



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

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

The Goshen Redevelopment Commission will meet on July 14, 2026, at 3:00 p.m. in the City Court Room/ Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana.

1. CALL TO ORDER/ROLL CALL

2. CHANGES TO THE AGENDA

3. APPROVAL OF MINUTES

4. NEW BUSINESS

- a. Release of Mortgage – 323 South Sixth Street
- b. Goshen Community Schools 2026/2027 Career & Technical Education Funding Request
- c. Approval of Change Order No. 2 for Downtown Vault Assessment & Closure Project
- d. Approval of American Structurepoint Contract Amendment No. 3 for College Avenue Phase 1
- e. Approval of Increased Funding for Century Drive Project – Detour Route
- f. Approval of Change Order No. 9 for Lincoln/Steury Reconstruction & Drainage Improvements
- g. Approval to Execute a Contract with Niblock Excavating for River Race Drive Reconstruction for The Row on the Millrace project.

5. APPROVAL OF REGISTER OF CLAIMS

6. MONTHLY REDEVELOPMENT STAFF REPORT

7. OPEN FORUM

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

8. ANNOUNCEMENTS

Next Regular Meeting – August 11, 2026, at 3:00 p.m.

REDEVELOPMENT COMMISSION MEMBERS

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

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

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

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

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

Colin Yoder, Council Appointee 1/2024 – 12/2026

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of June 9, 2026

The Goshen Redevelopment Commission met in a regular meeting on June 9, 2026, at 3:00 p.m. in the City Court Room/Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana.

CALL TO ORDER/ROLL CALL

The meeting was called to order by Commissioner President Garber. On call of the roll, the members of the Goshen Redevelopment Commission were shown to be present or absent as follows:

Present: Brian Garber, Jonathan Graber, Megan Hessel, Brett Weddell, Bradd Weddell and Colin Yoder

Absent:

CHANGES TO THE AGENDA

Becky Hutsell, Redevelopment Director, noted that commission members were provided with an amended agenda which added the Request Authorization to Negotiate Land Acquisition at 403 Oak Lane and request to table Agenda Item B, Request for Mortgage Release at 323 South Sixth Street to the July meeting.

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to amend to agenda as presented.

The motion was adopted unanimously.

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the minutes of May 12, 2026, regular meeting.

The motion was adopted unanimously.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the minutes of May 15, 2026, special meeting.

The motion was adopted unanimously.

NEW BUSINESS

Request for Approval of Development Agreement with Redwood Rental Properties, LLC

Becky Hutsell, Redevelopment Director, the project is east of Elkhart Road and west of Riverside Blvd, which consists of two parcels. 24-32 apartment units are planned. City infrastructure investment is estimated at \$1.5 million which includes water, sewer, roadway, and sidewalk improvements. The project is contingent upon rezoning. It is currently commercial zoning. The project is being led by

Myra Garcia, who had previously done Copperleaf Cove apartments on Indiana Avenue. The developer will provide a letter of credit as financial security.

Comments and discussion about this project and the developer's success with a previous project.

A motion was made by Commissioner Hessler seconded by Commissioner Graber to approve the request to negotiate development agreement with Redwood Rental Properties, LLC.

The motion was adopted unanimously.

Resolution 02-2026 – Annual Determination of Excess Assessed Value in the College Avenue Allocation Area

Becky Hutsell, Redevelopment Director, highlighted Resolutions 2-8 altogether. This is the annual required determination of excess value across our seven Tax Increment Financing allocation areas. State law requires that the Commission complete this review every year prior to June 15th, and that we provide notice to the County Auditor and affected taxing units.

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

The motion was adopted unanimously.

Resolution 03-2026 – Annual Determination of Excess Assessed Value in the Consolidated River Race US 33 Allocation Area

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 03-2026.

The motion was adopted unanimously.

Resolution 04-2026 – Annual Determination of Excess Assessed Value in the Indiana Avenue Allocation Area

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 04-2026.

The motion was adopted unanimously.

Resolution 05-2026 – Annual Determination of Excess Assessed Value in the Lippert/Dierdorff Allocation Area

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 05-2026.

The motion was adopted unanimously.

Resolution 06-2026 – Annual Determination of Excess Assessed Value in the Southeast Allocation Area

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 06-2026.

The motion was adopted unanimously.

Resolution 07-2026 – Annual Determination of Excess Assessed Value in the Southeast Housing TIF Allocation Area

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 07-2026.

The motion was adopted unanimously.

Resolution 08-2026 – Annual Determination of Excess Assessed Value in the 9th Street Corridor Allocation Area

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 08-2026.

The motion was adopted unanimously.

Request to Authorize Advertisements for Bids – The Row on the Millrace Public Infrastructure Project

Becky Hutsell, Redevelopment Director, this development includes eighteen townhomes and approximately \$9 million in private investment. Public infrastructure improvements include roadway reconstruction, sidewalk and curb work, utility modifications, and drainage improvements within the public right-of-way. The design and bid documents are completed, and ready for next step. Proposed timeline includes advertising in mid-June, bid opening in early July, and a contract award at next month's commission meeting.

A motion was made by Commissioner Graber and seconded by Commissioner Weddell to approve the request to advertise for bids for The Row on the Millrace Public Infrastructure Project.

The motion was adopted unanimously.

Request for Approval of an Agreement with JPR for Construction Inspection Services for Maple City Industrial Park and Century Drive Projects

Becky Hutsell, Redevelopment Director, the agreement with JPR for the construction inspection associated with the two major reconstruction projects in Maple City Industrial Park and Century Drive. These services are critical to ensure that the work is completed by the design plan, specifications, and contractual requirements. Formal RFP process was completed, and five responses were received.

Commissioner Hessler, Commissioner Garber, Brad Minnick and Becky Hutsell completed the review process. The contract amount is not to exceed \$467,680.

Commissioner Garber and Commissioner Hessler commented on the review process.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to approve the agreement with JPR for construction inspection for Maple City Industrial Park and Century Drive.

The motion was adopted unanimously.

Request to Issue Request for Proposals (RFP) for River Race Drive and Parking Lot K Expansion; Project A; Trailway Extension – Lincoln Avenue to Pike Street; Project B

Becky Hutsell, Redevelopment Director, this project will continue River Race Drive from the alley to Washington Street and enlarge the parking lot at the corner of Third Street and Washington Street. Project B is evaluating the best way to connect trailway over Lincoln Avenue.

Commissioner Weddell and Commissioner Graber volunteered to be part of the review committee.

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to approve the request to issue a Request for Proposals for River Race Drive and Parking Lot K Expansion.

The motion was adopted unanimously.

Request for Approval of Change Order No. 8 for Steury/Lincoln Avenue Reconstruction

Andrew Lund, Engineering Project Manager, the intersection of Lincoln Avenue and Steury Avenue had large areas of unsuitable materials and will be stabilized using high-performance geogrid. The cost of Change Order No. 8 is \$37,505 and increases the value of the contract by 3.67%.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to approve Change Order No. 8 with Niblock Excavating, LLC for Steury Avenue and Lincoln Avenue Reconstruction.

The motion was adopted unanimously.

Restaurant Row Project – Update

Becky Hutsell, Redevelopment Director, the project team has refined the Restaurant Row concept based on stakeholder feedback and added field verification. The updated concept keeps the overall direction presented last month while incorporating key technical refinements to improve functionality, safety, and feasibility.

Request Authorization to Negotiate Land Acquisition – 403 Oak Lane

Becky Hutsell, Redevelopment Director, evaluating options for setting up a safe and functional connection between the planned multi-use trail along the north side of East College Avenue and the existing trail network at Fidler Pond. The property at 403 Oak Lane has recently changed ownership and staff have met with the new owners and their intent is to subdivide the existing parcels into a three-

lot subdivision. In advance of the subdivision process, conversations have started with owners about potential acquisition of a part of land along the perimeter of the property.

Comments and discussion regarding path location.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve the request to engage in negotiations with Tim & Tiffany Miller for the acquisition of property.

The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Yoder and seconded by Commissioner Weddell to amend the Register of Claims to \$479,950.37.

The motion was adopted unanimously.

A motion was made by Commissioner Yoder and seconded by Commissioner Hessel to approve the Register of Claims as amended.

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

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

OPEN FORUM

Dustin Sailor, Director of Public Works, gave an update on the status of the Quiet Zone.

Becky Hutsell, Redevelopment Director, invited the commission members on a tour of Ariel Cycleworks on June 26, 2026.

The tentative groundbreaking for The Row on the Millrace is July 9, 2026.

Adam Dernstine, Third Street, handed out pamphlets on Dark Sky Lighting. Mr. Dernstine about the possibility of this type of lighting being used in the new The Row on The Millrace Development as he is concerned about the environmental impact, health, and glare from standard lights. Ms. Hutsell spoke to the developer about Mr. Dernstine's request after meeting with him. Inquired about how to get new lighting standards in development agreement. Lighting standards are governed by zoning, not redevelopment agreements.

Discussion about type of lights in the city and cost of replacement.

ADJOURNMENT

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

The regular meeting was adjourned at 4:27 p.m.

APPROVED on July 14, 2026

**GOSHEN REDEVELOPMENT
COMMISSION**

Brian Garber, President

Jonathan Graber, Secretary



**Department of Community Development
CITY OF GOSHEN**

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

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

Memorandum

TO: Redevelopment Commission
FROM: Becky Hutsell, Redevelopment Director
RE: **Request for Mortgage Release - 323 S 6th Street**
DATE: June 9, 2026

BACKGROUND AND HISTORY

The RDC originally acquired the property at 323 S. Sixth Street for \$118,000 as part of its redevelopment efforts.

In March 2015, the RDC approved the sale of 323 S. Sixth Street and 211 E. Madison Street for a combined purchase price of \$61,500, including \$58,000 allocated to 323 S. Sixth Street.

This sale price reflected a significant discount relative to the City's acquisition cost and was intentionally structured to facilitate redevelopment. As a condition of this reduced price, the purchaser agreed to complete specific improvements and redevelopment activities that would create a public benefit.

To ensure completion of these obligations, performance mortgages were required, including:

- \$25,000 mortgage for 323 S. Sixth Street
- \$15,000 mortgage for 211 E. Madison Street

The Madison Street mortgage was later satisfied and released. The \$25,000 mortgage associated with 323 S. Sixth Street remains in place and continues to secure required property improvements.

In 2022, the RDC approved amendments to the original agreement to reflect changes in property ownership and redevelopment approach. Later that year, 323 S. Sixth Street was sold to Timothy Hochstetler for \$185,000.

In March 2023, the RDC approved a new Amended Agreement that:

- Allowed the property to remain a two-unit rental
- Replaced the original conversion requirement with a defined scope of improvements
- Retained the \$25,000 performance mortgage to secure those improvements
- Established a completion deadline of April 1, 2028

REQUIRED IMPROVEMENTS (Per 2023 Amended Agreement)

The Amended Agreement requires completion of the following improvements to both units of the property:

- **Exterior and Site Improvements**
 - Removal of poison ivy and dead or invasive trees
 - Repair or replacement of all windows to ensure proper function and consistent appearance
 - Painting of all exterior trim and wood surfaces, including porch and carport
 - Repair of exterior brick and mortar as needed

- Renovation and insulation of attic space
- **Interior Improvements (Both Units)**
- Painting of the entire interior of both rental units
- Restoration and refinishing of hardwood floors
- Full kitchen renovations in each unit, including: New cabinets, New countertops, Updated appliances, Updated fixtures
- Full bathroom renovations in each unit, including: Tub or shower, Toilet, Sink, Associated fixtures
- Installation of laundry facilities for tenants

CURRENT REQUEST

In late 2025, Mr. Hochstetler requested that the Redevelopment Commission release the \$25,000 performance mortgage associated with the 2023 Amended Agreement.

He reported that the upstairs unit has been fully renovated and estimated that approximately 80% of the overall work has been completed, with approximately \$100,000 invested into the property.

However, he acknowledged that the downstairs unit has not been fully renovated and that only limited improvements have been completed. He submitted the attached request in May 2026 for the Commission's consideration.

Mr. Hochstetler has indicated that he is requesting release of the mortgage in connection with selling the property. The property is currently listed for sale at \$309,000, with listing photos demonstrating the current condition and level of improvements completed: https://www.cressyeverett.com/s/in/elkhart-county/goshen/46528/323-s-6th-street/dmgid_187087399.html

STAFF REVIEW AND ANALYSIS

Staff reviewed the Amended Agreement, inspection history, and correspondence related to this request.

While improvements to the upstairs unit appear to be largely complete, the required improvements to the downstairs unit remain substantially incomplete.

In May 2026, the Goshen Building Department conducted an inspection of the property and confirmed that no additional major improvements had been completed beyond those previously reported. This indicates that progress toward completing the required scope of work has been limited and that significant work remains outstanding.

It is important to note that the original sale price of \$58,000 for 323 S. Sixth Street was substantially below market value and was justified by the purchaser's agreement to complete meaningful property improvements.

The performance mortgage was intentionally structured as the primary enforcement mechanism to ensure that these improvements—representing the public benefit of the transaction—are completed.

Releasing or forgiving the mortgage prior to full completion would:

- Eliminate the City's primary enforcement mechanism
- Undermine the public purpose of the original transaction and subsequent amendments
- Allow the property to realize increased market value without full completion of agreed-upon improvements

If the property is sold prior to completion, the obligations outlined in the Amended Agreement—including the April 1, 2028 deadline—remain in effect and transfer with the property, and the mortgage continues to secure those obligations.

As of May 2026, staff finds that the conditions required for release of the performance mortgage have not been met.

STAFF RECOMMENDATION

Staff does not recommend releasing or forgiving the \$25,000 performance mortgage.

The mortgage was put in place specifically to ensure completion of the required property improvements and remains the primary mechanism securing that obligation.

Staff recommends that the Redevelopment Commission:

- Take no action to release the mortgage at this time
- Require full completion and verification of all required improvements prior to any release

If the property is sold prior to completion, staff recommends that:

- The performance mortgage remain in place
- All requirements and timelines transfer to the new property owner

Greetings,

I am writing you to request the forgiveness or partial forgiveness of the City's Mortgage at 323 s 6th st. The city sold the property to David Stump and had a contract to eventually turn it into a single family but then David sold it to me and I requested the commission to keep it 2 apartments, which you approved, but the forgiveness of the mortgage was dependent on me to do a bunch of renovations that I defined.

When I received the property the upstairs apartment was vacant and basically an empty shell, but the downstairs apartment was occupied by tenants that have been there for a long long time. One elderly gentleman has been there for over 30 years. When I submitted to you the things I planned on doing I didnt think about that in order to renovate the downstairs apartment I would have to evict the downstairs tenants or at minimum disrupt their lives greatly. I do all renovations myself and it takes me a very long time. The upstairs apartment took me well over a year to finish. The one tenant is very old, and I really dont think he could stay there during renovations. Also, I am concerned that if I invested all the money it would take to renovate, I would need to raise the rent significantly and they would be priced out of the apartment as well.

I feel that I have improved the property significantly and request a full forgiveness of the 25000 mortgage the city holds. Or at least a partial forgiveness.

I have probably invested approximately 100k in the property.

Work that has been done is as follows:

1. Completely renovated the upstairs apartment. Brand new Kitchen. Brand new Bathroom. New Laundry. Updated Electric with New Panel. . All New Plumbing. New windows. Every inch painted and Lead Paint abated.
2. Cut down all dead trees on the property. There were many.
3. Removed infestation of poison Ivy on property and began and almost finished removal of Ivy on building.
4. Fixed broken brick on exterior.
5. Restored downstairs windows on exterior and painted all outdoor trim on exterior around windows.
6. In the downstairs apartment I did do some renovations. I installed a new toilet. Restored historic pedestal sink in bathroom. Installed a new electric line in one bedroom. Installed new lighting in various places. Installed a new electric line in the kitchen. Painted the front and back entry way of apartment. Painted the shared front and staircase. Fixed Steam pipes in downstairs apartment and fixed radiators.
7. Removed old insulation and reinsulated attic.

Myron Grise has come to see the property several times and can verify this.

I am out of town for the month of June but wanted to at least submit this. If you think its necessary for me to attend a meeting to address this I can attend the July meeting.

Thank you for your consideration,

Tim Hochstetler



**Department of Community Development
CITY OF GOSHEN**

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

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

Memorandum

TO: Redevelopment Commission
FROM: Becky Hutsell, Redevelopment Director
RE: **Goshen Community Schools 2026/2027 Career & Technical Education Funding Request Recommendation**
DATE: July 14, 2026

BACKGROUND

Over the past several years, the Goshen Redevelopment Commission has made strategic investments in Career and Technical Education programming at Goshen Community Schools. Those investments have helped transform CTE programming from a limited offering into a comprehensive system of career pathways serving hundreds of students annually. Today, students have opportunities to explore careers in construction trades, welding, engineering technologies, aviation, entrepreneurship, emergency medical services, advanced manufacturing, supply chain logistics, health sciences, education professions, and media communications.

The Commission's support has played an important role in helping Goshen Community Schools expand access to career-connected learning and workforce development opportunities. These programs provide students with industry-relevant technical skills, hands-on learning experiences, and exposure to career pathways that prepare them for employment, technical training, military service, entrepreneurship, and post-secondary education.

FUNDING REQUEST

The current request seeks funding for equipment, curriculum, technology, and program enhancements across multiple CTE pathways, including:

- Career Pathway Visibility and Access initiatives
- Emergency Medical Technician simulation equipment
- Aviation drone technology and curriculum
- Welding equipment upgrades
- Supply Chain Logistics laboratory startup costs
- Engineering capstone and SuperMileage program development
- Entrepreneurship Academy expansion and student-led enterprise activities
- Mobile instructional technology for Health Science and Entrepreneurship programs

The total funding request is \$100,000.

