property or the habitability, fitness for a particular purpose, or code compliance of the improvements thereon. Subject to Seller's obligations under Sections 3.5 and 3.6, Purchaser accepts the Property "AS IS" and "WITH ALL FAULTS," and without warranty, express or implied, including but not limited to warranties of habitability or fitness for a particular purpose.

5. Warranties of Seller.

5.1. Seller warrants that, as of the Closing Date, Seller has good and marketable title to the Real Estate, free and clear of all liens and encumbrances, except for:

5.1.1. Easements, restrictions, covenants and matters of record not materially interfering with Purchaser's proposed use as described in Section 15.

- 5.2. Seller further represents and warrants that:
- 5.2.1. Seller has not granted any option or contract to sell the Real Estate to any person other than Purchaser;
  - 5.2.2. Seller has not given to any person an option currently exercisable to purchase all or any part of the Real Estate; and
  - 5.2.3. Seller has full power and authority to execute and perform this Contract.
6. Warranties of Purchaser. Purchaser warrants, covenants and represents to Seller that:
- 6.1. Purchaser has full power and authority to enter into and perform this Contract and has taken all necessary action to authorize its execution, delivery and performance.
  - 6.2. This Contract and all documents to be executed and delivered by Purchaser in connection with the consummation of this Contract are valid, binding and enforceable in accordance with their respective terms.
  - 6.3. The execution, delivery and performance of this Contract by Purchaser will not violate any applicable law, regulation, order, judgment, or any agreement, mortgage, contract or other instrument to which Purchaser is a party or by which Purchaser or its assets are bound.
  - 6.4. Purchaser is not the subject of any pending bankruptcy or insolvency proceeding, and no such proceeding has been threatened in writing.
7. Condemnation.
- 7.1. If the Real Estate or any part thereof is taken or damaged pursuant to the exercise, or threat of exercise, of the power of eminent domain, the proceeds of any award shall be applied first, to the extent reasonably feasible, to restoration of the Property, and second, to the Contract Balance as of the date of the award, with any remaining amount to be paid to Purchaser.
8. Mechanic's Liens.
- 8.1. Neither party shall permit any mechanic's or materialman's lien to be filed against the Property by reason of labor, services or materials furnished to or for such party. If any such lien is filed, the party causing such work to be performed shall promptly cause the lien to be released of record or bonded off within thirty (30) days after written notice from the other party.
9. Default and Acceleration.
- 9.1. It is expressly agreed by Purchaser that time is of the essence of this Contract.
  - 9.2. Each of the following shall constitute an "Event of Default" under this Contract:
    - 9.2.1. Failure by Purchaser to pay any monthly installment of principal and interest within fifteen (15) days after its due date.
    - 9.2.2. Failure by Purchaser to pay the Balloon Payment on or before the Maturity Date.



- 9.2.3. Failure by Purchaser to pay any insurance premiums or utilities required to be paid by Purchaser within fifteen (15) days after Purchaser receives written notice from Seller of such delinquency.
- 9.2.4. Failure by Purchaser to perform or observe any other covenant or term of this Contract (including, without limitation, the Development Covenants in Section 15), which failure continues for thirty (30) days after written notice thereof is given to Purchaser; provided that if such default is not reasonably capable of being cured within thirty (30) days, no Event of Default shall be deemed to have occurred so long as Purchaser commences cure within such thirty (30) days and thereafter diligently and continuously pursues such cure to completion.
- 9.2.5. Encumbrance of Purchaser's interest in this Contract or the Property, other than as expressly permitted by this Contract, or the making of any levy, seizure or attachment thereon.
- 9.2.6. Purchaser's insolvency or the institution of any voluntary or involuntary proceeding under any bankruptcy or insolvency law involving Purchaser, which proceeding is not dismissed within sixty (60) days.
- 9.2.7. Sale, transfer, conveyance, assignment or other disposition of Purchaser's interest in this Contract or in the Property, in whole or in part, without Seller's prior written consent.
- 9.2.8. Desertion or abandonment of the Property by Purchaser.
- 9.3. Upon the occurrence of any Event of Default and at any time thereafter, the entire Contract Balance, together with all accrued and unpaid interest thereon, shall, at the option of Seller, become immediately due and payable without further notice or demand, and Seller may pursue any and all remedies available at law or in equity, including, without limitation: (a) an action to recover all sums due; (b) forfeiture or foreclosure of Seller's interest under this Contract; (c) termination of this Contract and recovery of possession of the Property; and (d) specific performance and injunctive relief with respect to the Development Covenants in Section 15.
- 9.4. In any action or proceeding arising out of or relating to this Contract, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs.
10. Conveyance Upon Full Performance.
- 10.1. Upon payment by Purchaser of the Purchase Price in full, with all interest accrued thereon, and the performance by Purchaser of all covenants and conditions required under this Contract, Seller agrees to convey the Real Estate to Purchaser by warranty deed (or such other deed form as may be required by Seller's governing statutes or ordinances), subject only to the exceptions set forth in Section 5.1 and any matters created or permitted by Purchaser.

10.2. At such final closing, Purchaser will pay the cost of recording the deed and any title insurance premium. Each party will pay its own attorneys' fees and other costs.

11. General Agreement of Parties.

11.1. This Contract shall extend to and be binding upon the parties hereto and their respective successors and permitted assigns. Purchaser may not assign this Contract or any interest herein without the prior written consent of Seller, which may be granted or withheld in Seller's reasonable discretion.

