

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of May 12, 2026

The Goshen Redevelopment Commission met in a regular meeting on May 12, 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 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, Brett Weddell, Bradd Weddell and Colin Yoder

Absent:

CHANGES TO THE AGENDA

Commission President Garber made a request to add the Amended Agreement with Abonmarche Consultants for the Public Infrastructure Work associated with The Row on the Millrace Development replacing the memo previously provided in the packet.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the change to the agenda.

The motion was adopted unanimously.

APPROVAL OF MINUTES

A motion was made by Commissioner Yoder and seconded by Commissioner Weddell to approve the minutes of the April 14, regular meeting.

The motion was adopted unanimously.

NEW BUSINESS

Request to Issue a Request for Proposals for Professional Services for the Construction Inspection of Maple City Industrial Park and Century Drive

Becky Hutsell, Redevelopment Director, is requesting authorization to solicit proposals for professional construction inspection services for Maple City Industrial Park and Century Drive Reconstruction. The requested services will provide construction oversight, ADA improvement, documentation, testing coordination, payout review and project closeout and anticipate all to be complete by the end of next year. Commissioner Hessel and Commissioner Garber volunteered to be part of the reviewing team.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve the Request to Issue Proposals for Professional Services for the Construction Inspection of Maple City Industrial Park Drive and Century Drive.

The motion was adopted unanimously.

Request for Approval of an Agreement for The Row on the Millrace Development

Becky Hutsell, Redevelopment Director, this request should be request for approval of an amended agreement with The Row on the Millrace Development. The residential development is a total of eighteen townhomes, representing approximately \$9 million in private investment. It includes revised pricing to improve affordability, updated design plans, and an extended closing deadline of August 1, 2026. The agreement does not add to new obligations for the city and reduces prior maintenance requirements for a green space area.

A motion was made by Commissioner Graber and seconded by Commissioner Weddell to approve the request for approval of amended agreement for The Row on the Millrace Development.

The motion was adopted unanimously.

Request for Approval of a Consulting Agreement with Jeffery Weaver

Becky Hutsell, Redevelopment Director, requesting short-term consulting agreement with Jeffery Weaver to provide ongoing assistance and institutional knowledge related to Redevelopment Commission bond administration, TIF accounting, and related financial processes. Compensation under the agreement would be \$125 per hour with a not to exceed amount of \$10,000.

Questions and discussion regarding length of agreement, staffing issues, Baker Tilly contracts, and why the responsibility of commission to fund.

Mayor Leichty stated his services are different than what Baker Tilly provides.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to amend Section 3 compensation with a not to exceed amount of \$10,000.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve as amended.

The motion was adopted unanimously.

Request for Approval of an Agreement with Abonmarche Consultants, LLC for the Public Infrastructure Work associated with The Row on the Millrace Development

Becky Hutsell, Redevelopment Director, in the packet a memo detailing a scope of work and all design elements for The Row on the Millrace within the public right-of-way. Proposed improvements include water service abandonment and replacement, reconstruction of River Race Drive pavement, sidewalk, curb, ADA ramp improvements, sanitary sewer and drainage modifications and restoration, erosion control and bid administration services.

A motion was made by Commissioner Graber and seconded by Commissioner Weddell to approve the request for an agreement with Abonmarche Consultants, LLC for the public infrastructure work associated with The Row on the Millrace Development.

The motion was adopted unanimously.

Lincoln Avenue “Restaurant Row” Project – Summary, Funding, and Authorization Request

Becky Hutsell, Redevelopment Director, this concept aims to transform a downtown block into a pedestrian-focused dining district. A phased approach with a temporary pilot project estimated at \$87,000, funded through a mix of grants and redevelopment funds. Long-term investments up to \$500,000 would be considered based on the pilot’s success. Supporters of this pilot are Goshen Chamber of Commerce, Elkhart County Convention & Visitors Bureau, Pumpkinvine Trails Coalition, and business owners within the corridor. Images of design were included in the packet. Requesting Commission support to move forward with project.

Discussion between Staff, Commission Member, and Mayor Leichty regarding traffic flow, truck usage, lane widths 12’ vs. 10’, parking concerns, alley lighting, and safety concerns. A lot of support of slowing of traffic.

Counciler Matt Schrock, District 3, commented on the long delay on the current Lincoln Avenue project and how previous improvements to other sections of Lincoln Avenue were not successful. He has been pushing for a pedestrian-designated railroad crossing at Lincoln Avenue and at all mainline crossings. Lincoln is a main artery for truck traffic.

Brad Minnick, Civil Engineer, Norfolk Southern is attempting to shut down any new pedestrian crossings, as they do not want them.

Sawyer Landis Biddle, 7th Street Goshen, was here to support Restaurant Row.

A motion was made by Commissioner Hessel and seconded by Commissioner Weddell to approve the request for Lincoln Avenue Restaurant Row.

The motion was adopted unanimously.

Request to Approve Change Order No. 7 for Steury Avenue & Lincoln Avenue Reconstruction & Drainage Improvements

Andrew Lund, Project Manager, Niblock Excavating has consistently encountered pockets of trapped groundwater flowing within the existing utility trenches in Phase II of this project and requiring installation of subsurface drainage systems to ensure long-term roadway stability. The change order is for \$88,130 and increases the value of the contract by 3.26%.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Change Order No. 7 with Niblock Excavating for Steury Avenue and Lincoln Avenue Reconstruction and Drainage Improvement.

The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Graber and seconded by Commissioner Weddell to approve the Register of Claims of a total of \$312,794.18.

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Becky Hutsell, Redevelopment Director, offered to answer any questions but there were none.

OPEN FORUM

Commissioner Bradd Weddell, asked about project that had were on the capital plan that were delayed and no longer being tracked. Ms. Hutsell stated she was unaware of any approved project being removed, it may have been allocated to a different year.

ADJOURNMENT

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

The motion was adopted unanimously.

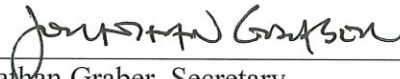
The regular meeting was adjourned at 4:41 p.m.

APPROVED on June 9, 2026

**GOSHEN REDEVELOPMENT
COMMISSION**



Brian Garber, President



Jonathan Graber, Secretary

