



**GOSHEN REDEVELOPMENT COMMISSION
AGENDA FOR THE REGULAR MEETING OF April 14, 2026**

To access online streaming of the meeting, go to <https://us02web.zoom.us/j/81076785935>

The Goshen Redevelopment Commission will meet on April 14, 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.

1. CALL TO ORDER/ROLL CALL

2. CHANGES TO THE AGENDA

3. APPROVAL OF MINUTES

4. NEW BUSINESS

- a. Resolution 01-2026 – Amendment 2 to the Project Coordination Contract with the State of Indiana for Auxiliary Lanes on College Avenue from US 33 to the Norfolk Southern Railroad and Bicycle/Pedestrian Facilities for the Pedestrian Bridge Over Horn Ditch
- b. Request for Approval of an Agreement Amendment with Walker Consultants for the Downtown Parking Study
- c. Request for Approval of Interlocal Agreement with Elkhart County for Paving of County Road 40
- d. Request for Approval of a Contract with Niblock Excavating for the Maple Park Roadway Reconstruction Project
- e. Request Approval to Increase Funding Support for the Revised Estimate of Right-of-Way Acquisition for College Avenue Phase 2

5. DISCUSSION

Appraisal & Disposition Options for 65735 & 65753 SR 15

6. APPROVAL OF REGISTER OF CLAIMS

7. MONTHLY REDEVELOPMENT STAFF REPORT

8. OPEN FORUM

The open forum is for the general discussion of items that are not otherwise on the agenda. The public will also be given the opportunity at this time to present or comment on items that are not on the agenda.

9. ANNOUNCEMENTS

Next Regular Meeting – May 12, 2026, at 3:00 p.m.

REDEVELOPMENT COMMISSION MEMBERS

Brian Garber, Mayor Appointee 01/2026 – 12/2026

Jonathan Graber, Mayor Appointee 01/2026 – 12/2026

Megan Hessl, Mayor Appointee 01/2026 – 12/2026

Brett Weddell, Council Appointee 1/2026 – 12/2026

Bradd Weddell, School Liaison 01/2026 – 12/2028

Colin Yoder, Council Appointee 1/2026 – 12/2026

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of March 10, 2026

The Goshen Redevelopment Commission met in a regular meeting on March 10, 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

APPROVAL OF MINUTES

A motion was made by Commissioner Yoder and seconded by Commissioner Hessel to approve the minutes of February 10, 2026, regular meeting.

The motion was adopted unanimously.

NEW BUSINESS

Request to Approve Change Order No. 8 for Consolidated Courts Roadway Improvements

Dustin Sailor, Director of Public Works, this is a balancing order which reduces the amended contract amount by \$285,990.06 making the final contract amount \$4,001,847.72. This contract is 3.93% under the bid amount of \$4,287,837.78 due to the previous change orders.

A motion was made by Commissioner Hessel and seconded by Commissioner Yoder to approve Change Order No. 8 for the Consolidated Courts Roadway Improvements

The motion was adopted unanimously.

Request Approval of Professional Services Agreement with Abonmarche for the Subdivision of 113 West Jefferson Street

Becky Hutsell, Redevelopment Director, the property at 113 W Jefferson Street, is under land contract with Serenity Property Management and one of the terms of the contract requires the Redevelopment Commission to complete a subdivision of the parcel to create a separate lot on the west end of the property. This subdivision will allow for the future construction of a city owned. Building on the west portion of the site. Cost is \$7,350, in which a credit of \$4,410 from the Lincoln Avenue Project, will be applied. The total cost of the commission is \$2,940.

A motion was made by Commissioner Yoder and seconded by Commissioner Hessel to approve the Request for Professional Services Agreement with Abonmarche for the Subdivision of 113 West Jefferson Street

The motion was adopted unanimously.

Request for Approval of Scoping Agreement with Struxure Development, LLC for the Redevelopment of 3rd & Jefferson Street

Becky Hutsell, Redevelopment Director, Struxure Development submitted a proposal in September 2025 for the purchase and development of property located in the 200 block of South Third Street. The proposal was to develop the site as a market-rate apartment project. The proposal contemplates construction of a three-story building with 30-40 residential units.

A motion was made by Commissioner Graber and seconded by Commissioner Yoder to approve the Scoping Agreement with Struxure Development, LLC.

The motion was adopted unanimously.

Request to Advertise for Century Drive Reconstruction Project

Andrew Lund, Project Manager, requesting permission to advertise for construction bids for the Century Drive Reconstruction project. A cost estimate from JPR was included in the packet. Staff recommends adding a 15% contingency instead of a 5% contingency. The additional contingency would cover a minor change planned in the pavement section and different undercutting material, which are not yet reflected in the cost estimate. A table was provided showing a base bid along with Alternate A and Alternate B bids.

A motion was made by Commissioner Graber and seconded by Commissioner Yoder to approve the request to advertise for the Century Drive Reconstruction Project

The motion was adopted unanimously.

Request to Accept the Revised Project Type and Scope and Approve Blackport Drive as a HMA Structural Overlay Project

Andrew Lund, Project Manager, the Commission had previously approved a reduced-scope preventative maintenance project for Blackport Drive that primarily involved milling and an asphalt surface overlay. It has been determined that due to roadway's condition and proposed improvements will require upgrading the project type to an HMA Structural Overlay. The change in project type does involve additional work, including an HMA wedge-and-level course with cross-slope correction before final roadway. The local match increases approximately 29% over the previous estimate, for a new total of \$440,130.

A motion was made by Commissioner Graber and seconded by Commissioner Yoder to accept the revised project type and scope and approve Blackport Drive as a HMA Structural Overlay project.

The motion was adopted unanimously.

Request to Approve Agreement for use of Redevelopment Land as Staging Area

Andrew Lund, Project Manager, in conjunction with planned work on the INDOT US Highway 33 Mill and Overlay project, Rieth-Riley Construction requested to use the property held by the Redevelopment Commission as a temporary staging area from March 23 to July 17, 2026. The staging area is at 410 W Pike Street along US 33. Erosion control measures and full restoration of the property are required.

A motion was made by Commissioner Graber and seconded by Commissioner Yoder to approve the agreement for the use of Redevelopment land as staging area.

The motion was adopted unanimously.

Request for Cost Agreement for Private Utility Relocation for College Avenue Phase 1

Andrew Lund, Project Manager, in final preparations for the College Avenue Phase 1 project, a privately owned utility pole, underground service and meter base was located within the acquired right-of-way at 2513 College Avenue and must be relocated by May 1, 2027. New owners recently purchased the property and were unaware of the electric service components were private and unaware of the 2023 right-of-way acquisition. The owners lack the financial means to complete the relocation. Staff has determined the pole might have qualified as a cost-to-cure item if located slightly north. Staff feel the relocation payment is fair and justified due to direct project impacts. A not to exceed cost of \$10,000 was agreed upon by Commissioners.

A motion was made by Commissioner Hessel and seconded by Commissioner Graber to approve cost agreement for private utility relocation for College Avenue Phase 1 with a not to exceed amount of \$10,000 and authorize Redevelopment Director Becky Hutsell to execute the agreement and authorize payment for the electrical service relocation.

The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Hessel and seconded by Commissioner Graber to approve the Register of Claims of \$401,236.30.

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Becky Hutsell, Redevelopment Director, commented on the progress of Ariel Cycleworks and offered a tour when complete.

OPEN FORUM

No one from the public or Commission spoke.

ADJOURNMENT

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

The motion was adopted unanimously.

The regular meeting was adjourned at 3:50 p.m.

APPROVED on April 14, 2026

**GOSHEN REDEVELOPMENT
COMMISSION**

Brian Garber, President

Jonathan Graber, Secretary

**GOSHEN REDEVELOPMENT COMMISSION
RESOLUTION 01-2026**

**Amendment 2 to the Project Coordination Contract with the State of Indiana
for Auxiliary Lanes on College Avenue from US 33 to the Norfolk-Southern Railroad
and Bicycle/Pedestrian Facilities for the Pedestrian Bridge Over Horn Ditch**

WHEREAS, the City of Goshen and the State of Indiana entered into a Project Coordination Contract dated March 9, 2020, hereinafter referred to as the "Original Contract";

WHEREAS, the Original Contract provided for the allocation of federal aid funds in an amount not to exceed \$985,600.00 for preliminary engineering, right-of-way acquisition, and construction of auxiliary (two-way left turn) lanes on College Avenue from US 33 to the Norfolk-Southern Railroad, hereinafter referred to as the "Original Project;"

WHEREAS, the parties entered into an amendment to the Original Contract on May 29, 2025, hereinafter referred to as "Amendment 1";

WHEREAS, Amendment 1 expanded the Original Project to include bicycle/pedestrian facilities for a pedestrian bridge over Horn Ditch, hereinafter referred to as the "Expanded Project," and further increased the allocation of federal aid funds to an amount not to exceed \$4,502,266.00 for the Original Project and the Expanded Project;

WHEREAS, it is now necessary to amend the Original Contract, as previously amended by Amendment 1, to reflect an increase in the allocation of federal aid funds to an amount not to exceed \$6,002,265.82 for the Original Project and the Expanded Project, and to incorporate updated Employment Eligibility Verification requirements and revised Nondiscrimination terms, such amendment hereinafter referred to as "Amendment 2"; and

WHEREAS, Goshen Redevelopment Commission will continue to fund the City's share of cost for the Original Project and the Expanded Project, including any cost exceeding the City's twenty percent (20%) of eligible project costs which are not covered by federal funds.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission hereby approves the terms and conditions of Amendment 2 to the Project Coordination Contract with the State of Indiana, a copy of which is attached to and made a part of this resolution.

BE IT FURTHER RESOLVED that Mayor Gina M. Leichty is authorized to execute Amendment 2 to the Project Coordination Contract with the State of Indiana on behalf of the City of Goshen and Goshen Redevelopment Commission.

PASSED and ADOPTED on April _____, 2026.