11.2. Any notices required or permitted to be given under this Contract shall be in writing and shall be deemed sufficiently given when (a) actually delivered to the person to be notified, or (b) deposited in the United States mail, certified or registered, postage prepaid, addressed as follows:

If to Seller: City of Goshen, Indiana  
Department of Redevelopment  
c/o Becky Hutsell  
204 E. Jefferson Street, Suite 6  
Goshen, Indiana 46528

with copy to: City of Goshen Legal Department  
204 E. Jefferson Street, Suite 2  
Goshen, Indiana 46528

If to Purchaser: Serenity Property Management, LLC  
c/o Stephanie A. Honderich  
125 ½ East Lincoln Avenue  
Goshen, Indiana 46528

Either party may change its address for notice by giving written notice of such change in accordance with this Section.

12. Development Covenants.

12.1. Purchaser's planned redevelopment of the Property is described in that certain proposal submitted to Seller by Serenity Property Management, LLC regarding 113 W. Jefferson / 233 S. Main (the "Development Proposal"). A copy of the Development Proposal is attached hereto as Exhibit B and incorporated herein by reference.

12.2. From and after Purchaser's initial occupancy of the improved space and continuing until this Contract has been fully performed and the deed from Seller has been recorded, Purchaser shall use and operate the Property substantially in

accordance with the uses described in the Development Proposal. Any material change in such primary use shall require Seller's prior written consent, which shall not be unreasonably withheld if the proposed use is consistent with the character and goals of the downtown area.

12.3. Between the Closing Date and June 30, 2026, Purchaser shall expend, or cause to be expended, not less than One Hundred Seventy-Five Thousand Dollars (\$175,000.00) in aggregate hard and soft costs for permanent improvements to the Property, consistent with the Development Proposal (the "Minimum Investment"). For purposes of this Section:

12.3.1. Qualifying costs shall include design, architectural and engineering fees, building permit fees, construction costs, fixture and finish costs, and other capital expenses incurred in renovating and improving the building and site.

12.3.2. Amounts paid or reimbursed by Seller or any other governmental entity (including, without limitation, costs Seller incurs under Sections 3.6 and 3.7) shall not be counted toward Purchaser's Minimum Investment.

12.4. Purchaser shall cause the rehabilitation and renovation of the Property substantially consistent with the Development Proposal to be substantially complete on or before June 30, 2026 (the "Completion Deadline"). For purposes of this Section, "substantially complete" means that the work has been completed in all material respects such that the improved spaces are suitable for their intended occupancy and use, subject only to punch-list items that do not materially interfere with such occupancy and use.

12.5. Failure by Purchaser to (a) make the Minimum Investment by the Completion Deadline, or (b) achieve substantial completion of the improvements by the Completion Deadline (subject to reasonable extensions agreed upon in writing by Seller in the event of force majeure or other events beyond Purchaser's reasonable control), or (c) operate the Property in accordance with the Required Use in Section 12.2, shall each constitute a default under this Contract and an Event of Default under Section 11.2.4, entitling Seller to exercise any of its remedies under Section 11.3, including, without limitation, specific performance and injunctive relief.

### 13. Miscellaneous Provisions.

13.1. This Contract, together with the exhibits attached hereto (including the Development Proposal referenced in Section 13), constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings and agreements, whether written or oral, relating to the subject matter hereof.

13.2. No amendment or modification of this Contract shall be valid unless in writing and signed by both parties. No waiver of any provision shall be effective unless in

writing and signed by the party against whom enforcement is sought. No waiver of any breach shall be deemed a waiver of any other or subsequent breach.

- 13.3. If any provision of this Contract is determined to be invalid or unenforceable, such invalidity or unenforceability shall not affect the remaining provisions, which shall remain in full force and effect.
- 13.4. This Contract shall be governed by and construed in accordance with the laws of the State of Indiana. In the event that legal action is brought to enforce or interpret the terms of and conditions of this Contract, the proper venue for such action will be in a court of competent jurisdiction in Elkhart County, Indiana.
- 13.5. The covenants and conditions in this Agreement will apply to and bind the parties and their heirs, legal representatives, successors, and permitted assigns of all parties.
- 13.6. In the event that either party brings an action to enforce any right conferred by this Contract or to force the other party to fulfill any obligation imposed by this Contract, the prevailing party of such action will be entitled to recover all costs of that action, including reasonable attorney fees.
- 13.7. The failure of either party to enforce any provisions of this Contract will not be deemed a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Contract.
- 13.8. The undersigned affirm that all steps have been taken to permit them to execute this Contract, and upon their execution of the document bind their respective organizations to the terms of this Contract.
- 13.9. This Contract may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Signatures transmitted by electronic means shall be deemed original signatures for all purposes.

IN WITNESS WHEREOF, Seller and Purchaser have executed this Land Contract as of the Effective Date first written above.

City of Goshen, Indiana, for the use and  
benefit of its Department of Redevelopment

Serenity Property Management, LLC

By: \_\_\_\_\_  
Brian Garber, President  
Goshen Redevelopment Commission

By: \_\_\_\_\_  
Stephanie A. Honderich  
Managing Member

Attested:

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Johnathan Graber, Secretary  
Goshen Redevelopment