STAFF ANALYSIS

The proposed investments align with the Redevelopment Commission's longstanding commitment to workforce development and economic growth. As businesses across the region continue to seek skilled workers, Goshen Community Schools has developed programs that directly connect students to emerging career opportunities and high-demand industries.

The CTE program has become a critical component of the community's workforce development strategy. Students are gaining practical experience with industry-standard equipment, earning credentials, and developing skills that will support local employers and contribute to the long-term economic vitality of Goshen. These programs help create a pipeline of future workers, entrepreneurs, and community leaders while strengthening connections between education, industry, and economic development.

The requested funding will allow Goshen Community Schools to continue building on the significant progress achieved over the last several years and further enhance the quality of its career pathways. By investing in modern equipment, curriculum, and experiential learning opportunities, the Commission will continue supporting a program that is preparing the next generation of talent needed by Goshen employers and industries.

CONCLUSION

The Redevelopment Commission's investment in Career and Technical Education has yielded substantial growth in programming, enrollment, and workforce development opportunities for Goshen students. Continued support of these efforts represents an investment in both the students of today and the workforce of tomorrow.

RECOMMENDED MOTION: *Staff recommends approval of the Goshen Community Schools 2026–2027 Career and Technical Education funding request in the amount of \$100,000.*



2026 Redevelopment Commission Funding Request - FlightPath Programming (3 Periods / ½ Day)

Summary / Overview of Request

Program	Brief Description	Total Cost
Career Pathway and Visibility and Access	Branded shirts for CTE students, event banners, and promotional items to unify and promote CTE at Goshen Community Schools	\$10,000
Emergency Medical Technician	Simulator Mannequin / Display Tables / AED's	\$8,000
Aviation	Drone Curriculum Site License	\$5,000
Aviation	(4) Drones - Classroom Set	\$12,000
Welding	(3) Upgraded 3 Process Welders	\$20,000
Supply Chain Logistics Lab	Lab Start up Equipment	\$10,000
Innovation Lab / Maker Space	Supermilieage Senior Capstone Experience	\$15,000
Entrepreneurship Academy	Year 2 Expansion / Student Led Enterprises	\$15,000
Health Science Education / Entrepreneurship Academy	LCD Teaching Display w/ Carts	\$5,000
Total Funding Request		\$100,000

Just three years ago, Goshen Community Schools offered a single half-day Career and Technical Education (CTE) pathway serving approximately 30 students. Today, thanks to the vision of our district, community partners, and the continued support of the Goshen Redevelopment Commission, that number has grown to twelve ½ day career pathways serving nearly 350 students annually. Students now have opportunities to explore careers in construction trades, welding, engineering technologies, aviation, entrepreneurship, emergency medical services, fire and rescue, advanced manufacturing, supply chain logistics, health sciences, education professions, and media communications. This remarkable transformation has positioned Goshen as a regional leader in career-connected learning and workforce development. The Goshen Redevelopment Commission's investment has been instrumental in helping us create innovative learning environments, expand programming, and provide students with meaningful opportunities to gain industry-recognized credentials and hands-on experience before graduation.

As we look to the future, our focus shifts from building programs to creating excellence within those programs. Enrollment demand continues to grow, with more students seeking access to career pathways than ever before. Our vision is to establish Chandler Innovation Academy and Goshen High School as premiere workforce development centers where students can engage in authentic, real-world learning experiences aligned with the needs of local industry. Through strategic investments in advanced equipment, simulation technology, collaborative learning spaces, and industry partnerships, we are preparing students not only for their first job, but for long-term success as skilled professionals, entrepreneurs, and community leaders. Continued support from the Goshen Redevelopment Commission will allow us to build upon the strong foundation that has been created and ensure that Goshen students remain at the forefront of innovation, workforce readiness, and economic opportunity for years to come.

Visibility and Access Request

CTE Branding and Promotion

Programs -All ½ Day CTE Programs

Price: \$10,000

As Career and Technical Education continues to grow throughout Goshen Community Schools, it is important that students, families, community members, and business partners clearly recognize and understand the opportunities available through our CTE programs. Funding will support the development of branded staff and student apparel, event banners, promotional materials, and pathway-specific marketing resources that create a unified identity for Career and Technical Education. These items will increase visibility at community events, student showcases, signing days, career fairs, competitions, and recruitment activities while fostering a sense of pride and belonging among students. By strengthening the CTE brand, we can improve student awareness, increase pathway enrollment, and further connect students to the high-wage, high-demand career opportunities available within our community.

Equipment Request Descriptions

Laerdal SimMan Essential Patient Simulator / Student Tables / AED's

Programs -Emergency Medical Technition

Price: \$8,000

Quantity:1

The Emergency Medical Technician (EMT) program is designed to provide students with authentic, hands-on experiences that mirror the skills and equipment used by emergency responders in the field. Funding will support the purchase of a patient simulator mannequin, training tables, and Automated External Defibrillators (AEDs), allowing students to practice lifesaving procedures in realistic emergency scenarios. The simulator mannequin will provide opportunities for patient assessment, CPR, airway management, and trauma response training, while the training tables will create flexible learning stations for skills practice and team-based instruction. Additional AED training units will ensure that every student gains confidence and competency in responding to cardiac emergencies. These resources will strengthen workforce readiness, increase industry credential attainment, and better prepare students for careers in emergency medical services, fire and rescue, nursing, and other healthcare professions.

Miller Shopmaster multi-process welding machine

Programs - Welding

Price: \$20,000

Quantity: 3

The Miller Shopmaster Multi-Purpose Welding Machine is an ideal addition to our welding lab, offering versatility and reliability for student training. This machine combines MIG, TIG, and Stick welding capabilities in one unit, allowing students to develop a wide range of industry-relevant skills on a single, high-quality platform. By adding these Shopmaster welders, we will enhance our ability to provide hands-on experience with multiple welding processes, better preparing students for certification and workforce demands. With an expected ten stationary welding booths in our lab, the additional welding machines ensures that every student has access to professional-grade equipment, fostering a more efficient, safe, and industry-aligned learning environment.

Drone Technology for Commercial Drone Applications

Programs - Aviation

Price: \$17,000

Goshen Community Schools is seeking funding to establish a Drone Technology and FAA Part 107 Certification program as part of its expanding Aviation and Engineering career pathways.

This innovative program will provide students with hands-on experience operating industry-standard unmanned aircraft systems (UAS) while exploring real-world applications in agriculture, construction, public safety, engineering, logistics, surveying, and infrastructure inspection. Funding will support the purchase of a classroom set of four professional training drones, allowing multiple students to participate simultaneously in flight operations, mission planning, and data collection activities. The request also includes a one-time site license for a comprehensive drone curriculum that provides 29 standards-aligned lessons, online assessments, instructor resources, and FAA Part 107 certification preparation materials.

Supply Chain Logistics Lab Start-up

Programs - Supply Chain Logistics

Price: \$10,000

Goshen Community Schools is seeking funding to establish a hands-on Supply Chain Logistics Lab that will provide students with authentic experiences in inventory management, warehousing, fulfillment, distribution, and logistics operations. Through a partnership with a local apparel company, students will gain real-world exposure to the processes used by modern businesses to receive, organize, track, package, and distribute products. Funding will support the purchase of industrial shelving, inventory storage systems, barcode scanners, label printers, shipping and packaging stations, inventory management software, carts, bins, and related logistics equipment that will transform the classroom into a functioning warehouse and fulfillment environment. Students will learn critical workforce skills such as inventory control, order fulfillment, supply chain management, quality assurance, and operational efficiency while working with actual products and business processes. This investment will create a unique, industry-aligned learning environment that prepares students for careers in logistics, warehousing, operations management, transportation, manufacturing, and supply chain leadership—one of the fastest-growing employment sectors in our region and throughout the country

Supermilieage Senior Capstone Engineering Experience

Programs - Engineering Design and Development

Price: \$15,000

Goshen Community Schools is seeking funding to support the development of a SuperMileage Engineering Senior Capstone Project that will serve as a premier capstone experience within the Engineering Technologies pathway. Inspired by the internationally recognized Shell Eco-marathon competition, students will design, engineer, manufacture, test, and compete with an ultra-energy-efficient vehicle while applying real-world concepts in mechanical engineering, manufacturing, electronics, aerodynamics, data analysis, and project management. Funding will support the purchase of engineering software, fabrication materials, specialty tools, testing

equipment, vehicle components, and competition-related resources necessary to develop a competitive student-designed vehicle. This project will provide students with a unique opportunity to work through the entire engineering design process while collaborating with industry partners and mentors. Beyond technical skill development, the SuperMileage project will serve as a highly visible showcase of innovation and workforce readiness, positioning Goshen Community Schools as a regional leader in engineering education and preparing students for future careers in engineering.

Student Led Enterprise - Senior Capstone Experience

Programs -Entrepreneurship Academy / Supply Chain Logistics

Price: \$15,000

Goshen Community Schools is seeking funding to launch a Student-Led Enterprise Apparel Business that will provide authentic, real-world learning experiences for students in both the Entrepreneurship Academy and Supply Chain Logistics pathways. This initiative will allow students to operate a fully functioning apparel business, producing custom T-shirts, hoodies, hats, and promotional items for school organizations, athletic teams, community partners, and the Hawk's Nest student store. Through a partnership with a local apparel company, students will gain experience working with vendors while managing all aspects of business operations, including product design, customer relations, pricing, inventory management, marketing, order fulfillment, packaging, and financial tracking. Funding will support the purchase of a commercial heat press, design workstation, startup inventory, storage and organization systems, packaging supplies, and marketing materials needed to establish the enterprise. This project uniquely integrates multiple Career and Technical Education pathways by combining entrepreneurship, supply chain logistics, marketing, sales, and business management into a single student-operated venture. More importantly, it provides students with hands-on experience running a real business, developing workforce-ready skills while creating a sustainable enterprise that can continue to serve Goshen Community Schools and the broader community for years to come.

Touch Panel LCD Teaching Displays with Carts

Programs - Health Science Education / Entrepreneurship Academy

Price: \$5,000

Qty - 4

Goshen Community Schools is seeking funding for mobile touch-panel LCD teaching displays that will enhance instruction across multiple Career and Technical Education pathways. Unlike traditional classrooms, CTE programs rely heavily on hands-on learning, collaborative projects, demonstrations, and flexible learning environments that often require instruction to occur in different areas of a classroom, lab, or shop. Mobile touch-panel displays mounted on rolling carts will allow instructors and students to easily move technology where learning is happening,

whether conducting engineering design reviews, entrepreneurship presentations, logistics simulations, construction demonstrations, or team-based project work. These interactive displays will support collaboration, increase student engagement, and provide the flexibility necessary to deliver modern, industry-relevant instruction in dynamic learning environments.



**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: Redevelopment

FROM: Goshen Engineering Department

RE: **CHANGE ORDER NO. 2 FOR THE DOWNTOWN VAULT ASSESSMENT & CLOSURE PROJECT
(JN: 2012-0043)**

DATE: July 2, 2026

Attached please find Change Order No. 2 for the Downtown Vault Assessment & Closure Project.

The City has participated in four downtown vault closures during 2026. As this work has progressed, unforeseen conditions within the former right-of-way have been encountered and are expected to continue, requiring additional effort and expense by the contractor. Because the nature and extent of these conditions cannot be fully identified in advance, the associated work cannot be accurately itemized. Therefore, Change Order No. 2 includes an "Undistributed" Special Services item in the amount of \$20,000.00 to address these unanticipated conditions as they arise.

Additionally, the project has encountered tree roots requiring removal within the work area. While this work can be directly tracked and accounted for, it was not anticipated in the original bid. Accordingly, an "Undistributed" Tree Root Removal item is being added to the contract in the amount of \$2,000.00. This work will be compensated at the contractor's established hourly labor rate and used only as necessary.

The current contract amount, accounting for prior change orders, is \$192,100.00. Change Order No. 2 increases the total contract by \$22,000.00, for a revised contract amount of \$214,100.00, which represents a 12.33% increase over the original contract amount.

Requested Motion: Move to approve Change Order No. 2 for the Downtown Vault Assessment & Closure Project for (Undistributed) Tree Root Removal and (Undistributed) Special Services in the amount of \$22,000.00.

CHANGE ORDER FORM

Sheet 1 of 3

Change Order No. 2

Date: 7/1/26

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

OWNER: City of Goshen
PROJECT NAME: Downtown Vault Closure
PROJECT NUMBER: 2012-0043
CONTRACTOR: Yaw Construction

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

In the execution of the downtown vault work, unforeseen work items have been and will be encountered within the old right-of-way that require additional effort and expenditure by the contractor. Additional work approved through an "Undistributed" Special Services line will be monitored by Goshen Engineering staff through onsite observation and documentation and third-party invoice documentation plus a 15-percent contractor markup. For tree roots encountered, there it is considered a measurable item and an "Undistributed" amount for tree root removal is be added to the contract at the contractor's hourly labor rate of \$100.00.

<u>Item</u>	<u>Description</u>	<u>Qty.</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Cost</u>
CO2.1	Tree Root Removal (Undistributed)	20	HR	@ \$ 100.00	 \$2,000.00
CO2.2	Special Services (Undistributed)			@ \$ 20,000.00	 \$20,000.00

Subtotal= \$22,000.00

CHANGE ORDER FORM

Sheet 2 of 3

Change Order No. 2

II. ADJUSTMENTS IN AMOUNT OF CONTRACT

1. Amount of original contract	\$190,600.00
2. Net (Addition/ Reduction) due to all Previous Contract Supplements Numbers 1 to <u>2</u>	\$1,500.00
3. Amount of Contract, not including this supplement	\$192,100.00
4. Addition/ Reduction to Contract due to this supplement	\$22,000.00
5. Amount of Contract, including this supplemental	\$214,100.00
6. Total (Addition/ Reduction) due to all Change Orders (Line 2 + Line 4)	\$23,500.00
7. Total percent of change in the original contract price Includes Change Order No. 1 to <u>2</u> (Line 6 divided by Line 1)	12.33%

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

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 N/A, 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.

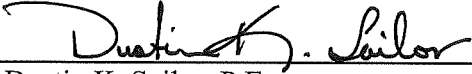
4. The contractor expressly agrees that he will place under coverage of his Performance and Payment Bonds and contractor's insurance, all work covered by this Contract Supplement. The contractor will furnished to the owner evidence of increased coverage of this Performance and Payments bonds for the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

CHANGE ORDER FORM

Sheet 3 of 3

Change Order No. 2

RECOMMENDED FOR ACCEPTANCE



Dustin K. Sailor, P.E.

Director of Public Works & Utilities

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

Yaw Construction, Inc.

BY: _____
Contractor's Authorized Signatory



**Engineering Department
CITY OF GOSHEN**

204 East Jefferson Street, Suite 1 • Goshen, IN 46528-3405

Phone (574) 534-2201 • Fax (574) 533-8626 • TDD (574) 534-3185
engineering@goshencity.com • www.goshenindiana.org

Memorandum

To: Goshen Redevelopment Commission

From: Goshen Engineering

**RE: COLLEGE AVE, PHASE I – STRUCTUREPOINT CONTRACT AMENDMENT NO. 3 FOR
ADDITIONAL SURVEY, STAKING, AND CONSTRUCTION PHASE SERVICES
DES NO. 1900739, DES NO. 2101631, DES NO. 2501041
(JN 2019-0022)**

Date: July 14, 2026

Structurepoint performed additional survey work and right-of-way staking during the design and right-of-way clearing phases of this project. The additional survey involved capturing as-built conditions of the newly installed lift station components and underground utilities, and the right-of-way staking was necessary to mark tree clearing limits. To provide for these costs, Amendment No. 3 will re-allocate unused right-of-way engineering funds within the existing contract. The remainder of the unused funds will be designated for construction phase services. This provides for contingency for unforeseen design services needed during construction, over and above the original contract amount.

There is no net increase in the total contract with Structurepoint. However, because the contract is divided into design services categories, each with a lump sum; cost per unit and not-to-exceed; or hourly and expenses and not-to-exceed amount, the individual amounts for Survey, Right-of-Way Engineering Services, and Construction Phase Services need to be adjusted, as summarized below:

Contract Services Category	Basis	Current Amount	Adjustment	New Total
Survey	Lump Sum	\$65,750	\$4,900.00	\$70,650.00
Construction Phase	Hourly, NTE	\$12,800	\$12,144.20	\$24,944.20
Right-of-Way Engineering	Unit, NTE	\$126,660	(\$17,044.20)	\$109,615.80
Total		\$205,210	\$0.00	\$205,210.00

Because this contract is being funded by the Goshen Redevelopment Commission, it is being brought before the Commission before presentation to the Board of Public Works and Safety.

Requested Motion: Move to approve Structurepoint's Amendment No. 3 to increase the survey and construction phase services fees, and re-allocate unused right-of-way engineering funds, as detailed in the attached Amendment, and refer the contract amendment to the Board of Works and Safety for approval.

Amendment No. 3

This Amendment, made and entered into this ___ day of _____, 2026, by and between City of Goshen Board of Public Works and Safety, acting by and through its proper officials (hereinafter referred to as LPA) and American Structurepoint, Inc., (hereinafter referred to as CONSULTANT), a corporation organized under the laws of the State of Indiana.

WHEREAS, on March 25, 2020 LPA entered into a contract with the CONSULTANT for College Avenue Reconstruction Project, DES No. 1900739, and on September 11, 2023, LPA entered into Amendment No. 1 with CONSULTANT for Environmental Services, and on February 22, 2024, LPA entered into Amendment No. 2 with CONSULTANT; and

WHEREAS, since the execution of the original contract, the INDOT fee schedule has been updated.