Goshen Redevelopment Commission

President

Secretary

DRAFT

CONTRACT #0000000000000000000092364

AMENDMENT #2 TO THE
INDIANA DEPARTMENT OF TRANSPORTATION
LOCAL PUBLIC AGENCY PROJECT COORDINATION CONTRACT

EDS No.: A249-20-L200015

Des No.: 1900739 & 2101631

UEI #: SN1FLHNTQJZ3

CFDA #: 20.205

This Amendment, is made by and between the State of Indiana, acting by and through the Indiana Department of Transportation (hereinafter referred to as "INDOT"), and CITY OF GOSHEN (hereinafter referred to as the "LPA"), and jointly referred to as the "Parties," is executed pursuant to the terms and conditions set forth herein and shall be effective as of the date of approval by the Office of the Indiana Attorney General. In consideration of those mutual undertakings and covenants, the Parties agree as follows:

RECITALS

WHEREAS, the Parties entered into a Local Public Agency Coordination Contract under SCM # 0000000000000000000092364 on March 9, 2020, and amended on May 29, 2025, for Des No. 1900739 for auxiliary lanes, two-way left turn lanes on College Avenue from US33 to NS Railroad Line (East entrance of parking lot) and for Des No. 2101631 for bike/pedestrian facilities for the pedestrian bridge over Horn Ditch in the City of Goshen (the "Contract"); and

WHEREAS, additional federal aid funding is needed in order to complete the project and additional federal aid funds have been allocated to the project, and

WHEREAS, the Parties agree the Contract should be amended to reflect the new federal aid funds allocated to the project increased to the amount of \$6,002,265.82; and

WHEREAS, the Parties wish to substitute Attachment A-2, which includes the project description of the project, for Attachment A-1; and

WHEREAS, the Parties wish to substitute Attachment D-2, which includes the additional funding for all phases of the project, for Attachment D-1; and

WHEREAS, the State of Indiana has updated its Employment Eligibility Verification requirements and Nondiscrimination terms; and

WHEREAS, the Parties agree that the Contract should be amended to reflect the new Employment Eligibility Verification and Nondiscrimination language; and

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the LPA and INDOT agree as follows:

1. **Attachment A-1 of the Contract is deleted in its entirety and is hereby substituted with Attachment A-2.**

2. Attachment D-1 of the Contract is deleted in its entirety and is hereby substituted with Attachment D-2.
3. Sections K. and Q. of the Contract are amended in their entirety to read as follows:

SECTION VI GENERAL PROVISIONS

K. Employment Eligibility Verification. As a condition precedent to entering this contract, and as required by IC § 22-5-1.7 and Executive Order 25-29, the LPA swears or affirms under the penalties of perjury that the LPA has not knowingly employed, and will not knowingly employ, an unauthorized alien. The LPA further affirms that:

- A. The LPA has enrolled in, and verified the work eligibility status of all his/her/its employees through, the E-Verify program as defined in IC § 22-5-1.7-3. The LPA is not required to participate should the E-Verify program cease to exist. Additionally, the LPA is not required to participate if the LPA is self-employed and does not employ any employees.
- B. The LPA has not knowingly employed or contracted with, and shall not knowingly employ or contract with, an unauthorized alien. The LPA has not retained, and shall not retain, an employee, and has not contracted and shall not contract with a person, that the LPA subsequently learned or learns is an unauthorized alien.
- C. The LPA has required and shall require his/her/its subcontractors, who perform work under this Contract, to certify to the LPA that the subcontractor does not knowingly employ or contract with an unauthorized alien and that the subcontractor has enrolled and is participating in the E-Verify program. The LPA agrees to maintain this certification throughout the duration of the term of a contract with a subcontractor and to provide any and all such certifications to the State promptly upon request.

The State may terminate this agreement for default if the LPA fails to cure a breach of this provision no later than thirty (30) days after being notified by the State.

Q. Nondiscrimination. Pursuant to the Indiana Civil Rights Law, specifically IC § 22-9-1-10, and in keeping with the purposes of the federal Civil Rights Act of 1964, the Age Discrimination in Employment Act, and the Americans with Disabilities Act:

- Q.1** The LPA covenants that it shall not discriminate against any employee or applicant for employment relating to this Contract with respect to the hire, tenure, terms, conditions or privileges of employment or any matter directly or indirectly related to employment, because of the employee's or applicant's race, color, national origin, religion, sex, age, disability, ancestry, status as a veteran, or any other characteristic protected by federal, state, or local law ("Protected Characteristics"). The LPA certifies compliance with applicable federal laws, regulations, and executive orders prohibiting discrimination based on the Protected Characteristics in the provision of services. Breach of this subparagraph may be regarded as a material breach of this Contract, including for purposes of Indiana Code § 5-11-5.5-2, but nothing in this paragraph shall be construed to imply or establish an employment relationship between the State and any applicant or employee of the LPA or any subcontractor.

Q.2 The LPA covenants that it does not and shall not operate any programs or engage in any practices promoting Diversity, Equity, and Inclusion (DEI), or other similar goals, that violate Indiana or Federal Civil Rights Laws by treating a person differently on the basis of race or sex, such as by considering race or sex when making recruitment, hiring, disciplinary, promotion, or employment decisions; requiring employees to participate in training or educational programs that employ racial or sex stereotypes; or attempting to achieve racial or sex balancing in the LPA's workforce. The Parties agree that a breach of this subparagraph is a material breach of this Contract, including for purposes of Indiana Code § 5-11-5.5-2, but nothing in this paragraph shall be construed to imply or establish an employment relationship between the State and any applicant or employee of the LPA or any subcontractor.

Q.3 INDOT is a recipient of federal funds, and therefore, INDOT requires full compliance with all rules, regulations and statutes concerning nondiscrimination requirements and applications. Breach of this section may be regarded as a material breach of this Contract.

It is the policy of INDOT to assure full compliance with Title VI of the Civil Rights Act of 1964, the Americans with Disabilities Act and Section 504 of the Vocational Rehabilitation Act and all related statutes and regulations in all programs and activities. Title VI and related statutes require that no person in the United States shall on the grounds of race, color or national origin be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance. (INDOT's nondiscrimination enforcement is broader than the language of Title VI and encompasses other State and Federal protections).

Q.4 During the performance of this Contract, the LPA, for itself, its assignees, and successors in interest (hereinafter referred to as the "LPA") agrees to the following assurances under Title VI of the Civil Rights Act of 1964:

1. Compliance with Regulations: The LPA shall comply with the regulations relative to nondiscrimination in Federally assisted programs of the Department of Transportation, Title 49 CFR Part 21, as they may be amended from time to time (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this Contract.
2. Nondiscrimination: The LPA, with regard to the work performed by it during the Contract, shall not discriminate on the grounds of race, color, sex, national origin, religion, disability, ancestry, or status as a veteran in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The LPA shall not participate either directly or indirectly in the discrimination prohibited by section 21.5 of the Regulation, including employment practices when the Contract covers a program set forth in Appendix B of the Regulations.
3. Solicitations for Subcontracts, Including Procurements of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the LPA for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the LPA of the LPA's obligations under this Contract, and the Regulations relative to nondiscrimination on the grounds of race, color, sex, national origin, religion, disability, ancestry, or status as a veteran.

4. Information and Reports: The LPA shall provide all information and reports required by the Regulations, or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information and its facilities as may be determined by INDOT and the Federal Highway Administration to be pertinent to ascertain compliance with such Regulations, orders, and instructions. Where any information required of the LPA is in the exclusive possession of another who fails or refuses to furnish this information, the LPA shall so certify to INDOT or the Federal Highway Administration as appropriate and shall set forth what efforts it has made to obtain the information.
5. Sanctions for Noncompliance: In the event of the LPA's noncompliance with the nondiscrimination provisions of this Contract, INDOT shall impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including, but not limited to: (a) withholding payments to the LPA under the Contract until the LPA complies, and/or (b) cancellation, termination or suspension of the Contract, in whole or in part.
6. Incorporation of Provisions: The LPA shall include the provisions of paragraphs I. through 5. In every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto.

The LPA shall take such action with respect to any subcontract or procurement as INDOT or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for non-compliance, provided, however, that in the event the LPA becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the LPA may request INDOT to enter into such litigation to protect the interests of INDOT, and, in addition, the LPA may request the United States of America to enter into such litigation to protect the interests of the United States of America.

4. All other matters previously agreed to and set forth in the original Contract and not affected by this Amendment shall remain in full force and effect.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

Non-Collusion and Acceptance

The undersigned attests, subject to the penalties for perjury, that the undersigned is the LPA, or that the undersigned is the properly authorized representative, agent, member or officer of the LPA. Further, to the undersigned's knowledge, neither the undersigned nor any other member, employee, representative, agent or officer of the LPA, directly or indirectly, has entered into or offered any sum of money or other consideration for the execution of this Contract other than that which appears upon the face hereof. Furthermore, if the undersigned has knowledge that a state officer, employee, or special state appointee, as those terms are defined in IC § 4-2-6-1, has a financial interest in the Contract, the LPA attests to compliance with the disclosure requirements in IC § 4-2-6-10.5

Agreement to Use Electronic Signatures

I agree, and it is my intent, to sign this Contract by accessing State of Indiana Supplier Portal using the secure password assigned to me and by electronically submitting this Contract to the State of Indiana. I understand that my signing and submitting this Contract in this fashion is the legal equivalent of having placed my handwritten signature on the submitted Contract and this affirmation. I understand and agree that by electronically signing and submitting this Contract in this fashion I am affirming to the truth of the information contained therein. I understand that this Contract will not become binding on the State until it has been approved by the Department of Administration, the State Budget Agency, and the Office of the Attorney General, which approvals will be posted on the Active Contracts Database:
<https://secure.in.gov/apps/idoa/contractsearch/>.

In Witness Whereof, the LPA and the State have, through their duly authorized representatives, entered into this Contract. The parties, having read and understood the foregoing terms of this Contract, do by their respective signatures dated below agree to the terms thereof.

City of Goshen

Indiana Department of Transportation

By: _____
 Title: _____
 Date: _____

By: _____
 Title: _____
 Date: _____

	Electronically Approved by: Department of Administration By: _____ (for) Brandon Clifton, Commissioner
Electronically Approved by: State Budget Agency By: _____ (for) Chad Ranney, State Budget Director	Electronically Approved as to Form and Legality: Office of the Attorney General By: _____ (for) Theodore E. Rokita, Attorney General

ATTACHMENT A-2
PROJECT DESCRIPTION

Des. No.: 1900739

Program: Group II

Type of Project: Auxiliary Lanes, Two-way Left Turn Lanes

Location: College Ave from US 33 to NS Railroad Line (East Entrance of parking lot)

A general scope/description of the Project is as follows:

Auxiliary lanes, two-way left Turn lanes on College Ave from US 33 to NS Railroad Line (East Entrance of parking lot) in the City of Goshen, Indiana.

**ATTACHMENT A-2
PROJECT DESCRIPTION**

Des. No.: 2101631

Program: Group II

Type of Project: Bike/Pedestrian Facilities

Location: Pedestrian Bridge over Horn Ditch

A general scope/description of the Project is as follows:

The project will add a facility for pedestrian access to businesses.