## **Exhibit A**

### **Amortization Schedule**

Jan 1, 2026	\$2,650.00	\$1,841.67	\$808.33	\$240,658.33
Feb 1, 2026	\$2,650.00	\$1,847.81	\$802.19	\$238,810.53
Mar 1, 2026	\$2,650.00	\$1,853.96	\$796.04	\$236,956.56
Apr 1, 2026	\$2,650.00	\$1,860.14	\$789.86	\$235,096.42
May 1, 2026	\$2,650.00	\$1,866.35	\$783.65	\$233,230.07
Jun 1, 2026	\$2,650.00	\$1,872.57	\$777.43	\$231,357.51
Jul 1, 2026	\$2,650.00	\$1,878.81	\$771.19	\$229,478.70
Aug 1, 2026	\$2,650.00	\$1,885.07	\$764.93	\$227,593.63
Sep 1, 2026	\$2,650.00	\$1,891.35	\$758.65	\$225,702.27
Oct 1, 2026	\$2,650.00	\$1,897.66	\$752.34	\$223,804.61
Nov 1, 2026	\$2,650.00	\$1,903.98	\$746.02	\$221,900.63
Dec 1, 2026	\$2,650.00	\$1,910.33	\$739.67	\$219,990.30
Jan 1, 2027	\$2,650.00	\$1,916.70	\$733.30	\$218,073.60
Feb 1, 2027	\$2,650.00	\$1,923.09	\$726.91	\$216,150.51
Mar 1, 2027	\$2,650.00	\$1,929.50	\$720.50	\$214,221.01
Apr 1, 2027	\$2,650.00	\$1,935.93	\$714.07	\$212,285.08
May 1, 2027	\$2,650.00	\$1,942.38	\$707.62	\$210,342.70
Jun 1, 2027	\$2,650.00	\$1,948.86	\$701.14	\$208,393.84
Jul 1, 2027	\$2,650.00	\$1,955.35	\$694.65	\$206,438.49
Aug 1, 2027	\$2,650.00	\$1,961.87	\$688.13	\$204,476.62
Sep 1, 2027	\$2,650.00	\$1,968.41	\$681.59	\$202,508.20
Oct 1, 2027	\$2,650.00	\$1,974.97	\$675.03	\$200,533.23
Nov 1, 2027	\$2,650.00	\$1,981.56	\$668.44	\$198,551.68
Dec 1, 2027	\$2,650.00	\$1,988.16	\$661.84	\$196,563.52
Jan 1, 2028	\$2,650.00	\$1,994.79	\$655.21	\$194,568.73
Feb 1, 2028	\$2,650.00	\$2,001.44	\$648.56	\$192,567.29

Mar 1, 2028	\$2,650.00	\$2,008.11	\$641.89	\$190,559.18
<b>Due Date</b>	<b>Amount</b>	<b>Principal</b>	<b>Interest</b>	<b>Balance</b>
May 1, 2028	\$2,650.00	\$2,021.52	\$628.48	\$186,522.86
Jun 1, 2028	\$2,650.00	\$2,028.26	\$621.74	\$184,494.60
Jul 1, 2028	\$2,650.00	\$2,035.02	\$614.98	\$182,459.58
Aug 1, 2028	\$2,650.00	\$2,041.80	\$608.20	\$180,417.78
Sep 1, 2028	\$2,650.00	\$2,048.61	\$601.39	\$178,369.17
Oct 1, 2028	\$2,650.00	\$2,055.44	\$594.56	\$176,313.74
Nov 1, 2028	\$2,650.00	\$2,062.29	\$587.71	\$174,251.45
Dec 1, 2028	\$2,650.00	\$2,069.16	\$580.84	\$172,182.29
Jan 1, 2029	\$2,650.00	\$2,076.06	\$573.94	\$170,106.23
Feb 1, 2029	\$2,650.00	\$2,082.98	\$567.02	\$168,023.25
Mar 1, 2029	\$2,650.00	\$2,089.92	\$560.08	\$165,933.33
Apr 1, 2029	\$2,650.00	\$2,096.89	\$553.11	\$163,836.44
May 1, 2029	\$2,650.00	\$2,103.88	\$546.12	\$161,732.56
Jun 1, 2029	\$2,650.00	\$2,110.89	\$539.11	\$159,621.67
Jul 1, 2029	\$2,650.00	\$2,117.93	\$532.07	\$157,503.74
Aug 1, 2029	\$2,650.00	\$2,124.99	\$525.01	\$155,378.75
Sep 1, 2029	\$2,650.00	\$2,132.07	\$517.93	\$153,246.68
Oct 1, 2029	\$2,650.00	\$2,139.18	\$510.82	\$151,107.51
Nov 1, 2029	\$2,650.00	\$2,146.31	\$503.69	\$148,961.20
Dec 1, 2029	\$2,650.00	\$2,153.46	\$496.54	\$146,807.73
Jan 1, 2030	\$2,650.00	\$2,160.64	\$489.36	\$144,647.09
Feb 1, 2030	\$2,650.00	\$2,167.84	\$482.16	\$142,479.25
Mar 1, 2030	\$2,650.00	\$2,175.07	\$474.93	\$140,304.18
Apr 1, 2030	\$2,650.00	\$2,182.32	\$467.68	\$138,121.86
May 1, 2030	\$2,650.00	\$2,189.59	\$460.41	\$135,932.27

<b>Due Date</b>	<b>Amount</b>	<b>Principal</b>	<b>Interest</b>	<b>Balance</b>
Jun 1, 2030	\$2,650.00	\$2,196.89	\$453.11	\$133,735.38
Jul 1, 2030	\$2,650.00	\$2,204.22	\$445.78	\$131,531.16
Aug 1, 2030	\$2,650.00	\$2,211.56	\$438.44	\$129,319.60
Sep 1, 2030	\$2,650.00	\$2,218.93	\$431.07	\$127,100.66
Oct 1, 2030	\$2,650.00	\$2,226.33	\$423.67	\$124,874.33
Nov 1, 2030	\$2,650.00	\$2,233.75	\$416.25	\$122,640.58
Dec 1, 2030	\$2,650.00	\$2,241.20	\$408.80	\$120,399.38
Jan 1, 2031	\$120,800.71	\$120,399.38	\$401.33	\$0.00