NOW THEREFORE, it has been determined by LPA and the CONSULTANT that the contract shall be amended as follows:

1. Appendix D, Paragraph A.2.a shall be revised as follows:

a. Survey ~~\$65,750~~ **\$70,650**

2. Appendix D, Paragraph A.3 shall be revised as follows:

3. The CONSULTANT shall be compensated for right-of-way engineering services based on the specific cost per unit multiplied by the actual units of work. Estimated unit costs are shown in Exhibit 2, which is attached hereto and incorporated herein. The final amount will be adjusted according to the actual subconsultant invoices; however, the final amount shall not exceed ~~\$126,660~~ **\$109,615.80** unless and until a supplemental agreement is executed. Thirty-Five parcels are assumed.

3. Appendix D, Paragraph A.5 shall be revised as follows:

5. For construction phase services, the CONSULTANT will be compensated on a labor rate multiplier basis. The CONSULTANT will be paid for the actual hours of work performed by essential personnel exclusively working on these tasks at the direct wage and salary rates of each employee multiplied to 2.96, PLUS direct non-salary costs as approved by LPA. Direct non-salary costs shall be the actual out-of-pocket expenses of the CONSULTANT directly attributable to this Contract, such as fares, subsistence, mileage, equipment rentals, reproductions, approved subconsultant fees, etc. The fees for construction phase services will not exceed ~~\$12,800~~ **\$24,944.20** unless and until a supplemental agreement is executed.

4. This Amendment No. 3 will shift unused funds from right-of-way engineering services to cover additional topographic survey services, additional right-of-way staking services regarding tree clearing operations, and additional construction phase services as authorized by the City Engineer.

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

CONSULTANT

American Structurepoint, Inc.

LOCAL PUBLIC AGENCY

City of Goshen Board of Public Works and
Safety

Cash E. Canfield, President

Gina M. Leichty, Mayor



**Engineering Department
CITY OF GOSHEN**

204 East Jefferson Street, Suite 1 • Goshen, IN 46528-3405

Phone (574) 534-2201 • Fax (574) 533-8626 • TDD (574) 534-3185
engineering@goshencity.com • www.goshenindiana.org

Memorandum

To: Goshen Redevelopment Commission

From: Engineering Department

RE: **CENTURY DRIVE – DETOUR ROUTE AND POTENTIAL IMPACT TO COUNTY ROADS
(JN 2024-0030)**

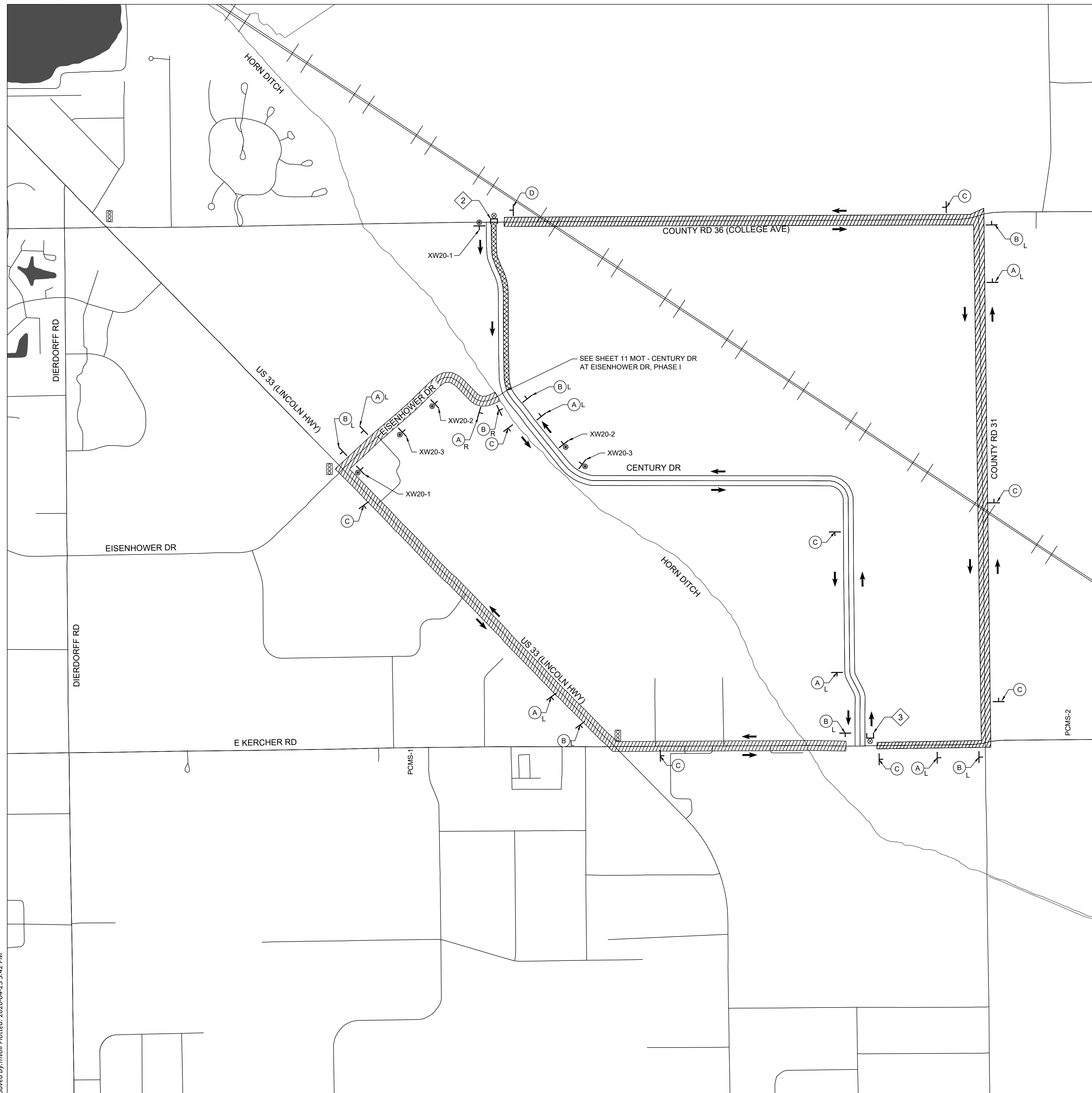
Date: July 14, 2026

Due to the need to avoid traffic conflicts with utility relocation for the College Avenue, Phase I reconstruction project between US 33 and Century Drive, the Century Drive project will include a detour route in 2026 that utilizes portions of County Road 38, County Road 31, and County Road 36, as shown in the attached Maintenance of Traffic plans.

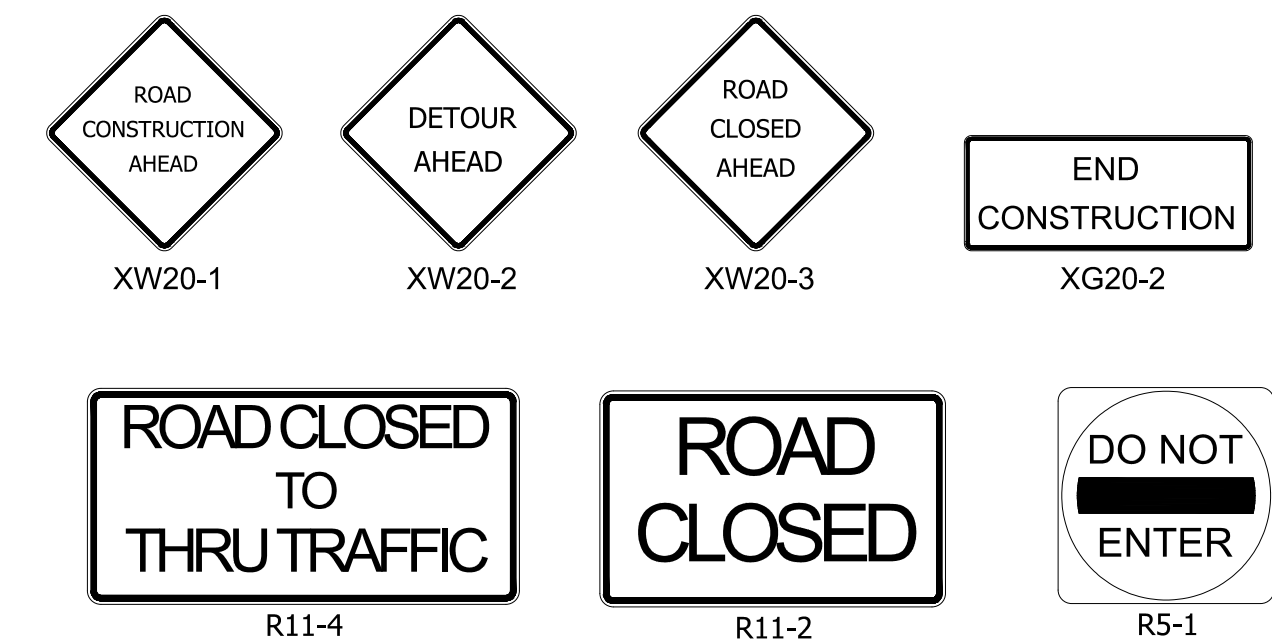
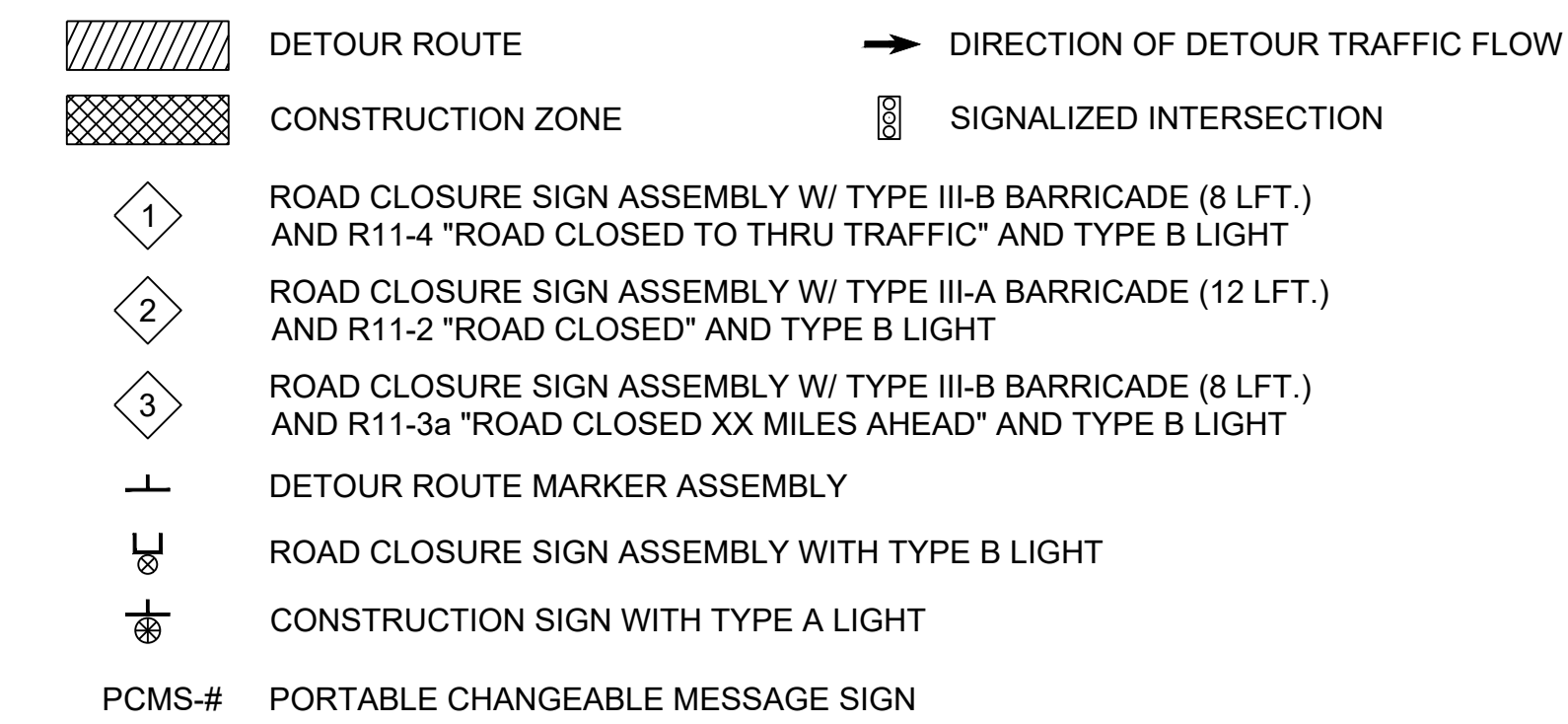
In order for traffic to be detoured onto Elkhart County roads, Niblock, as the City's contractor, will be required to sign a Road Impact Agreement, which requires correction of any damage caused by the detoured traffic. A blank copy of this agreement is also attached.

Engineering staff estimate the cost of a potential pavement patch in one lane, over an area approximately 100 feet long, as just under \$15,000. This length of a full-depth patch is roughly 1.5 times longer than a similar area repaired on County Road 31 during the East College Avenue Development project. With a 15% contingency, this amount would be roughly \$17,000.

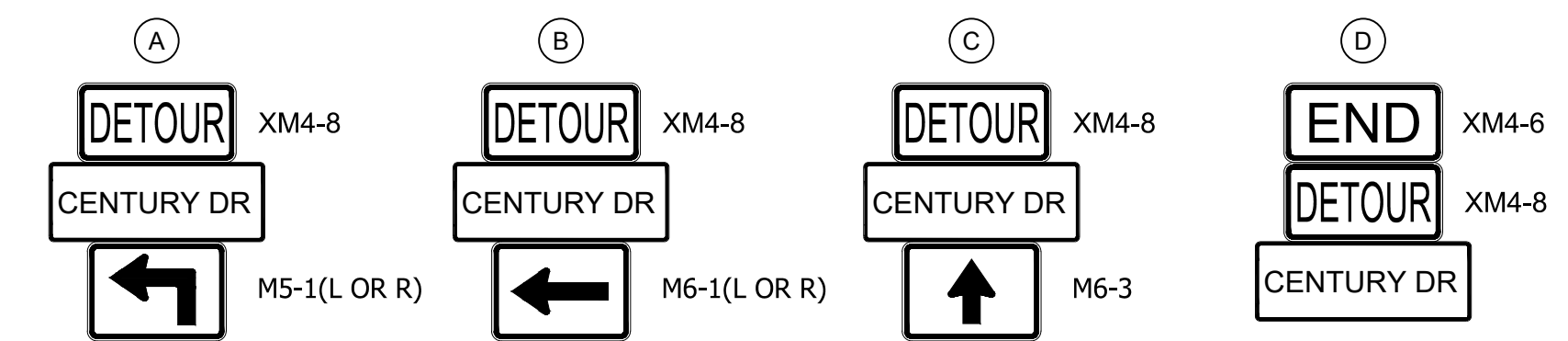
Suggested Motion: Move to increase funding support for the Century Drive project in an amount not to exceed \$17,000 for potential repairs that may be required on Elkhart County roadways impacted by traffic following the Century Drive project detour route.