ATTACHMENT D-2

PROJECT FUNDS

I. Project Costs.

- A. This contract is just for the phase(s) and amount(s) noted below and the funding cannot be moved from one phase to another:

Phase	Amount
Preliminary Engineering	Des 1900739 \$520,486.00
Right-of-Way	Des 1900739 \$881,780.00
Railroad	\$0.00
Utilities	\$0.00
Construction	Des 1900739 \$4,299,996.00 Des 2101631 \$250,003.82
Construction Inspection	Des 1900739 \$50,000.00

- B. The maximum amount of federal funds allocated to this project is \$6,002,265.82.
- C. The LPA understands and agrees that it is INDOT's policy to only allow non-discretionary changes to a Project scope after bidding. Changes to the Project scope after bidding that are by the choice of the LPA and are not required to complete the Project will not be eligible for federal-aid funds and must be funded 100% locally.
- D. The LPA understands and agrees that the federal-aid funds allocated to the Project are intended to accomplish the original scope of the Project as designed. If the Project bid prices are lower than estimated, the LPA may not utilize those federal-aid funds and the remaining balance of federal-aid funds will revert back to the Local Program.
- E. The remainder of the Project cost shall be borne by the LPA. For the avoidance of doubt, INDOT shall not pay for any costs relating to the Project unless the PARTIES have agreed in a document (which specifically references section I.B. of Attachment D-2 of this Contract) signed by an authorized representative of INDOT, the Indiana Department of Administration, State Budget Agency, and the Attorney General of Indiana.
- F. Every project must have a project end date based upon the reasonable timeframe for the project phase to be completed. If a project end date lapses, the project is no longer eligible for federal reimbursement in accordance with 2 CFR 200. See <https://www.in.gov/indot/2833.htm>.
- G. Costs will be eligible for FHWA participation provided that the costs:
- (1) Are for work performed for activities eligible under the section of title 23, U.S.C., applicable to the class of funds used for the activities;
 - (2) Are verifiable from INDOT's or the LPA's records;

- (3) Are necessary and reasonable for proper and efficient accomplishment of project objectives and meet the other criteria for allowable costs in the applicable cost principles cited in 49 CFR 18.22;
- (4) Are included in the approved budget, or amendment thereto; and
- (5) Were not incurred prior to FHWA authorization.

II. Billings.

A. Billing:

1. When INDOT awards and enters into a contract (i.e., construction, utility, and/or railroad) on behalf of the LPA, INDOT will invoice the LPA for its share of the costs. The LPA shall pay the invoice within thirty (30) calendar days from date of INDOT's billing.
2. The LPA understands time is of the essence regarding the Project timeline and costs and delays in payment may cause substantial time delays and/or increased costs for the Project.
3. If the LPA has not paid the full amount due within sixty (60) calendar days past the due date, INDOT shall be authorized to cancel all contracts relating to this Contract, including the contracts listed in II.A.1 of Attachment D-2 and/or proceed in accordance with I.C. 8-14-1-9 to compel the Auditor of the State of Indiana to make a mandatory transfer of funds from the LPA's allocation of the Motor Vehicle Highway Account to INDOT's account.
4. Federal funds on projects which have not been billed for a twelve (12) month period are considered inactive and must be removed from the project in accordance with 2 CFR 200. To receive federal funding within the twelve (12) month period, INDOT must receive a billing within nine (9) months. See <https://www.in.gov/indot/2833.htm>.

III. Repayment Provisions.

If for any reason, INDOT is required to repay to FHWA the sum or sums of federal funds paid to the LPA or on behalf of the LPA under the terms of this Contract, then the LPA shall repay to INDOT such sum or sums within thirty (30) days after receipt of a billing from INDOT. If the LPA has not paid the full amount due within sixty (60) calendar days past the due date, INDOT may proceed in accordance with I.C. 8-14-1-9 to compel the Auditor of the State of Indiana to make a mandatory transfer of funds for the LPA's allocation of the Motor Vehicle Highway Account to INDOT's account until the amount due has been repaid.



**Department of Community Development
CITY OF GOSHEN**

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

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

Memorandum

TO: Redevelopment Commission
FROM: Becky Hutsell, Redevelopment Director
RE: **Request for Approval of an Agreement Amendment with Walker Consultants for the Downtown Parking Study**
DATE: April 14, 2026

Staff requests approval of an amendment to the existing agreement with Walker Consultants to provide additional services related to the Downtown Goshen Parking Study.

Walker Consultants previously completed the parking study in late 2024, with the final report issued on January 30, 2025. Following additional review and discussion, the City has requested updates and refinements to the report. Due to the time elapsed since the original completion, Walker has proposed a remobilization and update effort to address these revisions.

The proposed scope of additional services includes retrieval and review of project materials, coordination with City staff, incorporation of comments, issuance of an updated report, and preparation of a summary presentation.

Walker will complete the work within approximately 30 days, with a draft report anticipated within two weeks.

The proposed fee for these additional services is a lump sum of \$3,750, in accordance with the terms of the existing agreement.

Staff recommends approval of this amendment to allow completion of the updated parking study materials and to support ongoing downtown planning efforts.

Requested Action:

Approve the amendment to the agreement with Walker Consultants in the amount of \$3,750 for additional parking study services.

AMENDMENT NO. 1

CONSULTING SERVICES WITH WALKER CONSULTANTS FOR A 2024 DOWNTOWN PARKING STUDY

THIS AMENDMENT is entered into on April _____, 2026, which is the last signature date set forth below, by and between **Walker Consultants** (“Consultant”), whose mailing address is 6602 E. 75th Street, Suite 210, Indianapolis, IN 46250, and **City of Goshen, Indiana**, a municipal corporation and political subdivision of the State of Indiana acting through the Goshen Redevelopment Commission (“City”).

RECITALS

- (A) City and Consultant entered into an Agreement on August 20, 2024, for a Downtown Goshen Parking Study.
- (B) The City met with Consultant and requested revisions to the January 30, 2025 report received from Consultant.

The parties wish to amend the Agreement.

- (C) Any modification or amendment to the terms and conditions of the Agreement shall be made in writing and signed by both parties.

In consideration of the terms, conditions and mutual covenants to be kept and performed under the original Agreement, and under the terms, conditions and mutual covenants of this Amendment, the parties agree as follows:

SECTION 1. Consultant Duties

The Agreement shall be amended by adding the following Services listed under Scope of Services as listed in Proposal from Consultant dated April 6, 2026, and attached hereto as Exhibit A.

SECTION 2. Effective Date; Term

- 2.01 The Amendment shall become effective on the day of execution and approval by both parties.
- 2.02 All Services shall be completed on or before thirty (30) days of effective date of this Amendment.

SECTION 3. Compensation

City agrees to compensate Consultant the sum of Three Thousand Seven Hundred Fifty Dollars (\$3,750) for satisfactorily performing the Services under this Amendment.

SECTION 4. Original Agreement

In all respects, all other provisions of the original Agreement not affected by this Amendment shall remain in full force and effect.

SECTION 5. Authority to Execute

The undersigned affirm that all steps have been taken to authorize execution of this Amendment, and upon the undersigned's execution, bind their respective organizations to the terms of the Amendment.

IN WITNESS WHEREOF, the parties have executed this Amendment on the dates as set forth below.

Redevelopment Commission

Walker Consultants

Becky Hutsell, Redevelopment Director

John W. Dorsett, AICP, MBA/Senior Vice
President

Date Signed: _____

Date Signed: _____



EXHIBIT A

6602 E. 75th Street, Suite 210
Indianapolis, IN 46250
317.842.6890

April 6, 2026

Becky Hutsell
Director of Redevelopment | City of Goshen
204 E Jefferson St, Ste 6
Goshen, IN 46528

Re: *Proposal for Parking Planning Services
Additional Services
Downtown Goshen Parking Study
Goshen, Indiana*

Dear Becky:

As discussed last week, we are forwarding you this proposal for additional services relating to the referenced project.

Project Understanding

During the second half of 2024, the City of Goshen partnered with Walker to conduct a downtown parking study in the fall. Our project reached substantial completion in 2024, and we issued a report on January 30, 2025. The city has since followed up with Walker over the past three weeks and has requested some revisions to the report. In light of the time that has passed, Walker is proposing a remobilization fee as a valued service to facilitate these report updates.

Scope of Services

1. Retrieve project files, including the last report issued.
2. Review the city's comments on this report.
3. Meet with the city to review the comments.
4. Coordinate internally on production and revisions.
5. Issue a report that addresses the comments received.
6. Follow up with the city to ensure that the amended version suits its needs and make further refinements if necessary.
7. Issue a PowerPoint slide deck summarizing the study's findings and recommendations.



Schedule

Work has commenced, and a report will be issued within the next two weeks. All work will be completed within 30 days, pending the city's review of the report.

Professional Fee

Walker will perform the services described herein on a lump sum fee basis in accordance with the terms of the agreement signed by the City of Goshen and Walker Consultants. Our lump sum fee is \$3,750.

Walker Consultants is committed to supporting the success of your project. We eagerly await your response and look forward to working together.

Sincerely,

WALKER CONSULTANTS

A handwritten signature in black ink that reads "John W. Dorsett".

John W. Dorsett, AICP, MBA

Senior Vice President

317.432.3755

jdorsett@walkerconsultants.com



**Department of Community Development
CITY OF GOSHEN**

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

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

Memorandum

TO: Redevelopment Commission
FROM: Becky Hutsell, Redevelopment Director
RE: **Request for Approval of an Interlocal Agreement with Elkhart County for CR 40 Paving**
DATE: April 14, 2026

Staff submits for your consideration an Interlocal Agreement between the City of Goshen and Elkhart County for the improvement of County Road 40 (CR 40), extending from Dierdorff Road to U.S. Highway 33. This roadway traverses both City and County jurisdictions, and the agreement provides a framework for a coordinated project approach to ensure efficiency in construction and consistency in roadway conditions.

The project consists of milling and asphalt overlay, along with associated improvements such as joint adhesive application and pavement markings. The current preliminary estimate places the total project cost at approximately \$294,144.75, with the City responsible for 48% and the County responsible for 52% of total costs. The City's contribution is capped at \$170,000, with the final obligation determined by actual bid results and final project accounting. This is a locally funded project and does not include state or federal funding participation.

Under the terms of the agreement, Elkhart County will serve as the lead agency, responsible for bidding, awarding, and administering the construction contract, as well as providing construction inspection, project management, and final accounting. The City's role will include designating a representative to coordinate with the County, reviewing project developments, and approving any change orders that would impact the City's financial participation. Any change order that increases the City's cost share requires City approval in accordance with the procedures outlined in the agreement.

Upon completion of the project, each party will assume ownership and maintenance of the roadway segments within their respective jurisdictions, while the County will administer any applicable warranty claims for the full project. The agreement remains in effect until the project is completed and final documentation is provided.

Staff recommends approval of this Interlocal Agreement as it allows for a coordinated and cost-shared approach to improving a key corridor that serves both City and County residents. The partnership structure helps ensure efficient project delivery while maintaining clear responsibilities and financial limits for the City.

Requested Action:

Approve the Interlocal Agreement between the City of Goshen and Elkhart County for the CR 40 paving project.

Interlocal Agreement
For Paving of County Road 40

THIS AGREEMENT is made and entered into effective as of the last date of signature hereon by and between the City of Goshen, Indiana (hereinafter referred to as "City"), by and through the City of Goshen Board of Public Works and Safety, the City of Goshen Redevelopment Commission, and with the approval of the Goshen Common Council, and the County of Elkhart, Indiana (hereinafter referred to as "County"), by and through the Board of Commissioners of Elkhart County, Indiana and the County Council of Elkhart County, Indiana.