**Exhibit B**

**PROPOSAL TO PURCHASE 113 W JEFFERSON /  
233 S MAIN STREET REDEVELOPMENT  
PROPERTY**

**FROM SERENITY PROPERTY MANAGEMENT**

125 E Lincoln Ave  
Goshen, IN 46528  
Phone: (574) 538-8961

Date: 10/06/2025

**Authorized Representative:**

Stephanie Honderich, Owner  
Phone: (574) 538-8961  
Email: serenitypropertygoshen@gmail.com

**Federal Tax ID Number:** 47-2115293

**State ID Number:** 2014110300632

Dear Members of the Goshen Redevelopment Commission,

Serenity Property Management respectfully submits this proposal to purchase the redevelopment property located at 113 West Jefferson Street / 233 South Main Street. As a local property management company with eleven years of experience owning and maintaining downtown Goshen properties, we are committed to creating a vibrant, community-serving development that enhances this prominent intersection.

Our proposal combines community benefit with economic development by relocating our established dance studio, GoDance, which will blend well with the surrounding night life, while also creating new retail opportunities that will draw foot traffic to the southern portion of Main Street.

We look forward to the opportunity to discuss this proposal with the Commission.

Sincerely,



Stephanie Honderich, Owner  
Serenity Property Management

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## DETAILED DESCRIPTION OF INTENDED USE AND DEVELOPMENT

### A. Conceptual Plan and Land Use

#### Primary Uses:

- **West Portion:** Multi-use community dance studio (GoDance)
- **East Portion (Main Street frontage):** Approximately 1,000 sq ft retail space
- **Second Floor Mezzanine:** Additional dance space and administrative office

**Community Integration:** The proposed development strategically addresses multiple community needs while enhancing the downtown business district. By relocating GoDance from its current location on Lincoln Avenue, we will free up that space for Dutch Maid Bakery's planned downtown expansion, supporting the growth of Lincoln Avenue's restaurant row. Simultaneously, the new retail space on Main Street will extend commercial activity southward, extending the flow of foot traffic south along Main. The evening activities at GoDance Studio will blend well with the surrounding nightlife.

#### Building Design and Layout:

- **Ground Floor West:** Open dance studio space with hardwood floors, mirrors, and sound system
- **Ground Floor East:** Retail space with a new entrance facing Main Street, potentially subdividable into two boutique spaces (approximately 500 sq ft each).
- **Mezzanine Level:** Additional dance/meeting space and administrative office
- **Exterior:** Replacement of existing garage doors with fully windowed overhead doors, new entrance from west parking area, new entrance from Main St, outdoor seating area on south side.

### B. Improvements to Subject Real Property

#### Structural Improvements:

- Installation of hardwood dance flooring system
- Construction of mezzanine level with proper structural support
- Complete renovation of eastern portion (retail space)
- Installation of comprehensive HVAC system

- • Roof replacement

**Accessibility and Code Compliance:**

- Renovation of existing restroom to ADA accessibility standards
- Installation of additional restroom facilities on mezzanine level
- All improvements to comply with Indiana Building Codes and City of Goshen ordinances

**Facade and Entrance Improvements:**

- Replacement of garage doors with windowed overhead doors
- Creation of new entrance from west parking area
- Creation of new entrance from Main St
- Installation of appropriate signage and lighting
- Outdoor seating area development on south side

**C. Development Plan Components**

**Building Design:** The renovation will preserve the industrial character of the existing structure while creating welcoming, functional spaces. Large windows will provide natural light and street visibility, while maintaining the building's compatibility with surrounding downtown architecture.

**Size and Density:** The 3,350 sq ft building will be efficiently utilized with approximately 2,350 sq ft for dance/community use and 1,000 sq ft for retail, plus mezzanine office space.

**Amenities:**

- Professional dance flooring and mirrors
- Sound system for classes and events
- ADA accessible facilities
- Outdoor seating for retail customers
- Parking accessibility from multiple directions

**Project Budget:**

- Purchase Price: \$242,500
- Renovation Costs: \$175,000 - \$200,000
- **Total Project Investment:** \$417,500 - \$442,500

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## **PROPOSED TIMELINE FOR DEVELOPMENT**

### **Phase 1: Closing and Permits**

- Financing finalization: 3 weeks after proposal acceptance
- Permit applications and approvals: Concurrent with financing (ongoing discussions with Myron Grise)

### **Phase 2: Dance Studio Renovation**

- Start construction: As soon as permitting allows
- Dance studio completion: no more than 90 days after purchase

### **Phase 3: Retail and Mezzanine Construction**

- Retail space renovation: Concurrent with Phase 2
- Mezzanine construction: winter 2025/2026
- Project completion: Spring 2026

### **Conditions:**

- Standard permit approvals
  - Private investor financing arrangement completion
- 

## **PROPOSED PURCHASE PRICE**

We are pleased to offer two purchase options at the full asking price of \$242,500:

### **Option A: Land Contract with City (preferred)**

- Purchase Price: \$242,500
- Interest Rate: up to 4%
- Term: 7 years
- Monthly Payments: up to \$2650 (requested lease amount)
- Balloon Payment (after 7 years): remaining balance

#### **Option B: Traditional Purchase with combination Private/Bank Financing**

- Purchase Price: \$242,500
- Financing through private investor land contract arrangement
- Bank financing for renovation costs

### **SPECIAL CONSIDERATION REQUESTS**

**Roof Replacement Funding:** The City agrees to set aside and provide funds in the amount of \$39,700 for the replacement of the existing roof on the Subject Real Property, based on current quoted pricing (quote attached).