LEGEND



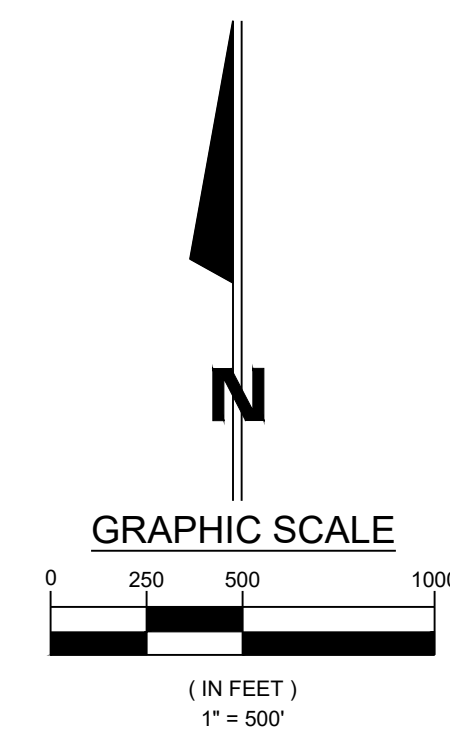
CONSTRUCTION SIGNAGE



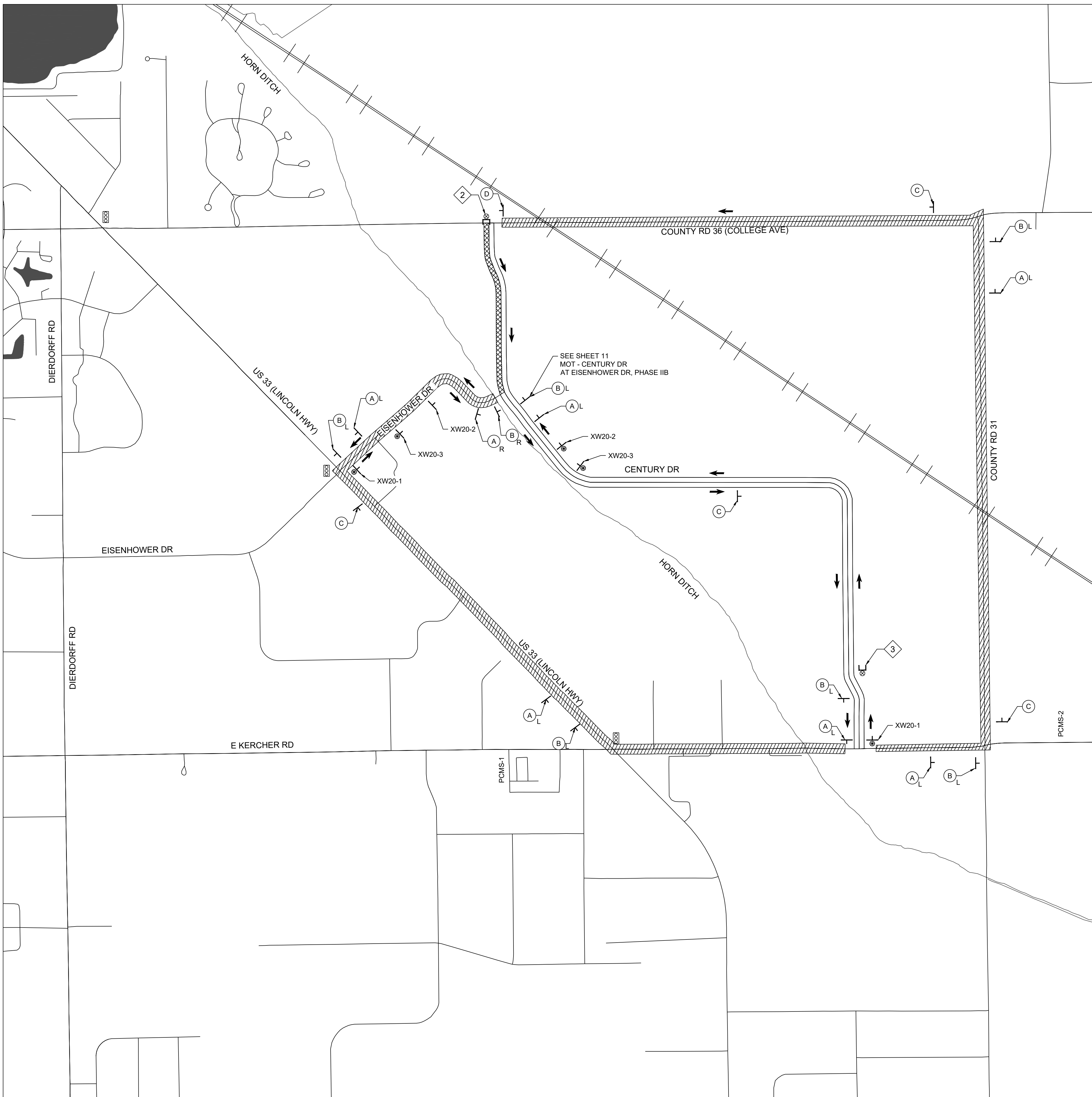
DETOUR ROUTE MARKER ASSEMBLIES

NOTES:

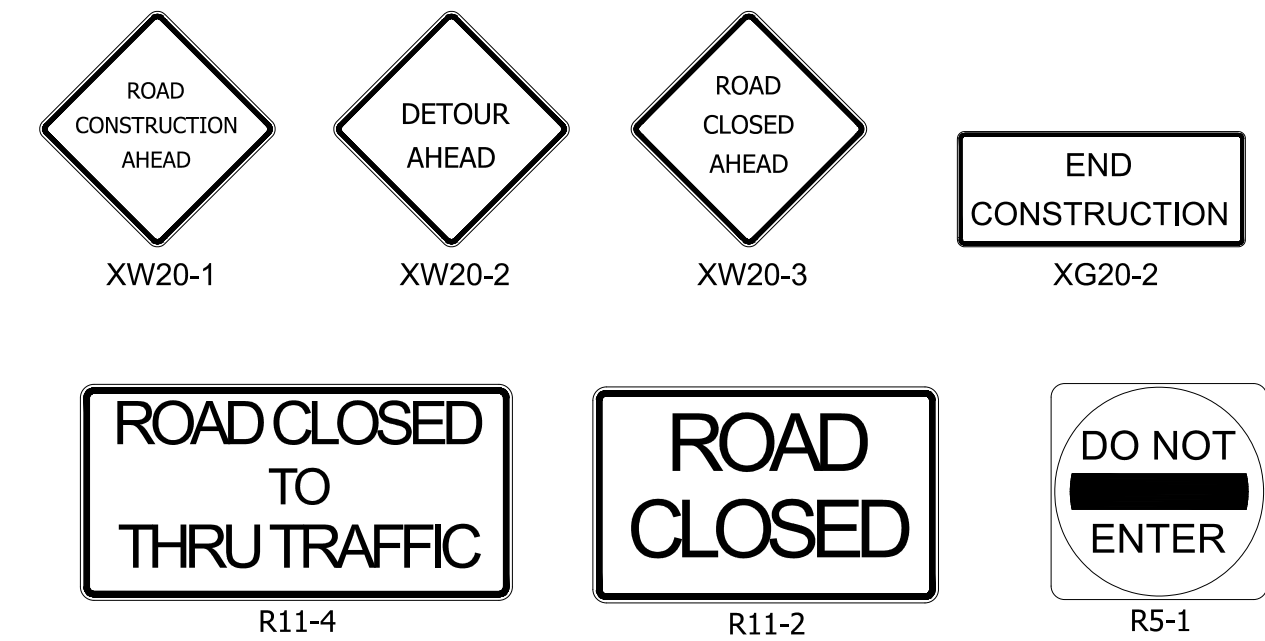
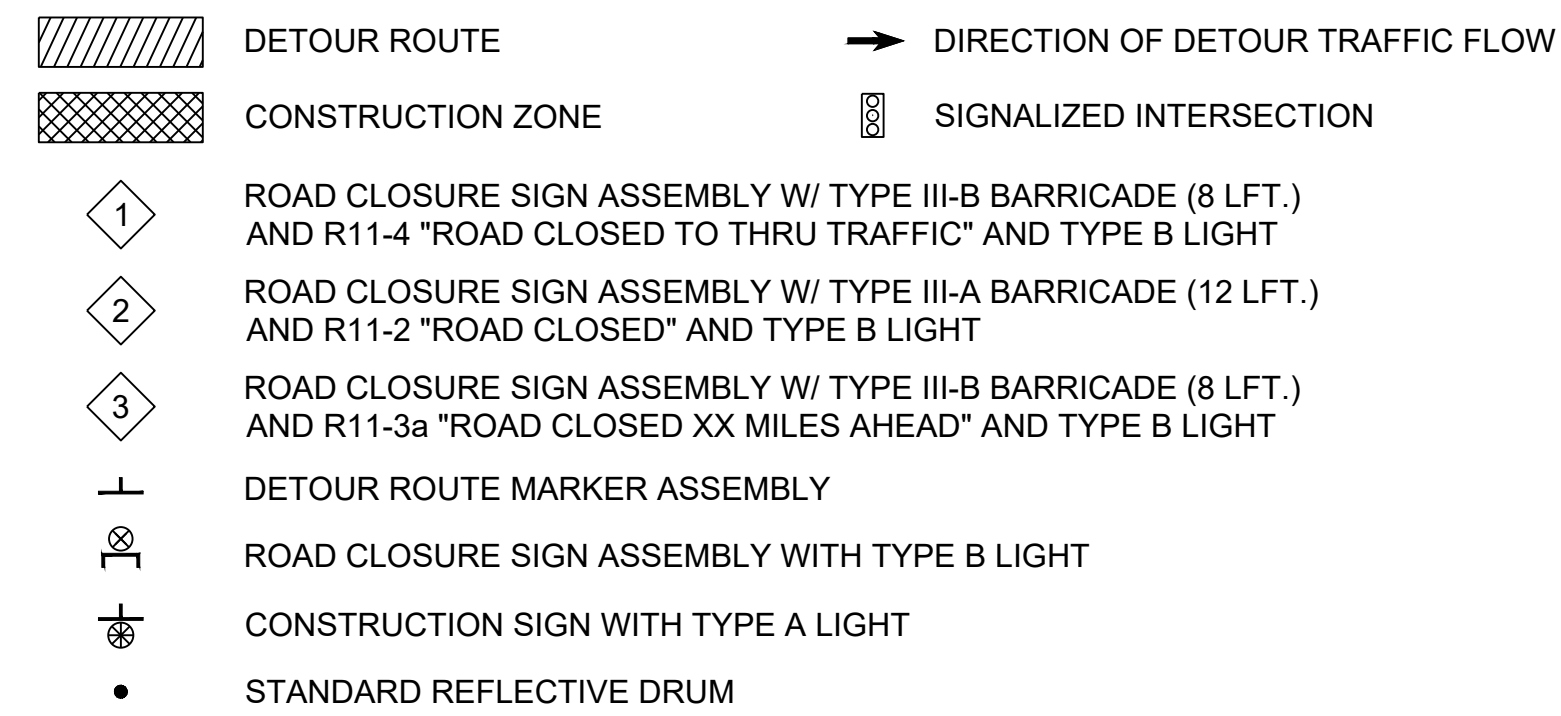
1. DETOUR ROUTE MARKER ASSEMBLIES SHALL BE IN ACCORDANCE WITH INDOT STD. DWG. 801-TCDDT-03
2. TYPE B CONSTRUCTION WARNING LIGHTS SHALL BE USED WITH ALL SIGNS LOCATED ON BARRICADES. TYPE A CONSTRUCTION WARNING LIGHTS SHALL BE USED ON ALL OTHER CONSTRUCTION SIGNS EXCLUDING DETOUR ROUTE MARKER ASSEMBLIES.
3. CONTRACTOR SHALL COORDINATE WITH BUSINESSES LOCATED ALONG CENTURY DRIVE TO PROVIDE ACCESS AT ALL TIMES. CONSTRUCTION AT DRIVEWAYS AND IMMEDIATELY IN FRONT OF BUSINESSES SHALL BE COORDINATED A MINIMUM OF ONE WEEK IN ADVANCE.
4. THE CONTRACTOR SHALL INSTALL A TEMPORARY "ONE WAY" W/ ARROW SIGN R6-1 (R OR L) (36" X 12") AND A TEMPORARY "WRONG WAY" SIGN R5-1a (36" X 24") AT EACH DRIVE APPROACH VICINITY AT THE APPROPRIATE LOCATIONS WITHIN THE LANE RESTRICTION AREA OF EACH MOT PHASE FOR SOUTH BOUND TRAFFIC ONLY. INCIDENTAL TO THE MAINTENANCE OF TRAFFIC PAY ITEM. TYPE 'A' CONSTRUCTION WARNING LIGHTS ARE REQUIRED FOR THESE SIGNS.
5. ALL XW20-3 SIGNS SHALL INCLUDE "CENTURY DRIVE" SUPPLEMENTAL PLAQUE. COST SHALL BE INCIDENTAL TO THE XW20-3 SIGN.



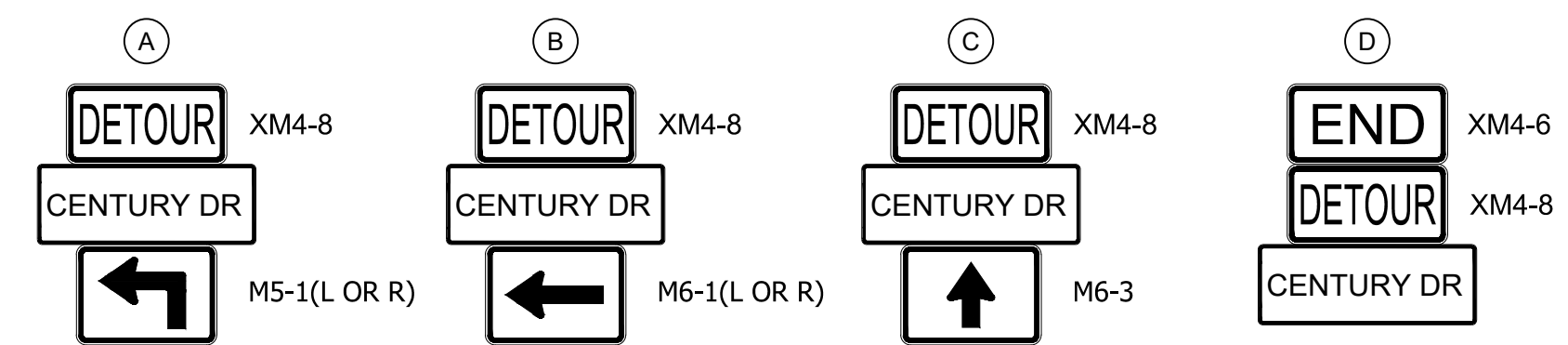
CENTURY DRIVE RECONSTRUCTION		CENTURY DRIVE		GOSHEN, IN	
CITY OF GOSHEN					
CENTURY DRIVE		MAINTENANCE OF TRAFFIC - PHASE I			
DESIGNED BY: JPR TEAM REVIEWED BY: AC					
DRAWN BY: JPR TEAM REVIEWED BY: AC					
DATE: March 31, 2026					
JOB NUMBER: 2024-01371					
HORIZ. SCALE: 1" = 500'					
VERTICAL SCALE: N/A					
6					



LEGEND



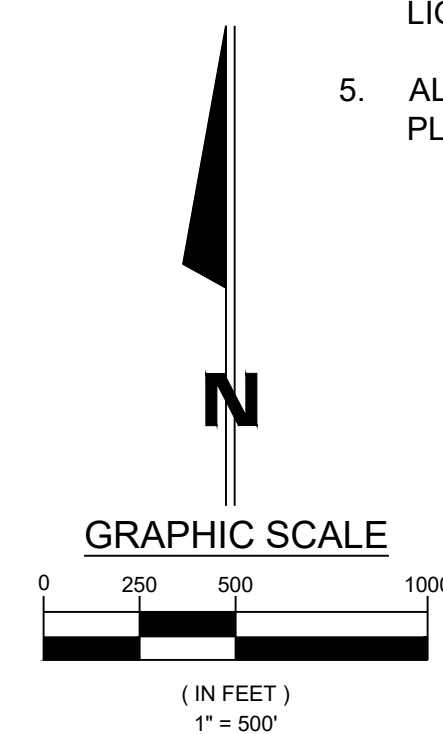
CONSTRUCTION SIGNAGE



DETOUR ROUTE MARKER ASSEMBLIES

NOTES:

1. DETOUR ROUTE MARKER ASSEMBLIES SHALL BE IN ACCORDANCE WITH INDOT STD. DWG. 801-TCDT-03
2. TYPE B CONSTRUCTION WARNING LIGHTS SHALL BE USED WITH ALL SIGNS LOCATED ON BARRICADES. TYPE A CONSTRUCTION WARNING LIGHTS SHALL BE USED ON ALL OTHER CONSTRUCTION SIGNS EXCLUDING DETOUR ROUTE MARKER ASSEMBLIES.
3. CENTURY DRIVE TRAFFIC CONTROL DURING THE RECONSTRUCTION OF THE EISENHOWER DR APPROACH SHALL BE IN ACCORDANCE WITH INDOT STANDARD DRAWING NO. E 801-TFCO-03 FOR FLAGGER TRAFFIC CONTROL DURING DAYLIGHT HOURS WHEN VISIBILITY IS SAFE FOR MOTORISTS ONLY. DURING NON-WORK HOURS, TYPE III-B BARRICADES AND STANDARD REFLECTIVE DRUMS SHALL BE LOCATED ALONG THE EASTERLY EDGE OF EISENHOWER DR APPROACH RECONSTRUCTION TO WARN CENTURY DRIVE TRAFFIC OF ROADSIDE HAZARD.
4. THE CONTRACTOR SHALL INSTALL A TEMPORARY "ONE WAY" W/ ARROW SIGN R6-1 (R OR L) (36" X 12") AND A TEMPORARY "WRONG WAY" SIGN R5-1a (36" X 24") AT EACH DRIVE APPROACH VICINITY AT THE APPROPRIATE LOCATIONS WITHIN THE LANE RESTRICTION AREA OF EACH CENTURY DR MOT PHASE FOR SOUTH BOUND TRAFFIC ONLY, INCIDENTAL TO THE MAINTENANCE OF TRAFFIC PAY ITEM. TYPE 'A' CONSTRUCTION WARNING LIGHTS ARE REQUIRED FOR THESE SIGNS.
5. ALL XW20-3 SIGNS SHALL INCLUDE "CENTURY DRIVE" SUPPLEMENTAL PLAQUE. COST SHALL BE INCIDENTAL TO THE XW20-3 SIGN.



CENTURY DRIVE RECONSTRUCTION		CENTURY DRIVE		CITY OF GOSHEN		GOSHEN, IN	
MAINTENANCE OF TRAFFIC - PHASE IIB							
DESIGNED BY: JPR TEAM REVIEWED BY: AC							
DRAWN BY: JPR TEAM REVIEWED BY: AC							
DATE: March 31, 2026							
JOB NUMBER: 2024-01371							
HORIZ. SCALE: AS SHOWN VERTICAL SCALE: N/A							
8							



ROAD IMPACT AGREEMENT FOR UTILITY PERMITS

(Permit Application form for Utility Installations)

Permit Number: _____

Date: _____

The Board of Commissioners of the County of Elkhart, Indiana ("Commissioners") and "Contractor", as defined below, agrees as follows:

1. Installation: The Commissioners agree that Contractor may construct the following Utility improvements or take the following action within a public road of Elkhart County, Indiana ("Installation") (check appropriate Installation below).

- A. Install/Repair Gas Service. _____ B. Install/repair Electric Service. _____ C. Install/repair Fiber Optic Service _____
D. Other _____

Additional project description/details:

2. Location: The Installation described in section 1 is to be located at:

SITE ADDRESS (if applicable): _____

Township: _____ Elkhart County, Indiana Parcel Number: _____

Nearest Intersection to subject site: North _____ East _____

South _____ West _____

3. Compliance; Timing: The Installation described in section 1 shall be constructed or undertaken in compliance with the Elkhart County Roads Guidelines and Standards for Design and Public Improvement ("Street Standards"), in effect at the time this Agreement is approved by Elkhart County and any other applicable Elkhart County Ordinance, application form, approval, or authorization permit, or other agreement required by or pertinent to the Installation. The Installation described in section 1 shall be commenced on or about _____, and shall be fully completed, in conformity with this Road Impact Agreement, by no later than _____.

