



City of Goshen Board of Public Works & Safety

Regular Meeting Agenda

4:00 p.m., JUNE 11, 2026

Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana

To access online streaming of the meeting, go to <https://goshen.in.gov/events/>

Call to Order by Mayor Gina Leichty

Approval of Minutes: June 4, 2026 Regular Meeting

Approval of Agenda

- 1) Andrew and Ashley Landis request:** Approve construction of a fence at 1111 South 12th Street, at the northwest corner of 12th Street and Adams Street
- 2) Common Spirits request:** For a 10th anniversary celebration, approve the temporary closure of the alley between Main and 5th streets, in the 100 block of East Lincoln Avenue between 1 p.m. and 10 p.m. on Saturday, June 20, 2026
- 3) Legal Department request:** Approve the agreement with Lacasa of Goshen, Inc. to support the Empower Goshen: Partnership for Progress Project for \$25,000 to support the work described in the agreement and authorize Mayor Leichty to execute the agreement
- 4) Engineering Department request:** Approve Change Order No. 8 in the amount of \$37,505 to address unsuitable materials and stabilize the subgrade with a high-performance geogrid at the intersection of Lincoln Avenue and Steury Avenue
- 5) Engineering Department request:** Approve the closure of College Avenue from Lincolnway East / US 33 east to Century Drive on June 16 and June 17, 2026
- 6) Engineering Department request:** Acceptance of the drainage plan for Keystone Square Sixteenth, located at 2490 Berkshire Drive
- 7) Planning & Zoning Department request:** Accept the secondary subdivision plat for Keystone Square 16th with easements, which is located on the south side of Berkshire Drive
- 8) Planning & Zoning Department request:** Accept the subdivision plat for the Replat of Lot 28 South Addition, a two-lot minor subdivision to create separate lots for a dance studio in an existing building and a new City parking lot

Privilege of the Floor

Approval of Civil City and Utility Claims

Adjournment



**CITY OF GOSHEN BOARD OF PUBLIC WORKS & SAFETY
MINUTES OF THE JUNE 4, 2026 MEETING**

Convened in the Goshen Police & Court Building, 111 East Jefferson St., Goshen, Indiana

Present: Mayor Gina Leichty, Mike Landis, Mary Nichols, Orv Myers and Barb Swartley

Absent: None

CALL TO ORDER: Mayor Leichty called the meeting to order at 4:00 p.m.

REVIEW/APPROVE MINUTES: Mayor Leichty presented the minutes of the May 28, 2026 Regular Meeting. Board member Mary Nichols made a motion to approve the minutes as presented. Board member Barb Swartley seconded the motion. The motion passed 5-0.

REVIEW/APPROVE AGENDA: Mayor Leichty presented the agenda as prepared by the Clerk-Treasurer with the addition of agenda item #7, Fire Department request: Accept the resignation of Firefighter/Paramedic Andrew LoPresti, with an effective date of June 16, 2026. Board member Nichols made a motion to approve the agenda as amended. Board member Swartley seconded the motion. The motion passed 5-0.

1) Police Department request: Accept the retirement of Police Chief José Miller, effective June 12, 2026 with June 11, 2026 as his final day of active service

Interim Police Chief Andy Stephenson asked the Board to accept the retirement of Chief José Miller from the Goshen Police Department, effective June 12, 2026. Chief Miller's final day of active service will be June 11, 2026.

Chief Stephenson said Chief Miller has served the Goshen community with dignity and a passion for service for more than 30 years. Chief Miller began his policing career with the Goshen Police Department in 1995 and progressed through various roles and ranks, including detective, motorcycle officer, drug unit officer, SWAT team commander, and Assistant Chief. He was named the 22nd police chief of the Goshen Police Department in 2018.

Chief Stephenson read an excerpt from Chief Miller's retirement letter and concluded as follows:

"Chief Miller's service and commitment to our department, the residents of Goshen, and the policing profession are greatly appreciated. We thank Chief Miller for his leadership, and we wish him the best as he begins a new adventure. He will be missed."

In his letter of retirement to the Mayor, the Board and Goshen residents, Chief Miller wrote:

"I am formally announcing my intention to retire as Chief of Police, effective June 12, 2026. By that date, I will have served the City of Goshen for more than 30½ years.

"This decision did not come lightly. Serving this department and this community has been the honor of a lifetime. I have always believed in leading with integrity, standing firm on what's right, and upholding the trust that the badge represents—not for personal gain, but for the good of the city as a whole.

"During my tenure, we've faced difficult challenges and celebrated hard-earned victories. I'm proud of the men and women who I serve alongside – officers who show up every day with courage, professionalism, and an unwavering sense of duty. Together, we've worked to strengthen public trust, reduce crime, and build a department that respects both tradition and accountability.

"While it is time for me to step aside, I do so with confidence in the future of this department and the leadership that will follow. The values that shaped this city – duty, respect, service – must remain at the heart of everything we do.

"To the citizens of Goshen, thank you for your support, your expectations, and your partnership. And to the Mayor and City Council, I am grateful for the trust you placed in me and the support you have shown to the department.

"Though I may be retiring from the badge, I will always remain committed to the well-being and safety of this city. With respect and gratitude."



In response to the Interim Chief's request, Mayor Leichty said, "I will just echo those sentiments. I have greatly appreciated working with Chief Miller over the last three years and appreciated his steadfastness. I also miss his smile during business meetings. He was always quick with a smile and very helpful during business meetings and through tough negotiations and a lot of challenging situations as well. So, I do wish him all the best."

Nichols/Swartley made a motion to accept the retirement of Police Chief José Miller, effective June 12, 2026 with June 11, 2026 as his final day of active service. The motion passed 5-0.

3) St. John the Evangelist Catholic Church request: Approve the use of City streets and sidewalks for the annual Corpus Christi Procession, noon to 1:30 p.m., on Sunday, June 7, 2026

Jonathan Evangelista Rios, the Pastoral Associate for St. John, submitted a request for its annual Corpus Christi Procession on Sunday, June 7, 2026 from noon to 1:30 p.m. He said this event brings parishioners together for worship and fellowship, "which brings spiritual growth and goodness."

Evangelista said the procession will begin inside the church and will be exiting through the main door (opposite Main Street), take a slight right turn to be on Monroe Street, until reaching the intersection of South 3rd Street. and Monroe Street. He said that at intersection, the church will need barricades to stop traffic for parishioners to cross towards River Race Drive. Once the parishioners cross, Evangelista said parishioners will go straight to the street adjacent to River Race Drive and then go on Rive Race Drive until arriving at stop sign by the Hawks Building. He said the procession will then take a right on West Madison Street and the church will need barricades at the intersection of the West Madison Street and South 3rd Street. Evangelista said the procession will then enter the north parking lot and take a slight right into the alley, which will lead parishioners back to the church.

Evangelista said he notified the Street Commissioner about the request, which he said was approved last year using the same route as proposed this year. He said he was told the street barricades are available.

Evangelista responded to questions about the impact of the procession on traffic. He said the procession will move quickly. He also said barricades will be removed when the procession passes by closed intersections.

Evangelista provided the Board with a map, showing the route of the procession and indicated the locations of the requested barricades. He said traffic will stop for about 10 minutes at each intersection.

Nichols/Swartley made a motion to approve the annual St. John the Evangelist Catholic Church Corpus Christi Procession, from noon to 1:30 p.m., on Sunday, June 7, 2026 with use of City streets as proposed on the requested route and the use of barricades. Motion passed 5-0.

3) NIPSCO request: Approve he closure of Firethorn Drive, at Hackberry Drive, on June 8, 2026 for a Distribution Automation (DA) project, which is part of a broader project in progress

Nick Bogucki, a NIPSCO senior project manager for the Distribution Automation Program from Valparaiso, requested a road closure for an upcoming NIPSCO Distribution Automation (DA) project.

He requested closure of project Area 4 – Firethorn Drive at Hackberry Drive – to replace Pole 1062096 (a 45-foot wooden pole) and 3-300 KVAR CAP(a capacitor bank) on June 9, 2026.

Bogucki said this will be a one-day closure and a detour route has been developed. He also said NIPSCO would communicate with local businesses about the closure.

In March, the Board approved NIPSCO's request for lane restrictions and street closures on collector and arterial roadways – pursuant to a Right-of-Way Permit issued by the City Engineering Department – to replace five utility poles and related equipment, including conductors and wires. The traffic control included full road closures for AREAS 9 (113 East Lincoln Avenue), 12 (202 South 5th Street), 13 (308 East Douglas Street) and 14 (309 East Monroe Street). Traffic control also included single lane closures for AREAS 3 (1802 East Lincoln Avenue), 5 (202 Blackport Drive), & 11 (416 Steury Avenue). All of this work was scheduled during April 2026, with lane restrictions or closures only in effect from 7 a.m. to 5 p.m. on the days of work indicated, weather permitting.



Nichols/Swartley made a motion to approve the closure of Firethorn Drive at Hackberry Drive on June 9, 2026 for a Distribution Automation project. Motion passed 5-0.

4) Legal Department request: Approve and authorize Mayor Leichty to execute Amendment #1 to the contract with the Indiana Department of Transportation for Street Sweeping Services

City Attorney Bodie Stegelmann said the City and the Indiana Department of Transportation (INDOT) entered into a contract on Oct. 7, 2025, under which the Goshen Street Department agreed to sweep 20.6 curb miles of state highways within the city limits a minimum of two times each year.

Stegelmann recommended that the Board approve and authorize Mayor Leichty to execute Amendment #1 to this Contract. He said Amendment #1 increases the amount of compensation to the City for services rendered from \$360 to \$450 per curb mile per year, effective July 1, 2026. In addition to the increase in compensation, INDOT has also made revisions to other Contract provisions.

Stegelmann said these revisions have been reviewed and are acceptable. He said copies of the Oct. 7, 2025 Contract and Amendment #1 were provided to the Board.

Clerk-Treasurer Aguirre congratulated the Legal Department for securing an increase in the payment to the City. He said the State had maintained the same compensation for many years, but it has now been increased.

Nichols/Swartley made a motion to approve and authorize Mayor Leichty to execute Amendment #1 to the contract with the Indiana Department of Transportation for Street Sweeping Services. Motion passed 5-0.

5) Environmental Resilience Department request: Approve balancing Change Order No. 1 increasing the contract by \$822.72, for a final contract amount of \$105,365.97 for the 2026 Spring Tree Removal Project
Aaron Sawatsky Kingsley, Director of the City Department of Environmental Resilience, said he had provided the Board with Change Order No. 1, a balancing change order, for the Spring Tree Removal Project.

Kingsley said Change Order No. 1 increased the contract price by \$822.72, making the final contract amount \$105,365.97. This amount is 0.79% over the original bid amount of \$104,543.25.

Original contract amount	\$104,543.25
Change Order No. 1	\$ 822.72
Revised contract amount	\$105,365.97

Nichols/Swartley made a motion to approve the balancing Change Order No. 1 increasing the contract by \$822.72, for a final contract amount of \$105,365.97, for the Spring Tree Removal Project. Motion passed 5-0.

6) Engineering Department request: Approve the closure of Chicago Avenue, from Pike Street to Indiana Avenue, from June 8, 2026, until July 2, 2026

City Civil Engineer Brad Minnick said Niblock Excavating requested permission to close Chicago Avenue, from Pike Street/US Highway 33 to Indiana Avenue, from Monday, June 8, 2026, until Thursday, July 2, 2026.

Minnick said the road will be closed for Niblock to replace galvanized water services as part of the City's North Goshen Service Line Replacement and Utility Improvements project. The road will be closed to thru traffic, with a rolling full closure, as work progresses from Pike Street to Indiana Avenue. He said all appropriate traffic control devices will be utilized.

Nichols/Swartley made a motion to approve the closure of Chicago Avenue, from Pike Street to Indiana Avenue, from June 8, 2026, until July 2, 2026. Motion passed 5-0.

7) Fire Department request: Accept the resignation of Firefighter/Paramedic Andrew LoPresti, with an effective date of June 16, 2026



Fire Chief Anthony Powell requested the approval of the resignation of **Firefighter/Paramedic Andrew LoPresti** from the Goshen Fire Department, effective June 16, 2026.

Chief Powell said **Firefighter/Paramedic LoPresti** has chosen to take another job that will be closer to his home. **Firefighter/Paramedic LoPresti** submitted a resignation letter in which he wrote, "As we discussed, here is my letter of resignation for the position of Firefighter/Paramedic with the Goshen Fire Department effective June 16, 2026. I appreciate my time with GFD and all it has done for my family."

Chief Powell thanked **Firefighter/Paramedic LoPresti** for his service, dedication, and contributions to the department and the community during his tenure and wished him and his family the best in their future endeavors.

Mayor Leichty asked the **Chief** to extend the Board's gratitude to **Firefighter/Paramedic LoPresti**.

Nichols/Swartley then made a motion to accept the resignation of **Firefighter/Paramedic Andrew LoPresti** from the Goshen Fire Department, effective June 16, 2026. The motion passed 5-0.

NOTE: Before the meeting, Fire Chief Anthony Powell distributed to Board members a memorandum, dated June 4, 2026, asking the Board to accept the resignation of Firefighter/Paramedic Andrew LoPresti from the Goshen Fire Department, effective June 16, 2026 (**EXHIBIT #1**).

Privilege of the Floor (opportunity for public comment for matters not on the agenda):

Mayor Leichty opened **Privilege of the Floor** at 4:16 p.m.

Mayor Leichty said some special guests – Fire Department recruits – were present and she asked that they come forward and introduce themselves. She also asked a recruit to explain the tradition of the recruits guarding the flag. **The following recruits introduced themselves: Eduardo Montoya, Christopher Anderson, Malik Macon, Kael Hooley, Javin Lowe, Brett Smith and Jackson Hamilton.**

Eduardo Montoya explained that each academy recruit class has a flag and it's the job of the recruits to guard the flag. He said if anyone takes the flag, recruits have to do all they can to recover the flag and they have a week to do so. Montoya said **Chief Powell** took the flag today, so recruits went to the Board meeting to retrieve the flag.

Mayor Leichty joked, "So I don't know how you feel about this Board, but their punishment was sitting through a Board of Works meeting." **Montoya** responded, "It's an honor to be here."

Mayor Leichty then invited the recruits to come forward and have their photograph taken with the Mayor, Chief Powell and Interim Police Chief Stephenson.

Mayor Leichty closed the public comment period at 4:19 p.m.

APPROVAL OF CIVIL CITY AND UTILITY CLAIMS

Mayor Leichty then made a motion to approve Civil City and Utility claims and adjourn the meeting. Board member Swartley seconded the motion. The motion passed 5-0.

ADJOURNMENT

Mayor Leichty adjourned the meeting at 4:19 p.m.

EXHIBIT #1: A memorandum, dated June 4, 2026, by Fire Chief Anthony Powell asking the Board to accept the resignation of Firefighter/Paramedic Andrew LoPresti from the Fire Department, effective June 16, 2026. Chief Powell distributed the memorandum to Board members before the meeting. The request was added agenda item #7.



