

REVISED



**GOSHEN REDEVELOPMENT COMMISSION
AGENDA FOR THE REGULAR MEETING OF August 11, 2026**

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

The Goshen Redevelopment Commission will meet on August 11, 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. Resolution 09-2026 – Acknowledging and Confirming an Existing Easement
- b. Request to Issue Request for Proposals for 65735 & 65753 State Road 15 and Approval of Right-of-Way Dedication
- c. Request to Authorize an Agreement Amendment with Troyer Group for Design Completion
- d. Request Approval for Additional Right-of-Way Title Search for Norfolk Southern Property for College Avenue Phase 2.
- e. Approval of Change Order No. 10 for Lincoln/Steury Reconstruction & Drainage 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 – September 8, 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 Hessel, 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 1/2026 – 12/2026

Link to the archived recordings – organized in a playlist by meeting:
<https://www.youtube.com/@cityofgosheinindiana2605/streams>

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of July 14, 2026

The Goshen Redevelopment Commission met in a regular meeting 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.

CALL TO ORDER/ROLL CALL

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

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

Absent: Jonathan Graber and Colin Yoder

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve the minutes of the regular meeting of June 9, 2026.

The motion was adopted unanimously.

NEW BUSINESS

Release of Mortgage – 323 South Sixth Street

Becky Hutsell, Redevelopment Director, the RDC purchased the property for \$118,000 and later sold it in 2015 for \$58,000 below market value, to encourage redevelopment. As a condition of the discounted sale, the buyer agreed to complete certain improvements secured by a \$25,000 performance mortgage. In 2023, an amended agreement was approved by the commission allowing the property to remain a two-unit rental and setting up a specific list of needed improvements with a completion deadline of April 1, 2028. The mortgage remained in place to ensure completion. Ms. Hutsell outlined the requirements in the agreement, and which of requirements are unfilled. Staff are not supportive of his request.

Tim Hochstetler, owner of 323 South Sixth Street, said he has invested approximately \$100,000 in the upstairs apartment which was completely renovated. Significant exterior improvements have been completed. He said he has not completed most renovations in the downstairs apartment because of displacing long-term tenants. The home is on the market for sale.

After discussion between Mr. Hochstetler and Commission members about renovations and the release of the mortgage.

The Commission tabled the request and asked the owner to submit a more detailed plan and timeline for completing the remaining work with needed in person updates as decided by the Commission.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to table the request for further discussions.

The motion was adopted unanimously.

Goshen Community Schools 2026/2027 Career & Technical Education Funding Request

Becky Hutsell, Redevelopment Director, for the past several years the Redevelopment Commission has made strategic investments in Career & Technical Education programming at Goshen Community Schools.

Jon Everingham, Goshen Community Schools, thanked the commission for their continued support and handed out a brochure. He talked of the programs offered and the dramatic growth of enrollment, increasing from approximately thirty students three years ago to more than 350 students taking part in twelve programs for the upcoming year.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to approve the funding request for Goshen Community Schools 2026/2027 Career & Technical Education.

The motion was adopted unanimously.

Approval of Change Order No. 2 for Downtown Vault Assessment & Closure Project

Andrew Lund, Engineering Project Manager, unforeseen conditions within the former right-of-way have been encountered and are expected to continue, requiring added effort and expense by the contractor. Because of the nature and extent of these conditions they cannot be fully identified in advance and the associated work cannot be accurately itemized.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to approve Change Order No. 2 for Downtown Vault Assessment & Closure Project.

The motion was adopted unanimously.

Approval of American Structurepoint Contract Amendment No. 3 for College Avenue Phase 1

Andrew Lund, Engineering Project Manager, this amendment does not increase the overall contract amount. Instead, it reallocates unused funds from the right-of-way engineering category to the survey and construction phase services categories for additional services that exceeded the work originally anticipated under the contract.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to approve American Structurepoint Contract Amendment No. 3 for College Avenue Phase 1.

The motion was adopted unanimously.

Approval of Increased Funding for Century Drive Project – Detour Route

Andrew Lund, Engineering Project Manager, the Century Drive Project will require a temporary detour to avoid conflicts with utility relocation. The detour will direct traffic onto portions of County Road 31, 36 and 38. Since the detour places added traffic on county-maintained roads, the contractor will conduct a Road Impact Agreement with Elkhart County and is responsible for repairing any damage. Amount not to exceed \$17,000.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to approve the increase in funding not to exceed \$17,000 for potential repairs on Elkhart County roadways impacted by the Century Drive detour.

