

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.

OPEN FORUM

No one from the public or Commission spoke.

ADJOURNMENT

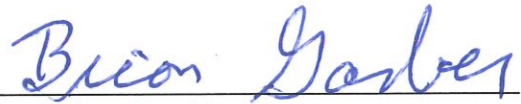
A motion was made by Commissioner Graber and seconded by Commissioner Hessler to adjourn the meeting.

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

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.