**Water Service Reconnection:** The City agrees to reconnect water service to the Subject Real Property at no cost to the purchaser and shall cover all costs associated with repairing any burst pipes within the building that may be discovered during the reconnection process or initial renovation phase.

**Vapor Mitigation System Funding:** In accordance with the Phase I and Phase II Environmental Site Assessments referenced in this RFP, should a vapor mitigation system be determined necessary based on the proposed use and renovations, the City agrees to provide funding for the installation of such a system. The determination of necessity shall be made jointly with the City.

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### **FINANCIAL STATEMENT AND CAPABILITY**

Serenity Property Management demonstrates financial capability through:

#### **Current Property Portfolio:**

- 125 E Lincoln Ave, Goshen (owned 11 years)
- 113 E Lincoln Ave, Goshen (owned 7 years)
- Consistent maintenance and improvement of both properties

#### **Available Financing:**

- Serenity Property Management has secured private financing for the building (option A) or renovation costs (option B)
- Serenity Property Management is pre-approved for bank financing for renovation costs (option B) secured against our existing property portfolio.

**Taxes and YTD financials available upon request**



**Experience:** Eleven years of successful downtown property ownership, renovation, and maintenance demonstrates our capability to complete and maintain this project to city standards.

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## **COMMUNITY IMPACT AND COMPATIBILITY**

### **Economic Impact**

- Retention of established business (GoDance) in downtown area
- Creation of new retail opportunities
- Support for Dutch Maid Bakery's downtown expansion
- Extension of commercial activity along Main Street corridor
- Estimated 15-20 regular visitors during peak times

### **Community Service**

GoDance currently serves multiple community groups:

- Dance instruction
  - Goshen Taekwondo classes
  - Exercise classes conducted in Russian for the local Ukrainian community
  - Recreational space for ADEC members
  - Various community meetings and events
- 

## **PARKING ANALYSIS**

**Peak Parking Need:** 15-20 spaces during busy class times

### **Available Parking:**

- City's planned public parking lot (10 spaces + 1 handicap)
  - Street parking along Jefferson and Main Streets
  - Existing parking behind Fold & Fables
  - **Total available:** Adequate for projected needs
-

## CONCLUSION

This proposal represents a win-win opportunity for the City of Goshen and the downtown community. By combining an established community-serving business with new retail development, we will activate this prominent corner while supporting the broader economic development goals for the downtown district.

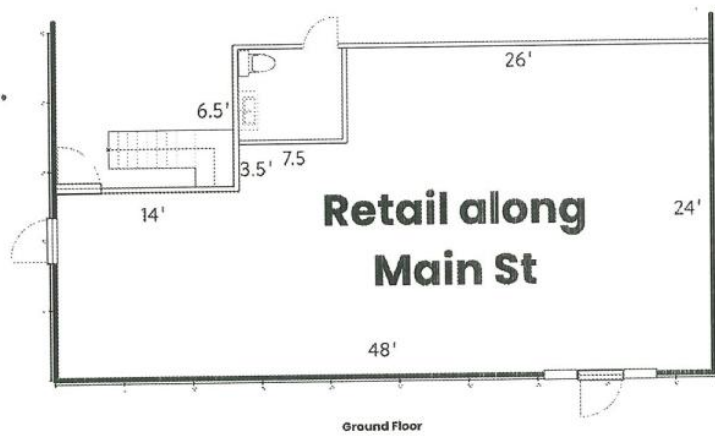
Our proven track record of downtown property stewardship, combined with our deep understanding of the community's needs, positions us to deliver a project that will serve Goshen well for years to come.

We respectfully request the Commission's consideration of this proposal and welcome the opportunity to discuss any questions or additional requirements.

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### Attachments:

- Preliminary floor plans
- Renovation budget
- Quote for roof repair







## First Floor

September 16, 2025  
Revised September 29, 2025

Serenity Property Management, LLC  
125 E. Lincoln Avenue  
Goshen, IN 46528  
Attn: Stephanie  
Phone: 574-538-8961  
Email: [serenitypropertygoshen@gmail.com](mailto:serenitypropertygoshen@gmail.com)

**SCOPE OF WORK: COMPLETE REROOF USING DURO-LAST PVC**

Area: Deck/Walls – 4,497 sqft.

1. Existing roofing will remain.
2. Inspect existing decking for any water damage. Replacement of any damaged decking will be done at an additional cost of \$ 10.50 per sqft. upon prior inspection and approval from owner/owner's representative.
3. Install .050 white Duro-Tuff single-ply roofing over 1" (R-5.7) rigid Isocyanurate insulation board, Expanded Polystyrene flute fill insulation board; mechanically fastened to existing deck per manufacturer's specifications and details.
4. Install white Duro-Last flashing on all parapet walls terminated at top outer edge.
5. Install Duro-Last prefabricated flashing on all vent stacks, curbs, drains, and other penetrations as needed.
6. Install 3" 24-gauge prefinished Kynar coated metal fascia around the exterior perimeter.
7. Install all necessary termination bar and accessories as needed.
8. Clean premises of all roofing scraps and debris created by this project.



1715 E. Monroe • Goshen, IN 46528 • (574) 533-0663 • Fax (574) 534-8257

**WARRANTY:** A fifteen-(15) year non-prorated manufacturer's warranty on all materials and labor will be furnished to owner(s) within thirty (30) days after completion of project.

**PRICE.....\$ 39,700.00**

**TERMS:** 50% of contract upon receipt of invoice for materials (due prior to commencement of project). Balance of contract upon receipt of progress invoices.

