

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of April 14, 2026

The Goshen Redevelopment Commission met in a regular meeting 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.

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 Brett Weddell

Absent: Colin Yoder

Commissioner Yoder entered the meeting at 3:03 p.m.

CHANGES TO THE AGENDA

Becky Hutsell, Redevelopment Director, requested Resolution 02-2026; Interlocal Agreement with the County of Elkhart for Paving of County Road 40 which is part of the request listed in the agenda. Ms. Hutsell also requested to add the Request to Withdraw the Request for Development Assistance for 219 North Fifth Street.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to add the Resolution 02-2026 and the Request to Withdraw the Request for Development Assistance for 219 North Fifth Street to the agenda.

The motion was adopted unanimously.

APPROVAL OF MINUTES

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

The motion was adopted unanimously.

Rosie Singh was present and stated that she wanted to withdraw her request for infrastructure assistance at 219 North Fifth Street, but before she did, she wanted some understanding. She expressed her concerns about how her request was handled at a prior meeting. She asked the Commission what makes her project different from others and the perceived inconsistency between treatment of for-profit vs. nonprofit projects. Ms. Singh stated that she was not asking to build my project, she is asking to bring the utilities to the project. Ms. Singh commented that now she will now be building a 2-plex instead of a 3-plex and hoped for a better collaboration in the future.

Commissioner Brett Weddell responded that he felt this request should have been discussed in an executive session first before a public meeting.

Commission members stated that they were not against the project but needed more clarity and had concerns about setting precedents and guarantees about repayment.

Discussion between Ms. Singh and Commission members regarding size of projects, other projects the commission has participated in and utility responsibilities.

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.

Andrew Lund, Project Manager, the amendment capturing increased MACOG funding and updated nondiscrimination language.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve Resolution 01-2026.

The motion was adopted unanimously.

NEW BUSINESS

Request for Approval of an Agreement Amendment with Walker Consultants for the Downtown Parking Study

Becky Hutsell, Redevelopment Director, this request is to provide additional services related to the Downtown Goshen Parking Study. The study was completed in late 2024, with the final report issued in January 2025 and following additional review and discussion, the City has requested updates and refinements to the report. Due to the time elapsed, Walker has proposed a remobilization and update effort to address these revisions. The work will be completed within approximately 30 days and the proposed fee for these additional services is a lump sum of \$3,750.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve the Agreement Amendment with Walker Consultants for the Downtown Parking Study.

The motion was adopted unanimously.

Resolution 02-2026 – Interlocal Agreement with the County of Elkhart for Paving of County Road 40

Becky Hutsell, Redevelopment Director, this agreement between the City of Goshen and Elkhart County for the improvement of County Road 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. The project consists of milling and asphalt overlay. Preliminary estimates please complete total project cost at \$294,114.75 with the city responsible

for 48% of total costs. The City's contribution is capped at \$170,000, with the final obligation determined by actual bid results and bid accounting.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 02-2026.

The motion was adopted unanimously.

Request for Approval of a Contract with Niblock Excavating for the Maple City Industrial Park Roadway Reconstruction Project

Becky Hutsell, Redevelopment Director, 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. 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 and Phend & Brown submitted a bid of \$3,997,071.25. Although the project was not awarded Community Crossing Matching Grans (CCMG), the City has secured \$939,282.97 in remaining CCMG funds, reducing the Commission's portion. The contract establishes a substantial completion deadline of June 30, 2027.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve the request to approve a contract with Niblock Excavating for the Maple City Industrial Park Roadway Reconstruction Project.

The motion was adopted unanimously.

Request for Approval to Increase Funding Support for the Revised Estimate of Right-of-Way Acquisition for College Avenue Phase 2

Andrew Lund, Project Manager, College Avenue Phase 2 right-of-way costs are currently estimated at approximately \$320,000, which includes \$48,270 in right-of-way engineering and \$158,000 in estimated property compensation. Increases from the previous estimated total of \$89,600 due to several factors, including the need for additional acquisitions on the residential parcels on the south side 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. The revised right-of-way costs have been communicated to MACOG. Potential long-term savings by moving the drainage outside of the roadway. A detailed summary was included in the packet.

A motion was made by Commissioner Graber and seconded by Commissioner Weddell to approve the request to increase funding and support for the revised estimate of right-of-way acquisition for College Avenue Reconstruction Phase 2.

The motion was adopted unanimously.

DISCUSSION

Appraisal & Disposition Options for 65735 & 65753 SR 15

Becky Hutsell, Redevelopment Director, these properties were 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. Staff have recently received public interest in the properties, prompting a review of their potential disposition. 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. The properties are in the County; the City will not have control over the zoning decisions.

After discussion, the Commission agreed to move forward with marketing the parcels as commercial.

PROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the Register of Claims of \$317,075.04.

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Andrew Lund, Project Manager, said the updated Blackport Reconstruction Project is now in the staff report. The Century Drive bids are expected in May.

OPEN FORUM

No one from the public or Commission spoke.

ADJOURNMENT

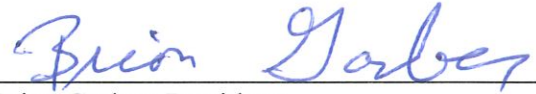
A motion was made by Commissioner Hessel and seconded by Commissioner Yoder to adjourn the meeting.

The motion was adopted unanimously.

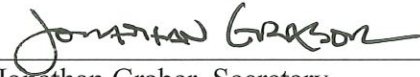
The regular meeting was adjourned at 4:13 p.m.

APPROVED on May 14, 2026

**GOSHEN REDEVELOPMENT
COMMISSION**



Brian Garber, President



Jonathan Graber, Secretary