APPROVED:

Mayor Gina Leichy

Mike Landis, Member

Orv Myers, Member

Mary Nichols, Member

Barb Swartley, Member

ATTEST:

Richard R. Aguirre, Clerk-Treasurer



Richard Aguirre, City Clerk-Treasurer
CITY OF GOSHEN

202 South Fifth Street, Suite 2 • Goshen, IN 46528-3714

Phone (574) 533-8625 • Fax (574) 533-9740

richardaguirre@goshencity.com • www.goshenindiana.org

TO: Board of Public Works & Safety

FROM: Clerk-Treasurer Richard R. Aguirre

RE: Request for fence at 1111 South 12th Street, Goshen

DATE: June 11, 2026

The Clerk-Treasurer's Office received the following request on June 5, 2026:

This letter is to **request the approval of a treated Shadow style yard fence for Andrew and Ashley Landis at 1111 S 12th Street.** Goshen IN. It is on the NW corner of 12th Street and Adams Street.

We would like to add a 6-foot-high fence starting at the neighbor's existing fence and going south along the alley on the owner's side of the existing hedge row, then turn east and add a 4 foot high Shadow style fence along Adams Street, still on the owner's side of the existing hedge row, turn and go north along the drive to the garage, with a gate in this line.

The fence will extend outside of the south property line by 6 feet or so along Adams Street, the neighbor's fence on the south side of Adams and to the west has the similar distances we would like to do.

Please see the attached drawing and photographs.

Thank you for the consideration!

- Tony

T Yoder Construction LLC

23912 County Road 30

Goshen, IN 46526

574-312-9127

tyoderconstruction@gmail.com>

1108 South 11th Street

1110 South 11th Street

1120 South 11th Street

Adams Street

1202 South 11th Street

1206 South 11th Street

1109 South 12th Street

1111 South 12th Street

1201 South 12th Street

1203 South 12th Street

1205 South 12th Street

6' high Shadow Privacy Fence

15'

20'

4' high shadow Privacy Fence



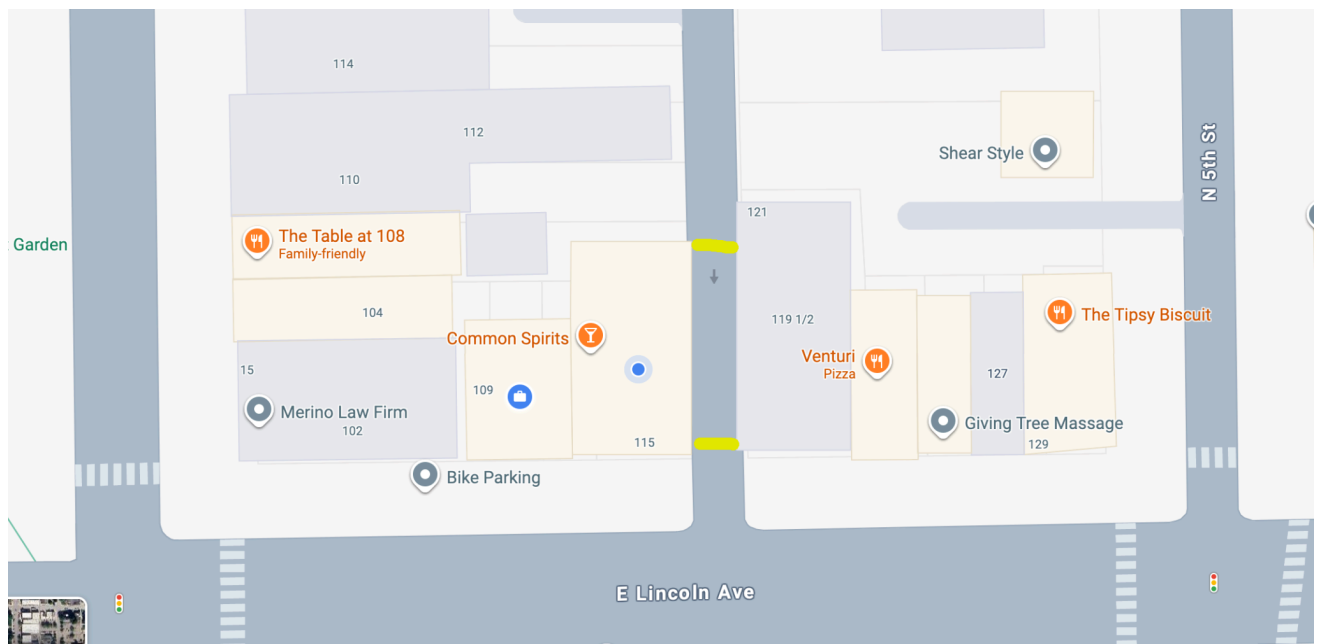


Hello!

We would like to request an item be added to the upcoming agenda on June 11th.

Common Spirits will be celebrating our 10 year anniversary on Saturday, June 20th. We would like to request the temporary closure of the alley in between Main and 5th Street, in the 100 block of E Lincoln Avenue (yellow proposed barricade location [in past years there was an additional barricade set up a little further north where the alley turns into a one way route, which is also not a problem]) between 1:00 pm and 10:00 pm.

As in past years, all affected neighbors have been notified and have no objections to the closure.



Please let us know if there are any other questions!

Ryan & Jami Hawkins
574-607-7288



Legal Department, CITY OF GOSHEN

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

Phone (574) 537-3820 • Fax (574) 537-3817 • TDD (574) 534-3185
www.goshenindiana.org

June 11, 2026

To: Board of Public Works and Safety
From: Christina M. Bonham, Paralegal
Subject: Community Service Partnership Agreements

The City of Goshen has many organizations that provide services or programs to its residents more efficiently than what the City could provide. The City has supported certain such organizations with funds in the past and wishes to continue to do so. Organizations considered for support are subject to an application process, which includes a detailed description of how these funds will be used. Organizations chosen must account for how the funds were used.

The City seeks to enter into an agreement with Lacasa of Goshen, Inc. to support the Empower Goshen: Partnership for Progress Project for Twenty-Five Thousand Dollars (\$25,000).

Suggested Motion:

I move that the City of Goshen approve the agreement with Lacasa of Goshen, Inc. to support the Empower Goshen: Partnership for Progress Project for Twenty-Five Thousand Dollars (\$25,000) to support the work described in the agreement and authorize Mayor Leichty to execute the agreement.

COMMUNITY SERVICE
PARTNERSHIP AGREEMENT

With Lacasa of Goshen, Inc. to Support the Empower Goshen: Partnership for Progress Project

This Community Service Partnership Agreement (“Agreement”), entered into by and between the City of Goshen, Indiana (“the City”) and Lacasa of Goshen, Inc. (the “Partner”), is executed pursuant to the terms and conditions set forth herein. In consideration of those mutual undertakings and covenants, the parties agree as follows:

1. Purpose of this Agreement; Funds Award.

A. The purpose of this Agreement is to enable the City to award funds, in the amount of Twenty-Five Thousand Dollars (\$25,000), to the Partner for eligible costs in support of the Empower Goshen: Partnership for progress Project described in more detail in Partner’s Community Services Partnership Application and submission of Revised Scope of Work, copies of which are attached hereto and made a part hereof (the “Project”).

B. The funds shall be used exclusively in accordance with the provisions contained in this Agreement, in Partner’s Community Services Partnership Application, and in conformance with any applicable Indiana Code provisions. The funds received by the Partner pursuant to this Agreement shall be used only to implement the Project or to provide the services in conformance with this Agreement and for no other purpose.

2. Representations and Warranties of the Partner.

A. The Partner expressly represents and warrants to the City that it is statutorily eligible to receive these funds and that the information set forth in its Community Services Partnership Application is true, complete, and accurate. The Partner expressly agrees to promptly repay all funds paid to it under this Agreement should it be determined either that it was ineligible to receive the funds, or it made any material misrepresentation on its Community Services Partnership Application.

B. By entering into this Agreement, Partner certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from entering into this Agreement by any federal or state department or agency. The term “principal” for purposes of this Agreement is defined as an officer, director, owner, partner, key employee, other person with primary management or supervisory responsibilities, or a person who has a critical influence on or substantive control over the operations of the Partner.

3. Implementation of and Reporting on the Project.

A. The Partner shall implement and complete the Project in accordance with the description contained in Partner’s Community Services Partnership Application. Any

modification of the Project from the description given in Partner's Community Services Partnership Application shall require prior written approval of the City.

B. The Partner shall submit to the City a Final Community Services Partnership Report Form within thirty (30) days of completion of the Project, but no later than December 16, 2026, on forms provided by the City.

4. Term. This Agreement commences upon execution by both parties and approval by the Goshen Board of Public Works and Safety and shall remain in effect through completion of the Project, or December 31, 2026, whichever is later.

5. Funding.

A. The City shall fund this award during its term, pursuant to the project budget set forth within Partner's Community Services Partnership Application. The Partner shall not make substantial modifications to any line item in the budget without the prior written consent of the City, nor shall the Project costs funded by this Agreement be changed or modified without the prior written consent of the City.

B. The disbursement of funds to the Partner shall not be made until this Agreement has been fully approved by the City.

6. Payment of Claims.

A. If advance or lump payment of all or a portion of the funds is not prohibited by statute or regulation, and the City agrees to provide such advance payment, advance payment shall be made only upon submission of a proper claim setting out the intended purposes of those funds. Otherwise, all payments shall be made forty-five (45) days in arrears in conformance with applicable fiscal policies and procedures.

B. Requests for payment will be processed only upon presentation of a claim in the form designated by the City and must be submitted with accompanying supportive documentation as requested by the City.

7. Project Monitoring by the City. The City may conduct on-site or off-site monitoring reviews of the Project during the term of this Agreement and for up to ninety (90) days after it expires or is otherwise terminated. The Partner shall extend its full cooperation and give full access to the Project site and to relevant documentation to the City or its authorized designees for the purpose of determining, among other things:

A. whether Project activities are consistent with those set forth in the Partner's Community Services Partnership Application;

B. the actual expenditure of funds to date on the Project is in conformity with the amounts for each budget line item as contained in Partner's Community Services Partnership Application and that unpaid costs have been properly accrued; and

C. that Partner is making timely progress with the Project, and that its project management, financial management and control systems, procurement systems and methods, and overall performance are in conformance with the requirements set forth in

this Agreement and are fully and accurately reflected in Project reports submitted to the City.

8. Audits and Maintenance of Records. Partner may be required to submit to an audit of funds paid pursuant to this Agreement, and shall make all books, accounting records, and other documents available at all reasonable times during the term of this Agreement and for a period of three (3) years after final payment for inspection by the City or its authorized designee. Copies shall be furnished to the City at no cost.

9. Compliance with Laws.

A. The Partner shall comply with all applicable federal, state and local laws, rules, regulations and ordinances. The enactment or modification of any applicable state or federal statute or the promulgation of rules or regulations thereunder after execution of this Agreement shall be reviewed by the City and the Partner to determine whether the provisions of this Agreement require formal modification.

B. The Partner warrants that the Partner and any contractors performing work in connection with the Project shall obtain and maintain all required permits, licenses, registrations, and approvals, and shall comply with all health, safety, and environmental statutes, rules, or regulations in the performance of any work activities. Failure to do so may be deemed a material breach of this Agreement and grounds for immediate termination and denial of further opportunities with the City under this program.

C. The Partner affirms that, if it is an entity described in Indiana Code Title 23, it is properly registered and owes no outstanding reports to the Indiana Secretary of State.

D. As required by I.C. § 5-22-3-7:

i. The Partner and any principals of the Partner certify that:

a. the Partner, except for *de minimis* and nonsystematic violations, has not violated the terms of:

(i) I.C. 24-4.7 [Telephone Solicitation of Consumers];

(ii) I.C. 24-5-12 [Telephone Solicitations]; or

(iii) I.C. 24-5-14 [Regulation of Automatic Dialing Machines];

in the previous three hundred sixty-five (365) days, even if I.C. 24-4.7 is preempted by federal law; and

b. the Partner will not violate the terms of I.C. 24-4.7 for the duration of this Agreement, even if I.C. 24-4.7 is preempted by federal law.

ii. The Partner and any principals of the Partner certify that an affiliate or principal of the Partner and any agent acting on behalf of the Partner or on behalf

of an affiliate or principal of the Partner, except for *de minimis* and nonsystematic violations,

c. has not violated the terms of I.C. 24-4.7 in the previous three hundred sixty-five (365) days, even if I.C. 24-4.7 is preempted by federal law; and

d. will not violate the terms of I.C. 24-4.7 for the duration of this Agreement even if I.C. 24-4.7 is preempted by federal law.

10. Employment Eligibility Verification. As required by I.C. 22-5-1.7, the Partner hereby swears or affirms under the penalties of perjury that:

A. The Partner has enrolled and is participating in the E-Verify program;

B. The Partner has provided documentation to the City that it has enrolled and is participating in the E-Verify program;

A. The Partner does not knowingly employ an unauthorized alien.

B. The Partner shall require its contractors who perform work under this Agreement to certify to Partner that the contractor does not knowingly employ or contract with an unauthorized alien and that the contractor has enrolled and is participating in the E-Verify program. The Partner shall maintain this certification throughout the duration of the term of a contract with a contractor.

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

11. Funding Cancellation. When a written determination is made that funds are not appropriated or otherwise available to support continuation of performance of this Agreement, it shall be canceled.

12. Governing Law. This Agreement shall be governed, construed, and enforced in accordance with the laws of the State of Indiana, without regard to its conflict of laws rules. Suit, if any, must be brought in Elkhart County, State of Indiana.

13. Nondiscrimination. Pursuant to the Indiana Civil Rights Law, specifically including I.C. § 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, the Partner covenants that it shall not discriminate against any employee or applicant for employment relating to this Agreement 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 or applicant's: race, color, national origin, religion, sex, sexual orientation or identity, age, disability, ancestry, status as a veteran, or any other characteristic protected by federal, state, or local law ("Protected Characteristics"). Furthermore, Partner certifies compliance with applicable federal laws, regulations, and executive orders prohibiting discrimination based on the Protected Characteristics in the provision of services.

The Partner understands that the City is a recipient of federal funds, and therefore, where applicable, Partner and any subcontractors shall comply with requisite affirmative action requirements, including reporting, pursuant to 41 CFR Chapter 60, as amended, and Section 202 of Executive Order 11246 as amended by Executive Order 13672.

14. Contracting with Relatives.

Pursuant to IC 36-1-21, if Partner is wholly or partially owned by a relative of an elected official of the City Partner certifies that Partner has notified in writing both the elected official of the City and the City's legal department prior to entering into this contract that an elected official of the City is a relative of an owner of Partner.

15. Notice to Parties. Whenever any notice, statement or other communication is required under this Agreement, it shall be sent by first class mail or via an established courier/delivery service to the following addresses, unless otherwise specifically advised.

A. Notices to the City shall be sent to:

City of Goshen
Attn: Legal Department
204 E. Jefferson Street
Goshen, IN 46526
bodiestegelman@goshencity.com

B. Notices to the Partner shall be sent to (Include contact name and title, mailing and e-mail address):

Lacasa of Goshen, Inc.
Attn: Ashley Bowen
202 N. Cottage Avenue
Goshen, IN 46528
Ashley.bowen@lacasainc.net

16. Order of Precedence. Any inconsistency or ambiguity in this Agreement shall be resolved by giving precedence in the following order: (1) requirements imposed by applicable federal or State law; (2) this Agreement; (3) the Community Services Partnership Application.

