

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of January 13, 2026

The Goshen Redevelopment Commission met in a regular meeting on January 13, 2026, 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 President Brian Garber. On call of the roll, the members of the Goshen Redevelopment Commission were shown to be present or absent as follows:

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

Absent: Brett Weddell

Mayor Leichty administered the Oath of Office to Commission members.

APPROVAL OF MINUTES

A motion was made by Commissioner Yoder and seconded by Commissioner Garber to approve the minutes of December 9, 2025, regular meeting.

The motion was adopted unanimously.

NEW BUSINESS

Request for Approval of Agreement Amendment No. 1 for Construction Inspection for Cherry Creek Subdivision, Phase 1

Becky Hutsell, Redevelopment Director, the Commission previously approved an agreement with Abonmarche for construction inspection services for Cherry Creek Phase 1. The project did not begin as anticipated, requiring an updated timeframe and expanded services. Requesting to add utility coordination using Abonmarche proposal dated December 3, 2025. Proposing a lump sum cost of \$89,000.

A motion was made by Commissioner Garber and seconded by Commissioner Hessel to approve the Request for Approval of Agreement Amendment No. 1 for Construction Inspection for Cherry Creek Subdivision, Phase 1

The motion was adopted unanimously.

Request Approval of Change Order No. 5 for Steury & Lincoln Avenue Reconstruction & Drainage Improvement

Dustin Sailor, Director of Public Works, the city has been working with Abonmarche in regard to LaCasa's development on the south side of Lincoln Avenue. After reviewing the first drainage plan that was submitted, concerns arose about the building and parking lot elevations as they relate to the pond. Abonmarche due diligence identified the emergency overflow elevation of the retention pond was four inches higher than it should be. Niblock quoted a price of \$19,198 for repair.

A motion was made by Commissioner Hessel and seconded by Commissioner Yoder to approve the Request for Approval of Change Order No. 5 for Steury & Lincoln Avenue Reconstruction & Drainage Improvement

The motion was adopted unanimously.

Request Approval of Change Order No. 6 for Steury & Lincoln Avenue Reconstruction & Drainage Improvements

Dustin Sailor, Director of Public Works, this change order related to the sanitary service for the Police Shooting Range. There is a sanitary service line to the back of the building that is not connected to anything. The options are either dig up a brand-new road or we have a sanitary lateral connection. The change order amount is \$8,820 which reduced their price from \$115 per foot to \$63 per foot. Abonmarche is willing to absorb half of the cost.

A motion was made by Commissioner Garber and seconded by Commissioner Hessel to approve the Request for Approval of Change Order No. 6 for Steury & Lincoln Avenue Reconstruction & Drainage Improvements.

The motion was adopted unanimously.

3:22 p.m. Commissioner Brett Weddell entered the meeting.

Request Approval to Authorize Agreement with Niblock Excavating to use the Real Estate at 908 North Sixth Street for Construction Staging during the North Goshen Service Line and Utility Improvements Project

Andrew Lund, Project Manager, the North Goshen Service Line Replacement project involves replacement of water service lines in several neighborhoods throughout the city, as well as reconstruction of underground utilities and roadways in the Northside neighborhood. As there are limited locations within the project area for materials and equipment.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve the Request to Authorize Agreement with Niblock Excavating to use the Real Estate at 908 North Sixth Street for Construction Staging during the North Goshen Service Line and Utility Improvements Project.

The motion was adopted unanimously.

DISCUSSION – TTOTM, LLC (“Row on the Millrace”) Request Letter

Becky Hutsell, Redevelopment Director, the Row on the Millrace, also known as Millrace Townhome Homes, have recently gone through the tech review process, and two modifications are being requested. First, at the south end of the site where Purl Street enters the property and there is reverse angle parking constructed there that is not being utilized and request to remove and restore with grass. Second, the agreement anticipated alternate tree placement as part of an

approved landscaping plan but does not specify off-site installation RDC property. An amendment would be needed to clarify permission, location, number of trees, cost/installation responsibility, ownership and maintenance expectations.

Shane Dyer, Struxure Development, answered questions regarding the requests.

After discussion, Commission members were in favor of the requests.

UPDATE – College Avenue Phase 1 Bid Results

Andrew Lund, Project Manager, shared that HPR Construction submitted the lowest bid of \$8,889,305.88 which is 2.5% lower than the Engineer's estimate. Mr. Lund broke down the funding amounts for the reconstruction of roadway, pedestrian bridge over Horn Ditch and Elkhart County Bridge 410. MACOG was able to provide an additional \$1,450,000 for construction, as well as \$50,000 for construction inspection.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve the Register of Claims of a total of \$5,883,962.73.

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Becky Hutsell, Redevelopment Director, highlighted that the bid packet is out for the Industrial Roadways in the southeast area, as the goal is to get these roads done before INDOT starts US 33.

Discussion regarding CCMG funding.

OPEN FORUM

Becky Hutsell, Redevelopment Director, said that a realtor had reached out regarding the vacant parcels along State Road 15 at Waterford Mills Parkway. The original plan was to have Waterford Mills Parkway crossover SR 15 to the bridge. It has been determined that it is not a feasible option. Water is available across the street, but sanitary sewer would be a very expensive process.

After discussion regarding the parcels, the Commissioners agreed to get residential and commercial appraisals.

ADJOURNMENT

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

The motion was adopted unanimously.

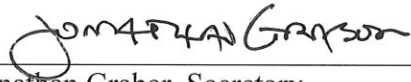
The regular meeting was adjourned at 3:56 p.m.

APPROVED on February 10, 2026

**GOSHEN REDEVELOPMENT
COMMISSION**



Brian Garber, President



Jonathan Graber, Secretary