Respectfully Submitted,

Margo Searfoss  
Commercial Sales

Contract and Terms Accepted

Signed \_\_\_\_\_ Date \_\_\_\_\_

**\*\*Price cannot be guaranteed beyond 30 days\*\***

Renovation Budget	
overhead doors	20500
external doors	3500
dance floor	25000
additional flooring	4500
internal walls/doors	30000
mezzanine level drop	7000
elctrical	12000
HVAC	25000
ADA bathroom	15000
bathroom	10000
stairs	5000
misc	15000
permits/drawings	2500
	175,000

**Goshen Redevelopment Commission  
Resolution 26-2025**

**Approving Land Contact for 113 W. Jefferson and 233 S. Main Street**

Whereas, the Goshen Redevelopment Commission (“Commission”) is the governing body of the Department of Redevelopment of the City of Goshen, Indiana, and is authorized by Indiana Code § 36-7-14 to acquire, hold, and dispose of real property;

Whereas, the Commission owns real estate commonly known as 113 W. Jefferson Street and 233 S. Main Street, Goshen, Indiana (the “Property”);

Whereas, on September 9, 2025, issued a Request for Proposals for the purchase or lease of the Property, and proposals were opened at a public meeting of the Commission on October 14, 2025;

Whereas, a Commission appointed review committee evaluated the proposals and met with Serenity Property Management, LLC (“Serenity”) to negotiate an agreement;

Whereas, a proposed Land Contract between the City of Goshen, Department of Redevelopment and Serenity (“Land Contract”) has been prepared to reflect Serenity’s proposal as modified in accordance with the review committee’s recommendations;

Whereas, under the Land Contract, Serenity will purchase the Property for a total purchase price of Two Hundred Forty Two Thousand Five Hundred Dollars (\$242,500.00), invest not less than One Hundred Seventy-Five Thousand Dollars (\$175,000.00) in permanent improvements, and rehabilitate the Property substantially consistent with its Development Proposal, with substantial completion of improvements by June 30, 2026; and

Whereas, the Commission finds that Serenity’s proposal, as reflected in the Land Contract, represents the highest and best bid under Indiana Code § 36-7-14-22, promotes redevelopment and productive reuse of a prominent downtown property, and is consistent with the City’s and Commission’s redevelopment plans and goals for the downtown area;

Now, Therefore, Be It Resolved by the Goshen Redevelopment Commission as follows:

1. The Land Contract between the City of Goshen, Indiana, Department of Redevelopment, as Seller, and Serenity Property Management, LLC, as Purchaser, for the sale and redevelopment of the Property, is approved in substantially the form presented at this meeting.
2. The President of the Commission is authorized and directed to execute the Land Contract and all related documents on behalf of the Commission and the City, and the Secretary is authorized to attest the President’s signature as required.

3. The officers, employers, and agents of the City and the Commission are authorized and directed to take all actions and execute all documents necessary or desirable to carry out this Resolution and the Land Contract, including actions required to close the transaction and ensure compliance with applicable law.
4. This Resolution is effective upon its adoption.

PASSED and ADOPTED by the Goshen Redevelopment Commission this December 9, 2025.

---

Brian Garber, President

Attest:

---

Jonathan Graber, Secretary



**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: **COLLEGE AVE, PHASE I – AUTHORIZATION TO CONCUR WITH INDOT LETTING RESULTS AND APPROVE PAYMENT OF CONSTRUCTION AWARD INVOICE (JN 2019-0022)**

Date: December 9, 2025

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INDOT has advertised the College Avenue, Phase I project for Construction (CN). Letting occurs tomorrow, Wednesday, December 10. Following letting and prior to the official award, the City's Employee in Responsible Charge (ERC) will need to concur with INDOT's assessment of the apparent low bid.

Following the official award, INDOT calculates the amount of local matching funds for which the City as the Local Public Agency (LPA) is responsible. To avoid a time extension to the CN contract, payment of the full amount of the local match is due shortly after INDOT invoices the City. Given the timing of the letting date and Redevelopment meetings, we are requesting the Commission authorize Andrew Lund as the ERC to provide concurrence with the apparent low bidder and desire to award, as well as authorize payment of the INDOT CN invoice and electronic transfer of funds prior to the January Redevelopment meeting.

With an increase in estimated CN cost and factoring in a likely range of additional federal funding from MACOG, we estimate Redevelopment will need to provide an additional \$70,000 to \$600,000 above the funding level presented in March. However, the actual CN cost will be determined based on bid results and MACOG's final determination of funding availability.

***Suggested Motion:*** *Authorize concurrence of the apparent low bid result for College Avenue, Phase I Construction and confirmation of Redevelopment's desire to award by ERC Andrew Lund and approve payment of the INDOT invoice for local matching funds for the Construction contract with an electronic transfer of funds.*

## **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 **November 24, 2025, through December 4, 2025**, and finds that entries are allowed in the total amount of **\$957,486.28**