17. Termination for Breach.

A. Failure to complete the Project and expend funds in accordance with this Agreement may be considered a material breach and shall entitle the City to suspend payments under this Agreement and suspend the Partner's participation in the City Community Service Partnership program until such time as all material breaches are cured to the City's satisfaction.

B. The expenditure of funds other than in conformance with the Project or the Budget may be deemed a breach. The Partner explicitly covenants that it shall promptly repay to the City all funds not spent in conformance with this Agreement.

18. Termination for Convenience. Unless prohibited by a statute or regulation relating to the award under this Agreement, this Agreement may be terminated, in whole or in part, by the City whenever, for any reason, the City determines that such termination is in the best interest of the City. Termination shall be effected by delivery to the Partner of a Termination Notice, specifying effective date of termination and extent of termination. The Partner shall be compensated for completion of the Project properly done prior to the effective date of termination. The City will not be liable for work on the Project performed after the effective date of termination.

19. Non-Collusion, Acceptance. The undersigned individual signing on behalf of the Partner attests, subject to the penalties for perjury, that the undersigned is the Partner or a properly authorized representative, agent, member, or officer of the Partner. To the undersigned's knowledge, neither the undersigned nor any other member, employee, representative, agent, or officer of the Partner, directly or indirectly, has entered into or been offered any sum of money or other consideration for the execution of this Agreement other than that which appears upon the face hereof.

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

CITY:

CITY OF GOSHEN, INDIANA

Gina Leichty, Mayor

Date: _____

PARTNER:

LACASA OF GOSHEN, INC.

Jeremy Stutsman, President & CEO

Date: _____

From: [Ashley Bowen](#)
To: [CommunityRelations](#)
Subject: New submission from Community Partnership Application
Date: Monday, November 10, 2025 3:34:57 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Date
11/10/2025
Organization
LaCasa of Goshen, Inc.
Address
202 N. Cottage Ave. Goshen, Indiana 46528 United States Map It
Contact Person
Ashley Bowen
Email
ashley.bowen@lacasainc.net
Project Title
Empowering Residents for a Thriving Goshen
Amount Requested
25000
Website
https://lacasainc.net/
Additional Organizational Information
<p>LaCasa of Goshen, Inc. is a community development corporation founded in 1970 to enhance quality of life in Elkhart County through financial empowerment, housing stability, and neighborhood revitalization. Our mission is to create sustainable economic mobility and well-being for all residents.</p> <p>Lacasa operates the following core programs:</p> <p>Financial Empowerment: Education and counseling that build long-term financial health. (500+ graduates each year)</p> <p>Affordable Housing & Asset Management: Oversight of 378 rental units, including 226 in Goshen (with an additional 41 units in 2025/2026). This initiative is experiencing targeted growth in Goshen as Lacasa completes Phase I of Lakeview Drive Apartments located on the Oaklawn campus.</p> <p>Community Engagement: Annual outreach to 500+ residents fostering connection and civic participation.</p> <p>Real Estate Development: Creation and rehabilitation of homes that strengthen neighborhoods.</p> <p>Lacasa is guided by a diverse, community-representative Board of Directors and a six-member leadership team led by President/CEO Jeremy Stutsman. Lacasa employs 32 staff members dedicated to advancing equitable community growth.</p>
Additional Organizational Information Continued

Lacasa works with individuals and community partners to create opportunity for personal empowerment, family stability, and neighborhood vitality.

Years in operation

55

Number of full-time paid staff

32

Number of volunteers

250

List of Board Members

Deb Jones, Alison Romero, Amber Wolfer, Linda Schlabach Miller, Eric Ivory, Caleb Morris, Angela McKenna, Cyneatha Millsaps, Brett Weddell.

Describe how the funds were utilized

Over the past year, Lacasa has deepened collaborations with Goshen partners including Oaklawn, Bashor Children's Home, Surf Internet, City of Goshen, and First Light Mission. Through these partnerships, we have been able to help stabilize more households and support more people in securing stable housing.

Lacasa provided one-on-one financial empowerment services for at least 50 residents of Goshen. These services helped residents reduce unsecured debt, increase credit scores, build savings, and purchase homes. By learning about their unique financial situation, we were able to help find targeted solutions. Our partnership with First Light Mission supported families transitioning from homelessness into stable housing, while coordination with Oaklawn and Bashor strengthened referral systems for clients facing behavioral health or youth-related challenges.

In housing and neighborhood revitalization, Lacasa maintained and improved 226 (soon to be 267) affordable rental units within Goshen, investing in property upgrades and tenant resources that enhanced resident stability and satisfaction. Real Estate Development efforts continue construction of the Lake View Drive development on the campus of Oaklawn. Beyond direct services, these initiatives fostered stronger community connections and reduced barriers to financial and housing security for low- and moderate-income residents. By aligning efforts across agencies, Lacasa and its partners created a more coordinated local network of support one that continues to promote economic mobility, housing stability, and inclusive growth for Goshen families.

How was the City recognized as a Partner?

Lacasa proudly recognized the City of Goshen as a key community partner throughout the year. The City's logo and acknowledgment appeared on program materials related to our Goshen initiatives, including social media posts, newsletters, and event signage. During homeownership counseling interactions and neighborhood meetings, we highlighted the City's collaboration in supporting financial empowerment and housing stability for local families.

We also publicly thanked the City in our annual report, press releases, and digital communications. At neighborhood events and volunteer gatherings, the City was specifically recognized and thanked, reinforcing the visibility of this collaboration.

Through these efforts, residents and partner organizations clearly recognized the City of Goshen's vital role in advancing equitable community development alongside Lacasa.

Proposed Project Description

For 55 years, Lacasa has been honored to partner with the City of Goshen in building a stronger, more inclusive community. In 2026, our Community Building and Engagement efforts will focus primarily on a Goshen neighborhood located near Goshen High School. Student interns from Goshen College will be engaged throughout the process working on strengthening neighborhood connections, fostering collaboration among residents. This work aligns closely with the City to sustain outreach during its

structural transition and reduced staffing capacity.

Lacasa will advance housing stability and economic mobility through new development, revitalization, and financial empowerment services. Over the coming year, we will open 27 new affordable rental units and continue construction on an additional 14 units, expanding access to safe, high-quality housing for Goshen families. Alongside these housing initiatives, Lacasa will continue to provide financial education and homebuyer preparation programs, equipping residents to manage finances, build credit, and achieve sustainable homeownership.

As the City adjusts its internal operations, Lacasa is prepared to step in as a trusted partner, helping ensure that community engagement, resident support, and access to resources remain strong. Support through this grant will also allow Lacasa to leverage additional matching dollars and attract interest from other grant makers, multiplying the impact of the City's investment and expanding our collective reach. Through our targeted outreach and ongoing projects, Lacasa will help sustain the City's momentum toward growth, housing stability, and neighborhood vitality. Together, we will continue creating a thriving, resilient Goshen where every resident has the opportunity to succeed.

Community needs or problems to be addressed

Elkhart County continues to face significant economic and housing disparities, particularly among historically underserved populations. Black and Hispanic residents experience persistent barriers to building wealth, a gap that contributes to long-term financial instability for many Goshen families. More than half of Lacasa's clients identify as non-Caucasian women, underscoring the diverse communities most affected by these challenges.

The MIT Living Wage Calculator estimates that a single parent household living in Elkhart County would need to earn a gross income of \$97,800 to meet the basic needs of their family. With the area median income for the same size family at \$80,562, this means that this household falls 18% short of meeting their basic needs. Goshen maintains a relatively low unemployment rate, yet wages have not kept pace with rising housing costs, leaving many working families without affordable options.

Lacasa addresses these issues through a comprehensive approach that combines affordable housing development, financial empowerment, and homeownership preparation. We currently manage 226 affordable rental units in Goshen adding another 41 in 2026, providing stable, quality housing for low- and moderate-income residents. Our HUD-certified housing counselors help aspiring homeowners overcome financial barriers, build credit, and achieve long-term stability, strengthening both families and neighborhoods.

As housing demand continues to rise and affordability declines, the need for coordinated, community-based solutions has never been greater. By expanding access to safe, affordable housing and providing pathways to financial mobility, Lacasa directly confronts the root causes of housing insecurity and economic inequity in Goshen, working alongside the City and local partners to ensure that every resident has the opportunity for stability.

Population or area to be served

Lacasa's programs primarily serve low- to moderate-income households in the City of Goshen, with a strong focus on families striving for financial stability and housing security. We make a dedicated effort to hire bilingual staff fluent in Spanish and English so we can better serve Goshen's large Spanish-speaking community. Historically, about 90% of Lacasa clients fall within low- to moderate-income levels. Within our Financial Empowerment programs, the majority of participants are non-Caucasian women, many of whom are single mothers working to achieve greater economic independence.

Our rental housing residents predominantly have household incomes between 30% and 60% of the area median income (AMI), and many engage with additional community partners for supportive services as they move toward self-sufficiency. By focusing our resources in Goshen, Lacasa's initiatives directly benefit diverse residents who are most impacted by the region's rising housing costs and limited access to affordable, stable housing.

Person(s) responsible to complete the work

Lacasa staff at both programmatic and leadership levels have responsibilities and accountability.

Start Date

04/01/2026

End Date

03/31/2027

Goals:

Lacasa will define success by the number of Goshen residents who achieve tangible progress toward financial stability and housing security. The project's measurable goals and outcomes include:

- **Expand Financial Empowerment and Homeownership Opportunities:**

At least five first-time homebuyers will complete homeownership counseling, education, and down payment assistance, resulting in sustainable, long-term homeownership for each participant. Six live financial literacy classes will equip approximately 60 residents with practical tools to build credit, reduce debt, and strengthen savings. Success will be measured by pre- and post-class assessments, participant credit improvement, and the number of residents who meet homeownership or savings milestones within one year.

- **Expand Affordable Housing:**

Lacasa will bring 41 new affordable rental units to completion and occupancy, creating stable housing for more than 100 low- and moderate-income residents. Progress will be tracked through project milestones including site acquisition, construction completion, and lease-up rates.

- **Foster Community Engagement:**

At least three community-building events will be held to increase neighborhood participation in revitalization efforts and foster a stronger sense of belonging. Success will be measured by resident attendance, volunteer involvement, and survey feedback reflecting improved neighborhood connectedness.

By tracking these indicators, Lacasa will demonstrate measurable progress toward expanding affordable housing access, promoting homeownership, and improving financial stability for Goshen residents.

What date do you anticipate need these funds?

04/01/2026

Describe how grant funds will be utilized

Grant funds will be used to advance Lacasa's mission of expanding access to affordable housing, promoting homeownership, and strengthening financial stability for Goshen residents, particularly those from underserved populations. In addition to directly supporting program delivery, these funds will help Lacasa pursue matching dollars and additional grant opportunities that expand the overall impact of this investment.

- **Expand Financial Empowerment and Homeownership Opportunities:**

Funds will cover staffing, educational materials, and program costs to provide individualized financial counseling, homebuyer education, and six live financial literacy classes in Goshen. These classes and counseling sessions help residents improve credit, manage debt, and prepare for homeownership.

- **Expand Affordable Housing:**

A portion of the grant will go toward the pre-development, construction, and renovation of new affordable rental units for low- and moderate-income families. Funds may also support project management and training for property staff to ensure the new housing is safe, well-maintained, and sustainable.

- **Foster Community Engagement:**

Grant funds will also support neighborhood events and activities that bring residents together, encourage participation in local improvement efforts, and strengthen community relationships.

By supporting these initiatives, the City's partnership will not only sustain Lacasa's current community impact but also enhance our ability to leverage matching funds and attract additional funding interest, multiplying the benefit of every dollar invested in Goshen's future.

How will the project meet one of more objectives

Lacasa's 2026 initiatives directly support key objectives outlined in the "Neighborhoods & Housing" section of the Goshen Comprehensive Plan.

N-1: Promote Homeownership- Lacasa supports this goal by expanding pathways to homeownership

through education, counseling, and direct assistance. Our HUD-certified housing counselors guide first-time buyers through the entire process, from financial preparation to post-purchase stability, helping families build lasting equity and strengthen Goshen's neighborhoods.

N-3: Promote Residential and Infill Development- In partnership with the City of Goshen, Lacasa identifies strategic infill opportunities that align with neighborhood character. New homes are designed to complement surrounding architecture, with special attention to maintaining the integrity and charm of historic districts.

N-7: Expand Housing Options and Opportunities- Lacasa advances this objective by developing new affordable rental units, rehabilitating existing homes, and expanding programs for special-needs and first-time homebuyers. These efforts increase the range of safe, affordable housing options available to Goshen residents.

N-9: Promote Energy Efficiency and Sustainability- Sustainability remains central to our development approach. Lacasa integrates energy-efficient systems, solar technology, and sustainable materials into our projects to reduce long-term costs and environmental impact.

Please confirm that you can provide this information by checking this box.

- Yes. We have Liability Insurance and can provide a Certificate of Liability naming the City of Goshen as an additional insured on our policy.

Upload previous year financial statement for your organization (PDF)

- [LaCasa-2023-audit.pdf](#)

Upload list of previous years sponsors (PDF)

- [City-of-Goshen-Community-Partnership-List-of-Sponsors-2025.pdf](#)

Upload 2-4 previous year photos (.jpg preferred)

- [Henrique-Goshen-IDA-Launch-HAP-7.2025.jpeg](#)
- [MHO-in-class-Angelica-teaching-2-April-2025.jpeg](#)
- [Master-your-Money-in-class-2-January-2025.JPG](#)

Upload current fiscal year budget for your organization

- [2025-Budget_condensed.pdf](#)

Upload IRS 501c3 designation letter (optional)

- [501-C3-2.pdf](#)

Upload Certificate of Liability Insurance naming the City of Goshen as an additional insured

- [Lacasa-Insurance-Liability-for-City-of-Goshen.pdf](#)

Applicant Signature



Date

11/10/2025

City of Goshen Community Partnership Grant Revised Scope of Work Submission

Lacasa respectfully submits the following revised Scope of Work to reflect the ongoing partnership priorities between the City of Goshen and Lacasa related to housing stability, affordable housing access, financial empowerment, and direct support services for low- to moderate-income residents within the City of Goshen.

This revised scope focuses on direct housing and financial capability services that support residents in achieving stable housing, increased financial self-sufficiency, and long-term housing stability.

Purpose of Partnership

The City of Goshen and Lacasa will continue building upon a long-standing collaborative relationship focused on expanding access to affordable housing, housing stability services, financial empowerment, and homeownership opportunities for Goshen residents.

Lacasa is a community-based service provider supporting low- to moderate-income households through direct housing counseling, financial education, housing stability support, and related resident services.

The partnership is intended to strengthen access to housing resources and improve service delivery that assists Goshen residents in maintaining stable and sustainable housing.

Revised Scope of Activities

1. Affordable Housing Development and Stabilization

Lacasa will continue supporting affordable housing opportunities within Goshen through:

- Development and rehabilitation of affordable rental housing;
- Support for infill housing initiatives that increase affordable housing availability;
- Coordination of housing stability services for low- and moderate-income households;
- Assistance connecting residents to housing counseling and housing support resources.