Recitals:

WHEREAS, County Road 40 (hereinafter "CR 40") is an east-west road running from Dierdorff Road to U.S. Highway 33 (also known as Lincolnway East in the corporate limits of Goshen);

WHEREAS, portions of CR 40 are located within both the County and within the corporate limits of the City;

WHEREAS, the parties desire to mill and overlay CR 40 from Dierdorff Road to U.S. Highway 33 (the "Project") through a joint effort to efficiently deliver the Project with shared costs;

WHEREAS, the parties have reviewed the preliminary cost estimate for the Project totaling approximately Two Hundred Ninety-Four Thousand One Hundred Forty-Four Dollars and Seventy-Five Cents (\$294,144.75);

WHEREAS, City and County enter into this Agreement to set forth their respective roles, responsibilities, and funding for the Project;

NOW, THEREFORE, in consideration of the following terms, conditions, and commitments, the parties agree as follows:

1. Purpose.

- 1.1. This sets forth the parties respective roles, responsibilities, and funding obligations for the mill and overlay of CR 40 from Dierdorff Road to U.S. Highway 33. This Agreement constitutes the complete and current understanding of the parties regarding roles, responsibilities, and funding for the Project.
- 1.2. The Project will include milling, asphalt paving, joint adhesive application, painting of pavement markings, and related improvements as described in Exhibit A (Preliminary Cost Estimate) and Exhibit B (Project Location Map), both dated January 7, 2026, attached hereto and incorporated herein by reference. The preliminary cost estimate is for planning purposes only, and the actual Project costs will be determined by the bid results and final accounting as provided in Section 3 herein.
- 1.3. The parties acknowledge this is a locally funded project with no federal or state participation in Project costs.

2. Lead Agency.

- 2.1. The County will serve as the lead agency and will bid, award, and administer the construction contract for the Project.
- 2.2. The County's responsibilities include, but are not necessarily limited to, the following:
 - 2.2.1. Preparing bid documents and specifications for the Project, with the engineering and design standards for the Project subject to approval of both County and City;
 - 2.2.2. Advertising, receiving, and reviewing bids for the Project;
 - 2.2.3. Awarding the construction contract;
 - 2.2.4. Providing construction inspection services and project management throughout construction;
 - 2.2.5. Maintaining complete Project documentation and accounting of all Project costs;
 - 2.2.6. Providing the City, upon request and following Project completion, a final project cost accounting showing the City's proportional share of actual costs; and
 - 2.2.7. Keeping the City informed of material developments affecting the scope, cost, or schedule of the Project.
- 2.3. The City's responsibilities include, but are not necessarily limited to, the following:
 - 2.3.1. Designating a City Representative (CR) to:

- 2.3.1.1. be available to answer, in a reasonable time, requests for information or questions related to the Project that require City input;
 - 2.3.1.2. review proposed Change Orders as described in Section 4 below and to acquire necessary approvals for said Change Orders in a timely manner;
 - 2.3.1.3. represent the City's interest during the construction phase; and
 - 2.3.1.4. attend key meetings related to the Project upon reasonable notice from the County.
- 2.3.2. Reviewing and approving any Change orders affecting the City's proportional share of Project costs in accordance with Section 4 below; and
- 2.3.3. Providing funding for the City's proportional share of Project costs as set forth in Section 3 below.

3. Funding.

- 3.1. Based on the preliminary estimated dated January 7, 2026, the estimated total Project cost is Two Hundred Ninety-Four Thousand One Hundred Forty-Four Dollars and Seventy-Five cents (\$294,144.75). The cost allocation is as follows:
- 3.1.1. City Share (48.00%)
 - 3.1.2. County Share (52.00%)
- 3.2. City will appropriate and transfer its share, up to a maximum of One Hundred Seventy Thousand Dollars (\$170,000.00), to the County following receipt of all bids and prior to Project award. The County must use these funds solely for eligible Project costs, including construction pay items, construction inspection services, Change Order items, and other Project-related costs.
- 3.3. City's actual funding obligation will be forty-eight percent (48.00%) of the documented cost increase resulting from work completed within City limits within forty-five (45) days after receiving the final accounting and supporting documentation from County. However, the City's funding obligation will not exceed One Hundred Seventy Thousand Dollars (\$170,000.00).
- 3.4. County must maintain a separate accounting for Project costs and provide the City with periodic updates upon request.

4. Change Orders.

- 4.1. County, as the contracting party, will have authority to approve and execute Change Orders for the Project; provided, however, any Change Order that will increase the City's cost require approval by City.
- 4.2. For Change Orders requiring City approval:

4.2.1. If City does not need to seek an additional appropriation, the City Representative will provide written action on Change Order requests within fourteen (14) business days after receipt.

4.2.2. If City needs to seek an additional appropriation, the City Representative will provide written action on Change Order requests within a reasonable time after the Goshen Redevelopment Commission takes action on the appropriation request.

4.3. County will provide City with copies of all executed Change Orders within five (5) business days of execution.

5. Ownership and Maintenance.

5.1. Following Project completion and final acceptance, each party will own and maintain those portions of CR 40 within their respective jurisdictional boundaries; provided, however, that County, as contracting authority, will administer and enforce all warranty claims related to the Project, including work located within the City's jurisdiction.

5.2. County will provide City with final project documentation, including final pay quantities and project accounting for City's portion of the Project, within sixty (60) days after final acceptance.

6. Filing Requirements.

6.1. Within thirty (30) days after approval and execution of this Agreement, County will have this Agreement recorded and filed with the appropriate governmental offices and agencies as required by Indiana Code.

7. Supplemental Documents.

7.1. The Parties agree to execute any and all supplementary documents and to take any and all supplementary steps as are reasonable and appropriate to accomplish the purposes and provisions of this Agreement.

8. Indemnification.

8.1. City acknowledges that County will not be liable to City for completion of or the failure to complete any activities that are an obligation of City to perform pursuant to this Agreement, and City agrees to defend, indemnify, and hold harmless County and its agents, officers, and employees from all claims and suits of any nature whatsoever arising from City's performance of this Agreement, from all judgments therefore, and for all expenses in defending or appealing any such claims or judgments, including without limitation court costs, attorney's fees, and other expenses.

8.2. County acknowledges that City will not be liable to County for completion of or the failure to complete any activities that are an obligation of County to perform pursuant to this Agreement, and County agrees to defend, indemnify, and hold harmless City and its agents, officers, and employees from all claims and suits of any nature whatsoever arising from County's performance of this Agreement, from all judgments therefore, and for all expenses in defending or appealing any such claim or judgments, including without limitation court costs, attorney's fees, and other expenses.

9. Non-Discrimination.

9.1. Pursuant to Indiana Code § 22-9-1-10, neither City nor County, nor any of their respective contractors or subcontractors, will discriminate against any employee or applicant for employment, to be employed in the performance of any work under this Agreement with respect to hire, tenure, terms, or conditions or privileges of employment, or any matter directly or indirectly related to employment because of race, color, religion, sex, disability, national origin, ancestry, or veteran status. Breach of this covenant may be regarded as a material breach of this Agreement.

10. Anti-Nepotism.

10.1. City and County are aware of the provisions under Indiana Code Chapter 36-1-21 with respect to anti-nepotism in contractual relationships with governmental entities, and will comply with such statute.

11. Investment Activity.

11.1. Pursuant to Indiana Code § 5-22-16.5, City and County each certify that it is not engaged in investment activities in Iran.

12. E-Verify Program.

12.1. Pursuant to Indiana Code § 22-5-1.7-11, County agrees to and will enroll in and verify the work eligibility status of all newly hired employees of County after the date of the Agreement through the E-Verify Program as defined in Indiana Code § 22-5-1.7-3. County further represents and certifies subject to the pains and penalties of perjury that it does not knowingly employ an unauthorized alien.

13. Amendment.

13.1. This Agreement, and any exhibits attached hereto, may be amended only by the mutual written consent of the parties, by the adoption of a resolution approving said amendment as provided by law, and by the execution of said amendment by the parties.

14. No Other Agreement.

14.1. Except as otherwise expressly provided herein, this Agreement supersedes all prior agreements, negotiations, and discussions relative to the subject matter hereof and is a full integration of the agreement of the Parties.

15. Severability.

15.1. If any provision, covenant, agreement, or portion of this Agreement or its application to any person, entity, or property is held invalid, such invalidity will not affect the application or validity of any other provisions, covenants, agreements, or portions of this Agreements, and to that end, any provisions, covenants, agreements, or portions of this Agreement are declared to be severable.

16. Indiana Law.

16.1. This Agreement is governed by and construed in accordance with the laws of the State of Indiana.

17. Notice.

17.1. Any notices required or permitted under this Agreement must be given to the parties at their respective mailing addresses provided below by deposit in the United States mail, certified mail, return receipt requested, with proper postage affixed thereto, and which notices will be effective three (3) days after date of mailing:

County: County of Elkhart, Indiana
c/o Jeff Taylor, County Administrator
Elkhart County Administration Building
117 North Second Street
Goshen, Indiana 46526
jtaylor@elkhartcounty.com

with a required copy to:

Yoder Ainlay Ulmer & Buckingham, LLP
Attn: County Attorney
130 North Main Street
Goshen, Indiana 46526
steven.olsen@ya.law

City: City of Goshen, Indiana
Board of Public Works and Safety
c/o Mayor Gina M. Leichty

202 South Fifth Street
Goshen, Indiana 46528
mayor@goshencity.com

with a required copy to:

Donald R. Shuler, Assistant City Attorney
City of Goshen Legal Department
204 East Jefferson Street, Suite 2
Goshen, Indiana 46528
donshuler@goshencity.com

The parties may change their respective mailing addresses by providing written notice of the new address in accordance with the terms and provisions of this paragraph. Email addresses have been provided above only to provide a means of sending courtesy copies of documents sent via mail.

18. Binding Effect.

18.1. This Agreement is binding upon and will inure to the benefit of the parties hereto and their respective successors and assigns; provided, however, that this Agreement may not be assigned without the express written consent of the non-assigning party.

19. Counterparts.

19.1. This Agreement may be executed in multiple counterparts with multiple but separate signature pages, with the multiple counterparts and multiple but separate signature pages constituting one single and unified Agreement when combined.

20. Term of Agreement.

20.1. This Agreement will persist until the designated Project herein stated has been completed, or until City and County stipulate, in writing, to terminate the same.

IN WITNESS WHEREOF, the parties have duly executed this Agreement pursuant to all requisite authorizations as of the date first above written.

[Signatures start on the following page].

Goshen Board of Public Works and Safety
City of Goshen, Indiana

Gina M. Leichty

Michael A. Landis

Mary Nichols

Barb Swartley

Orv Myers

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, this ____ day of _____, 2026, personally appeared Gina M. Leichty, Michael A. Landis, Mary Nichols, Barb Swartley, and Orv Myers of the Goshen Board of Public Works and Safety of the City of Goshen, Indiana, being known to me or whose identity have been authenticated by me to be the persons who acknowledged the execution of the foregoing Interlocal Agreement for and on behalf of the City of Goshen, Indiana for the purpose stated therein.

Witness my hand and Notarial Seal.