**APPROVED** on December 9, 2025

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Brian Garber, President

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Jonathan Graber, Secretary





Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: <a href="#">0205859 - ABONMARCHE CONSULTANTS, INCORPORATED</a>									Vendor Total:	56,500.00
<a href="#">161421-15</a>	Invoice	12/11/2025	11/24/2025	12/24/2025	11/24/2025	6,500.00	0.00	0.00	0.00	6,500.00
ENC COLLEGE AVE PHASE 2	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ENC COLLEGE AVE PHASE 2	N/A		0.00	0.00	6,500.00	0.00	0.00	0.00	6,500.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
<a href="#">4445-5-00-4310502</a>	SE E.D. TIF/CONTR SVCS				6,500.00	100.00%				
Vendor: <a href="#">0203093 - AMERICAN STRUCTUREPOINT, INC.</a>										
<a href="#">197074</a>	Invoice	12/11/2025	10/27/2025	11/26/2025	10/27/2025	15,892.16	0.00	0.00	0.00	15,892.16
ENC QUIET ZONE	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ENC QUIET ZONE	N/A		0.00	0.00	15,892.16	0.00	0.00	0.00	15,892.16	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
<a href="#">4446-5-00-4310502</a>	CONS RR/US33/CONTRACTUAL SVCS				15,892.16	100.00%				
Vendor: <a href="#">198292-30</a>										
<a href="#">198292-30</a>	Invoice	12/11/2025	11/24/2025	12/24/2025	11/24/2025	19,071.50	0.00	0.00	0.00	19,071.50
QUIET ZONE	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ENC COLKEGE AVE PHASE 3	N/A		0.00	0.00	19,071.50	0.00	0.00	0.00	19,071.50	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
<a href="#">4445-5-00-4310502</a>	SE E.D. TIF/CONTR SVCS				19,071.50	100.00%				
Vendor: <a href="#">198298</a>										
<a href="#">198298</a>	Invoice	12/11/2025	11/24/2025	12/24/2025	11/24/2025	4,945.00	0.00	0.00	0.00	4,945.00
QUIET ZONE	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
QUIET ZONE	N/A		0.00	0.00	4,945.00	0.00	0.00	0.00	4,945.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
<a href="#">4446-5-00-4390930</a>	CONS RR/US33/OTHER SVCS & CHGS				4,945.00	100.00%				
Vendor: <a href="#">0200311 - BARKES, KOLBUS, &amp; RIFE, LLP</a>										
<a href="#">DRS11192025 05</a>	Invoice	12/11/2025	11/20/2025	12/20/2025	11/20/2025	399.60	0.00	0.00	0.00	399.60
PROFESSIONAL SERVICES 828 E LINCOLN	AP1ST - AP1ST				No					

## Payable Register

Packet: APPKT03909 - RDC 12/11/25

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	
PROFESSIONAL SERVICES 828 E LINCOLN	N/A		0.00	0.00	399.60	0.00	0.00	0.00	399.60	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
<a href="#">4446-5-00-4390930</a>	CONS RR/US33/OTHER SVCS & CHGS		399.60	100.00%						

Vendor: [0209852 - COLIN MICHAEL AVILA](#)

Vendor Total: 245.00

<a href="#">44703</a>	Invoice	12/11/2025	11/22/2025	12/22/2025	11/22/2025	245.00	0.00	0.00	0.00	245.00
309 E KERCHER OUTSIDE MAINTENANCE	AP1ST - AP1ST		No							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
309 E KERCHER OUTSIDE MAINTENANCE	N/A		0.00	0.00	245.00	0.00	0.00	0.00	245.00	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
<a href="#">4445-5-00-4390930</a>	SE E.D. TIF/OTHER SVC CHGS		245.00	100.00%						

Vendor: [0201641 - ELKHART CO TREASURER](#)

Vendor Total: 226,200.00

<a href="#">RDC 12/2/25</a>	Invoice	12/11/2025	3/17/2025	4/16/2025	3/17/2025	226,200.00	0.00	0.00	0.00	226,200.00
COLLEGE AVE PHASE 1 BRIDGE 410 ENGINEE...	AP1ST - AP1ST		No							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
COLLEGE AVE PHASE 1 BRIDGE 410 ENG...	N/A		0.00	0.00	226,200.00	0.00	0.00	0.00	226,200.00	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
<a href="#">4445-5-00-4420000</a>	SE E.D. TIF/CAPITAL PROJ		226,200.00	100.00%						

Vendor: [0290120 - ELKHART CO. SUPERIOR COURT 2](#)

Vendor Total: 100,000.00

<a href="#">20D02-2319-PL-239</a>	Invoice	12/11/2025	11/19/2025	12/19/2025	11/19/2025	100,000.00	0.00	0.00	0.00	100,000.00
COLLEGE AVE PHASE 1 ROW	AP1ST - AP1ST		No							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
COLLEGE AVE PHASE 1 ROW	N/A		0.00	0.00	100,000.00	0.00	0.00	0.00	100,000.00	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
<a href="#">4445-5-00-4410000</a>	SE E.D. TIF/PROPERTY ACQUISIT		100,000.00	100.00%						

Vendor: [0200587 - ELKHART COUNTY LANDFILL](#)

Vendor Total: 9,071.76

<a href="#">22328</a>	Invoice	12/11/2025	10/1/2025	10/31/2025	10/1/2025	9,071.76	0.00	0.00	0.00	9,071.76
ARIEL CYCLEWORKS UNSUITABLE SOILS	AP1ST - AP1ST		No							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ARIEL CYCLEWORKS UNSUITABLE SOILS	N/A		0.00	0.00	9,071.76	0.00	0.00	0.00	9,071.76	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
<a href="#">4445-5-00-4420000</a>	SE E.D. TIF/CAPITAL PROJ		9,071.76	100.00%						

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

Vendor Total: 27,126.75

<a href="#">5</a>	Invoice	12/11/2025	11/15/2025	11/15/2025	11/15/2025	27,126.75	0.00	0.00	0.00	27,126.75
ARIEL CYCLEWORKS UNSUITABLE SOILS	AP1ST - AP1ST		No							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ARIEL CYCLEWORKS UNSUITABLE SOILS	N/A		0.00	0.00	27,126.75	0.00	0.00	0.00	27,126.75	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
<a href="#">4653-5-00-4390500</a>	BRLF - GRANT AWARDED		27,126.75	100.00%						