Over the coming year, Lacasa anticipates completing and leasing 41 new affordable rental housing units serving low- to moderate-income residents and families within Goshen.

These efforts may include activities associated with current and future housing developments serving families, workforce households, seniors, and vulnerable populations.

2. Financial Empowerment and Homeownership Services

Lacasa will provide financial empowerment and housing counseling services that support long-term housing stability and economic self-sufficiency for Goshen residents, including:

- HUD-certified housing counseling;
- Financial education and budgeting classes;
- Credit building and debt reduction support;

- Homebuyer readiness and homeownership education;
- Individual financial coaching and housing stability support services;
- Housing-related referral coordination with community service providers where appropriate.

Over the coming year, Lacasa anticipates:

- Delivering at least six live financial education classes live within the City;
- Providing housing counseling and financial empowerment services to low- and moderate-income households;
- Supporting first-time homebuyers through education and counseling services designed to improve long-term housing stability and sustainable homeownership outcomes.

These services are intended to help residents improve financial capability, increase housing stability, and strengthen pathways toward sustainable homeownership opportunities.

Activities funded through this partnership will support housing stability and financial empowerment services for Goshen residents and will remain separate and distinct from activities funded through Lacasa's existing CDBG Help a House and Homeownership Assistance support.

Outcomes and Community Impact

Through this partnership, the City of Goshen and Lacasa anticipate measurable outcomes including:

- Increased access to affordable and stable housing;
- Completion and occupancy of 41 new affordable rental housing units;
- Increased participation in housing counseling and financial education services;
- Six live financial education classes hosted in the City of Goshen;
- Improved housing stability for low- and moderate-income households;
- Increased financial capability and household budgeting skills;
- Increased access to housing support resources for Goshen residents.

This revised Scope of Work reflects the shared commitment of the City of Goshen and Lacasa to supporting housing stability, financial self-sufficiency, and access to affordable housing opportunities for Goshen residents through direct services and resident support.



**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 Board of Public Works

From: Goshen Engineering

**RE: STEURY AVENUE & LINCOLN AVENUE RECONSTRUCTION & DRAINAGE
IMPROVEMENTS – CHANGE ORDER NO. 8 (JN: 2019-0046)**

Date: June 11, 2026

The intersection of Lincoln Avenue and Steury Avenue contained large areas of unsuitable material. Tensar provided on-site DCP testing, which revealed areas of low-strength soils - as thick as two (2) feet. After review of several alternatives, and in consultation with Tensar staff, it was determined that undercutting of 10 inches and installing two layers of a Tensar InterAx geogrid with aggregate in-between would provide the most economical means of adequately stabilizing the subgrade. This provides the required bearing capacity for the roadway and also allows for a proof roll test on top of the aggregate subbase, prior to placement of hot mix asphalt base. Estimated costs of all the alternates reviewed, as well as plan sheets showing the estimated area requiring undercutting are attached.

Change Order No. 8 includes estimated costs for this multi-axial NX 750 geogrid, the additional quantity of No. 53 aggregate used for undercutting, and the difference between the installed and material-only costs for the TX Type 2 geogrid material, which was originally planned for this area but will not be used within the intersection. Change Order No. 8 does not include costs for Common Excavation, which would have been necessary regardless of the undercutting method. No additional days are being requested to complete this work.

Niblock Excavating provided a price of \$7.76 per SYD for the NX 750 geogrid. This is comparable with pricing on other recent and current City projects using the same material.

Goshen Engineering requests that the Goshen Board of Public Works approve Change Order No. 8 for \$37,505. This change, along with previous changes, increases the value of the contract by 3.67%. Approval of this change order is anticipated by Goshen Redevelopment Commission at their June 9, 2026, meeting. Provided Redevelopment's authorization, an updated copy of the change order will be provided at the Board of Works meeting.

Suggested Motion: Move to approve Change Order No. 8 in the amount of \$37,505.00 to address unsuitable materials and stabilize the subgrade with a high-performance geogrid at the intersection of Lincoln Avenue and Steury Avenue.

CHANGE ORDER FORM

Pg 1 of 3

Change Order No. 8

Date: 6/9/2026

**CITY OF GOSHEN, INDIANA
OFFICE OF THE CITY ENGINEER
204 E. Jefferson Street, Suite 1
Goshen, IN 46528**

OWNER: City of Goshen
PROJECT NAME: Steury Avenue and Lincoln Avenue Reconstruction Project
PROJECT NUMBER: 2019-0046
CONTRACTOR: Niblock Excavating, Inc.

I. DESCRIPTION OF WORK INVOLVED (Use additional sheets if needed)

The intersection of Lincoln Avenue and Steury Avenue exhibited large areas of unsuitable material. Tensar provided on-site DCP testing, which revealed areas of soft materials - as thick as two (2) feet. After review of several alternatives, and in consultation with Tensar staff, it was determined that undercutting 10 inches and installing two layers of a Tensar InterAx geogrid with aggregate in-between would provide the most economical means of adequately stabilizing the subgrade. This provides the required bearing capacity for the roadway and also allows for a proof roll test on top of the aggregate subbase, prior to placement of hot mix asphalt base. Change Order No. 8 includes the cost for the multi-axial NX 750 geogrid, the additional quantity of No. 53 aggregate to be used for undercutting, and the difference between the installed and material-only costs for the TX Type 2 geogrid material, which was originally planned for this area but will not be used within the intersection. Change Order No. 8 does not include costs for Common Excavation, which would have been necessary regardless of the undercutting method.

10	Compacted Aggregate for Base, No. 53	450 TON	@ \$42.50	-----	\$19,125.00
CO 3.1	Tensar TX Type 2 Geogrid	-1,960 SYD	@ \$4.00	-----	-\$7,840.00
CO 8.1	Tensar NX 750 Geogrid	3,000 SYD	@ \$7.76	-----	\$23,280.00
CO 8.2	Tensar TX Type 2 Geogrid (Material Only)	1,960 SYD	@ \$1.50	-----	\$2,940.00

Subtotal= \$37,505.00

CHANGE ORDER FORM

II. ADJUSTMENTS IN AMOUNT OF CONTRACT

1. Amount of original contract	\$9,097,758.00
2. Net (Addition/ Reduction) due to all Previous Contract Supplements Numbers 1 to <u>7</u>	\$296,224.00
3. Amount of Contract, not including this supplement	\$9,393,982.00
4. Addition/ Reduction to Contract due to this supplement	\$37,505.00
5. Amount of Contract, including this supplemental	\$9,431,487.00
6. Total (Addition/ Reduction) due to all Change Orders (Line 2 + Line 4)	\$333,729.00
7. Total percent of change in the original contract price Includes Change Order No. 1 to <u>8</u> (Line 6 divided by Line 1)	3.67%

III. CONTRACT SUPPLEMENT CONDITIONS

1. The contract completion date established in the original contract or as modified by previous Contract Supplement(s) is hereby ~~extended/reduced~~ by 0 calendar days, making the final completion date August 18, 2026.

2. Any additional work to be performed under this Contract supplement will be carried out in compliance with the specifications included in the preceding Description of Work Involved, with the supplemental contract drawing designed as _____, and under the provisions of the original contract including compliance with applicable equipment specifications, general specifications and project specifications for the same type of work.

3. This Contract Supplement, unless otherwise provided herein, does not relieve the contractor from strict compliance with the guarantee provisions of the original contract, particularly those pertaining to performance and operation of equipment.

4. The contractor expressly agrees that he will place under coverage of his Performance and Payment Bonds and contractor's insurance, all work covered by this Contract Supplement. The contractor will furnished to the owner evidence of increased coverage of this Performance and Payments bonds for the accrued value of all contract supplements, which exceed the original contract price by twenty (20) percent.

CHANGE ORDER FORM

RECOMMENDED FOR ACCEPTANCE

Brad Minnick

Brad Minnick, P.E.
City Civil Engineer

ACCEPTED: REDEVELOPMENT
CITY OF GOSHEN, INDIANA

BY: _____
Becky Hutsell, Redevelopment Director

ACCEPTED: BOARD OF PUBLIC WORKS AND SAFETY
CITY OF GOSHEN, INDIANA

Mayor

Member

Member

Member

Member

ACCEPTED: CONTRACTOR

BY: _____
Signature of authorized representative

Printed

Title

STEURY AVENUE & LINCOLN AVENUE RECONSTRUCTION & DRAINAGE IMPROVEMENTS - JN: 2019-0046
GEOGRID AND UNDERCUTTING ALTERNATES AT INTERSECTION OF LINCOLN AVE & STEURY AVE

Item No.	Est. Qty.	Unit	Description	Unit Price	Alternate A		Alternate B		Alternate C		Alternate D		Alternate E		Alternate F		Alternate G		Alternate H	
					Est. Qty	Amount	Est. Qty	Amount	Est. Qty	Amount	Est. Qty	Amount	Est. Qty	Amount	Est. Qty	Amount	Est. Qty	Amount	Est. Qty	Amount
7A		CYD	Common Excavation	\$37.50	722	\$27,083.33	817	\$30,625.00	573	\$21,500.00	573	\$21,500.00	573	\$21,500.00	573	\$21,500.00	239	\$8,958.33	167	\$6,270.83
7B		CYD	Structure Backfill, Type 1	\$60.00																
7C		CYD	"B" Borrow (Undistributed)	\$60.00							573	\$34,400.00			573	\$34,400.00				
7D		CYD	Compacted Aggregate, No. 2 (Undistributed)	\$115.00**	287	\$32,966.67			573	\$65,933.33			573	\$65,933.33						
10		TON	Compacted Aggregate for Base, No. 53	\$42.50	794†	\$33,736.50	1,488†	\$63,255.94									435†	\$18,503.44	305†	\$12,952.41
CO3.1		SYD	Tensor TX Type 2 Geogrid	\$4.00	-1,960	-\$7,840.00	-1,960	-\$7,840.00	-1,960	-\$7,840.00	-1,960	-\$7,840.00					-1,960	-\$7,840.00	-1,960	-\$7,840.00
CO8.1		SYD	Tensor NX 750 Geogrid	\$7.76	1,960	\$15,209.60	1,960	\$15,209.60	1,960	\$15,209.60	1,960	\$15,209.60					2,820	\$21,883.20	2,820	\$21,883.20
CO8.2		SYD	Tensor TX Type 2 Unused Material Cost	\$1.50	1,960	\$2,940.00	1,960	\$2,940.00	1,960	\$2,940.00	1,960	\$2,940.00					1,960	\$2,940.00	1,960	\$2,940.00
			TOTAL ALTERNATE AMOUNT (neat line)			\$104,096.10	\$104,190.54	\$97,742.93	\$66,209.60	\$87,433.33	\$55,900.00	\$44,444.97	\$36,206.44							
			TOTAL ALTERNATE AMOUNT + 5%			\$109,300.91	\$109,400.06	\$102,630.08	\$69,520.08	\$91,805.00	\$58,695.00	\$46,667.22	\$38,016.76							

Alternate Descriptions			Alternate Notes	
Alternate A	PAVEMENT SECTION on 8" No. 53 on NX 750 Geogrid (over 12" No. 2 Aggregate in Select Areas within Intersection plus 100' N & E)		Proof roll at subgrade. We requested this analysis from Matt Moore with Tensar, to avoid cutting the entire intersection at 15". Assumes 12" of No. 2 could get us to a 2% CBR.	
Alternate B	PAVEMENT SECTION on 15" No. 53 on NX 750 Geogrid (within Intersection plus 100' N & E)		Proof roll at subgrade. Recommended cut from Matt Moore, treating relative worst-case CBR % over entire intersection.	
Alternate C	PAVEMENT SECTION on NX 750 (over 24" No. 2 Aggregate in Select Areas within Intersection plus 100' N & E)*		Proof roll at subgrade likely. See note below. This would be a belt-and-suspenders approach, if pockets of unsuitable soils went deeper, assuming No. 2s would bridge.	
Alternate D	PAVEMENT SECTION on NX 750 (over 24" "B" Borrow or Structure Backfill, Type 1)*		Proof roll at subgrade likely. See note below. Pricing an improved geogrid over the most economical undercut backfill material.	
Alternate E	PAVEMENT SECTION on TX Type 2 (over 24" No. 2 Aggregate in Select Areas within Intersection plus 100' N & E)*		Proof roll at subgrade likely. See note below. We could continue using TX Type 2 if the No. 2s would be necessary to bridge, anyway.	
Alternate F	PAVEMENT SECTION on TX Type 2 (over 24" "B" Borrow or Structure Backfill, Type 1)*		Proof roll at subgrade likely. See note below. Wanted to include a TX Type 2 alternate for comparison... better than using TX Type 2 alone.	
Alternate G (Selected Alt.)	PAVEMENT SECTION on NX 750 (over 10" No. 53 on NX 750 in Select Areas within Intersection plus 100' N & E)		Proof roll on aggregate base. Instead of recommended cut over entire intersection, Matt was comfortable with us just undercutting and installing a lower layer of geogrid in areas that failed initial proof roll.	
Alternate H	PAVEMENT SECTION on NX 750 (over 7" No. 53 on NX 750 in Select Areas within Intersection plus 100' N & E)		This alternate appeared sufficient for entire pavement section at completion (per Tensar software) but may not pass a proof roll on aggregate base.	