4. Utility Company: If Contractor is a utility company, be such public or private, the following additional standards shall apply:

A. Such utility shall be duly authorized and licensed to conduct business in Elkhart County, Indiana.

B. The Installments described in section 1 to be installed, retained, adjusted, or relocated by Contractor on, over, along, or under the county highway/public road afore described, within the right-of-way limits thereof, shall be so placed, located, or accommodated by Contractor so that such will not impair in any fashion the planned or existing roadway, or any bridge or other support structure thereof; will not impede the construction or maintenance of such roadway or other structure; and will not interfere in any fashion with the safe use and operation thereof. Contractor further agrees to comply with the rules, regulations, and rulings of the Commissioners in servicing, maintaining, replacing, and removing the above described improvements or taking the above described actions, and to obtain the appropriate permit before performing any of such functions on any utility facilities, or otherwise addressing such improvements or taking such actions, to the extent located within the highway or bridge right-of-way at issue.

C. Contractor agrees to assume all responsibility and liability for making any adjustments to the utility facilities, as may from time to time be requested by the Commissioners, and further agrees to assume the costs thereof, except where Contractor has a compensable property right therein or where reimbursement of such costs is prohibited by law.



D. Contractor specifically acknowledges the provisions of Section XI of the Street Standards which are incorporated herein by reference; thus any Installation is subject to removal, relocation, or other alteration at the expense of Contractor per such Street Standards, and fines or other remedies set forth within said Section XI shall specifically apply to the Installation contemplated by this Road Impact Agreement.

5. Damages: The Contractor shall be responsible for any damage it causes to any roadway, drainage structure, or other Public Improvement located within a Right-of-Way during the construction of the Installation described in section 1. Contractor shall be responsible for and indemnify and hold the Commissioners harmless from any claim for damages of any nature, resulting from Contractor's Installation described in section 1, or any actions or undertakings associated therewith, including the payment of attorneys' fees and other expenses incurred in the defense of any claim against the Commissioners.

6. Safety: During the Installation described in section 1, Contractor shall use all reasonable efforts to protect the public from any danger associated with the construction of said improvement or action. Contractor shall be solely responsible for any such damage caused to the public, to include indemnifying and holding harmless Commissioners per section 5 above.

7. Traffic Control: Contractor shall provide traffic control in accordance with the latest edition of the Indiana Manual of Uniform Traffic Control Devices.

8. Remedies: If the Contractor fails to follow the terms of this Agreement or the requirements found in the "street Standards," Contractor shall be liable for any damage it causes as a result of the violation of this Agreement or the Street Standards, including at by the Commissioners and all other reasonable costs and expenses incurred in enforcing said standards. Additionally, if Contractor fails to construct, maintain, or undertake the Installation as agreed and in violation of the Street Standards, or if Contractor shall in any fashion breach the terms and conditions of this Road Impact Agreement, or if Contractor shall otherwise fail or refuse to comply with the Zoning and/or Subdivision Ordinance of Elkhart County, Indiana, the Commissioners may seek and pursue all other remedies available at law or in equity, to include the remedy of specific performance or injunctive relief, and in addition thereto, the Commissioners may directly, or through their authorized representatives or departments, cancel, rescind, or terminate any permits or authorization heretofore granted to Contractor, and may withhold any construction, building, occupancy, or other permits sought by Contractor, at the location set forth in section 2 AND at any other locations in Elkhart County, until all such failures, breaches, or violations of Contractor shall be cured to the satisfaction of the Commissioners.

9. Contractor: "Contractor" as used within this Agreement, and in any application, or permit, applicable to the improvements, shall be and mean the company or entity set forth below, or the individual or individuals set forth below. Each person signing this Road Impact Agreement for and on behalf of a company or entity certifies that he or she is duly authorized and empowered on behalf of such company or entity to execute and deliver the same for and on behalf thereof. Any person signing below as "Contractor" in an individual, non-representative capacity, shall be personally responsible and accountable for the terms and conditions of this Road Impact Agreement.

10. Contractor Contact Person: The contact person for Contractor, and applicable address and phone number therefore, for all purposes under this Agreement, are as follows:

Name: _____

Address: _____

Phone Number: _____

Email: _____

11. Utility Company Contact Person: The contact person for the Utility Company, and applicable address and phone number therefore, for all purposes under this Agreement, are as follows:

Name: _____

Address: _____

Phone Number: _____

Email: _____



12. **Agents and Representatives:** The duties of Contractor to indemnify and hold Commissioners free and harmless per the terms of this Road Impact Agreement, or the Street Standards, shall apply to Commissioners, Elkhart County Government Generally, and to the officers, agents, elected officials, employees, and representatives thereof.

13. **Special or Additional Standards (for office use only):** Contractor shall provide traffic control in accordance with the latest edition of the Indiana Manual of Uniform Traffic Control Devices.

14. **Binding Effect:** This Agreement shall apply to and be binding upon Contractor, and the successors, assigns, heirs, and beneficiaries of the same.

15. **Elkhart County will be held harmless for damage on any utilities buried at a depth of less than 36" (3 feet).**

CONTRACTOR:

Date: _____

SIGNATURE OF AUTHORIZED AGENT

PRINTED NAME

TITLE

NAME OF CONTRACTOR

UTILITY COMPANY:

Date: _____

SIGNATURE OF AUTHORIZED AGENT

PRINTED NAME

TITLE

NAME OF CONTRACTOR

COMMISSIONERS:

Date: _____

SIGNATURE OF AUTHORIZED AGENT

PRINTED NAME

TITLE



FINAL INSPECTION AND CERTIFICATION

The undersigned hereby certifies and confirms that he/she has undertaken the final inspection on the Installation contemplated by the above referenced Road Impact Agreement, and the undersigned herewith confirms that the Installation was completed by Contractor as of ____ (date), and that such Installation was constructed consistent with the terms and conditions of such Road Impact Agreement.

Date: _____

SIGNATURE OF AUTHORIZED AGENT

PRINTED NAME

TITLE



**Engineering Department
CITY OF GOSHEN**

204 East Jefferson Street, Suite 1 • Goshen, IN 46528-3405

Phone (574) 534-2201 • Fax (574) 533-8626 • TDD (574) 534-3185
engineering@goshencity.com • www.goshenindiana.org

Memorandum

To: Goshen Redevelopment

From: Goshen Engineering

**RE: STEURY AVENUE & LINCOLN AVENUE RECONSTRUCTION & DRAINAGE
IMPROVEMENTS – CHANGE ORDER NO. 9 (JN: 2019-0046)**

Date: July 14, 2026

Pavement of the eastbound lane of Lincoln Avenue was reconstructed in 2020 when the aging water main was replaced, but older pavement remains in the westbound lane. The 2" milling and resurfacing on Lincoln Avenue, from the eastern end of the full-depth reconstruction near 930 East Lincoln to Blackport Road, was intended to restore the entire roadway surface, including water main crossings and other utility pavement patches (see Figure 1, below). Since 2020, however, it has been noted that the full-depth pavement has receded more than anticipated. Considering the presence of more wet and compressible soils in this area, it is anticipated that the roadway will continue to "flex" more than other pavements in the City. To help prevent cracking from the lower layers of asphalt reflecting into the new surface layer, and in order to provide a more uniform and longer-lasting treatment over both the older and newer pavement sections, a pavement interlayer fabric would be installed before resurfacing. Change Order No. 9 includes costs for a Petromat Enviro pavement interlayer, which can be placed on the milled surface without a special leveling course.

Costs for grading, or "topping", to remove sections of shoulders above the surface of the edge of pavement along this section of East Lincoln Avenue is also including in Change Order No. 9. This will improve drainage of water off of the roadway.

Finally, Change Order No. 9 includes costs for including ductile iron storm pipe with an improved limestone No. 53 backfill material near the storm outfall within GDC's parking lot. This is due to limited cover over the pipe, heavy truck traffic, and observations of flooding in the outfall area (see Figure 2).

Niblock Excavating provided a price of \$5.50 per SYD for the Petromat Enviro. This is less than the low-bid unit price received for over 26,000 SYD of the same material on another project. Pricing for shoulder clipping is comparable to change order pricing on a past project. The price for 12-inch ductile iron pipe with the select backfill is also reasonable, based on other bid pricing received.

Goshen Engineering requests that the Goshen Redevelopment Commission approve Change Order No. 9 for \$86,102.50. This change, along with previous changes, increases the value of the contract by 4.61%.

Suggested Motion: Move to approve Change Order No. 9 in the amount of \$86,102.50 to include a pavement interlayer and improve drainage along East Lincoln Avenue, as well as improve the storm pipe and outfall at GDC.

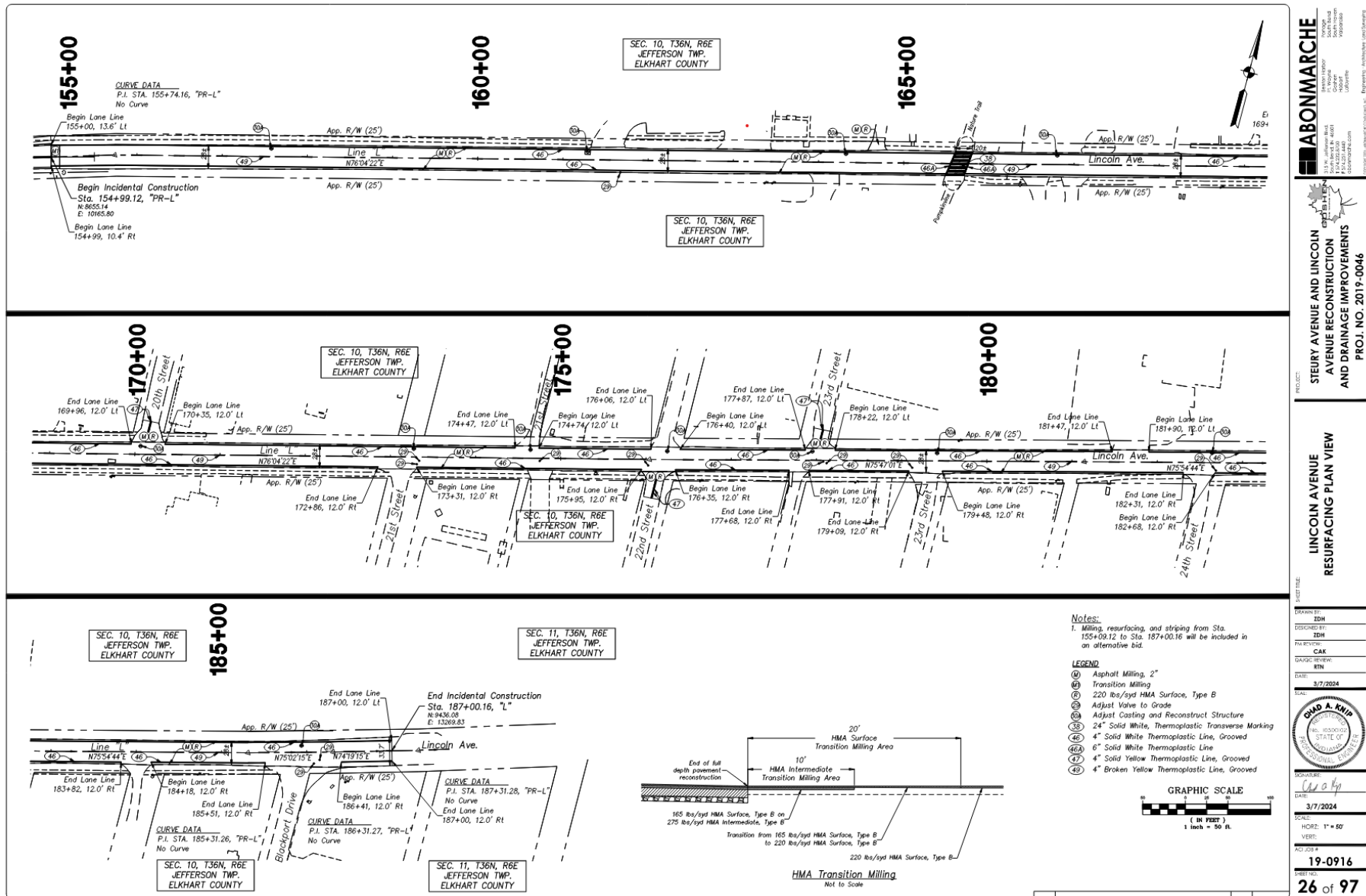


Figure 1 – East Lincoln Avenue Mill and Overlay Limits – Area for Pavement Interlayer

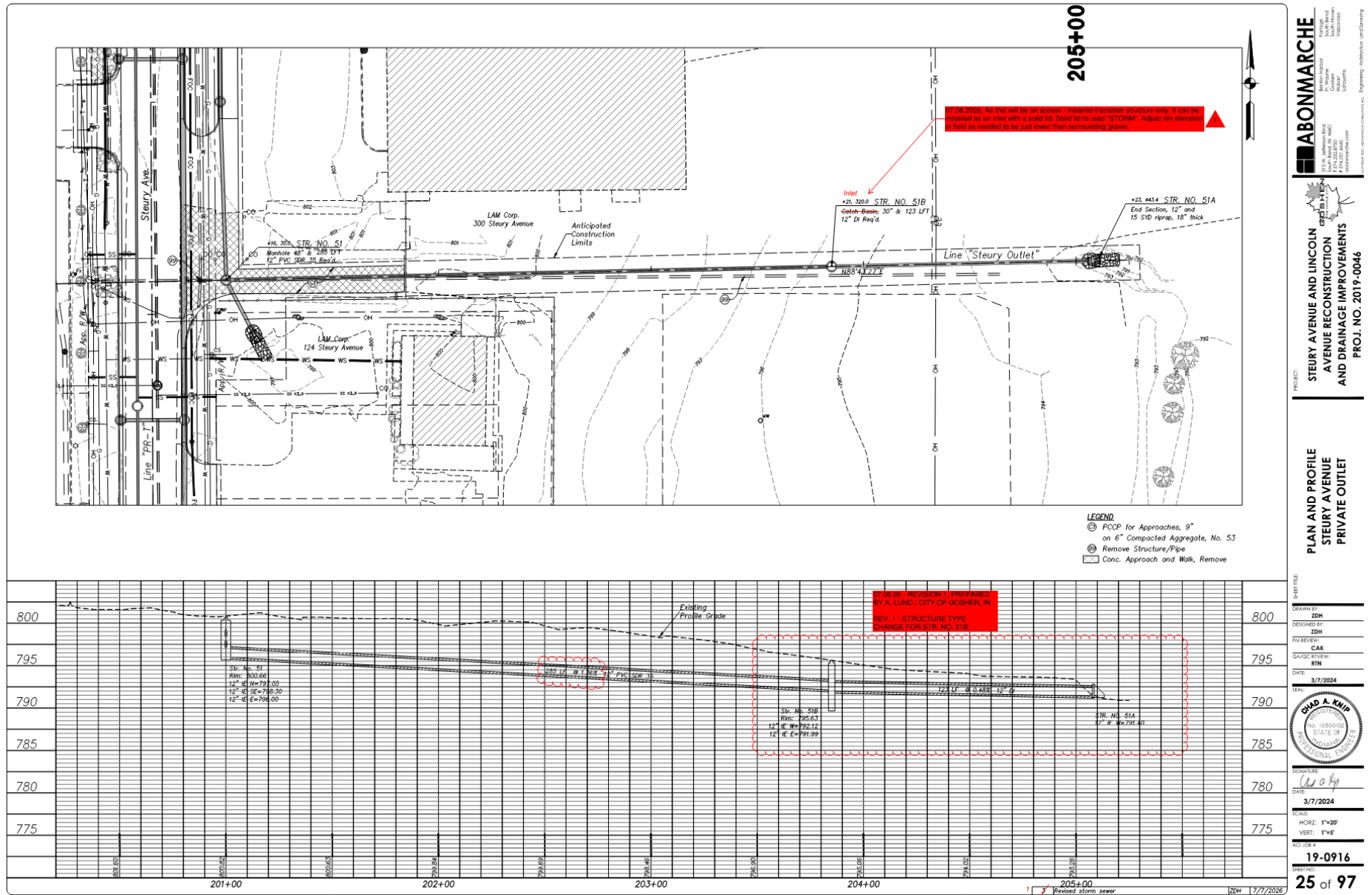


Figure 2 - Revised Storm Pipe and Outfall at GDC (300 Steury Avenue)

CHANGE ORDER FORM

Pg 1 of 3

Change Order No. 9

Date: 7/14/2026

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)

Pavement of the eastbound lane of Lincoln Avenue was reconstructed in 2020 when the aging water main was replaced, but older pavement remains in the westbound lane. The 2" milling and resurfacing on Lincoln Avenue, from the eastern end of the full-depth reconstruction near 930 East Lincoln to Blackport Road, was intended to restore the entire roadway surface, including water main crossing and other utility patches. Since 2020, however, it has been noted that the full-depth pavement has receded more than anticipated. Considering the presence of more wet and compressible soils in this area, it is anticipated that the roadway will continue to "flex" more than other pavements in the City. To help prevent cracking from the lower layers of asphalt into the new surface layer, and in order to provide a more uniform and longer-lasting treatment over both the older and newer pavement sections, a pavement interlayer fabric would be installed before resurfacing. Change Order No. 9 includes costs for a Petromat Enviro pavement interlayer, which can be placed on the milled surface without a special leveling course.