## Payable Register

Packet: APPKT03909 - RDC 12/11/25

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

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

Vendor Total: 498,034.51

<a href="#">13926</a>	Invoice	12/11/2025	12/1/2025	12/31/2025	12/1/2025	253,056.98	0.00	0.00	0.00	253,056.98
STEURY LINCOLN RECONSTRUCTION	AP1ST - AP1ST				No					

## Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
STEURY LINCOLN RECONSTRUCTION	N/A	0.00	0.00	253,056.98	0.00	0.00	0.00	253,056.98

## Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<a href="#">4502-5-00-4440000</a>	ARP/CAPITAL OUTLAYS		253,056.98	100.00%

<a href="#">17</a>	Invoice	12/11/2025	12/1/2025	12/31/2025	12/1/2025	244,977.53	0.00	0.00	0.00	244,977.53
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	244,977.53	0.00	0.00	0.00	244,977.53

## Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<a href="#">4446-5-00-4420000</a>	CONS RR/US33/CAPITAL PROJECT		244,977.53	100.00%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	13	957,486.28	0.00	0.00	0.00	957,486.28	0.00	957,486.28
Grand Total:		957,486.28	0.00	0.00	0.00	957,486.28	0.00	957,486.28

## Account Summary

Account	Name	Amount
<a href="#">4445-5-00-4310502</a>	SE E.D. TIF/CONTR SVCS	25,571.50
<a href="#">4445-5-00-4390930</a>	SE E.D. TIF/OTHER SVC CHGS	245.00
<a href="#">4445-5-00-4410000</a>	SE E.D. TIF/PROPERTY ACQUISIT	100,000.00
<a href="#">4445-5-00-4420000</a>	SE E.D. TIF/CAPITAL PROJ	285,271.76
Total:		411,088.26

Account	Name	Amount
<a href="#">4446-5-00-4310502</a>	CONS RR/US33/CONTRACTUAL SVCS	15,892.16
<a href="#">4446-5-00-4390930</a>	CONS RR/US33/OTHER SVCS & CHGS	5,344.60
<a href="#">4446-5-00-4420000</a>	CONS RR/US33/CAPITAL PROJECT	244,977.53
Total:		266,214.29

Account	Name	Amount
<a href="#">4502-5-00-4440000</a>	ARP/CAPITAL OUTLAYS	253,056.98
Total:		253,056.98

Account	Name	Amount
<a href="#">4653-5-00-4390500</a>	BRLF - GRANT AWARDED	27,126.75
Total:		27,126.75



# December 2025 Redevelopment Staff Report

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## 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 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.*

## December 2025 Redevelopment Staff Report

Niblock completed all work west of Steury Avenue along Lincoln during this construction 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. 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 10<sup>th</sup> Street north of Plymouth Avenue.

### **4. 3<sup>rd</sup> & JEFFERSON REDEVELOPMENT LOT**

#### PROJECT DESCRIPTION

Project includes the redevelopment of the half block at 3<sup>rd</sup> & Jefferson that is currently vacant and ready for development.

#### PROJECT UPDATE

We received one (1) proposal from Struxture Development. A copy of the proposal has previously been provided, and the Selection Committee recommended that we enter into 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. We are in active conversations with them and anticipate bringing the RDC a Development Agreement in early 2026.

### **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 required replat of the subdivision to adjust the western property line and it is going to the Plan Commission this month. They anticipate breaking ground on the project in spring 2026.

### **6. COLLEGE AVE FROM US 33 EAST TO RAILROAD CROSSING (COLLEGE AVE – PHASE 1)**

## December 2025 Redevelopment Staff Report

### 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 has completed all design work, right-of-way acquisition, utility coordination, and contract document preparation. Structurepoint will continue to provide utility coordination services during the project.*

*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 is now incorporated into the overall project but will not receive federal funding. Elkhart County will provide the local funds for bridge construction.*

*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 7 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. Preliminary Field Check plans are scheduled for completion in the first half of 2026.*

*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 and Preliminary Field Check (PFC) plans have been reviewed and submitted. City staff, Abonmarche, and INDOT held a PFC meeting with utilities and only minor utility relocations are anticipated. Abonmarche and the City are working with Elkhart County and Brinkley RV toward an*



## December 2025 Redevelopment Staff Report

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 7 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 be under construction in 2026.

### 10. 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.

### 11. 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.

### 12. 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

## December 2025 Redevelopment Staff Report

new pedestrian crossing just north of Waterford Mills Parkway. Assuming the railroad permit effort can be completed soon, the project will be constructed in 2026.

### 13. 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.

### 14. 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 January, 2026. Construction of Century Drive between College Avenue and Eisenhower Drive would occur before the College Avenue - Phase I road closures in 2027.

### 15. EISENHOWER DRIVE & CARAGANA COURT RECONSTRUCTION

#### PROJECT DESCRIPTION

Project includes complete reconstruction of Eisenhower Drive from Lincolnway East to Dierdorff Road and Caragana Court from Lincolnway East to Eisenhower Drive. No lane changes are anticipated, but geotechnical is a strong factor driving design to ensure long-term viability of the roadway.

#### PROJECT UPDATE

Abonmarche has been hired as consultant for this project. 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.

### 16. 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.

## December 2025 Redevelopment Staff Report

### PROJECT UPDATE

*An RFP for this project will be issued in early 2026 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.*

### **17. 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.*

### **18. FORMER D&T MUFFLER SHOP (113 W JEFFERSON)**

*A land contract for this property is included in this month's packet.*

### **19. RIVER RACE DRIVE EXTENSION & PARKING LOT K EXPANSION**

*We are preparing 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.*