*For Alternate C - Alternate F, it was assumed that we could remove almost all unsuitable soils in failed areas with 24" undercut. NOTE: We cannot trench immediately adjacent to newly-installed stone trenches, and there are
**Price includes underlayment with geotextile
†Estimated tons of No. 53 from cubic yards by using 135 pcf unit density for compacted-in-place

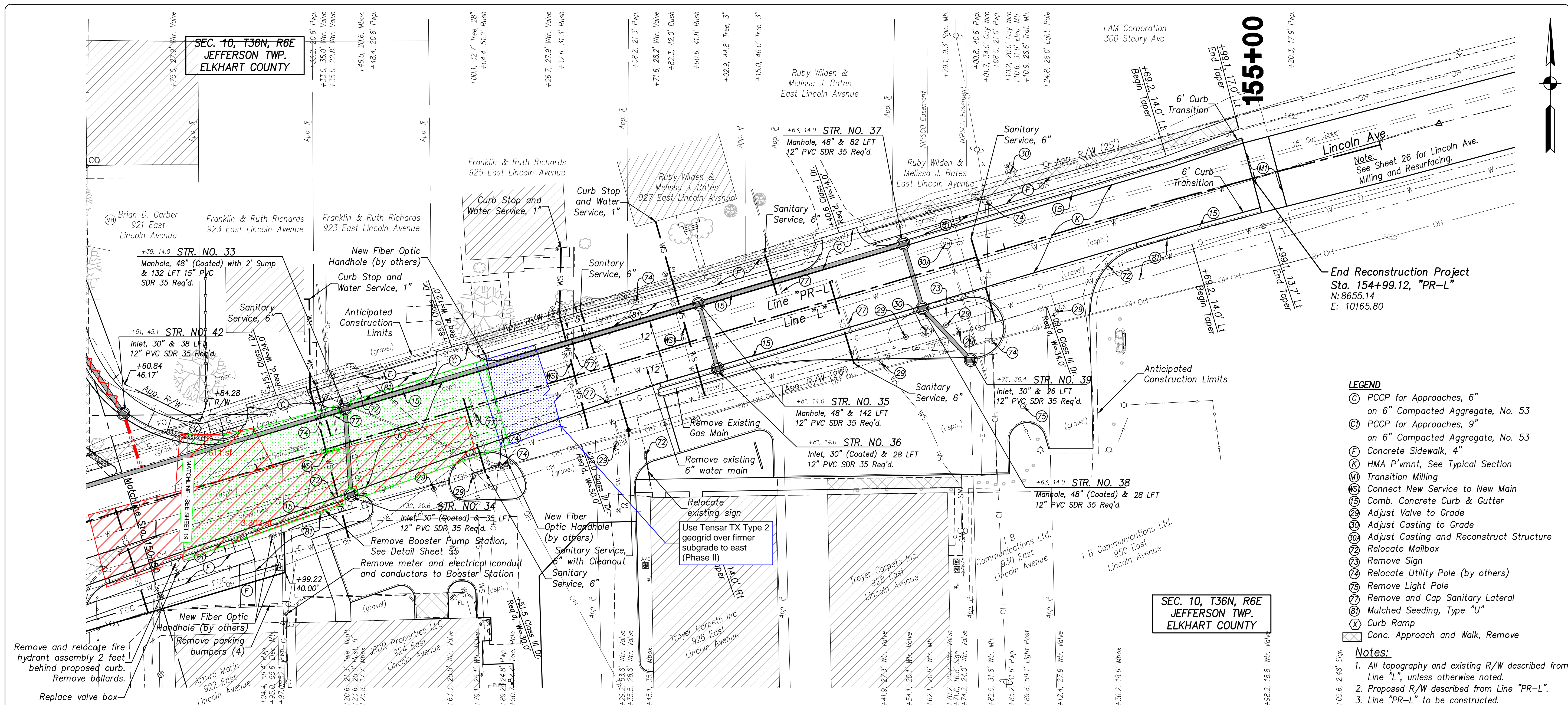
Areas within Phase II - See Plan Sheets			
Area 1	860	SYD	Area Failing Proof Roll
Area 2	1,960	SYD	Area of Phase II that Incorporates Failed Areas (Intersection plus approx. 100' N & E)

EXHIBIT A
ESTIMATED UNDERCUTTING AND GEOGRID AT LINCOLN AVE & STEURY AVE

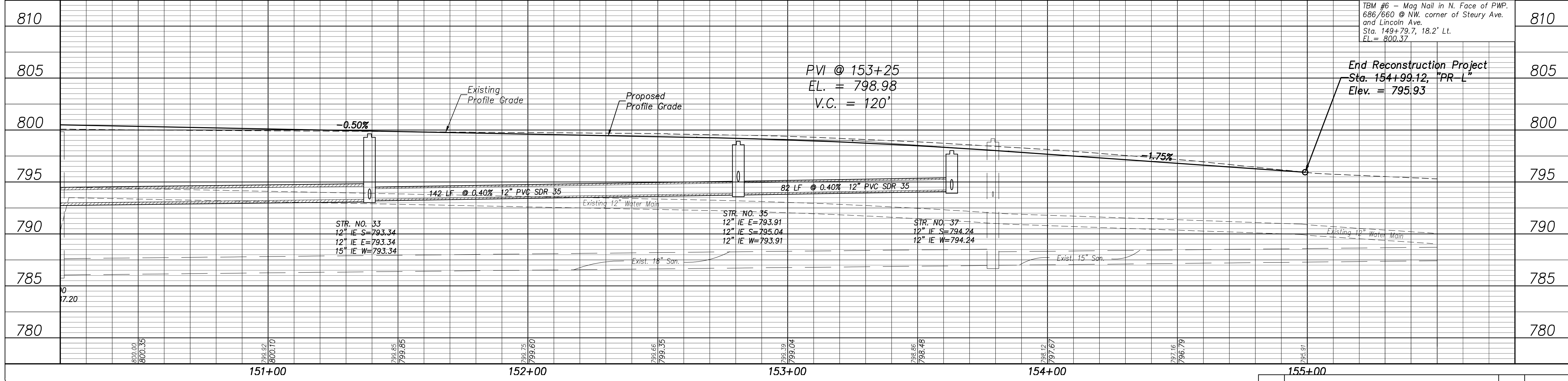
TOTAL TOP LAYER NX 750 GEOGRID AREA ESTIMATED THIS SHEET:
 4,678 SF = approx. 530 SYD (AREA 2)

TOTAL ADDITIONAL 10" UNDERCUTTING AND BOTTOM LAYER NX 750 GEOGRID ESTIMATED THIS SHEET:
 3,914 SF = approx. 450 SYD (AREA 1)

NOTE: UNDERCUT AREAS WILL NOT INCLUDE UNDERDRAINS OR 6" PERF. PVC IN STONE TRENCHES ("WAGON WHEEL" SPOKES)



- LEGEND**
- ⊙ PCCP for Approaches, 6" on 6" Compacted Aggregate, No. 53
 - ⊙ PCCP for Approaches, 9" on 6" Compacted Aggregate, No. 53
 - ⊙ Concrete Sidewalk, 4"
 - ⊙ HMA P'vmt, See Typical Section
 - ⊙ Transition Milling
 - ⊙ Connect New Service to New Main
 - ⊙ Comb. Concrete Curb & Gutter
 - ⊙ Adjust Valve to Grade
 - ⊙ Adjust Casting to Grade
 - ⊙ Adjust Casting and Reconstruct Structure
 - ⊙ Relocate Mailbox
 - ⊙ Remove Sign
 - ⊙ Relocate Utility Pole (by others)
 - ⊙ Remove Light Pole
 - ⊙ Remove and Cap Sanitary Lateral
 - ⊙ Mulched Seeding, Type "U"
 - ⊙ Curb Ramp
 - ⊙ Conc. Approach and Walk, Remove
- Notes:**
1. All topography and existing R/W described from Line "L", unless otherwise noted.
 2. Proposed R/W described from Line "PR-L".
 3. Line "PR-L" to be constructed.

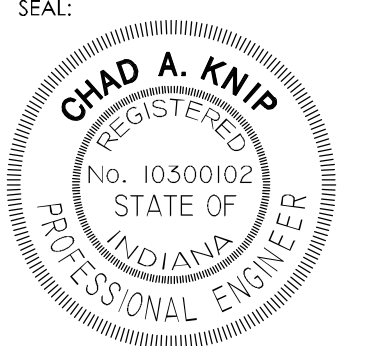


ABONMACHE
 315 W. Jefferson Blvd.
 Ft. Wayne, IN 46601
 Phone: 317.252.0700
 Fax: 317.251.4440
 abonmache.com

PROJECT:
STEURY AVENUE AND LINCOLN AVENUE RECONSTRUCTION AND DRAINAGE IMPROVEMENTS
PROJ. NO. 2019-0046

SHEET TITLE:
LINCOLN AVENUE PLAN AND PROFILE
STA. 150+50 TO E.O.P.

DATE: 3/7/2024
SCALE: HORZ: 1"=20', VERT: 1"=5'
ACI JOB #: 19-0916
SHEET NO.: 17 of 97



SIGNATURE: [Signature]
DATE: 3/7/2024

TBM #6 - Mag Nail in N. Face of PWP. 686/660 @ NW corner of Steury Ave. and Lincoln Ave. Sta. 149+79.7, 18.2' Lt. EL. = 800.37

End Reconstruction Project Sta. 154+99.12, "PR-L" Elev. = 795.93

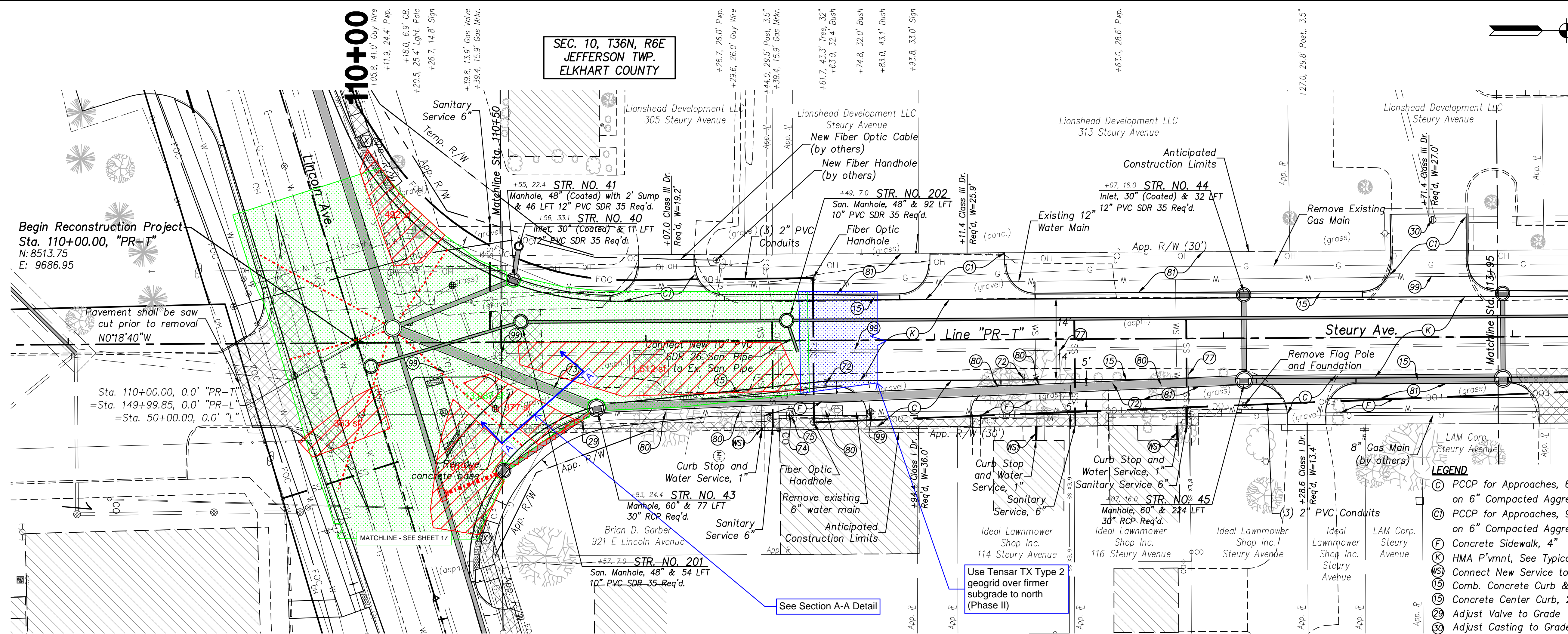
TOTAL TOP LAYER NX 750 GEOGRID AREA ESTIMATED THIS SHEET:

12,815 SF = approx. 1,430 SYD (AREA 2)

TOTAL ADDITIONAL 10" UNDERCUTTING AND BOTTOM LAYER NX 750 GEOGRID ESTIMATED THIS SHEET:

3,563 SF = approx. 410 SYD (AREA 1)

NOTE: UNDERCUT AREAS WILL NOT INCLUDE UNDERDRAINS OR 6" PERF. PVC IN STONE TRENCHES ("WAGON WHEEL" SPOKES)

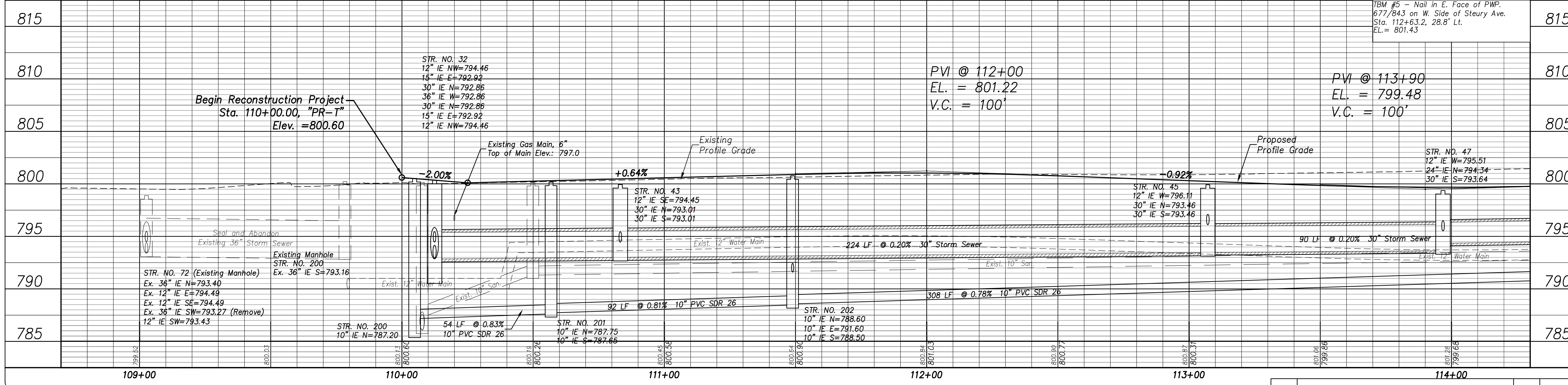


- LEGEND**
- (C) PCCP for Approaches, 6" on 6" Compacted Aggregate, No. 53
 - (C1) PCCP for Approaches, 9" on 6" Compacted Aggregate, No. 53
 - (F) Concrete Sidewalk, 4"
 - (K) HMA P'vmt, See Typical Section
 - (M) Connect New Service to New Main
 - (N) Comb. Concrete Curb & Gutter
 - (O) Concrete Center Curb, 2"
 - (P) Adjust Valve to Grade
 - (Q) Adjust Casting to Grade
 - (R) Relocate Mailbox
 - (S) Remove Sign
 - (T) Relocate Utility Pole (by others)
 - (U) Remove Light Pole
 - (V) Remove and Cap Sanitary Lateral
 - (W) Remove Tree
 - (X) Mulched Seeding, Type "U"
 - (Y) Remove Structure/Pipe
 - (Z) Curb Ramp
 - (Z1) Conc. Approach and Walk, Remove

- Notes:**
- All topography and existing R/W described from Line "T", unless otherwise noted.
 - Line "PR-T" to be constructed.

SEC. 10, T36N, R6E
JEFFERSON TWP.
ELKHART COUNTY

- +01.3, 24.9' Wtr. Valve
- +01.3, 24.9' Wtr. Valve
- +29.7, 24.4' CB.
- +36.3, 31.9' Frost
- +39.1, 34.6' Bush
- +49.8, 4.5' San. Mh.
- +57.3, 35.0' Gas Valve
- +68.0, 16.3' Sign
- +78.0, 27.9' Gas Valve
- +06.6, 24.7' Tree, 28"
- +32.5, 24.5' Tree, 20"
- +34.5, 17.9' Mbox.
- +42.8, 27.0' Wtr. Valve
- +49.4, 24.9' Pole Pole
- +50.2, 26.1' Light Pole
- +61.8, 24.3' Stump
- +66.1, 24.3' Top Machine
- +77.7, 25.1' CB.
- +21.6, 16.4' Tree, 12"
- +30.5, 15.6' Mbox. Valve
- +37.7, 24.3' Wtr. Valve
- +35.8, 15.7' Tree, 30"
- +48.5, 15.7' Begin Hedge.
- +61.4, 15.8' Mbox.
- +78.3, 16.2' Tree, 12"
- +86.2, 29.1' Light Pole
- +86.6, 24.2' Wtr. Valve
- +99.6, 14.9' End Hedge.
- +07.3, 33.2' Ring Pole
- +12.8, 36.6' Bush
- +14.3, 42.7' Light Pole
- +48.6, 31.9' Mbox.