Costs for clipping the shoulders along this section of East Lincoln Avenue is also including in Change Order No. 9. This will improve drainage of water off of the roadway.

Finally, Change Order No. 9 includes costs for including ductile iron storm pipe with an improved limestone No. 53 backfill material near the storm outfall within GDC's parking lot. This is due to limited cover over the pipe, heavy truck traffic, and observations that the outfall area floods periodically.

CO 9.1	Petromat Enviro	9,955 SYD @ \$5.50	-----	\$54,752.50
CO 9.2	Shoulder Topping	1 LSUM @ \$7,800.00	-----	\$7,800.00
	NOTE: This includes cutting down shoulders where necessary from end of full-depth construction to east end of project			
CO 9.3	GDC Storm Pipe, 12" Ductile Iron, Structure and Backfill	150 LFT @ \$157.00	-----	\$23,550.00
	NOTE: Price includes cost of No. 53 limestone backfill and 30" Inlet with Sump for material transition			
			Subtotal=	\$86,102.50

CHANGE ORDER FORM

Pg 2 of 3

Change Order No. 9

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 8	\$333,729.00
3. Amount of Contract, not including this supplement	\$9,431,487.00
4. Addition/ Reduction to Contract due to this supplement	\$86,102.50
5. Amount of Contract, including this supplemental	\$9,517,589.50
6. Total (Addition/ Reduction) due to all Change Orders (Line 2 + Line 4)	\$419,831.50
7. Total percent of change in the original contract price Includes Change Order No. 1 to 9 (Line 6 divided by Line 1)	4.61%

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 furnish 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

Pg. 3 of 3

Change Order No. 9

RECOMMENDED FOR ACCEPTANCE



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



**Engineering Department
CITY OF GOSHEN**

204 East Jefferson Street, Suite 1 • Goshen, IN 46528-3405

Phone (574) 534-2201 • Fax (574) 533-8626 • TDD (574) 534-3185
engineering@goshencity.com • www.goshenindiana.org

Memorandum

To: Goshen Redevelopment Commission

From: Dustin K. Sailor, Director of Public Works & Utilities

RE: **RIVER RACE DRIVE RECONSTRUCTION FOR THE ROW ON THE
MILLRACE (JN: 2025-2038)**

Date: July 10, 2026

On July 9, 2026, the Goshen Board of Public Works and Safety received bids for the above-mentioned project. Bids were submitted by Niblock Excavating, Inc. and Rieth-Riley Construction Company, Inc. A summary of the bids received is provided below:

	Base Bid	Bid Alternate No. 1	Subtotal
Niblock Excavating	\$489,437.50	\$36,100.00	\$525,537.50
Rieth-Riley	\$530,793.00	\$68,797.00	\$599,590.00

Goshen Engineering reviewed the submitted bids and has found Niblock Excavating, Inc., PO Box 211, Bristol, IN 46507 to be the lowest, responsible and responsive bidder.

Attached as reference purposes is the bid tabulation.

With Niblock Excavating's bid being with the Engineer's Opinion of Probable Construction Cost, and the bid submission was found to be complete and compliant with all requirements of the bidding documents.

Based on its review, Goshen Engineering recommends that the Goshen Redevelopment Commission accept the Base Bid and Bid Alternate No. 1 from Niblock Excavating, Inc. in the amount of \$525,537.50 and authorize the Redevelopment Director to execute the construction agreement upon preparation and review. Additionally, Goshen Engineering recommends that the Redevelopment Commission request the Board of Public Works and Safety to formally award the construction contract at its next scheduled meeting.

Recommended Motion: I move to accept the bid from Niblock Excavating, Inc. for the River Race Drive Reconstruction for The Row On The Millrace project in the amount of \$525,537.50 and authorize the Redevelopment Director to execute the contract documents, subject to final review, and request that the Board of Public Works and Safety award the contract at its next meeting.

As aside, the Goshen Stormwater Department will fund the bid amount associated with Bid Alternate No. 1, as this work was included in the construction package to address drainage issued within Alley 240, north of 413 South Third Street.

RIVER RACE DRIVE RECONSTRUCTION - JN: 2025-2038
MATERIAL BID TAB
BID DUE DATE - July 9, 2026

BASE BID				Niblock		Rieth-Riley	
Item No.	Est. Qty.	Unit	Description	Unit Price	Amount	Unit Price	Amount
1	1	LS	Construction Notice Board	\$975.00	\$975.00	\$2,500.00	\$2,500.00
2	1	LS	Construction Engineering	\$10,000.00	\$10,000.00	\$7,700.00	\$7,700.00
3	1	LS	Mobilization and Demobilization	\$20,000.00	\$20,000.00	\$29,000.00	\$29,000.00
4	1	LS	Maintenance of Traffic	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00
5	1	LS	Clearing Right of Way	\$11,500.00	\$11,500.00	\$14,000.00	\$14,000.00
6A	345	SYD	Concrete Sidewalk, Remove	\$10.00	\$3,450.00	\$53.00	\$18,285.00
6B	705	LFT	Curb and Gutter, Remove	\$9.00	\$6,345.00	\$22.00	\$15,510.00
6C	1	EA	Storm Sewer Structure, Remove	\$800.00	\$800.00	\$3,320.00	\$3,320.00
6D	15	LFT	Storm Sewer Pipe, Remove	\$35.00	\$525.00	\$177.00	\$2,655.00
7	1	LS	Earthwork and Grading	\$55,000.00	\$55,000.00	\$76,380.00	\$76,380.00
8	1	LS	Temporary Erosion and Sediment Control	\$7,500.00	\$7,500.00	\$17,000.00	\$17,000.00
9	300	SYD	Milling, Asphalt, 1 1/2 IN	\$9.50	\$2,850.00	\$28.00	\$8,400.00
10	660	TONS	Compacted Aggregate Base, No. 53	\$60.00	\$39,600.00	\$61.00	\$40,260.00
11A	135	TONS	HMA Surface, 9.5 mm, Type B	\$175.00	\$23,625.00	\$199.00	\$26,865.00
11B	175	TONS	HMA Intermediate, 19.0 mm, Type B	\$135.00	\$23,625.00	\$142.00	\$24,850.00
11C	210	TONS	HMA Base, 25.0 mm, Type B	\$132.50	\$27,825.00	\$128.00	\$26,880.00
12	2,500	SYD	Asphalt for Tack Coat	\$0.25	\$625.00	\$0.01	\$25.00
14	40	SYD	Curb Ramp, Concrete	\$235.00	\$9,400.00	\$250.00	\$10,000.00
15A	460	SYD	Concrete Sidewalk, 4"	\$110.00	\$50,600.00	\$70.00	\$32,200.00
15B	285	SYD	Concrete Sidewalk, 6"	\$145.00	\$41,325.00	\$82.00	\$23,370.00
16A	145	LFT	Concrete Curb and Gutter	\$55.00	\$7,975.00	\$45.00	\$6,525.00
16B	505	LFT	Concrete Curb and Gutter, Depressed	\$43.50	\$21,967.50	\$45.00	\$22,725.00
16C	35	LFT	Concrete Curb	\$55.00	\$1,925.00	\$75.00	\$2,625.00
17	100	SYD	Mulched Seeding	\$25.00	\$2,500.00	\$11.75	\$1,175.00
18	15	LFT	Storm Sewer Pipe, Circular, 12 IN.	\$135.00	\$2,025.00	\$390.00	\$5,850.00
19A	11	EA	Water Service, Retirement	\$1,550.00	\$17,050.00	\$1,370.00	\$15,070.00
19B	235	LFT	Water Service, 1"	\$115.00	\$27,025.00	\$125.00	\$29,375.00
20A	6	EA	Sanitary Sewer Lateral, Abandon	\$730.00	\$4,380.00	\$1,158.00	\$6,948.00
20B	18	EA	Sanitary Sewer Lateral, Relocate Cleanout	\$2,075.00	\$37,350.00	\$820.00	\$14,760.00
21A	1	EA	Storm Sewer, Standard Inlet, 30 IN.	\$3,000.00	\$3,000.00	\$6,500.00	\$6,500.00
21B	2	EA	Storm Sewer, Standard Manhole, 48 IN.	\$4,500.00	\$9,000.00	\$9,400.00	\$18,800.00
21C	1	EA	Storm Sewer, Replace Casting	\$2,150.00	\$2,150.00	\$3,800.00	\$3,800.00
22	3	EA	Casting, Adjust to Grade	\$2,150.00	\$6,450.00	\$1,400.00	\$4,200.00
23	140	LFT	Conduit, HDPE Schedule 40, 4 IN.	\$25.50	\$3,570.00	\$41.00	\$5,740.00
TOTAL BASE BID AMOUNT					\$489,437.50		\$530,793.00

ALTERNATE No. 1 - ALLEY RECONSTRUCTION							
Item No.	Est. Qty.	Unit	Description	Unit Price	Amount	Unit Price	Amount
5	1	LS	Clearing Right of Way	\$2,750.00	\$2,750.00	\$6,000.00	\$6,000.00
6E	15	SYD	Pavement, Remove	\$15.00	\$225.00	\$165.00	\$2,475.00
7	1	LS	Earthwork and Grading	\$7,500.00	\$7,500.00	\$22,000.00	\$22,000.00
10	80	TONS	Compacted Aggregate Base, No. 53	\$60.00	\$4,800.00	\$95.00	\$7,600.00
11A	20	TONS	HMA Surface, 9.5 mm, Type B	\$175.00	\$3,500.00	\$199.00	\$3,980.00
11B	30	TONS	HMA Intermediate, 19.0 mm, Type B	\$135.00	\$4,050.00	\$142.00	\$4,260.00
12	200	SYD	Asphalt for Tack Coat	\$0.25	\$50.00	\$0.01	\$2.00
13	15	SYD	PCCP for Approach, 6 IN.	\$200.00	\$3,000.00	\$330.00	\$4,950.00
17	100	SYD	Mulched Seeding	\$25.00	\$2,500.00	\$11.75	\$1,175.00
18	35	LFT	Storm Sewer Pipe, Circular, 12 IN.	\$135.00	\$4,725.00	\$253.00	\$8,855.00
21A	1	EA	Storm Sewer, Standard Inlet, 30 IN.	\$3,000.00	\$3,000.00	\$7,500.00	\$7,500.00
ALTERNATE No. 1 TOTAL:					\$36,100.00		\$68,797.00

TOTAL AMOUNT OF BASE BID:	\$489,437.50	\$530,793.00
----------------------------------	---------------------	---------------------

TOTAL AMOUNT OF BASE BID + ALTERNATE No. 1:	\$525,537.50	\$599,590.00
--	---------------------	---------------------

I certify that this bid tab is true and accurate, and the contractors submitted all the required bid information.

Dustin K. Sailor

Dustin Sailor, P.E.
 Director of Public Works
 City of Goshen, Indiana

7/10/2026
 Date



GOSHEN REDEVELOPMENT COMMISSION

Register of Claims

The Goshen Redevelopment Commission has examined the entries listed on the following itemized Expenditure Report for claims entered from **June 10, 2026, through July 9, 2026**, and finds that entries are allowed in the total amount of **\$1,568,087.40**

APPROVED on July 14, 2026

Brian Garber, President

Jonathan Graber, Secretary



City of Goshen, IN

Expense Approval Register

Packet: APPKT05877 - RDC 6/18/26

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 4451 - TIF INDIANA AVENUE					
THE BANK OF NEW YORK ME...	CT2237898	06/18/2026	INDIANA AVE ECON DEV REV...	4451-5-00-4520000	58,000.00
Fund 4451 - TIF INDIANA AVENUE Total:					58,000.00
Grand Total:					58,000.00

Fund Summary

Fund	Expense Amount
4451 - TIF INDIANA AVENUE	58,000.00
Grand Total:	58,000.00

Account Summary

Account Number	Account Name	Expense Amount
4451-5-00-4520000	INDAVE TIF/TRANSFER ...	58,000.00
	Grand Total:	58,000.00

Project Account Summary

Project Account Key	Expense Amount
None	58,000.00
Grand Total:	58,000.00



Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 4450 - TIF EAST COLL AVE					
THE BANK OF NEW YORK ME...	CT2127O77	06/18/2026	COLLEGE AVE ECON DEV REV...	4450-5-00-4520000	447,720.00
Fund 4450 - TIF EAST COLL AVE Total:					447,720.00
Grand Total:					447,720.00

Fund Summary

Fund	Expense Amount
4450 - TIF EAST COLL AVE	447,720.00
Grand Total:	447,720.00

Account Summary

Account Number	Account Name	Expense Amount
4450-5-00-4520000	COLLEGETIF/TRANSFER ...	447,720.00
Grand Total:		447,720.00

Project Account Summary

Project Account Key	Expense Amount
None	447,720.00
Grand Total:	447,720.00



City of Goshen, IN

Expense Approval Register

Packet: APPKT05883 - RDC 6/25/26

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 4445 - TIF SOUTH EAST E.D.					
GOSHEN UTILITIES	311-2440-07 6/8/26	06/25/2026	309 E KERCHER	4445-5-00-4390930	39.76
Fund 4445 - TIF SOUTH EAST E.D. Total:					39.76
Grand Total:					39.76

Fund Summary

Fund	Expense Amount
4445 - TIF SOUTH EAST E.D.	39.76
Grand Total:	39.76

Account Summary

Account Number	Account Name	Expense Amount
4445-5-00-4390930	SE E.D. TIF/OTHER SVC ...	39.76
Grand Total:		39.76

Project Account Summary

Project Account Key	Expense Amount
None	39.76
Grand Total:	39.76



Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code		On Hold							
Vendor: 0210047 - A & Z ENGINEERING, LLC									Vendor Total:	1,796.50
26-3002-3	Invoice	7/16/2026	5/14/2026	6/13/2026	5/14/2026	1,796.50	0.00	0.00	0.00	1,796.50
COLLEGE AVE PHASE 1 INSPECTION		AP1ST - AP1ST	No							
Items										
Item Description		Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
COLLEGE AVE PHASE 1 INSPECTION		N/A	0.00	0.00	1,796.50	0.00	0.00	0.00	1,796.50	
Distributions										
Account Number		Account Name	Project Account Key		Amount	Percent				
4445-5-00-4310502		SE E.D. TIF/CONTR SVCS			1,796.50	100.00%				
Vendor: 0205859 - ABONMARCHÉ CONSULTANTS, INCORPORATED									Vendor Total:	20,720.00
164092-20	Invoice	7/16/2026	5/20/2026	6/19/2026	5/20/2026	4,000.00	0.00	0.00	0.00	4,000.00
ENC COLLEGE AVE PHASE 2		AP1ST - AP1ST	No							
Items										
Item Description		Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
ENC COLLEGE AVE PHASE 2		N/A	0.00	0.00	4,000.00	0.00	0.00	0.00	4,000.00	
Distributions										
Account Number		Account Name	Project Account Key		Amount	Percent				
4445-5-00-4420000		SE E.D. TIF/CAPITAL PROJ			4,000.00	100.00%				
164094	Invoice	7/16/2026	5/20/2026	6/19/2026	5/20/2026	1,720.00	0.00	0.00	0.00	1,720.00
COLLEGE AVE PHASE 3		AP1ST - AP1ST	No							
Items										
Item Description		Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
COLLEGE AVE PHASE 3		N/A	0.00	0.00	1,720.00	0.00	0.00	0.00	1,720.00	
Distributions										
Account Number		Account Name	Project Account Key		Amount	Percent				
4445-5-00-4310502		SE E.D. TIF/CONTR SVCS			1,720.00	100.00%				
164782	Invoice	7/16/2026	6/30/2026	7/30/2026	6/30/2026	15,000.00	0.00	0.00	0.00	15,000.00
ENC CHERRY CREEK INSPECTION		AP1ST - AP1ST	No							
Items										
Item Description		Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
ENC CHERRY CREEK INSPECTION		N/A	0.00	0.00	15,000.00	0.00	0.00	0.00	15,000.00	
Distributions										
Account Number		Account Name	Project Account Key		Amount	Percent				
4445-5-00-4420000		SE E.D. TIF/CAPITAL PROJ			15,000.00	100.00%				
Vendor: 0203093 - AMERICAN STRUCTUREPOINT, INC.									Vendor Total:	78,051.75
205643-36	Invoice	7/16/2026	5/26/2026	6/25/2026	5/26/2026	29,102.25	0.00	0.00	0.00	29,102.25
COLLEGE AVE PHASE 3		AP1ST - AP1ST	No							
Items										
Item Description		Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
COLLEGE AVE PHASE 3		N/A	0.00	0.00	29,102.25	0.00	0.00	0.00	29,102.25	
Distributions										
Account Number		Account Name	Project Account Key		Amount	Percent				
4445-5-00-4310502		SE E.D. TIF/CONTR SVCS			29,102.25	100.00%				
206411	Invoice	7/16/2026	6/15/2026	7/15/2026	6/15/2026	21,332.00	0.00	0.00	0.00	21,332.00
US 33 UTILITY RELOCATION DESIGN		AP1ST - AP1ST	No							

Payable Register

Packet: APPKT05853 - RDC 7/16/26

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
US 33 UTILITY RELOCATION DESIGN	N/A		0.00	0.00	21,332.00	0.00	0.00	0.00	21,332.00	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS				21,332.00	100.00%				
206947-37	Invoice	7/16/2026	6/22/2026	7/22/2026	6/22/2026	27,617.50	0.00	0.00	0.00	27,617.50
COLLEGE AVE PHASE 3	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
COLLEGE AVE PHASE 3	N/A		0.00	0.00	27,617.50	0.00	0.00	0.00	27,617.50	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS				27,617.50	100.00%				