Printed Name: _____
Notary Public of _____ County, Indiana
My Commission Expires: _____
Commission Number: _____

Goshen Redevelopment Commission
City of Goshen, Indiana

Brian Garber, President

Jonathan Graber, Secretary

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Brian Garber, President, and Jonathan Graber, Secretary, of the Goshen Redevelopment Commission of the City of Goshen, Indiana, being known to me or whose identity have been authenticated by me to be the persons who acknowledged the execution of the foregoing Interlocal Agreement for and on behalf of the City of Goshen, Indiana for the purpose stated therein.

Witness my hand and Notarial Seal this _____ day of _____, 2026.

Printed Name: _____
Notary Public of _____ County, Indiana
My Commission Expires: _____
Commission Number: _____

APPROVAL

The Goshen Common Council of the City of Goshen, Indiana hereby approves of the above and foregoing Interlocal Agreement this ____ day of _____, 2026.

Goshen Common Council
City of Goshen, Indiana

Gina M. Leichty, Mayor & Presiding Officer

ATTEST:

Richard R. Aguirre, Clerk-Treasurer
City of Goshen, Indiana

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, a Notary Public in and for said County and State, this ____ day of _____, 2026, personally appeared Gina M. Leichty, Mayor and Presiding Officer of the Goshen Common Council of the City of Goshen, Indiana and Richard R. Aguirre, Clerk-Treasurer of the City of Goshen, Indiana, and acknowledged that as said representatives, they respectively executed the foregoing Interlocal Agreement for and on behalf of, and in the name of the City of Goshen, Indiana, for the uses and purposed therein mentioned, and that they were authorized so to do.

Witness my hand and Notarial Seal.

Printed Name: _____
Notary Public of _____ County, Indiana
My Commission Expires: _____
Commission Number: _____
Board of Commissioners of the
County of Elkhart, Indiana

Bradley D. Rogers, President

ATTEST:

Tiara Jackson, First Deputy Auditor
County of Elkhart, Indiana

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, this ____ day of _____, 2026, personally appeared Bradley D. Rogers, President of the Board of Commissioners of the County of Elkhart, Indiana, and Tiara Jackson, First Deputy Auditor of the County of Elkhart, Indiana, being known to me or whose identity have been authenticated by me to be the persons who acknowledged the execution of the foregoing Interlocal Agreement for and on behalf of the County of Elkhart, Indiana for the purpose stated therein.

Witness my hand and Notarial Seal.

Steven J. Olsen
Notary Public of Elkhart County, Indiana
My Commission Expires: Sept. 25, 2026
Commission Number: 0716049

County Council of the
County of Elkhart, Indiana

Adam M. Bujalski

Steven E. Clark

Douglas S. Graham

David L. Hess

Darryl J. Riegsecker

Thomas W. Stump

Randall Yohn

ATTEST:

Tiara Jackson, First Deputy Auditor
County of Elkhart, Indiana

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, this ____ day of _____, 2026, personally appeared Adam M. Bujalski, Steven E. Clark, Douglas S. Graham, David L. Hess, Darryl J. Riegsecker, Thomas W. Stump, and Randall Yohn, of the County Council of the County of Elkhart, Indiana, and Tiara Jackson, First Deputy Auditor of the County of Elkhart, Indiana, being known to me or whose identity have been authenticated by me to be the persons who acknowledged the execution of the foregoing Interlocal Agreement for and on behalf of the County of Elkhart, Indiana for the purpose stated therein.

Witness my hand and Notarial Seal.

Steven J. Olsen
Notary Public of Elkhart County, Indiana
My Commission Expires: Sept. 25, 2026
Commission Number: 0716049

This instrument was prepared by Donald R. Shuler, Attorney No. 26587-71, City of Goshen Legal Department, 204 E. Jefferson Street, Suite 2, Goshen, Indiana 46528.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (Donald R. Shuler).



**Department of Community Development
CITY OF GOSHEN**

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

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

Memorandum

TO: Redevelopment Commission
FROM: Becky Hutsell, Redevelopment Director
RE: **Request for Approval of a Contract with Niblock Excavating for the Maple City Industrial Park Roadway Reconstruction Project**
DATE: April 14, 2026

Staff requests approval to enter into a construction contract with Niblock Excavating, Inc. for the reconstruction of roadways within the Maple City Industrial Park.

This project includes the reconstruction of all industrial roadways located between Kercher Road and County Road 40, and from Dierdorff Road east to US 33. These improvements are intended to support existing industrial users, improve transportation efficiency, and enhance long-term infrastructure reliability within the park.

The project was publicly bid, and two bids were received. Niblock Excavating submitted the lowest responsive and responsible bid in the amount of \$3,751,616.10, while Phend & Brown submitted a bid of \$3,997,071.25. Although the project was not awarded Community Crossings Matching Grant (CCMG) funding in Fall 2025, the City has since secured \$939,282.97 in remaining CCMG funds, reducing the Commission's portion from \$3,751,616.10 to \$2,812,333.14.

In addition to the industrial park improvements, the bid package included other roadway projects that will be funded through the Civil City budget, totaling \$2,228,263.20. As such, the total contract with Niblock Excavating will be \$5,979,879.30, with the Redevelopment Commission's share of the project totaling \$2,812,333.14.

The contract establishes a substantial completion deadline of June 30, 2027.

Staff has reviewed the bid and recommends award of the contract to Niblock Excavating, Inc. as the lowest responsive and responsible bidder.

Requested Action:

Approve the construction contract with Niblock Excavating, Inc. in the total amount of \$5,979,879.30, with the Redevelopment Commission's portion being \$2,812,333.14, for the Maple City Industrial Park roadway reconstruction project.



**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

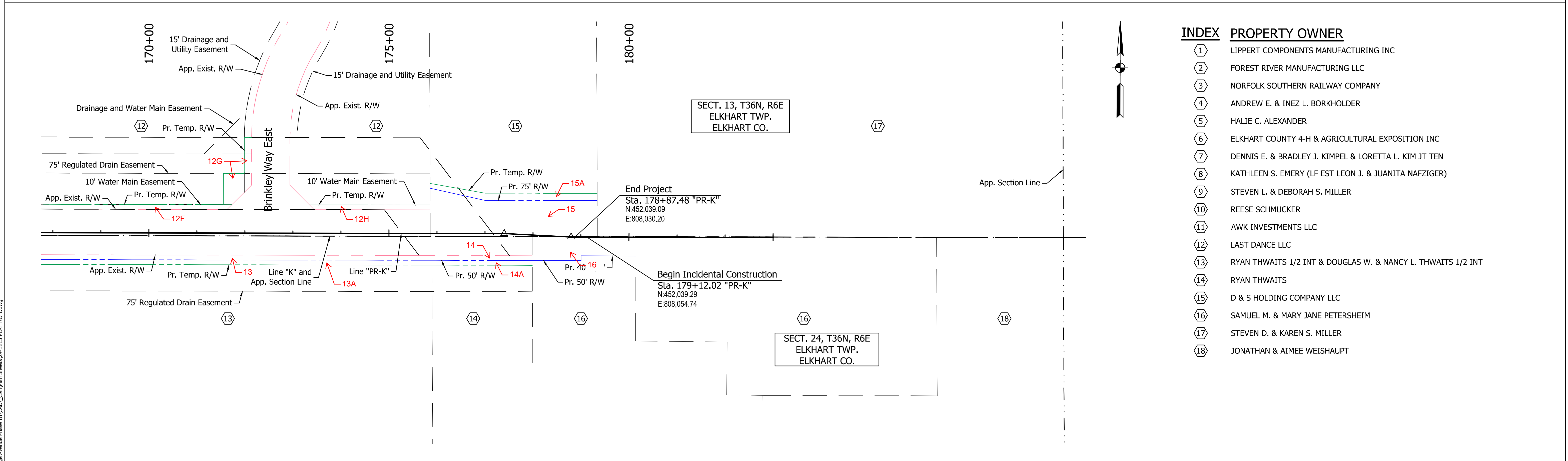
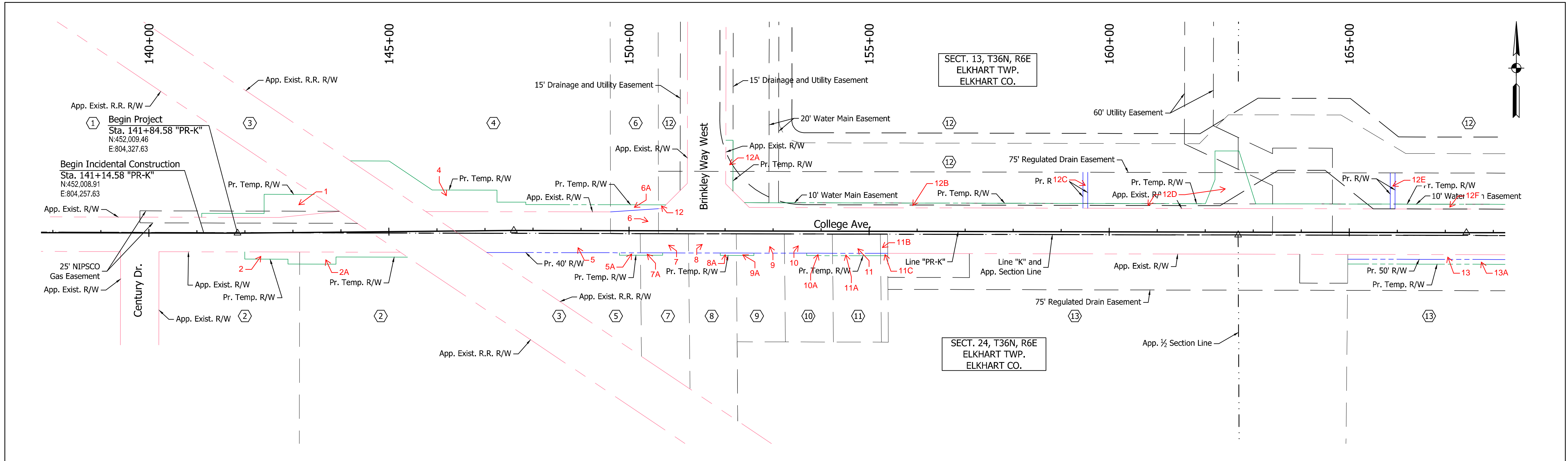
RE: **COLLEGE AVE, PHASE II – RIGHT-OF-WAY ACQUISITION COST ESTIMATE UPDATE
(DES NO. 2201239; JN 2023-0025)**

Date: April 14, 2026

College Avenue, Phase II right-of-way costs are currently estimated at approximately \$320,000, which includes \$48,270 in right-of-way engineering, \$108,975 in right-of-way contract services, and \$158,000 in estimated property owner compensation. Increases from the previous estimated total of \$89,600 in right-of-way costs are due to several factors, including the need for additional acquisitions on the residential parcels on the south side of College Avenue for utility relocation; land required for re-alignment of County drainage; temporary right-of-way required on the west side of the railroad crossing; and temporary right-of-way for drive approaches and grading to maintain a 10-foot wide shared use path throughout the project.