ABONMACHE
315 W. Jefferson Blvd.
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abonmache.com

PROJECT:
STEURY AVENUE AND LINCOLN AVENUE RECONSTRUCTION AND DRAINAGE IMPROVEMENTS
PROJ. NO. 2019-0046

SHEET TITLE:
STEURY AVENUE AND PROFILE PLAN AND PROFILE STA. 110+00 TO STA. 114+00

815
810
805
800
795
790
785

815
810
805
800
795
790
785

Drawn by: ZDH
Designed by: ZDH
PM Review: CAK
QA/QC Review: RTN
Date: 3/7/2024

Signature: CHAD A. KNIP
Professional Engineer
No. 10300102
State of Indiana

Date: 3/7/2024
Scale: HORZ: 1"=20'
VERT: 1"=5'
ACI JOB #: 19-0916
SHEET NO.: 19 of 97



**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: Board of Public Works and Safety

FROM: Goshen Engineering Department

RE: **COLLEGE AVENUE PHASE I – ROAD CLOSURE FOR NIPSCO
ELECTRIC UTILITY RELOCATION
DES NO. 1900739, DES NO. 2101631, DES NO. 2501041 (JN: 2019-0022)**

DATE: June 11, 2026

NIPSCO Electric is requesting to close College Avenue to through traffic from Lincolnway East / US 33 east to Century Drive on Tuesday, June 16, and Wednesday, June 17, 2026. There will be a hard closure near the bridge over Horn Ditch.

NIPSCO is requesting this closure to remove construction mats following utility pole and overhead power line relocations for the College Avenue, Phase I roadway reconstruction project. The closure will utilize the same maintenance of traffic plan as submitted and reviewed in March, which engineering staff approved as part of the right-of-way permit. A copy of this plan is attached.

Requested motion: Move to approve the closure of College Avenue from Lincolnway East / US 33 east to Century Drive on June 16 and June 17, 2026.

**APPROVED:
BOARD OF PUBLIC WORKS & SAFETY
CITY OF GOSHEN, INDIANA**

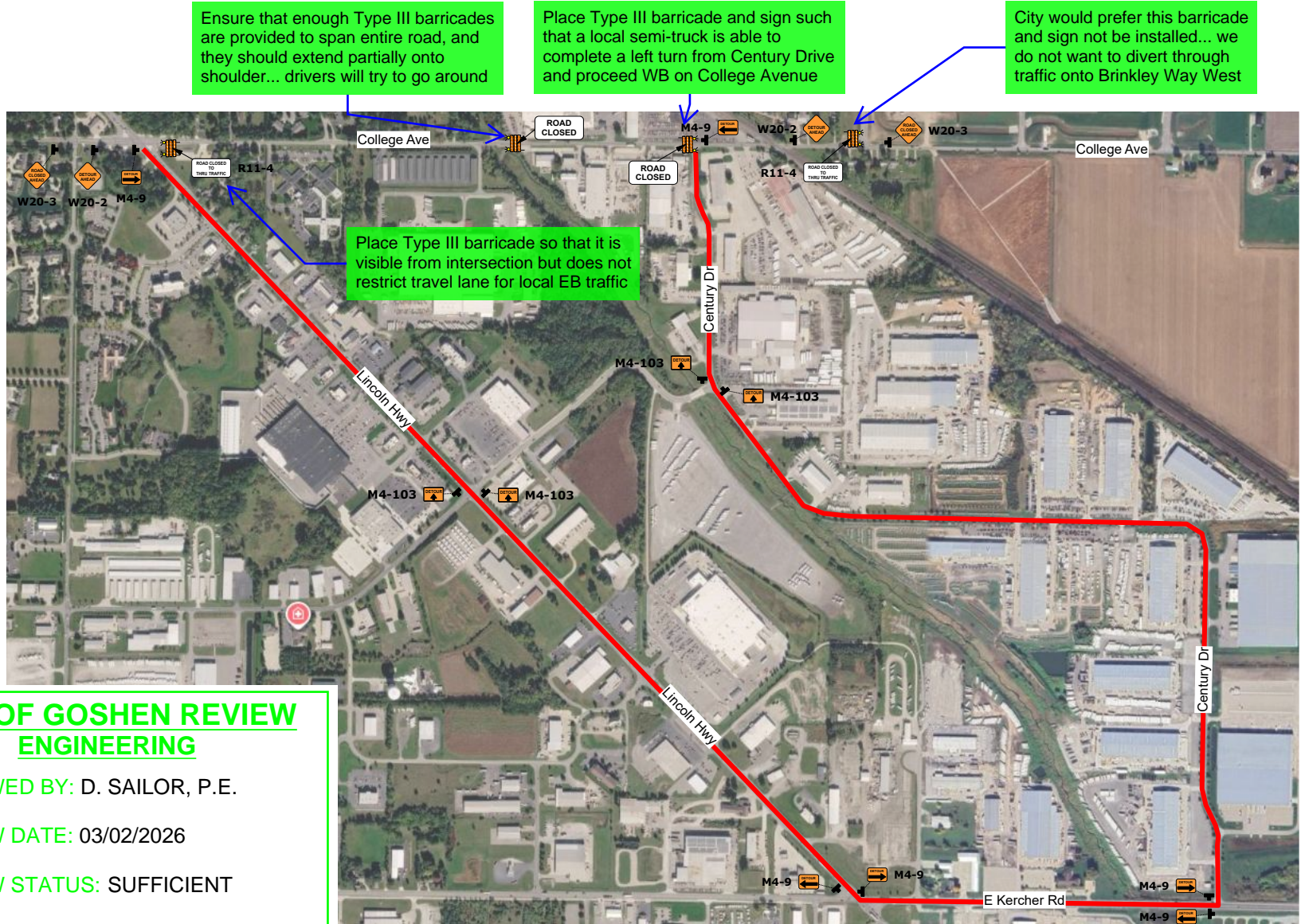
Gina Leichty, Mayor

Barb Swartley, Member

Mary Nichols, Member

Orv Myers, Member

Michael Landis, Member



Ensure that enough Type III barricades are provided to span entire road, and they should extend partially onto shoulder... drivers will try to go around

Place Type III barricade and sign such that a local semi-truck is able to complete a left turn from Century Drive and proceed WB on College Avenue

City would prefer this barricade and sign not be installed... we do not want to divert through traffic onto Brinkley Way West

Place Type III barricade so that it is visible from intersection but does not restrict travel lane for local EB traffic

CITY OF GOSHEN REVIEW ENGINEERING
 REVIEWED BY: D. SAILOR, P.E.
 REVIEW DATE: 03/02/2026
 REVIEW STATUS: SUFFICIENT



Date: 2/25/2026 Author: HighStar Traffic Project: Horn Ditch, College Ave - Closure/Detour
 Prepared for: Nipsco Sheet: 1 of 1 Scale: N.T.S.

Comments: Plan provided to meet MUTCD standards, any additional requirements may need to be approved. Plans are non signed, sealed, and are for illustration to governing agency for approval.

Manifest
4 x M4-103
3 x M4-9 detour (L)
3 x M4-9 detour (R)
2 x R11-2 road closed R11-2
2 x R11-4 road closed to thru traffic
2 x W20-2 detour ahead
2 x W20-3 road closed ahead



**Engineering Department
CITY OF GOSHEN**

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engineering@goshencity.com • www.goshenindiana.org

MEMORANDUM

TO: Board of Works and Safety and Stormwater Board

FROM: Dustin Sailor, P.E., Director of Public Works

RE: **KEYSTONE SQUARE SIXTEENTH
ACCEPTANCE OF DRAINAGE PLAN (JN: 2026-2013)**

DATE: June 11, 2026

In accordance with the City's Subdivision Control Ordinance No. 3196 Section 512 "Drainage Plan", the City's Engineering Department has reviewed the drainage plan for Keystone Square Sixteenth, located at 2490 Berkshire Drive. The drainage plan addresses the drainage needs of Lot 20 and Lot 20 only with a combination of inlet structures, conveyance pipes, and stormwater retention that will provide 0.138 acre-feet of storage.

After due consideration of the proposed drainage plan, the Goshen Engineering Department recommends the Board of Public Works and Safety and Stormwater Board's acceptance of the subdivision's drainage plan.

The record should show the City of Goshen in no way guarantees the proposed drainage improvements will adequately function as designed by the developer's licensed professional. Additionally, the City accepts no liability in conjunction with the acceptance of the drainage plan. If the drainage plan's piping and or stormwater impoundments are found to underperform following construction, the developer and/or property owner will be directed by the City to take remedial action be taken by the developer.

City of Goshen
Board of Works & Safety

Gina Leichty, Mayor

Mike Landis, Board Member

Orv Myers, Board Member

Barb Swartley, Board Member

Mary Nichols, Board Member



Rossa Deegan, AICP
PLANNING & ZONING DEPARTMENT, CITY OF GOSHEN
204 East Jefferson Street, Suite 4 • Goshen, IN 46528-3405

Phone (574) 534-3505 • Fax (574) 533-8626
rossadeegan@goshencity.com • goshen.in.gov

MEMORANDUM

TO: Board of Public Works & Safety

FROM: Rossa Deegan, Goshen Planning

DATE: June 11, 2026

RE: Keystone Square Sixteenth – Acceptance of Subdivision Plat

The secondary subdivision for Keystone Square Sixteenth (Lot 20) has been submitted. The subject property is generally located on the south side of Berkshire Drive and is zoned Commercial B-3 PUD (Planned Unit Development), part of Keystone Square Commercial subdivision that was granted primary approval by the Plan Commission on July 18, 2000.

Following primary subdivision approval of Keystone Square on July 18, 2000, secondary subdivision approval has been granted for 15 phases, including Lots 1-12, Lots 13A and B, Lots 15-18 and various rights of way. Keystone Square Sixteenth includes one lot, Lot 20.

Note:

- The replat meets the Keystone Square PUD, Zoning Ordinance, and Subdivision requirements
- Infrastructure is existing, so no performance bond/surety is required
- A subdivision drainage plan is scheduled for the June 11, 2026, Board of Works
- The plat does not include new dedication of right of way but does include a number of easements

Please accept the subdivision plat for Keystone Square 16th with easements and sign the plat.

Suggested Motion: Move to accept the subdivision plat for Keystone Square 16th with easements.

KEYSTONE SQUARE SIXTEENTH

A PART OF THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 36 NORTH, RANGE 6 EAST, CITY OF GOSHEN,
ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA.

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 6 EAST, CITY OF GOSHEN, ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA (BASED ON A SURVEY PERFORMED IN APRIL OF 2026 BY CAMERON L. BERON, INDIANA PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 21900005, WITH ABONMARCHE CONSULTANTS, JOB NUMBER 26-0229). BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERN MOST CORNER OF KEYSTONE SQUARE TENTH P.U.D. AS RECORDED IN PLAT BOOK 31, PAGE 91 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF BERKSHIRE DRIVE; THENCE SOUTH 30°37'01" EAST (BASED ON THE ELKHART COUNTY PROJECTION NAD_83), 103.84 FEET TO THE POINT OF A CURVE, CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY 21.50 FEET ALONG SAID CURVE HAVING A RADIUS OF 285.00 FEET AND SUBTENDED BY A LONG CHORD BEARING OF SOUTH 28°27'20" EAST, 21.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID CURVE 119.22 FEET, TO THE POINT OF A COMPOUND CURVE, SAID CURVE BEING SUBTENDED BY A LONG CHORD BEARING OF SOUTH 14°18'39" EAST, 118.35 FEET; THENCE NORTH 90°00'00" EAST, 191.30 FEET TO A POINT ON THE WEST LINE OF A PARCEL OF LAND CONVEYED TO MENARD INC. IN INSTRUMENT #2004-06344 AS RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY; THENCE NORTH 00°19'31" WEST ALONG SAID WEST LINE AND THE NORTHERLY PROJECTION THEREOF, 168.04 FEET; THENCE SOUTH 90°00'00" WEST, 111.51 FEET; THENCE SOUTH 63°43'31" WEST, 120.54 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 0.733 ACRES, MORE OR LESS, AND SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

FLOOD NOTE

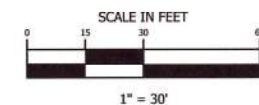
THE SUBJECT LOT IS NOT WITHIN THE 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) LIMITS AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 18039C0266D, EFFECTIVE MAP DATE: AUGUST 2, 2011.



LOCATION MAP

(NOT TO SCALE)

OWNER
WINDSHIRE CORP.
2523 MESSICK DRIVE
GOSHEN, IN 46526-5394
INSTR. #98-27566



ABONMARCHE

303 River Race Drive, Unit 206
Goshen, IN 46526
T 574.533.9913
F 574.533.9911
abonmarche.com

Surveying
Engineering
Architecture

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ABONMARCHE CONSULTANTS, INC.