Vendor: [0200311 - BARKES, KOLBUS, & RIFE, LLP](#)

7/7/26	Invoice	7/16/2026	7/7/2026	8/6/2026	7/7/2026	1,354.00	0.00	0.00	0.00	1,354.00
THE ROW ON THE MILLRACE CLOSING FEESE	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
THE ROW ON THE MILLRACE CLOSING F...	N/A		0.00	0.00	1,354.00	0.00	0.00	0.00	1,354.00	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
4446-5-00-4390930	CONS RR/US33/OTHER SVCS & CHGS				1,354.00	100.00%				

Vendor Total: 1,354.00

Vendor: [0209852 - COLIN MICHAEL AVILA](#)

45043	Invoice	7/16/2026	7/7/2026	8/6/2026	7/7/2026	676.00	0.00	0.00	0.00	676.00
JUNE MOWING	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
JUNE MOWING	N/A		0.00	0.00	676.00	0.00	0.00	0.00	676.00	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
2226-5-00-4310502	REDV OP/CONTRACT SVCS				676.00	100.00%				

Vendor Total: 676.00

Vendor: [0213876 - DONOHUE ASSOCIATES, INC.](#)

14715-05	Invoice	7/16/2026	6/15/2026	6/15/2026	6/15/2026	7,557.50	0.00	0.00	0.00	7,557.50
WATER SYSTEM UPGRADE DESIGN	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
WATER SYSTEM UPGRADE DESIGN	N/A		0.00	0.00	7,557.50	0.00	0.00	0.00	7,557.50	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS				7,557.50	100.00%				

Vendor Total: 7,557.50

Vendor: [0212772 - EGIS BLN USA INC.](#)

85138-31	Invoice	7/16/2026	6/5/2026	7/5/2026	6/5/2026	1,391.83	0.00	0.00	0.00	1,391.83
ENC BLACKPORT DRIVE RECONSTRUCTION	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ENC BLACKPORT DRIVE RECONSTRUCTI...	N/A		0.00	0.00	1,391.83	0.00	0.00	0.00	1,391.83	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
4446-5-00-4310502	CONS RR/US33/CONTRACTUAL SVCS				1,391.83	100.00%				

Vendor Total: 1,391.83

Vendor: [0200693 - GOSHEN COMMUNITY SCHOOLS](#)

Vendor Total: 100,000.00

Payable Register

Packet: APPKT05853 - RDC 7/16/26

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code		On Hold							
2026 REQUEST	Invoice	7/16/2026	7/9/2026	8/8/2026	7/9/2026	100,000.00	0.00	0.00	0.00	100,000.00
2026/2027 CAREER & TECHNICAL EDUCATI...	AP1ST - AP1ST		No							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
2026/2027 CAREER & TECHNICAL EDUC...	N/A		0.00	0.00	100,000.00	0.00	0.00	0.00	100,000.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT				100,000.00	100.00%				

Vendor: [0200463 - JONES PETRIE RAFINSKI CORP.](#)

Vendor Total: 32,398.92

0053129	Invoice	7/16/2026	5/31/2026	6/30/2026	5/31/2026	4,200.00	0.00	0.00	0.00	4,200.00
RESTAURANT ROW	AP1ST - AP1ST		No							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
RESTAURANT ROW	N/A		0.00	0.00	4,200.00	0.00	0.00	0.00	4,200.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
4446-5-00-4310502	CONS RR/US33/CONTRACTUAL SVCS				4,200.00	100.00%				

0053159	Invoice	7/16/2026	6/30/2026	7/30/2026	6/30/2026	26,398.92	0.00	0.00	0.00	26,398.92
CENTURY DRIVE RECONSTRUCTION		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
CENTURY DRIVE RECONSTRUCTION		N/A		0.00	0.00	26,398.92	0.00	0.00	0.00	26,398.92
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4445-5-00-4310502		SE E.D. TIF/CONTR SVCS				26,398.92	100.00%			

0053260	Invoice	7/16/2026	6/30/2026	7/30/2026	6/30/2026	1,800.00	0.00	0.00	0.00	1,800.00
RESTAURANT ROW TOPO SURVEY		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
RESTAURANT ROW TOPO SURVEY		N/A		0.00	0.00	1,800.00	0.00	0.00	0.00	1,800.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4446-5-00-4310502		CONS RR/US33/CONTRACTUAL SVCS				1,800.00	100.00%			

Vendor: [0205440 - KEYSTONE RV COMPANY](#)

Vendor Total: 127,001.00

06162026	Invoice	7/16/2026	6/16/2026	7/16/2026	6/16/2026	127,001.00	0.00	0.00	0.00	127,001.00
WATER UTILITY DESIGN FEE REIMBURSEME...		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
WATER UTILITY DESIGN FEE REIMBURS...		N/A		0.00	0.00	127,001.00	0.00	0.00	0.00	127,001.00
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ				127,001.00	100.00%				

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

Vendor Total: 566,476.48

14450	Invoice	7/16/2026	6/24/2026	7/24/2026	6/24/2026	531,288.98	0.00	0.00	0.00	531,288.98
ENC LINCOLN STEURY	AP1ST - AP1ST		No							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ENC LINCOLN STEURY	N/A		0.00	0.00	531,288.98	0.00	0.00	0.00	531,288.98	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
4502-5-00-4440000	ARP/CAPITAL OUTLAYS				531,288.98	100.00%				

14478	Invoice	7/16/2026	6/29/2026	7/29/2026	6/29/2026	35,187.50	0.00	0.00	0.00	35,187.50
E COLLEGE AVE BRINKLEY RV LANDSCAPE M...	AP1ST - AP1ST	No								

Payable Register

Packet: APPKT05853 - RDC 7/16/26

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
E COLLEGE AVE BRINKLEY RV LANDSCAP...	N/A	0.00	0.00	35,187.50	0.00	0.00	0.00	35,187.50		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ		35,187.50	100.00%						

Vendor: [0200014 - NIPSCO](#)

Vendor Total: 486.90

409690	Invoice	7/16/2026	6/30/2026	7/20/2026	6/30/2026	248.41	0.00	0.00	0.00	248.41
309 E KERCHER	AP1ST - AP1ST	No								

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
309 E KERCHER Distributions	N/A	0.00	0.00	248.41	0.00	0.00	0.00	248.41
Account Number	Account Name	Project Account Key		Amount	Percent			
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS			248.41	100.00%			

410724	Invoice	7/16/2026	7/2/2022	7/22/2022	7/2/2022	238.49	0.00	0.00	0.00	238.49
309 E KERCHER	AP1ST - AP1ST	No								

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
309 E KERCHER Distributions	N/A	0.00	0.00	238.49	0.00	0.00	0.00	238.49
Account Number	Account Name	Project Account Key		Amount	Percent			
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS			238.49	100.00%			

Vendor: [0207072 - NORFOLK SOUTHERN RAILWAY COMPANY](#)

Vendor Total: 1,540.47

90172985	Invoice	7/16/2026	5/29/2026	6/28/2026	5/29/2026	1,540.47	0.00	0.00	0.00	1,540.47
COLLEGE AVE PHASE 1	AP1ST - AP1ST	No								

Notes:

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
COLLEGE AVE PHASE 1	N/A	0.00	0.00	1,540.47	0.00	0.00	0.00	1,540.47
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS			1,540.47	100.00%			

Vendor: [0213927 - R&M EDMONDS HEATING & AIR, LLC](#)

Vendor Total: 475.00

01-062626	Invoice	7/16/2026	6/26/2026	6/26/2026	6/26/2026	475.00	0.00	0.00	0.00	475.00
LINCOLN AVE 713 E LINCOLN A/C GROUND ...	AP1ST - AP1ST	No								

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
LINCOLN AVE 713 E LINCOLN A/C GROU...	N/A	0.00	0.00	475.00	0.00	0.00	0.00	475.00
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT			475.00	100.00%			

Vendor: [0207563 - REDEVELOPMENT ASSOCIATION OF INDIANA](#)

Vendor Total: 125.00

7/7/26	Invoice	7/16/2026	7/7/2026	8/6/2026	7/7/2026	125.00	0.00	0.00	0.00	125.00
ANNUAL DUES	AP1ST - AP1ST	No								

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ANNUAL DUES	N/A	0.00	0.00	125.00	0.00	0.00	0.00	125.00
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
2226-5-00-4290001	REDV OP/OTHER SUPPLIES			125.00	100.00%			

Vendor: [0209600 - WATERFORD COMMONS BUSINESS PARK, LLC](#)

Vendor Total: 96,600.77

Payable Register

Packet: APPKT05853 - RDC 7/16/26

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
25P26	Invoice	7/16/2026	7/7/2026	8/6/2026	7/7/2026	96,600.77	0.00	0.00	0.00	96,600.77
SPRING TIF REIMBURSEMENT 25P26		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
2026 SPRING TIF REIMBURSEMENT 25P...		N/A		0.00	0.00	96,600.77	0.00	0.00	0.00	96,600.77
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4445-5-00-4420000		SE E.D. TIF/CAPITAL PROJ				96,600.77	100.00%			

Vendor: [0200953 - YAW CONSTRUCTION INC.](#)

Vendor Total: 25,653.02

2026-04	Invoice	7/16/2026	5/22/2026	6/21/2026	5/22/2026	500.00	0.00	0.00	0.00	500.00
DOWNTOWN VAULTS 211 S MAIN VAULT R...		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
211 S MAIN VAULT REPAIR		N/A		0.00	0.00	500.00	0.00	0.00	0.00	500.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4446-5-00-4420000		CONS RR/US33/CAPITAL PROJECT				500.00	100.00%			
2026-06	Invoice	7/16/2026	5/24/2026	6/23/2026	5/24/2026	6,667.00	0.00	0.00	0.00	6,667.00
DOWNTOWN VAULTS201 S MAIN		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
201 S MAIN		N/A		0.00	0.00	6,667.00	0.00	0.00	0.00	6,667.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4446-5-00-4420000		CONS RR/US33/CAPITAL PROJECT				6,667.00	100.00%			
2026-08	Invoice	7/16/2026	6/13/2026	7/13/2026	6/13/2026	15,931.25	0.00	0.00	0.00	15,931.25
DOWNTOWN VAULTS 102 N MAIN		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
DOWNTOWN VAULTS 102 N MAIN		N/A		0.00	0.00	15,931.25	0.00	0.00	0.00	15,931.25
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4446-5-00-4420000		CONS RR/US33/CAPITAL PROJECT				15,931.25	100.00%			
2026-10	Invoice	7/16/2026	6/29/2026	7/29/2026	6/29/2026	2,154.77	0.00	0.00	0.00	2,154.77
DOWNTOWN VAULTS 201 S MAIN		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
DOWNTOWN VAULTS 201 S MAIN		N/A		0.00	0.00	2,154.77	0.00	0.00	0.00	2,154.77
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4446-5-00-4420000		CONS RR/US33/CAPITAL PROJECT				2,154.77	100.00%			
2026-11	Invoice	7/16/2026	7/9/2026	8/8/2026	7/9/2026	400.00	0.00	0.00	0.00	400.00
DOWNTOWN VAULTS 201 N MAIN VAULTS ...		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
201 N MAIN VAULTS TREE REMOVAL		N/A		0.00	0.00	400.00	0.00	0.00	0.00	400.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4446-5-00-4420000		CONS RR/US33/CAPITAL PROJECT				400.00	100.00%			

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	29	1,062,305.14	0.00	0.00	0.00	1,062,305.14	0.00	1,062,305.14
Grand Total:		1,062,305.14	0.00	0.00	0.00	1,062,305.14	0.00	1,062,305.14

Account Summary

Account	Name	Amount
2226-5-00-4290001	REDV OP/OTHER SUPPLIES	125.00
2226-5-00-4310502	REDV OP/CONTRACT SVCS	676.00
Total:		801.00

Account	Name	Amount
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS	117,065.14
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS	486.90
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ	277,789.27
Total:		395,341.31

Account	Name	Amount
4446-5-00-4310502	CONS RR/US33/CONTRACTUAL SVCS	7,391.83
4446-5-00-4390930	CONS RR/US33/OTHER SVCS & CHGS	1,354.00
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT	126,128.02
Total:		134,873.85

Account	Name	Amount
4502-5-00-4440000	ARP/CAPITAL OUTLAYS	531,288.98
Total:		531,288.98



City of Goshen, IN

Payable Register

Payable Detail by Vendor Name

Packet: APPKT06011 - RDC 7/9/26

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 0210204 - ELKHART COUNTY AUDITOR										Vendor Total: 22.50
7/6/26 RDC	Invoice	7/9/2026	6/22/2026	7/22/2026	6/22/2026	22.50	0.00	0.00	0.00	22.50
233 S MAIN PROPERTY TAXES DUE BEFORE ...					AP1ST - AP1ST	No				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
233 S MAIN PROPERTY TAXES DUE BEF...	N/A		0.00	0.00	22.50	0.00	0.00	0.00	22.50	
Distributions										
Account Number	Account Name	Project	Account Key	Amount	Percent					
4446-5-00-4390930	CONS RR/US33/OTHER SVCS & CHGS			22.50	100.00%					

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	1	22.50	0.00	0.00	0.00	22.50	0.00	22.50
Grand Total:		22.50	0.00	0.00	0.00	22.50	0.00	22.50

Account Summary

Account	Name	Amount
4446-5-00-4390930	CONS RR/US33/OTHER SVCS & CHGS	22.50
Total:		22.50



July 2026 Redevelopment Staff Report

1. RAILROAD QUIET ZONE FROM KERCHER ROAD TO LINCOLN AVENUE

PROJECT DESCRIPTION

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

PROJECT UPDATE

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

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

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

The City is currently engaging Norfolk Southern regarding several at-grade pedestrian crossings within the City, including two crossings where permit applications were initially denied. The quiet zone application is on-hold, awaiting further discussion with Norfolk Southern. The addition of a new at-grade pedestrian crossing at the Winona Trail extension and right-of-way and design questions at the Madison Street crossing are current issues being discussed.

Staff recently learned that due to the elapsed time since the initial on-site assessment in 2023, a new review meeting must take place. We are working to schedule this second review meeting, including additional key personnel from Norfolk Southern. Once this revised application is completed, and following the comment period, we anticipate a 8–12-month approval timeline after submittal.

2. STEURY AVENUE RECONSTRUCTION AND STORMWATER DETENTION AREA

PROJECT DESCRIPTION

This project includes reconstruction of Lincoln Avenue from Rock Run Creek east to approximately 750' east of Steury Avenue and Steury Avenue from Lincoln Avenue north to just past the "S" curves. In addition to reconstruction of the roadway, work will include widening of East Lincoln Avenue to include a designated turn lane from Olive Street to Steury Avenue, increased turning radii at Olive Street and Steury Avenue, new water main and storm sewer throughout the corridor, construction of sidewalks along the south side of Lincoln Avenue from Rock Run Creek to Steury Avenue and restoration of the corridor. It is anticipated that this project will take 2 years to complete. Various improvements for users throughout the corridor have also been identified.

July 2026 Redevelopment Staff Report

PROJECT UPDATE

Niblock Excavating was awarded the contract for the project and mobilized in August 2024. However, previously unrelocated utilities were discovered that conflicted with the proposed construction. These utilities could not be moved in time to maintain the planned construction schedule. As a result, the project start was postponed to 2025, allowing Niblock to concentrate on roadway reconstruction for the Elkhart County Court Complex in the interim.

Niblock completed all work west of Steury Avenue along Lincoln during 2025. Water main has been replaced from Logan Street to Steury Avenue, and water and sanitary services on Lincoln Avenue and Olive Street have been replaced in the right-of-way. Niblock completed new storm outfalls to Rock Run Creek and storm sewers on Lincoln Avenue and Olive Street. A new storm sewer system and utility services have been completed on Lincoln Avenue east to Steury Avenue. Reconstruction of Lincoln Avenue is nearly complete, and re-opening of the roadway is anticipated by mid-August. Work continues along Steury Avenue with drainage improvements and utility replacements, and reconstruction of the roadway up to the compound ("S") curve south of Goshen Street Department. Niblock will return in the spring of 2027 to complete the last phase of the project, which includes smoothing out the compound curve and remaining utility replacements up to Herman Street.

3. FORMER WESTERN RUBBER SITE / ARIEL CYCLEWORKS DEVELOPMENT

PROJECT DESCRIPTION

The Western Rubber site went through an extensive demolition and environmental remediation process and is now considered a buildable site. The vacant parcel contains approximately 170,000 square feet and is located east of the Norfolk Railroad, north of Plymouth Avenue.

PROJECT UPDATE

AP Development is moving forward with a mixed-use project featuring approximately 136 apartments and 1,000 square feet of commercial space. Construction is actively continuing on the site, and they anticipate it will be completed by early fall 2026. They're hoping to have the first building (closest to Plymouth Avenue) opened for occupancy by Labor Day.

4. 3rd & JEFFERSON REDEVELOPMENT LOT

PROJECT DESCRIPTION

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

PROJECT UPDATE

We received one (1) proposal from Struxture Development. A copy of the proposal was previously provided, and the Selection Committee recommended entering into negotiations with the group.

The Commission has since approved a scoping agreement outlining the general terms of the proposed project, the anticipated requests from both parties, and the City's commitment to negotiate exclusively with Struxture through the end of this year or until a full Development Agreement is ready for consideration. This approach allows the project details to be further refined before preparing a Development Agreement and helps reduce the need for multiple amendments as design progresses.

The developers are currently awaiting an announcement regarding the award of READI and Lilly Endowment for blight-elimination funding. Additional information is expected to be provided next month.

5. MILLRACE TOWNHOME SITE

PROJECT DESCRIPTION

July 2026 Redevelopment Staff Report

Project includes redevelopment of the one-acre lot, established as the Millrace Townhomes Subdivision, that is currently vacant and ready for redevelopment.