Right-of-way costs may decrease as plans are finalized. However, staff would recommend the Commission review and support the right-of-way costs as presented. The revised right-of-way costs have been communicated to MACOG. While staff believe that some increased Federal participation is likely, it is possible that more than 20% of the final right-of-way costs will need to be matched by local funds. The estimated increase in local funds ranges from \$47,080 to \$235,400. A detailed summary of the right-of-way acquisitions by parcel and cost estimate is attached.

Suggested Motion: Move to increase funding support for the revised estimate of right-of-way acquisition costs for the College Avenue – Phase II project.



INDEX	PROPERTY OWNER
①	LIPPERT COMPONENTS MANUFACTURING INC
②	FOREST RIVER MANUFACTURING LLC
③	NORFOLK SOUTHERN RAILWAY COMPANY
④	ANDREW E. & INEZ L. BORKHOLDER
⑤	HALIE C. ALEXANDER
⑥	ELKHART COUNTY 4-H & AGRICULTURAL EXPOSITION INC
⑦	DENNIS E. & BRADLEY J. KIMPEL & LORETTA L. KIM JT TEN
⑧	KATHLEEN S. EMERY (LF EST LEON J. & JUANITA NAFZIGER)
⑨	STEVEN L. & DEBORAH S. MILLER
⑩	REESE SCHMUCKER
⑪	AWK INVESTMENTS LLC
⑫	LAST DANCE LLC
⑬	RYAN THWAITS 1/2 INT & DOUGLAS W. & NANCY L. THWAITS 1/2 INT
⑭	RYAN THWAITS
⑮	D & S HOLDING COMPANY LLC
⑯	SAMUEL M. & MARY JANE PETERSHEIM
⑰	STEVEN D. & KAREN S. MILLER
⑱	JONATHAN & AIMEE WEISHAUP

Mar 13, 2024 - 2:46pm
 C:\Projects\2024\141-1215 East College Avenue Phase III\CADD_Civil\Plan Sheets\141-1215 PLAT NO. 1.dwg

ABONMARCHE

315 W. Jefferson Boulevard
 South Bend, IN 46601
 T 574.232.8700
 F 574.251.4440
 abonmarcche.com

Benton Harbor
 South Bend
 Goshen
 Fort Wayne
 Lafayette

Valparaiso
 Hobart
 Kalamazoo
 Grand Haven
 Grand Rapids

Engineering Architecture Land Surveying

PRELIMINARY FOR REVIEW ONLY

RECOMMENDED FOR APPROVAL	DESIGN ENGINEER	DATE
DESIGNED: FJP	DRAWN: FJP	
CHECKED: CAK	CHECKED: CAK	

INDIANA
 DEPARTMENT OF TRANSPORTATION

PLAT NO. 1

SCALE	BRIDGE FILE
1" = 100'	N/A
	DESIGNATION
	2201239
	SHEET
	9 of 75
	CONTRACT
	R-44743



**Department of Community Development
CITY OF GOSHEN**

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

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

Memorandum

TO: Redevelopment Commission
FROM: Becky Hutsell, Redevelopment Director
RE: **DISCUSSION – Appraisal & Disposition Options for 65735 & 65753 SR 15**
DATE: April 14, 2026

Staff is seeking direction from the Redevelopment Commission regarding two City-owned vacant parcels located at 65735 SR 15 and 65753 SR 15.

These properties were originally acquired in anticipation of extending Waterford Mills Parkway west of SR 15. As that project is no longer being pursued, the parcels are now considered surplus to that purpose. Staff has recently received public interest in the properties, prompting a review of their potential disposition.

Both parcels are currently located in the County and are not served by public utilities. Water connection would be possible but there is no sanitary sewer service in this area at this time, which presents limitations on immediate development. The surrounding area is predominantly residential; however, due to the parcels' frontage along SR 15, a heavily traveled corridor, there may be commercial development interest despite the surrounding land use context.

It should be noted that, because the properties are in the County, the City will not have control over zoning decisions. Any rezoning or approval of non-residential development would be at the discretion of Elkhart County, and the City cannot guarantee whether commercial or other non-residential uses would be permitted.

To better understand market value, staff obtained appraisals under two scenarios. Each parcel was appraised individually for residential use, resulting in an average value of **\$57,500 per parcel**. When considered together as a single site with potential commercial use, the combined parcels yielded an average appraised value of **\$295,000**.

This difference in valuation suggests that the highest potential value may be realized if the parcels are marketed together for commercial or mixed-use development, subject to any necessary zoning, utility, or infrastructure considerations.

At this time, staff is seeking feedback from the Commission on how to proceed with disposition of the properties. Specifically, staff is requesting direction on whether the Commission would like to:

- Market the parcels individually for residential use
- Market the parcels together for potential commercial development
- Issue a **Request for Proposals (RFP)** to solicit development concepts

If the Commission prefers to move forward with an RFP process, staff is also requesting guidance on how broadly the properties should be marketed and whether there are specific expectations or priorities (e.g., use type, design considerations, or development outcomes) that should be included.

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 **March 11, 2026, through April 10, 2026**, and finds that entries are allowed in the total amount of **\$317,075.04**.

APPROVED on April 14, 2026

Brian Garber, President

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: 0200115 - NEWSPAPER HOLDINGS, INC.									Vendor Total:	20.05
1964394	Invoice	4/2/2026	3/6/2026	4/5/2026	3/6/2026	20.05	0.00	0.00	0.00	20.05
REDEVELOPMENT AUTHORITY CASH PROOF ...		AP1ST - AP1ST			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
REDEVELOPMENT AUTHORITY CASH PR...	N/A		0.00	0.00	20.05	0.00	0.00	0.00	20.05	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
2226-5-00-4330000	REDEV OP/PRINTING &		20.05	100.00%						

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	1	20.05	0.00	0.00	0.00	20.05	0.00	20.05
	Grand Total:	20.05	0.00	0.00	0.00	20.05	0.00	20.05

Account Summary

<u>Account</u>	<u>Name</u>	<u>Amount</u>
2226-5-00-4330000	REDV OP/PRINTING &	20.05
	Total:	20.05



Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 0210047 - A & Z ENGINEERING, LLC										Vendor Total: 5,937.05
26-2863-1	Invoice	4/16/2026	3/10/2026	4/9/2026	3/10/2026	5,937.05	0.00	0.00	0.00	5,937.05
COLLEGE AVE PHASE 1 INSPECTION	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
COLLEGE AVE PHASE 1 INSPECTION	N/A		0.00	0.00	5,937.05	0.00	0.00	0.00	5,937.05	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ				5,937.05	100.00%				
Vendor: 0205859 - ABONMARCHÉ CONSULTANTS, INCORPORATED										Vendor Total: 19,800.00
163088	Invoice	4/16/2026	3/17/2026	4/16/2026	3/17/2026	15,000.00	0.00	0.00	0.00	15,000.00
ENC CHERRY CREEK INSPECTION	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ENC CHERRY CREEK INSPECTION	N/A		0.00	0.00	15,000.00	0.00	0.00	0.00	15,000.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ				15,000.00	100.00%				
163089	Invoice	3/17/2026	3/17/2026	4/16/2026	3/17/2026	3,000.00	0.00	0.00	0.00	3,000.00
CHERRY CREEK UTILITY COORDINATION	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
CHERRY CREEK UTILITY COORDINATION	N/A		0.00	0.00	3,000.00	0.00	0.00	0.00	3,000.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS				3,000.00	100.00%				
163103-19	Invoice	4/16/2026	3/18/2026	4/17/2026	3/18/2026	1,800.00	0.00	0.00	0.00	1,800.00
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	1,800.00	0.00	0.00	0.00	1,800.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ				1,800.00	100.00%				
Vendor: 0210420 - AMAZON CAPITAL SERVICES, INC.										Vendor Total: 62.80
1RWC-F437-GG7R	Invoice	3/27/2026	3/27/2026	4/26/2026	3/27/2026	62.80	0.00	0.00	0.00	62.80
OFFICE SUPPLIES	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
OFFICE SUPPLIES	N/A		0.00	0.00	62.80	0.00	0.00	0.00	62.80	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
2226-5-00-4290001	REDV OP/OTHER SUPPLIES				62.80	100.00%				
Vendor: 0203093 - AMERICAN STRUCTUREPOINT, INC.										Vendor Total: 35,121.41
202338	Invoice	4/16/2026	3/12/2026	4/11/2026	3/12/2026	16,818.00	0.00	0.00	0.00	16,818.00
US 33 SANITARY SEWER PROJECT	AP1ST - AP1ST				No					

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code					On Hold				
Vendor: 0205463 - CULVER DEVELOPMENT CORPORATION										
202339	Invoice	4/16/2026	3/12/2026	4/11/2026	3/12/2026	15,999.00	0.00	0.00	0.00	15,999.00
US 33 UTILITY RELOCATION DESIGN	AP1ST - AP1ST					No				
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Discount	Total	
US 33 UTILITY RELOCATION DESIGN	N/A	0.00	0.00	15,999.00	0.00	0.00	0.00	0.00	15,999.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS				16,818.00	100.00%				
Vendor: 0212772 - EGIS BLN USA INC.										
84216-28	Invoice	4/16/2026	3/10/2026	4/9/2026	3/10/2026	9,372.52	0.00	0.00	0.00	9,372.52
ENC BLACKPORT DRIVE RECONSTRUCTION	AP1ST - AP1ST					No				
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Discount	Total	
ENC BLACKPORT DRIVE RECONSTRUCTI...	N/A	0.00	0.00	9,372.52	0.00	0.00	0.00	0.00	9,372.52	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4446-5-00-4310502	CONS RR/US33/CONTRACTUAL SVCS				9,372.52	100.00%				
Vendor: 0207659 - J. CARNINE & CO.										
3730	Invoice	4/16/2026	2/27/2026	3/29/2026	2/27/2026	1,750.00	0.00	0.00	0.00	1,750.00
65735 & 65753 SR 15 APPRAISAL	AP1ST - AP1ST					No				

Vendor Total: 640.08

Vendor Total: 9,372.52

Vendor Total: 1,750.00

Payable Register

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		
65735 & 65753 SR 15 APPRAISAL Distributions	N/A	0.00	0.00	1,750.00	0.00	0.00	0.00	1,750.00		
Account Number	Account Name	Project Account Key			Amount	Percent				
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS				1,750.00	100.00%				

Vendor: [0200463 - JONES PETRIE RAFINSKI CORP.](#) Vendor Total: 24,370.00

0052734	Invoice	4/16/2026	3/30/2026	4/29/2026	3/30/2026	12,400.00	0.00	0.00	0.00	12,400.00
RESTARURANT ROW		AP1ST - AP1ST	No							

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
RESTARURANT ROW Distributions	N/A	0.00	0.00	12,400.00	0.00	0.00	0.00	12,400.00		
Account Number	Account Name	Project Account Key			Amount	Percent				
4446-5-00-4310502	CONS RR/US33/CONTRACTUAL SVCS				12,400.00	100.00%				