LEGEND

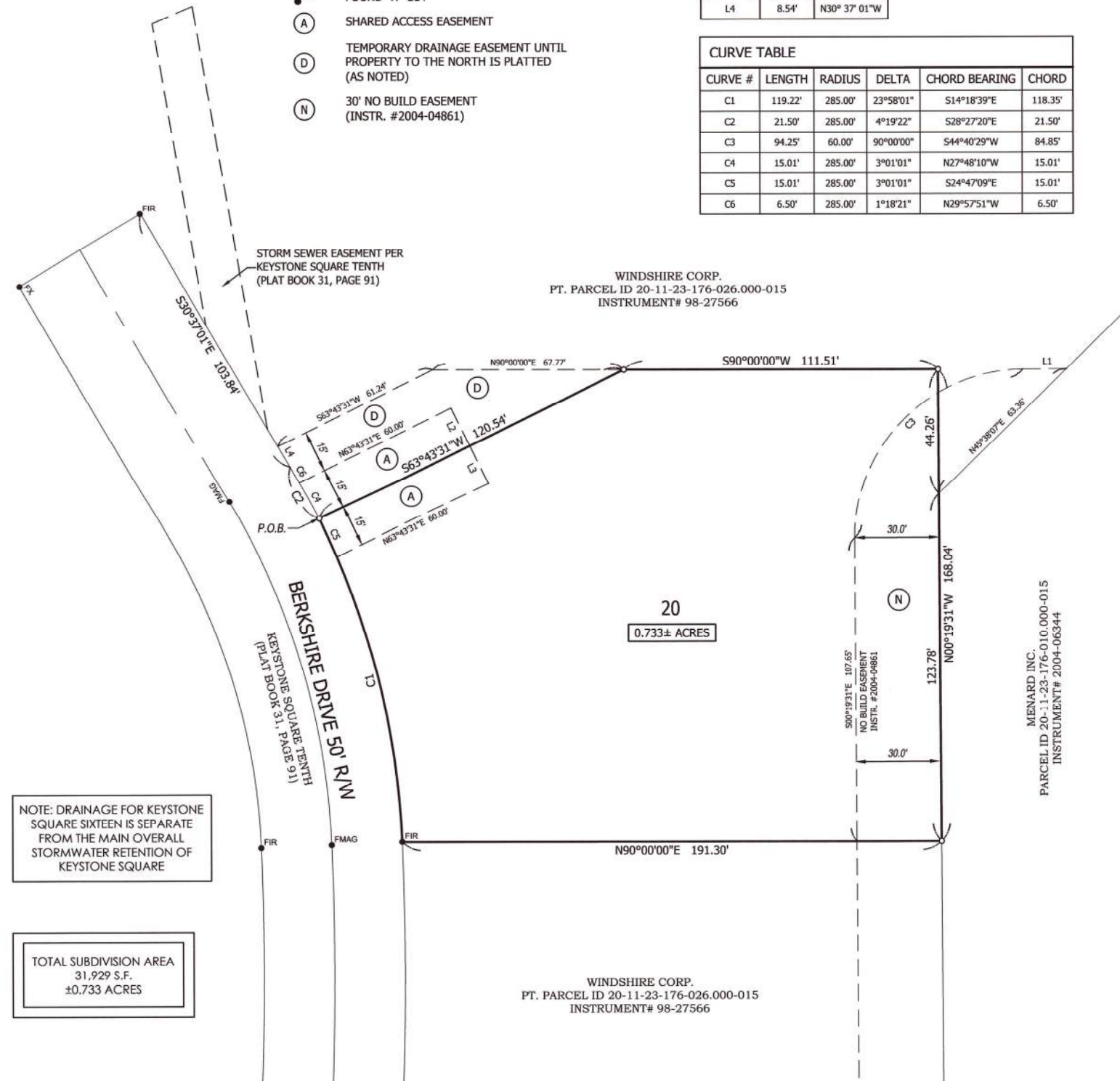
- SET 5/8" CAPPED REBAR, "ABONMARCHE FIRM #0050"
- FIR FOUND REBAR
- FMAG FOUND MAG NAIL
- FX FOUND "X" CUT
- ⊙ SHARED ACCESS EASEMENT
- ⊙ TEMPORARY DRAINAGE EASEMENT UNTIL PROPERTY TO THE NORTH IS PLATTED (AS NOTED)
- ⊙ 30' NO BUILD EASEMENT (INSTR. #2004-04861)

LINE TABLE

LINE NO.	LENGTH	DIRECTION
L1	15.55'	S89°40'29"W
L2	15.00'	S26°17'39"E
L3	15.00'	N26°17'39"W
L4	8.54'	N30°37'01"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	119.22'	285.00'	23°58'01"	S14°18'39"E	118.35'
C2	21.50'	285.00'	4°19'22"	S28°27'20"E	21.50'
C3	94.25'	60.00'	90°00'00"	S44°40'29"W	84.85'
C4	15.01'	285.00'	3°01'01"	N27°48'10"W	15.01'
C5	15.01'	285.00'	3°01'01"	S24°47'09"E	15.01'
C6	6.50'	285.00'	1°18'21"	N29°57'51"W	6.50'



NOTE: DRAINAGE FOR KEYSTONE SQUARE SIXTEEN IS SEPARATE FROM THE MAIN OVERALL STORMWATER RETENTION OF KEYSTONE SQUARE

TOTAL SUBDIVISION AREA
31,929 S.F.
±0.733 ACRES

WINDSHIRE CORP.
PT. PARCEL ID 20-11-23-176-026.000-015
INSTRUMENT# 98-27566

JOB NO.: 26-0229
DATE: MAY, 2026

SHEET 1 OF 2

KEYSTONE SQUARE SIXTEENTH
 A PART OF THE NORTHWEST QUARTER OF SECTION 23,
 TOWNSHIP 36 NORTH, RANGE 6 EAST, CITY OF GOSHEN,
 ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA.

PLAN COMMISSION STAFF APPROVAL

UNDER THE AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF GOSHEN, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF GOSHEN, AS FOLLOWS:

APPROVED BY THE ZONING ADMINISTRATOR ON BEHALF OF THE CITY PLAN COMMISSION ON THIS
 _____ DAY OF _____, 20____.

RHONDA YODER, ZONING ADMINISTRATOR

CITY OF GOSHEN, INDIANA DRAINAGE MAINTENANCE STATEMENT

THE CITY OF GOSHEN, INDIANA IS A MUNICIPAL SEPARATE STORM SEWER (MS4) COMMUNITY GOVERNED BY INDIANA ADMINISTRATIVE CODE 327-15-13. THE CITY OF GOSHEN'S POST CONSTRUCTION STORM WATER ORDINANCE REQUIRES THE OWNER AND ITS ASSIGNS TO EXECUTE A STORM WATER MAINTENANCE COVENANT FOR THE OPERATION, MAINTENANCE, AND REPAIR OF ALL STORM WATER MANAGEMENT FACILITIES, AS DESCRIBED IN THE DEVELOPMENT'S "POST CONSTRUCTION STORM WATER MANAGEMENT PLAN". TO ADMINISTER THE "POST CONSTRUCTION STORM WATER MANAGEMENT PLAN", THE OWNER AND ITS ASSIGNS SHALL MAINTAIN AN ACCESS AND MAINTENANCE EASEMENT OVER THE STORM WATER SYSTEM AND A FUNDING MECHANISM FOR THE MAINTENANCE OF SAID STORM WATER SYSTEM. ANY CHANGES TO THE MAINTENANCE AGREEMENT BY THE DEVELOPMENT AND/OR THE ASSIGNS SHALL BE APPROVED BY THE DEPARTMENT OF STORM WATER MANAGEMENT AND THEN RECORDED WITH THE ELKHART COUNTY RECORDER.

AT A MINIMUM, THE "STORM WATER MAINTENANCE POLLUTION PREVENTION PLAN" SHALL REQUIRE THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING CULVERTS AND SWALES. NO OWNER OR ITS ASSIGN SHALL PERMIT, ALLOW OR CAUSE ANY OF SAID FACILITIES TO BE OBSTRUCTED, REMOVED OR IN ANY WAY IMPEDE THE FLOW OF WATER ACROSS OR THROUGH SAID FACILITIES. IN THE EVENT ANY SUCH FACILITIES BECOME DAMAGED OR IN DISREPAIR, IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND ITS ASSIGNS TO REPAIR SUCH FACILITIES AT THE COLLECTIVE'S EXPENSE.

THE CITY OF GOSHEN WILL ENFORCE THE "POST CONSTRUCTION STORM WATER MANAGEMENT PLAN," AND SHALL TAKE LEGAL ACTION, IF NECESSARY, AGAINST ANY PARTY IN NON-COMPLIANCE.

IN THE EVENT AN OWNER OR ITS ASSIGNS FAIL TO MAINTAIN SUCH DRAINAGE FACILITIES IN GOOD WORKING ORDER AND REPAIR, THE CITY OF GOSHEN, INDIANA, MAY REPAIR SUCH DRAINAGE FACILITIES AND INVOICE THE COSTS OF SUCH REPAIR TO THE OWNER AND ITS ASSIGNS. THE CITY OF GOSHEN, INDIANA, IS GRANTED AN EASEMENT ACROSS THE OWNER AND ASSIGNS' REAL ESTATE FOR THE PURPOSE OF REPAIRING AND INSPECTING ANY DRAINAGE FACILITIES ON SAID OWNER OR ASSIGNS' REAL ESTATE. THE AMOUNT OF ANY ASSESSMENT FOR THE COSTS OF REPAIR, AS ASSESSED BY THE CITY, SHALL CONSTITUTE A LIEN UPON THE REAL ESTATE OF THE OWNER AND ASSIGNS, AND AN ENCUMBRANCE UPON THE TITLE TO SAID REAL ESTATE.

THE CITY OF GOSHEN, INDIANA, IS FURTHER GRANTED RIGHT OF ACTION FOR THE COLLECTION OF SAID INDEBTEDNESS FROM THE OWNER AND ASSIGNS, AND FOR THE FORECLOSURE OF SAID LIEN IN THE MANNER IN WHICH MORTGAGES ARE FORECLOSED UNDER THE LAWS OF SAID STATE OF INDIANA. ANY SUCH COLLECTION AND/OR FORECLOSURE ACTION SHALL BE MAINTAINED IN THE COURTS OF GENERAL JURISDICTION OF THE STATE OF INDIANA, AND SHALL BE COMMENCED IN ELKHART COUNTY, INDIANA.

STATEMENT OF UTILITIES

EASEMENTS ARE HEREBY GRANTED TO THE CITY OF GOSHEN, ALL PUBLIC UTILITY COMPANIES, INCLUDING COMMUNICATION COMPANIES, NORTHERN INDIANA PUBLIC SERVICE COMPANY, AND SEVERAL PRIVATE UTILITY COMPANIES WHERE THEY HAVE A CERTIFICATE OF TERRITORIAL AUTHORITY TO RENDER SERVICE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, PLACE, AND MAINTAIN SEWERS, WATER MAINS, GAS MAINS, ELECTRIC LINES, CONDUITS, BRACES, GUYS, ANCHORS, AND OTHER PUBLIC AND PRIVATE APPURTENANCES IN, UPON, ALONG AND OVER THE STRIPS OF LAND DESIGNATED ON THE PLAT MARKED "UTILITY EASEMENT" FOR THE PURPOSES OF SERVICING THE PUBLIC IN GENERAL WITH SEWER, WATER, GAS, ELECTRIC, COMMUNICATION SERVICE, AND OTHER PUBLIC AND PRIVATE UTILITIES, INCLUDING THE RIGHT TO USE THE STREETS, WHERE NECESSARY AND TO OVERHANG LOTS WITH AERIAL SERVICE WIRES TO SERVE LOTS ADJACENT TO EASEMENTS, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS FOR PUBLIC AND PRIVATE UTILITIES AT ALL TIMES FOR ANY OF THE PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUB, OR SAPLINGS THAT INTERFERE WITH ANY SUCH UTILITY EQUIPMENT. NO PERMANENT BUILDING OR IMPROVEMENT, SEMI-PERMANENT STRUCTURE, TREE, OR FENCE SHALL BE PLACED ON SAID EASEMENT. STILL, THE SAME MAY BE USED FOR GARDENS, SHRUBS, UNFIXED LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSES.

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTIONED AND THAT AS SUCH OWNERS WE HAVE CAUSED THE ABOVE DESCRIBED TO BE SURVEYED AS SHOWN ON THE HEREON DRAWN PLAT AS OUR FREE AND VOLUNTARY ACT AND DEED.

WITNESS OUR HAND(S) AND SEAL(S) THIS _____ DAY OF _____, 20____.

 JANE M. SCHROCK, SECRETARY
 WINDSHIRE CORP.

AUDITOR

DULY ENTERED FOR TAXATION THIS _____ DAY OF _____, 20____.

 ELKHART COUNTY AUDITOR.
 TIARA JACKSON

RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____, 20____.

AT _____; _____ AND RECORDED IN PLAT BOOK _____ PAGE _____.

FEE: _____
 _____ ELKHART COUNTY RECORDER.
 KAALA BAKER

ACCEPTANCE OF DEDICATION

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY, CITY OF GOSHEN, INDIANA THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS

_____ DAY OF _____, 20____.

 GINA LEICHTY, MAYOR MICHAEL A. LANDIS, MEMBER MARY NICHOLS, MEMBER

 ORV MYERS, MEMBER BARB SWARTLEY, MEMBER

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, AS PROPRIETORS, HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT, THAT SAID SUBDIVISION IS TO BE KNOWN AS **KEYSTONE SQUARE SIXTEENTH** AND THAT THE LOTS HAVE THEIR RESPECTIVE DIMENSIONS GIVEN IN FEET AND DECIMAL PARTS THEREOF, AND THAT THE STREETS INCLUDED IN SAID SUBDIVISION ARE HEREBY DEDICATED FOR PUBLIC USE.

WITNESS OUR HAND(S) AND SEAL(S) THIS _____ DAY OF _____, 20____.

 JANE M. SCHROCK, SECRETARY
 WINDSHIRE CORP.

NOTARY PUBLIC CERTIFICATE

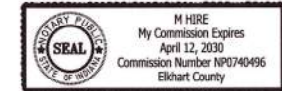
STATE OF INDIANA) SS:
 COUNTY OF ELKHART)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JANE M. SCHROCK, SECRETARY ON BEHALF OF WINDSHIRE CORP. AND ACKNOWLEDGED THE EXECUTION OF THIS PLAT.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

 NOTARY SIGNATURE APRIL 12, 2030
 MY COMMISSION EXPIRES

RESIDENT OF ELKHART COUNTY, INDIANA M. HIRE NP0740496
 NOTARY PRINTED NAME COMMISSION NUMBER



SURVEYOR'S CERTIFICATE

I, CAMERON L. BERON, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ABONMARCHE CONSULTANTS, GOSHEN, INDIANA; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE PLATTING ORDINANCE; AND THAT THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE ACCURATELY SHOWN.

THIS PLAT IS IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 29 OF THE INDIANA ADMINISTRATIVE CODE. THE BOUNDARY LINES OF THIS PLAT CONFORM TO THE RECORDED BOUNDARY PERFORMED BY BRADS-KO ENGINEERING & SURVEYING, INC. RECORDED IN INSTRUMENT #98-08915 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

I, CAMERON L. BERON, PS, AFFIRM, UNDER PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

DATED THIS 14TH DAY OF MAY, 2026.

Cameron L. Beron
 CAMERON L. BERON, PS
 PROFESSIONAL LAND SURVEYOR #21900005
 STATE OF INDIANA



303 River Race Drive, Unit 206
 Goshen, IN 46526
 T 574.533.9913
 F 574.533.9911
 abonmarche.com

Surveying
 Engineering
 Architecture

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ABONMARCHE CONSULTANTS, INC.

JOB NO.: 26-0229
 DATE: MAY, 2026

SHEET 2 OF 2



Rossa Deegan, AICP
PLANNING & ZONING DEPARTMENT, CITY OF GOSHEN
204 East Jefferson Street, Suite 4 • Goshen, IN 46528-3405

Phone (574) 534-3505 • Fax (574) 533-8626
rossadeegan@goshencity.com • goshen.in.gov

MEMORANDUM

TO: Board of Public Works & Safety

FROM: Rossa Deegan, Goshen Planning

DATE: June 11, 2026

RE: Replat of Lot 28 South Addition – Acceptance of Subdivision Plat

Replat of Lot 28 South Addition is a two-lot minor subdivision to create separate lots for a dance studio in an existing building and a new City parking lot. The subject property is generally located on the northwest corner of Main Street and Jefferson Street, with common addresses of 233 S Main Street and 113 W Jefferson Street, zoned Commercial B-2.

Note:

- The replat meets the Zoning Ordinance and Subdivision requirements
- Infrastructure is existing, so no performance bond/surety is required
- A subdivision drainage plan is not required
- The plat does not include new dedication of right of way but does include a new utility and sidewalk access easement

Please accept the subdivision plat for Replat of Lot 28 South Addition with easements and sign the plat.