PROJECT UPDATE

The Commission approved a Development Agreement in March 2025 for The Row on the Millrace, an 18-unit townhome development along River Race Drive representing approximately \$9 million in private investment.

Following completion of the Technical Review process, the Commission approved an amended Development Agreement in May 2026 to incorporate the finalized site plans, updated project schedule, and revised development milestones.

The required subdivision replat has also been approved, and property transfer occurred on July 8. Earthwork is expected to begin within the next two weeks.

Bids for the related public infrastructure improvements were received on July 9, with Niblock Excavating appearing to be the lowest responsive and responsible bidder.

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

PROJECT DESCRIPTION

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

The city selected American Structurepoint to complete the design.

HRP Construction was awarded the construction contract with INDOT.

PROJECT UPDATE

American Structurepoint has completed all design work, right-of-way acquisition, utility coordination, and contract document preparation. Structurepoint will continue to provide utility coordination services during the project.

Elkhart County's bridge over Horn Ditch will be reconstructed as part of this project. The County was originally prepared to replace the bridge several years ago, but project delays encountered with the City's relocation of the lift station, force main, and water main forced the County to delay their project. Elkhart County retained Structurepoint to incorporate bridge plans with the College Avenue design. Elkhart County will provide the local funds for bridge construction.

The project was bid in December 2025, and HRP was awarded the contract, at a total cost approximately 2.5% below the engineer's estimate. Utility relocation work is ongoing and expected to continue through the end of this year. Bridge and roadway construction will begin in 2027. NIPSCO Electric has completed their relocation work; NIPSCO Gas is relocating; and Comcast has started their work. HRP is inspecting each utility relocation as it occurs, performing checks at critical locations. INDOT and the City are hopeful that this new approach will prevent utility conflicts and subsequent delays during the construction project.

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

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

PROJECT DESCRIPTION

This federally funded project consists of adding a center turn lane and a 10-foot multi-use path on the north side of College Ave from US 33 west to Ninth Street. The City selected American Structurepoint to complete the design.

July 2026 Redevelopment Staff Report

The project is expected to be under construction in 2031, with utility relocation in 2030. Construction will likely extend into 2032.

PROJECT UPDATE

American Structurepoint is working on utility coordination, design, and environmental assessment. Stage I plans were completed and have been submitted to INDOT. Initial storm sewer design is complete and in review by City staff. The Preliminary Field Check with affected utilities is scheduled for August 12. Traffic control and detour plans are being completed after consultation with Goshen EMS and affected properties, including Goshen College and Greencroft, as well as the Interurban Trolley.

Stage I plan preparation included a revised estimate of construction costs, which have increased since the initial project application. Structurepoint included contingency within the estimate, and the per-mile cost is consistent with College Avenue – Phase 1 and Phase 2. Revised cost estimates are shown in Table 1 on page 8 of the Report. Due to the estimated cost increase, it may be necessary to complete construction as two projects. City staff have initiated conversations with Structurepoint and MACOG to assess the impacts of splitting Phase 3.

Structurepoint notified City staff of possible delays due to extended State and Federal environmental review timelines. MACOG plans to move right-of-way funding out one year to account for the extended review timelines.

8. COLLEGE AVE FROM EAST RAIL CROSSING TO CITY LIMITS - (COLLEGE AVE – PHASE 2)

PROJECT DESCRIPTION

This federally funded project consists of adding a center turn lane and a 10-foot multi-use path on the north side of College Ave from just west of the railroad crossing on East College Avenue east to the city limits. The project is expected to be under construction in 2029. The city selected Abonmarche to complete the design.

PROJECT UPDATE

Abonmarche has completed field survey work and is working on utility coordination, environmental assessment, and design. Stage I and Preliminary Field Check (PFC) plans have been reviewed and submitted. City staff, Abonmarche, and INDOT held a PFC meeting with utilities, and only minor utility relocations are anticipated. Abonmarche and the City are working with Elkhart County and Brinkley RV toward an alternate alignment of the County's regulated drains. If an agreement is reached, this would reduce the needed stormwater infrastructure within the project.

Railroad coordination with Norfolk Southern (NS) is underway. Initial comments were received from NS and their consultant, AECOM, in March. A follow-up diagnostic meeting with NS and AECOM was held on May 6, and Abonmarche is working on a revised submittal for the Railroad. City staff met with Norfolk Southern Public Improvements on June 25 and believe there is a path forward for the proposed pedestrian improvements at this crossing.

MACOG has approached the City about the possibility of accelerating this project to bid in early 2028 to utilize available funding in INDOT's 2028 fiscal year. Staff are working on evaluating a compressed schedule with Abonmarche.

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

9. WEST JEFFERSON STREETSCAPE

PROJECT DESCRIPTION

Project includes reconstruction of West Jefferson Street between Third Street and Main Street. Includes use of brick pavers to address stormwater restrictions in this area, reconfiguration of on-street parking, addition of decorative street lighting, and new street trees.

July 2026 Redevelopment Staff Report

PROJECT UPDATE

This project has been fully designed in-house. We are ready to solicit bids for the project and anticipate that it will be under construction in 2027.

10. KERCHER WELLFIELD LAND PURCHASE

PROJECT DESCRIPTION

The Kercher Wellfield, located in the Goshen Industrial Park, requires the replacement of one of its three wells. Because the wellfield is sitting on a postage stamp property, the site is unable to support the development of another well without the purchase of additional land.

The site has been purchased. Goshen Utilities has retained the services of Donohue & Associates, teamed with Arcadis, to complete the preliminary engineering study. Peerless Midwest has been retained by Goshen Utilities to drill the test wells and evaluate the aquifer. The development of the new wellfield is anticipated to take 3 years to complete.

11. FIDLER POND CONNECTOR PATH

PROJECT DESCRIPTION

There is a strong community desire to see a trailway connecting East College Avenue and the neighborhoods in that area to Fidler Pond Park. Various options have been considered over the years, and it is likely that the selected route will be utilizing “sharrows” on Oak Lane with a new designated trail to be constructed along the perimeter of the property at the north end of the road that connects to Fidler Pond park.

PROJECT UPDATE

We are in discussions with the new owners at the north end of Oak Lane about establishing a trailway along the perimeter of their property. More information will be available by the August meeting.

12. WINONA MULTI-USE TRAIL EXTENSION

PROJECT DESCRIPTION

The Winona multi-use trail ends abruptly at the south property line of Bethany Christian School. With the proposed Cherry Creek development, work is underway to extend the Winona path between Bethany School and Cherry Creek with upgraded pedestrian crossings at Bethany Schools and also north of Waterford Mills Parkway.

PROJECT UPDATE

An agreement with Goshen Community Schools has been reached to extend the path south along Waterford Elementary’s property. The path design is complete, and we are in discussions with Norfolk Southern regarding the railroad permit for the new pedestrian crossing just north of Waterford Mills Parkway.

13. ANNEX RENOVATION PROJECT

PROJECT DESCRIPTION

The city is planning updates to the Annex building, including renovating the 2nd floor to create additional office space, installing fire suppression throughout the building, and adding a new elevator to improve accessibility. Kil Architecture has completed the design plans, and an RFP was issued to hire a Construction Manager as Constructor (CMc). This approach, similar to the BOT model, allows the city to engage a General Contractor early in the process to collaborate with the design team on cost estimation, constructability, and value engineering before finalizing a Guaranteed Maximum Price (GMP).

PROJECT UPDATE

July 2026 Redevelopment Staff Report

The city has executed an agreement with DJ Construction as the CMc for this project. Due to the impacts of recent State legislation, the full Annex Renovation project is currently on hold. The City is working with DJ Construction to obtain estimates for a revised and reduced scope of work, including, at minimum, replacement of the platform lift, installation of more energy efficient windows, and mortar repairs.

14. CENTURY DRIVE RECONSTRUCTION

PROJECT DESCRIPTION

Project includes complete reconstruction of Century Drive from East College Avenue south to Kercher Road, including a turn lane addition at East College Avenue and drainage evaluation at key points. Geotechnical consideration is a significant priority for this project as the existing roadway failed sooner than it should have.

PROJECT UPDATE

JPR was the design consultant for this project. Niblock Excavating was awarded the construction contract. A pre-construction meeting is being scheduled. Construction of Century Drive between College Avenue and Eisenhower Drive will begin this year, to be completed before the College Avenue - Phase I road closures in 2027. The remainder of the project will be completed in 2027. JPR has been selected to provide Construction Inspection Services for Century Drive Reconstruction as well as Maple City Industrial Park Reconstruction projects.

15. EISENHOWER DRIVE & CARAGANA COURT RECONSTRUCTION

PROJECT DESCRIPTION

Project includes complete reconstruction of Eisenhower Drive from Lincolnway East to Dierdorff Road and Caragana Court from Lincolnway East to Eisenhower Drive. No lane changes are anticipated, but geotechnical is a strong factor driving design to ensure long-term viability of the roadway.

PROJECT UPDATE

Abonmarche has been hired as consultant for this project. Design will be completed; however, it is anticipated that construction of the project will be pushed to 2027, due to the larger scope of paving projects in the Maple City Industrial Park area.

16. DIERDORFF ROAD RECONSTRUCTION – PHASE I

PROJECT DESCRIPTION

Project includes complete reconstruction of Dierdorff Road from Waterford Mills Parkway/CR 40 north to Kercher Road. Includes addition of a designated center turn lane, construction of a pedestrian trailway on the west side of the roadway and a new signalized intersection at Waterford Mills Parkway/CR 40 as recommended by the traffic study that has been completed. An additional signalized intersection at Regent Street is being considered due to the traffic volumes associated with Prairie View Elementary and the development of Cherry Creek.

PROJECT UPDATE

An RFP for this project will be issued in 2026 for the design of the overall project. Geotechnical conditions will be given significant consideration as a deep layer of topsoil is known to exist in this area.

17. TRAILWAY EXTENSION – LINCOLN AVENUE TO PIKE STREET

PROJECT DESCRIPTION

Project includes design of a trailway extending from Lincoln Avenue north to Pike Street along the Elkhart River. This trail would be a continuation of the trailway from Goshen Dam Pond to Lincoln and associated work includes surveying of the land, design of the trail and also evaluation of the feasibility of a pedestrian bridge beneath the Lincoln Avenue bridge. If determined to be feasible, the bridge would be constructed as part of the trail project.

PROJECT UPDATE

An RFP for this project will be issued this year for the design of the overall project. It is anticipated that the trailway will extend even if a pedestrian bridge is not considered to be viable. Our hope is to have this fully designed for 2027 construction.

18. RIVER RACE DRIVE EXTENSION & PARKING LOT K EXPANSION

PROJECT DESCRIPTION

We are preparing an RFP for the design of the final leg of River Race Drive from the east/west alley north of Jefferson to Washington Street and also the expansion of the City's Parking Lot K. This will allow for River Race Drive to be a 2-way street from Douglas to Washington and will add additional parking near the River Race corridor.

19. MAPLE CITY INDUSTRIAL PARK RECONSTRUCTION

PROJECT DESCRIPTION

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

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

PROJECT DESCRIPTION

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

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

PROJECT UPDATE

Egis is working on the Preliminary Field Check plans and continuing to work on environmental document and utility coordination. MACOG has programmed funds for estimated costs of all stages of the revised project. MACOG has approached the City about the possibility of accelerating this project to bid in early 2028 to utilize available funding in INDOT's 2028 fiscal year. Staff are working on evaluating a compressed schedule with Egis.

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

Table 1 Estimated Costs for College Avenue LPA Projects

Project	Phase	Total Costs		Federal Costs		Local Costs		Revised Cost with Federal		Net Change		Federal %	
		Current Estimate	Programmed	Current	Revised Funding Level	Budgeted Cost	Funds Less than Requested	Federal %	Net Change	Funds as Requested	Net Change	Federal %	
College Avenue - Phase I (US 33 to Century)	Preliminary Engineering (PE)	\$705,008	\$520,486		\$564,006	\$120,000				\$141,002	\$21,002	80.00%	
	Right-of-Way (RW)	\$1,050,223	\$881,780		\$840,178	\$200,000				\$210,045	\$10,045	80.00%	
	Subtotal, PE & RW	\$1,755,231	\$1,402,266		\$1,404,185	\$320,000				\$351,046	\$31,046	80.00%	
	Construction & Contingency	\$7,588,702.05	\$4,550,000		\$4,550,000	\$3,130,000				\$3,038,702	-\$91,298	59.96%	
	Construction, Non-Participating	\$1,300,603.83								\$1,300,604	\$1,300,604		
	Subtotal, Construction	\$8,889,306	\$4,550,000		\$4,550,000	\$3,130,000				\$4,339,306	\$1,209,306	51.19%	
	Construction Inspection (CI)	\$1,260,597	\$50,000		\$50,000	\$1,000,000				\$1,210,597	\$210,597		
	Subtotal, Construction & CI	\$10,149,903	\$4,599,999.82		\$4,600,000	\$4,130,000				\$5,549,903	\$1,419,903	45.32%	
	Additional Cost (Bridge 410)	\$226,200								\$226,200	\$226,200		
	Total, All Phases	\$12,131,334	\$6,002,266		\$6,004,185	\$4,450,000				\$6,127,149	\$1,677,149	49.49%	
Total, All Phases (RDC Cost Only)		\$12,131,334	\$6,002,266		\$6,004,185	\$4,450,000				\$4,826,545	\$376,545	60.21%	
Note: Non-Participating construction costs reflect the reconstruction of Bridge 410 over Horn Ditch, which is incorporated into the project but fully-funded by Elkhart County.													
College Avenue - Phase II (Century east to City Limits)	Preliminary Engineering (PE)	\$478,070	\$343,840		\$382,456	\$140,000				\$134,230	-\$5,770	71.92%	
	Right-of-Way (RW)	\$266,975	\$40,000		\$213,580	\$20,000				\$133,488	\$113,488	50.00%	
	Subtotal, PE & RW	\$745,045	\$383,840		\$596,036	\$160,000				\$267,718	\$107,718	64.07%	
	Construction & Contingency	\$7,337,800	\$4,600,000		\$5,870,240	\$920,000				\$2,935,120	\$2,015,120	60.00%	
	Construction, Non-Participating	\$1,000,000								\$1,000,000	\$1,000,000		
	Subtotal, Construction	\$8,337,800	\$4,600,000		\$5,870,240	\$920,000				\$2,467,560	\$1,547,560	70.41%	
	Railroad	\$250,000			\$200,000					\$50,000	\$50,000	80.00%	
	Construction Inspection (CI)	\$1,167,292			\$933,834					\$233,458	\$233,458	80.00%	
	Subtotal, Construction & CI	\$9,755,092	\$4,600,000		\$7,004,074	\$920,000				\$2,751,018	\$1,831,018	71.80%	
	Total, All Phases	\$10,500,137	\$4,983,840		\$7,600,110	\$1,080,000				\$2,900,027	\$1,820,027	72.38%	
Note: Railroad costs are estimated based on Phase III estimate.													
College Avenue - Phase III (9th Street to US 33)	Preliminary Engineering (PE)	\$866,450	\$693,160		\$693,160	\$180,000				\$173,290	-\$6,710	80.00%	
	Right-of-Way (RW)	\$1,300,000	\$1,040,000		\$1,040,000	\$270,000				\$260,000	-\$10,000	80.00%	
	Subtotal, PE & RW	\$2,166,450	\$1,733,160		\$1,733,160	\$450,000				\$433,290	-\$16,710	80.00%	
	Construction & Contingency	\$13,020,000	\$5,900,000		\$10,416,000	\$2,400,000				\$2,604,000	\$204,000	80.00%	
	Construction, Non-Participating	\$900,000								\$900,000	\$900,000		
	Subtotal, Construction	\$13,920,000	\$5,900,000		\$10,416,000	\$2,400,000				\$3,504,000	\$1,104,000	74.83%	
	Railroad	\$250,000			\$200,000					\$50,000	\$50,000	80.00%	
	Construction Inspection (CI)	\$1,948,800			\$1,559,040					\$389,760	\$389,760	80.00%	
	Subtotal, Construction & CI	\$16,118,800	\$5,900,000		\$12,175,040	\$2,400,000				\$3,943,760	\$1,543,760	75.53%	
	Total, All Phases	\$18,285,250	\$7,633,160		\$13,908,200	\$2,850,000				\$4,377,050	\$1,527,050	76.06%	
Note: Non-Participating construction costs reflect a possible water main replacement from 9th Street to 11th Street.													
Blackport Drive	Preliminary Engineering (PE)	\$771,425	\$748,960		\$617,140	\$154,285				\$154,285	\$0	80.00%	
	Right-of-Way (RW)	\$170,000	\$105,600		\$105,600	\$64,400				\$64,400	\$0	62.12%	
	Subtotal, PE & RW	\$941,425	\$854,560		\$722,740	\$218,685				\$218,685	\$0	76.77%	
	Construction & Contingency	\$953,000	\$762,400		\$762,400	\$190,600				\$190,600	\$0	80.00%	
	Subtotal, Construction	\$953,000	\$762,400		\$762,400	\$190,600				\$190,600	\$0	80.00%	
	Utilities	\$26,225	\$20,980		\$20,980	\$5,245				\$5,245	\$0	80.00%	
	Construction Inspection (CI)	\$128,000	\$102,400		\$102,400	\$25,600				\$25,600	\$0	80.00%	
	Subtotal, Construction & CI	\$1,107,225	\$885,780		\$885,780	\$221,445				\$221,445	\$0	80.00%	
Total, All Phases		\$2,048,650	\$1,740,340		\$1,608,520	\$440,130				\$440,130	\$0	78.52%	