0052765	Invoice	4/16/2026	3/31/2026	4/30/2026	3/31/2026	11,970.00	0.00	0.00	0.00	11,970.00
RESTARURANT ROW		AP1ST - AP1ST	No							

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
RESTARURANT ROW Distributions	N/A	0.00	0.00	11,970.00	0.00	0.00	0.00	11,970.00		
Account Number	Account Name	Project Account Key			Amount	Percent				
4446-5-00-4310502	CONS RR/US33/CONTRACTUAL SVCS				11,970.00	100.00%				

Vendor: [0201046 - MENARDS, INC](#) Vendor Total: 60.95

99674	Invoice	4/19/2026	3/30/2026	4/29/2026	3/30/2026	60.95	0.00	0.00	0.00	60.95
309 E KERCHER RD		AP1ST - AP1ST	No							

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
309 E KERCHER RD Distributions	N/A	0.00	0.00	60.95	0.00	0.00	0.00	60.95		
Account Number	Account Name	Project Account Key			Amount	Percent				
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS				60.95	100.00%				

Vendor: [0200653 - NIBLOCK EXCAVATING, INC.](#) Vendor Total: 194,805.38

14081	Invoice	4/16/2026	3/31/2026	4/30/2026	3/31/2026	194,805.38	0.00	0.00	0.00	194,805.38
ENC STEURY LINCOLN RECONSTRUCTION		AP1ST - AP1ST	No							

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
ENC STEURY LINCOLN RECONSTRUCTION Distributions	N/A	0.00	0.00	194,805.38	0.00	0.00	0.00	194,805.38		
Account Number	Account Name	Project Account Key			Amount	Percent				
4502-5-00-4440000	ARP/CAPITAL OUTLAYS				194,805.38	100.00%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	16	291,920.19	0.00	0.00	0.00	291,920.19	0.00	291,920.19
	Grand Total:	291,920.19	0.00	0.00	0.00	291,920.19	0.00	291,920.19

Account Summary

<u>Account</u>	<u>Name</u>	<u>Amount</u>
2226-5-00-4290001	REDV OP/OTHER SUPPLIES	62.80
Total:		62.80

<u>Account</u>	<u>Name</u>	<u>Amount</u>
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS	35,916.41
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS	2,451.03
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ	22,737.05
Total:		61,104.49

<u>Account</u>	<u>Name</u>	<u>Amount</u>
4446-5-00-4310502	CONS RR/US33/CONTRACTUAL SVCS	35,947.52
Total:		35,947.52

<u>Account</u>	<u>Name</u>	<u>Amount</u>
4502-5-00-4440000	ARP/CAPITAL OUTLAYS	194,805.38
Total:		194,805.38



Payable Register

Payable Detail by Vendor Name

Packet: APPKT05035 - RDC 3/5/26

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 0200013 - GOSHEN UTILITIES										Vendor Total: 48.48
311-2440-07 03.09.26	Invoice	3/26/2026	3/9/2026	4/8/2026	3/9/2026	48.48	0.00	0.00	0.00	48.48
309 E KERCHER	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
309 E KERCHER Distributions	N/A		0.00	0.00	48.48	0.00	0.00	0.00	48.48	
Account Number	Account Name		Project Account Key		Amount	Percent				
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS				48.48	100.00%				
Vendor: 0213919 - JONATHAN HARTSHORN & PATRICIA HARTSHORN										Vendor Total: 4,600.00
03.23.26 - RDC	Invoice	3/26/2026	3/23/2026	3/23/2026	3/23/2026	4,600.00	0.00	0.00	0.00	4,600.00
2513 COLLEGE AVE TULITY RELOCATION AG...	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
2513 COLLEGE AVE TULITY RELOCATION... Distributions	N/A		0.00	0.00	4,600.00	0.00	0.00	0.00	4,600.00	
Account Number	Account Name		Project Account Key		Amount	Percent				
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ				4,600.00	100.00%				
Vendor: 0213917 - RADON ENVIRONMENTAL, INC.										Vendor Total: 1,200.00
24827	Invoice	3/26/2026	3/12/2026	3/12/2026	3/12/2026	1,200.00	0.00	0.00	0.00	1,200.00
113 W JEFFERSON RADON TESTING	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
113 W JEFFERSON RADON TESTING Distributions	N/A		0.00	0.00	1,200.00	0.00	0.00	0.00	1,200.00	
Account Number	Account Name		Project Account Key		Amount	Percent				
4446-5-00-4390930	CONS RR/US33/OTHER SVCS & CHGS				1,200.00	100.00%				
Vendor: 0205805 - ROBERTS ENVIROMENTAL SERVICES, LLC										Vendor Total: 19,286.32
2943	Invoice	3/26/2026	2/28/2026	3/30/2026	2/28/2026	19,286.32	0.00	0.00	0.00	19,286.32
MILLRACE TOWNHOMES SOIL TESTING	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
MILLRACE TOWNHOMES SOIL TESTING Distributions	N/A		0.00	0.00	19,286.32	0.00	0.00	0.00	19,286.32	
Account Number	Account Name		Project Account Key		Amount	Percent				
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT				19,286.32	100.00%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	4	25,134.80	0.00	0.00	0.00	25,134.80	0.00	25,134.80
	Grand Total:	25,134.80	0.00	0.00	0.00	25,134.80	0.00	25,134.80

Account Summary

Account	Name	Amount
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS	48.48
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ	4,600.00
Total:		4,648.48

Account	Name	Amount
4446-5-00-4390930	CONS RR/US33/OTHER SVCS & CHGS	1,200.00
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT	19,286.32
Total:		20,486.32



April 2026 Redevelopment Staff Report

1. RAILROAD QUIET ZONE FROM KERCHER ROAD TO LINCOLN AVENUE

PROJECT DESCRIPTION

Establishment of a Quiet Zone along the Norfolk Southern Railroad Marion Branch from Washington Ave to Kercher Ave.

PROJECT UPDATE

The city continues to work with INDOT and Norfolk Southern for the design of the Madison Street railroad Crossing. The quiet zone schedule is being driven by this work. Activities to be completed to implement the Quiet Zone are:

- Installation of signs and delineators at railroad crossings.
- Traffic counts are to be done at each railroad crossing. (Completed)
- Madison Street will have flashers and gates installed, which is anticipated to cost approximately \$400,000. INDOT has agreed to pay 90% of the project. INDOT is improving the crossing as part of the Crossing Safety Improvement funds. The RDC has already paid in for their portion of the work.
 - Update: Norfolk Southern does not want to install gates at this crossing. The city has made a special request for quad-gates, and Norfolk Southern is requesting additional information. Goshen Engineering proposed we retain the services of American StructurePoint and we have entered into an agreement with them to assist in pushing our request.
- Submit the Public Authority Application (PAA) to the Federal Railroad Administration (FRA) for review, which typically takes up to 2 months.
- Railroad Quiet Zone is anticipated to be “in-service”.

An agreement is in place with American Structurepoint to serve as the City’s agent. A site meeting was completed on November 2, 2023, with Federal Railroad, Norfolk Southern, American Structurepoint and City staff to assess each crossing within this corridor and the improvements as they relate to the quiet zone scoring. The notice of intent was distributed, and the comment period ended late in 2024. The application includes an interlocal agreement with Elkhart County and a delegation letter needed for the CR 42 railroad crossing.

The City is currently engaging Norfolk Southern regarding several at-grade pedestrian crossings within the City, including two crossings where permit applications were initially denied. The quiet zone application is on-hold, awaiting further discussion with Norfolk Southern. 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

April 2026 Redevelopment Staff Report

moved in time to maintain the planned construction schedule. As a result, the project start was postponed to 2025, allowing Niblock to concentrate on roadway reconstruction for the Elkhart County Court Complex in the interim.

Niblock completed all work west of Steury Avenue along Lincoln during 2025. 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. Lincoln Avenue has reclosed so that Niblock can complete the new storm sewer system and utility services on Lincoln Avenue. Once complete by summer 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.

4. 3rd & JEFFERSON REDEVELOPMENT LOT

PROJECT DESCRIPTION

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

PROJECT UPDATE

We received one (1) proposal from Struxture Development. A copy of the proposal has previously been provided, and the Selection Committee recommended that we enter negotiations with the group. A "scoping agreement" is being presented for approval at this month's Commission meeting. Historically, full Development Agreements have been prepared very early on, resulting in several amendments as the project progresses in design. The scoping agreement details the general terms of the project, the requests from both sides and commits to negotiating with Struxture solely until either the end of this year or until we are ready for the development agreement to be approved with more secure details.

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 this spring. 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 has been approved by the Plan Commission. They anticipate breaking ground on the project in June/July 2026.

April 2026 Redevelopment Staff Report

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

PROJECT DESCRIPTION

This federally funded project consists of adding a center turn lane and a 10-foot multi-use path on the north side of College Ave from US 33 to the railroad crossing. A new pedestrian bridge will carry the multi-use path over Horn Ditch.

The city selected American Structurepoint to complete the design.

HRP Construction was awarded the construction contract with INDOT.

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.

Elkhart County's bridge over Horn Ditch will be reconstructed as part of this project. The County was originally prepared to replace the bridge several years ago, but project delays encountered with 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 bridge plans with the College Avenue design. Elkhart County will provide the local funds for bridge construction.

The project was bid in December 2025, and HRP was awarded the contract, at a total cost approximately 2.5% below the engineer's estimate. Utility relocation work is expected to continue throughout 2026. Bridge and roadway construction would follow in 2027. NIPSCO Electric is beginning their utility relocation work. HRP will be inspecting each utility relocation as it occurs, performing checks at critical locations. INDOT and the City are hopeful that this new approach will prevent utility conflicts and subsequent delays during the construction project.

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

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

PROJECT DESCRIPTION

This federally funded project consists of adding a center turn lane and a 10-foot multi-use path on the north side of College Ave from US 33 west to Ninth Street. The City selected American Structurepoint to complete the design. The project is expected to be under construction in 2031, with utility relocation in 2030. Construction will likely extend into 2032.

PROJECT UPDATE

American Structurepoint is working on 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. Due to the estimated cost increase, it may be necessary to complete construction as two projects. City staff have initiated conversations with Structurepoint and MACOG to assess the impacts of splitting Phase 3.

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.

April 2026 Redevelopment Staff Report

PROJECT UPDATE

Abonmarche has completed field survey work and is working on utility coordination, environmental assessment, and design. 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 alternate alignment of the County's regulated drains. If an agreement is reached, this would reduce the needed stormwater infrastructure within the project.

Railroad coordination with Norfolk Southern is underway. Norfolk Southern initially denied the permit application to include a pedestrian crossing adjacent to the existing College Avenue crossing but has since sent additional comments and has requested on-site meeting. City staff are also in discussions with Norfolk Southern representatives regarding several other pedestrian crossings within the City.