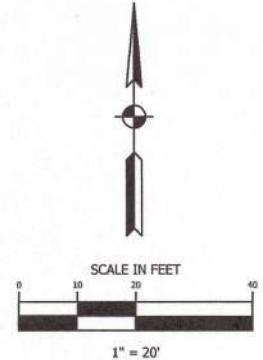
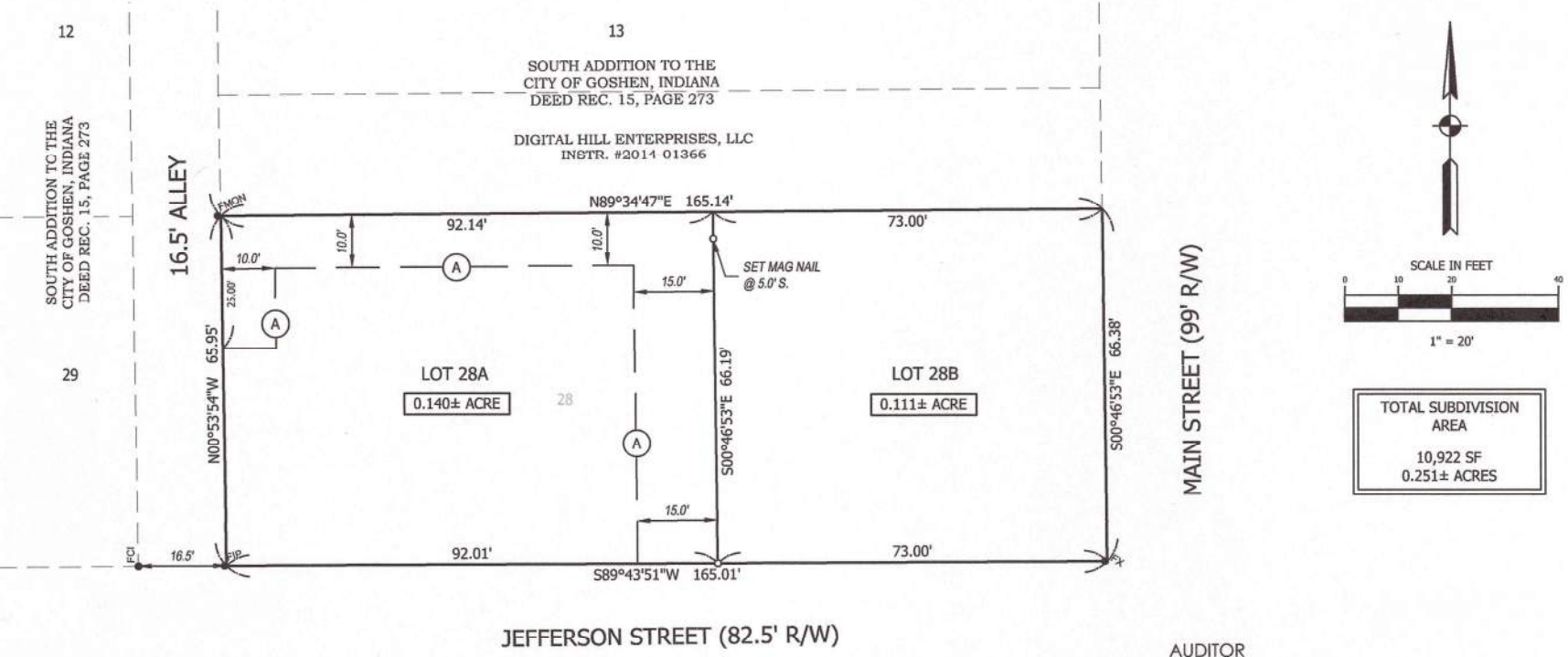
Suggested Motion: Move to accept the subdivision plat for Replat of Lot 28 South Addition

LEGEND	
○	SET MAG NAIL W/WASHER "ABONMARCHE FIRM #0050"
○	PROPOSED UTILITY & SIDEWALK ACCESS EASEMENT FOR THE BENEFIT OF LOT 28B
●	FX FOUND ANGLE CUT
●	FIP FOUND IRON PIPE
●	FMON FOUND MONUMENT

FLOOD NOTE
THE SUBJECT PLAT DOES NOT LIE WITHIN 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 18039C0254D, EFFECTIVE MAP DATE: AUGUST 2, 2011.

REPLAT OF LOT 28 SOUTH ADDITION

LOT 28 IN SOUTH ADDITION TO THE CITY OF GOSHEN, ELKHART COUNTY, INDIANA; SAID PLAT BEING RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN DEED RECORD 15, PAGE 273; AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 6 EAST, CITY OF GOSHEN, ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA



TOTAL SUBDIVISION AREA
10,922 SF
0.251± ACRES

CITY OF GOSHEN, INDIANA DRAINAGE MAINTENANCE STATEMENT

THE CITY OF GOSHEN, INDIANA IS A MUNICIPAL SEPARATE STORM SEWER (MS4) COMMUNITY GOVERNED BY INDIANA ADMINISTRATIVE CODE 327-15-13. THE CITY OF GOSHEN'S POST CONSTRUCTION STORM WATER ORDINANCE REQUIRES THE OWNER AND ITS ASSIGNS TO EXECUTE A STORM WATER MAINTENANCE COVENANT FOR THE OPERATION, MAINTENANCE, AND REPAIR OF ALL STORM WATER MANAGEMENT FACILITIES, AS DESCRIBED IN THE DEVELOPMENT'S "POST CONSTRUCTION STORM WATER MANAGEMENT PLAN". TO ADMINISTER THE "POST CONSTRUCTION STORM WATER MANAGEMENT PLAN", THE OWNER AND ITS ASSIGNS SHALL MAINTAIN AN ACCESS AND MAINTENANCE EASEMENT OVER THE STORM WATER SYSTEM AND A FUNDING MECHANISM FOR THE MAINTENANCE OF SAID STORM WATER SYSTEM. ANY CHANGES TO THE MAINTENANCE AGREEMENT BY THE DEVELOPMENT AND/OR THE ASSIGNS SHALL BE APPROVED BY THE DEPARTMENT OF STORM WATER MANAGEMENT AND THEN RECORDED WITH THE ELKHART COUNTY RECORDER.

AT A MINIMUM, THE "STORM WATER MAINTENANCE POLLUTION PREVENTION PLAN" SHALL REQUIRE THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING CULVERTS AND SWALES. NO OWNER OR ITS ASSIGN SHALL PERMIT, ALLOW OR CAUSE ANY OF SAID FACILITIES TO BE OBSTRUCTED, REMOVED OR IN ANY WAY IMPEDE THE FLOW OF WATER ACROSS OR THROUGH SAID FACILITIES. IN THE EVENT ANY SUCH FACILITIES BECOME DAMAGED OR IN DISREPAIR, IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND ITS ASSIGNS TO REPAIR SUCH FACILITIES AT THE COLLECTIVE'S EXPENSE.

THE CITY OF GOSHEN WILL ENFORCE THE "POST CONSTRUCTION STORM WATER MANAGEMENT PLAN," AND SHALL TAKE LEGAL ACTION, IF NECESSARY, AGAINST ANY PARTY IN NON-COMPLIANCE.

IN THE EVENT AN OWNER OR ITS ASSIGNS FAIL TO MAINTAIN SUCH DRAINAGE FACILITIES IN GOOD WORKING ORDER AND REPAIR, THE CITY OF GOSHEN, INDIANA, MAY REPAIR SUCH DRAINAGE FACILITIES AND INVOICE THE COSTS OF SUCH REPAIR TO THE OWNER AND ITS ASSIGNS. THE CITY OF GOSHEN, INDIANA, IS GRANTED AN EASEMENT ACROSS THE OWNER AND ASSIGNS' REAL ESTATE FOR THE PURPOSE OF REPAIRING AND INSPECTING ANY DRAINAGE FACILITIES ON SAID OWNER OR ASSIGNS' REAL ESTATE. THE AMOUNT OF ANY ASSESSMENT FOR THE COSTS OF REPAIR, AS ASSESSED BY THE CITY, SHALL CONSTITUTE A LIEN UPON THE REAL ESTATE OF THE OWNER AND ASSIGNS, AND AN ENCUMBRANCE UPON THE TITLE TO SAID REAL ESTATE.

THE CITY OF GOSHEN, INDIANA, IS FURTHER GRANTED RIGHT OF ACTION FOR THE COLLECTION OF SAID INDEBTEDNESS FROM THE OWNER AND ASSIGNS, AND FOR THE FORECLOSURE OF SAID LIEN IN THE MANNER IN WHICH MORTGAGES ARE FORECLOSED UNDER THE LAWS OF SAID STATE OF INDIANA. ANY SUCH COLLECTION AND/OR FORECLOSURE ACTION SHALL BE MAINTAINED IN THE COURTS OF GENERAL JURISDICTION OF THE STATE OF INDIANA, AND SHALL BE COMMENCED IN ELKHART COUNTY, INDIANA.

STATEMENT OF UTILITIES

EASEMENTS ARE HEREBY GRANTED TO THE CITY OF GOSHEN, ALL PUBLIC UTILITY COMPANIES, INCLUDING COMMUNICATION COMPANIES, NORTHERN INDIANA PUBLIC SERVICE COMPANY, AND SEVERAL PRIVATE UTILITY COMPANIES WHERE THEY HAVE A CERTIFICATE OF TERRITORIAL AUTHORITY TO RENDER SERVICE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, PLACE, AND MAINTAIN SEWERS, WATER MAINS, GAS MAINS, ELECTRIC LINES, CONDUITS, BRACES, GUYS, ANCHORS, AND OTHER PUBLIC AND PRIVATE APPURTENANCES IN, UPON, ALONG AND OVER THE STRIPS OF LAND DESIGNATED ON THE PLAT MARKED "UTILITY EASEMENT" FOR THE PURPOSES OF SERVICING THE PUBLIC IN GENERAL WITH SEWER, WATER, GAS, ELECTRIC, COMMUNICATION SERVICE, AND OTHER PUBLIC AND PRIVATE UTILITIES, INCLUDING THE RIGHT TO USE THE STREETS, WHERE NECESSARY AND TO OVERHANG LOTS WITH AERIAL SERVICE WIRES TO SERVE LOTS ADJACENT TO EASEMENTS, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS FOR PUBLIC AND PRIVATE UTILITIES AT ALL TIMES FOR ANY OF THE PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUB, OR SAPLINGS THAT INTERFERE WITH ANY SUCH UTILITY EQUIPMENT. NO PERMANENT BUILDING OR IMPROVEMENT, SEMI-PERMANENT STRUCTURE, TREE, OR FENCE SHALL BE PLACED ON SAID EASEMENT. STILL, THE SAME MAY BE USED FOR GARDENS, SHRUBS, UNFIXED LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSES.

AUDITOR
DULY ENTERED FOR TAXATION THIS _____ DAY OF _____, 20____.

ELKHART COUNTY AUDITOR.
TIARA JACKSON

RECORDER
RECEIVED FOR RECORD THIS _____ DAY OF _____, 20____.
AT _____ AND RECORDED IN PLAT BOOK _____ PAGE _____.
FEE: _____ ELKHART COUNTY RECORDER.
KAALA BAKER

ACCEPTANCE OF DEDICATION
BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY, CITY OF GOSHEN, INDIANA THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____.

GINA LEICHTY, MAYOR
MICHAEL A. LANDIS, MEMBER
MARY NICHOLS, MEMBER
ORV MYERS, MEMBER
BARB SWARTLEY, MEMBER

PLAN COMMISSION STAFF APPROVAL

UNDER THE AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF GOSHEN, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF GOSHEN, AS FOLLOWS:

APPROVED BY THE ZONING ADMINISTRATOR ON BEHALF OF THE CITY PLAN COMMISSION ON THIS _____ DAY OF _____, 20____.

RHONDA YODER, ZONING ADMINISTRATOR

JOB NO.: 26-0581
DATE: MAY, 2026
SHEET 1 OF 1

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTIONED AND THAT AS SUCH OWNERS WE HAVE CAUSED THE ABOVE DESCRIBED TO BE SURVEYED AS SHOWN ON THE HEREON DRAWN PLAT AS OUR FREE AND VOLUNTARY ACT AND DEED.

WITNESS OUR HAND(S) AND SEAL(S) THIS _____ DAY OF _____, 20____.

CITY OF GOSHEN, INDIANA DEPARTMENT OF REDEVELOPMENT
202 SOUTH FIFTH STREET
GOSHEN, IN 46528

BY: _____
BECKY HUTSELL
REDEVELOPMENT DIRECTOR

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, AS PROPRIETORS, HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT, THAT SAID SUBDIVISION IS TO BE KNOWN AS THE **REPLAT OF LOT 28 SOUTH ADDITION** AND THAT THE LOTS HAVE THEIR RESPECTIVE DIMENSIONS GIVEN IN FEET AND DECIMAL PARTS THEREOF, AND THAT THE STREETS INCLUDED IN SAID SUBDIVISION ARE HEREBY DEDICATED FOR PUBLIC USE.

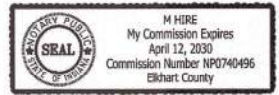
WITNESS OUR HAND(S) AND SEAL(S) THIS _____ DAY OF _____, 20____.

CITY OF GOSHEN, INDIANA DEPARTMENT OF REDEVELOPMENT
202 SOUTH FIFTH STREET
GOSHEN, IN 46528

BY: _____
BECKY HUTSELL
REDEVELOPMENT DIRECTOR

NOTARY PUBLIC CERTIFICATE

STATE OF INDIANA) SS:
COUNTY OF ELKHART)



BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BECKY HUTSELL, REDEVELOPMENT DIRECTOR ON BEHALF OF CITY OF GOSHEN, INDIANA DEPARTMENT OF REDEVELOPMENT AND ACKNOWLEDGED THE EXECUTION OF THIS PLAT.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

APRIL 12, 2030
MY COMMISSION EXPIRES
NOTARY SIGNATURE
RESIDENT OF ELKHART COUNTY, INDIANA
M. HIRE
NOTARY PRINTED NAME
NP0740496
COMMISSION NUMBER

SURVEYOR'S CERTIFICATE

I, CAMERON L. BERON, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ABONMARCHE CONSULTANTS, GOSHEN, INDIANA; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE PLATTING ORDINANCE; AND THAT THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE ACCURATELY SHOWN.

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I, CAMERON L. BERON, PS, AFFIRM, UNDER PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

DATED THIS 20TH DAY OF MAY, 2026.

CAMERON L. BERON, PS
PROFESSIONAL LAND SURVEYOR #21900005
STATE OF INDIANA



ABONMARCHE
303 River Race Drive, Unit 206
Goshen, IN 46526
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abonmarche.com
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Surveying
Engineering
Architecture
ABONMARCHE CONSULTANTS, INC.

D:\PROJECTS\2026\05-0581_CITY OF GOSHEN JEFFERSON & MAIN STREET SUBDIVISION\10 SURVEY\118 CAD\PLAN\26-0581_SECONDARY.DWG