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

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

April 2026 Redevelopment Staff Report

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 along Waterford Elementary's property. The path design is complete, and we are in discussions with Norfolk Southern regarding the railroad permit for the new pedestrian crossing just north of Waterford Mills Parkway. Assuming that the railroad permit effort can be completed soon, the project could 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. The project is going out for advertisement, and bids will be presented at the May Redevelopment meeting. Construction of Century Drive between College Avenue and Eisenhower Drive is expected to begin in late summer 2026, to be completed before the College Avenue - Phase I road closures in 2027. The remainder of the project would be completed 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.

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. RIVER RACE DRIVE EXTENSION & PARKING LOT K EXPANSION

PROJECT DESCRIPTION

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. 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.

19. MAPLE CITY INDUSTRIAL PARK RECONSTRUCTION

PROJECT DESCRIPTION

The reconstruction project was originally bid on January 29th, 2026 and all bids were rejected. Additional work was added to the bid package outside of the industrial park and the project was re-bid on April 2nd, 2026. The low bidder was Niblock Excavating at \$3,751,616.10 for the Redevelopment portion, all within the industrial park. The construction schedule is to be determined at the future pre-construction meeting.

20. BLACKPORT DRIVE FROM E MONROE STREET TO E LINCOLN AVENUE

PROJECT DESCRIPTION

The project, as originally conceived, involved full reconstruction of Blackport Drive with curb-and-gutter, as well as a shared-use path along the west side of the roadway. Beam, Longest, & Neff (now Egis) was selected to complete the design. Geotechnical investigation later revealed deep layers of unsuitable soils in the wetland area, which would have required the use of either deep foundations if the shared use path was installed as a boardwalk or extensive construction measures to provide a stable working foundation if the path was placed on an embankment.

April 2026 Redevelopment Staff Report

The high cost and estimated long-term settlement led to a decision to omit the shared-use path entirely and revise the project.

The revised project includes asphalt pavement milling with an HMA overlay over geotextile interlayer, with a leveling course that will correct roadway cross-slope, replacement of the culvert within the wetland area and other minor drainage improvements, as well as construction of a new sidewalk on the east side of Blackport Drive from Dykstra Street north to Lincoln Avenue. The project is expected to be under construction in 2029.

PROJECT UPDATE

Egis is working on the Preliminary Field Check plans and continuing work on the Environmental document and utility coordination. MACOG has programmed funds for estimated costs of all stages of the revised project.

Table 1 Estimated Costs for College Avenue LPA Projects

Project	Phase	Total Costs		Federal Costs		Local Costs		Revised Cost with Federal		Revised Cost with Federal		Net Change	Federal %
		Current Estimate	Future Revised Funding Request / Revised Funding Level	Current Programmed	Future Revised Funding Request / Revised Funding Level	Budgeted Cost	Revised Cost with Federal Funds Less than Requested	Revised Cost with Federal Funds as Requested	Revised Cost with Federal Funds as Requested	Net Change	Federal %		
College Avenue - Phase I (US 33 to Century)	Preliminary Engineering (PE)	\$705,008	\$520,486	\$564,006	\$120,000	\$141,002	\$21,002	\$141,002	\$21,002	80.00%	\$21,002	80.00%	
	Right-of-Way (RW)	\$1,050,223	\$881,780	\$840,178	\$200,000	\$210,045	\$10,045	\$210,045	\$10,045	80.00%	\$210,045	80.00%	
	Subtotal, PE & RW	\$1,755,231	\$1,402,266	\$1,404,185	\$320,000	\$351,046	\$31,046	\$351,046	\$31,046	80.00%	\$31,046	80.00%	
	Construction & Contingency	\$7,588,702.05	\$4,550,000	\$4,550,000	\$3,130,000	\$3,038,702	-\$91,298	\$3,038,702	-\$91,298	59.96%	\$1,300,604	59.96%	
	Construction, Non-Participating	\$1,300,603.83				\$1,300,604		\$1,300,604			\$1,300,604		
	<i>Subtotal, Construction</i>	<i>\$8,889,306</i>	<i>\$4,550,000</i>	<i>\$4,550,000</i>	<i>\$3,130,000</i>	<i>\$4,339,306</i>	<i>\$1,209,306</i>	<i>\$4,339,306</i>	<i>\$1,209,306</i>	<i>51.19%</i>	<i>\$1,209,306</i>	<i>51.19%</i>	
	Construction Inspection (CI)	\$1,260,597	\$50,000	\$50,000	\$1,000,000	\$1,210,597		\$1,210,597			\$1,210,597		
	Subtotal, Construction & CI	\$10,149,903	\$4,599,999.82	\$4,600,000	\$4,130,000	\$5,549,903	\$1,419,903	\$5,549,903	\$1,419,903	45.32%	\$1,419,903	45.32%	
	Additional Cost (Bridge 410)	\$226,200				\$226,200		\$226,200			\$226,200		
	Total, All Phases (RDC Cost Only)	\$12,131,334	\$6,002,266	\$6,004,185	\$4,450,000	\$6,127,149	\$1,677,149	\$6,127,149	\$1,677,149	49.49%	\$1,677,149	49.49%	
Total, All Phases	\$12,131,334	\$6,002,266	\$6,004,185	\$4,450,000	\$4,826,545	\$376,545	\$4,826,545	\$376,545	60.21%	\$376,545	60.21%		
Note: Non-Participating construction costs reflect the reconstruction of Bridge 410 over Horn Ditch, which is incorporated into the project but fully-funded by Elkhart County.													
College Avenue - Phase II (Century east to City Limits)	Preliminary Engineering (PE)	\$478,070	\$343,840	\$382,456	\$140,000	\$134,230	-\$5,770	\$134,230	-\$5,770	71.92%	\$95,614	71.92%	
	Right-of-Way (RW)	\$266,975	\$40,000	\$213,580	\$20,000	\$133,488	\$113,488	\$133,488	\$113,488	50.00%	\$53,395	50.00%	
	Subtotal, PE & RW	\$745,045	\$383,840	\$596,036	\$160,000	\$267,718	\$107,718	\$267,718	\$107,718	64.07%	\$149,009	64.07%	
	Construction & Contingency	\$7,337,800	\$4,600,000	\$5,870,240	\$920,000	\$2,935,120	\$2,015,120	\$2,935,120	\$2,015,120	60.00%	\$1,467,560	60.00%	
	Construction, Non-Participating	\$1,000,000				\$1,000,000		\$1,000,000			\$1,000,000		
	<i>Subtotal, Construction</i>	<i>\$8,337,800</i>	<i>\$4,600,000</i>	<i>\$5,870,240</i>	<i>\$920,000</i>	<i>\$3,935,120</i>	<i>\$3,015,120</i>	<i>\$3,935,120</i>	<i>\$3,015,120</i>	<i>52.80%</i>	<i>\$2,467,560</i>	<i>52.80%</i>	
	Railroad	\$250,000		\$200,000		\$100,000	\$100,000	\$100,000			\$50,000		
	Construction Inspection (CI)	\$1,167,292		\$933,834		\$466,917	\$466,917	\$466,917			\$233,458		
	Subtotal, Construction & CI	\$9,755,092	\$4,600,000	\$7,004,074	\$920,000	\$4,502,037	\$3,582,037	\$4,502,037	\$3,582,037	53.85%	\$2,751,018	53.85%	
	Total, All Phases	\$10,500,137	\$4,983,840	\$7,600,110	\$1,080,000	\$4,769,754	\$3,689,754	\$4,769,754	\$3,689,754	54.57%	\$2,900,027	54.57%	
Note: Railroad costs are estimated based on Phase III estimate.													
College Avenue - Phase III (9th Street to US 33)	Preliminary Engineering (PE)	\$866,450	\$693,160	\$693,160	\$180,000	\$173,290	-\$6,710	\$173,290	-\$6,710	80.00%	\$173,290	80.00%	
	Right-of-Way (RW)	\$1,300,000	\$1,040,000	\$1,040,000	\$270,000	\$260,000	-\$10,000	\$260,000	-\$10,000	80.00%	\$260,000	80.00%	
	Subtotal, PE & RW	\$2,166,450	\$1,733,160	\$1,733,160	\$450,000	\$433,290	-\$16,710	\$433,290	-\$16,710	80.00%	\$433,290	80.00%	
	Construction & Contingency	\$13,020,000	\$5,900,000	\$5,900,000	\$2,400,000	\$5,208,000	\$2,808,000	\$5,208,000	\$2,808,000	60.00%	\$2,604,000	60.00%	
	Construction, Non-Participating	\$900,000				\$900,000		\$900,000			\$900,000		
	<i>Subtotal, Construction</i>	<i>\$13,920,000</i>	<i>\$5,900,000</i>	<i>\$5,900,000</i>	<i>\$2,400,000</i>	<i>\$6,108,000</i>	<i>\$3,708,000</i>	<i>\$6,108,000</i>	<i>\$3,708,000</i>	<i>56.12%</i>	<i>\$3,504,000</i>	<i>56.12%</i>	
	Railroad	\$250,000		\$200,000		\$100,000	\$100,000	\$100,000			\$50,000		
	Construction Inspection (CI)	\$1,948,800		\$1,559,040		\$779,520	\$779,520	\$779,520			\$389,760		
	Subtotal, Construction & CI	\$16,118,800	\$5,900,000	\$5,900,000	\$2,400,000	\$6,987,520	\$4,587,520	\$6,987,520	\$4,587,520	56.65%	\$3,943,760	56.65%	
	Total, All Phases	\$18,285,250	\$7,633,160	\$13,908,200	\$2,850,000	\$7,420,810	\$4,570,810	\$7,420,810	\$4,570,810	59.42%	\$4,377,050	59.42%	
Note: Non-Participating construction costs reflect a possible water main replacement from 9th Street to 11th Street.													
Blackport Drive	Preliminary Engineering (PE)	\$771,425	\$748,960	\$617,140	\$154,285	\$154,285	\$0	\$154,285	\$0	80.00%	\$0	80.00%	
	Right-of-Way (RW)	\$170,000	\$105,600	\$105,600	\$64,400	\$64,400		\$64,400			\$0		
	Subtotal, PE & RW	\$941,425	\$854,560	\$722,740	\$218,685	\$218,685	\$0	\$218,685	\$0	76.77%	\$0	76.77%	
	Construction & Contingency	\$953,000	\$762,400	\$762,400	\$190,600	\$190,600		\$190,600			\$0		
	<i>Subtotal, Construction</i>	<i>\$953,000</i>	<i>\$762,400</i>	<i>\$762,400</i>	<i>\$190,600</i>	<i>\$190,600</i>		<i>\$190,600</i>			<i>\$0</i>		
	Utilities	\$26,225	\$20,980	\$20,980	\$5,245	\$5,245		\$5,245			\$0		
	Construction Inspection (CI)	\$128,000	\$102,400	\$102,400	\$25,600	\$25,600		\$25,600			\$0		
	Subtotal, Construction & CI	\$1,107,225	\$885,780	\$885,780	\$221,445	\$221,445	\$0	\$221,445	\$0	80.00%	\$0	80.00%	
	Total, All Phases	\$2,048,650	\$1,740,340	\$1,608,520	\$440,130	\$440,130	\$0	\$440,130	\$0	78.52%	\$0	78.52%	