The motion was adopted unanimously.

Approval of Change Order No. 9 for Lincoln/Steury Reconstruction & Drainage Improvements

Andrew Lund, Engineering Project Manager, these modifications are necessary due to field conditions that were found during construction. The change order includes pavement reinforcement, drainage improvements, stormwater infrastructure upgrades, and directional drilling designed to minimize impacts on nearby landscaping and fencing. The amount of the change order is \$104,350 with a new contract amount of \$9,535,739.50.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to approve Change Order No. 9 for Lincoln/Steury Reconstruction & Drainage Improvements.

The motion was adopted unanimously.

Approval to Execute a Contract with Niblock Excavating for River Race Drive Reconstruction for The Row on the Millrace.

Andrew Lund, Engineering Project Manager, bids were received from Niblock Excavating and Reith-Riley Construction. Niblock Excavating submitted a Base Bid and Bid Alternative 1 for \$525,537.50 which is the lowest, responsible, and responsive bid. A memo detailing the bid results was included in the packet.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to approve the request to Execute a Contract with Niblock Excavating for River Race Drive Reconstruction for The Row on the Millrace.

The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to approve the Register of Claims for \$ 1,568,087.40.

The motion was adopted unanimously.

MONTHLY STAFF REPORT

Becky Hutsell, Redevelopment Director, construction at Ariel Cycleworks apartments continues. Anticipating occupancy and a ribbon cutting ceremony around Labor Day. Planning is underway for a groundbreaking ceremony for The Row on the Millrace Townhomes project in August. Updates about funding opportunities for the Jefferson Street Apartment project. Ongoing evaluation of a potential trail near Fidler Pond.

OPEN FORUM

No one from the Commission or public spoke.

ADJOURNMENT

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

The motion was adopted unanimously.

The regular meeting was adjourned at 4:29 p.m.

APPROVED on August 11, 2026

**GOSHEN REDEVELOPMENT
COMMISSION**

Brian Garber, President

Jonathan Graber, Secretary

**Goshen Redevelopment Commission
Resolution 09-2026**

ACKNOWLEDGING AND CONFIRMING AN EXISTING EASEMENT

WHEREAS, the City of Goshen Redevelopment Commission (the “Commission”) governs the City of Goshen Department of Redevelopment and manages real property held by the City of Goshen, Indiana for the use and benefit of its Department of Redevelopment; and

WHEREAS, the City of Goshen, Indiana, for the use and benefit of its Department of Redevelopment, holds title to Lot 28A in the Replat of Lot 28, South Addition to the City of Goshen, recorded June 17, 2026 as Instrument No. 2026-10718, Plat Book 45, Page 65, in the Office of the Recorder of Elkhart County, Indiana (the “City Property”), acquired by Corporate Warranty Deed dated August 17, 2021 and recorded August 18, 2021 as Document No. 2021-22200 in the Office of the Recorder of Elkhart County, Indiana; and

WHEREAS, Digital Hill Enterprises, LLC (“Digital Hill”) owns the adjacent real property commonly known as 229 South Main Street, Goshen, Indiana, being the South One-third (S-1/3) of Lot 13 in South Addition to the City of Goshen (commonly called Barnes First Addition), Elkhart County, Indiana; and

WHEREAS, an air-conditioning condenser unit and appurtenant lines serving Digital Hill’s real property are located on the City Property, and Digital Hill holds an easement, established by prescription before the City acquired the City Property, for that unit; and

WHEREAS, the City took title to the City Property subject to that pre-existing easement, and the Commission finds it appropriate to acknowledge and confirm the easement of record by a written instrument in substantially the form attached to this Resolution as Exhibit A (the “Easement”); and

WHEREAS, the Easement acknowledges and confirms a pre-existing easement and does not create, grant, convey, or dispose of any new interest in the City Property, and therefore does not constitute a disposal of a real property interest subject to the procedures of Indiana Code § 36-7-14-22 or Indiana Code § 36-1-11;

NOW, THEREFORE, BE IT RESOLVED by the City of Goshen Redevelopment Commission as follows:

1. The Commission adopts the foregoing recitals as its findings.
2. The Commission acknowledges and confirms the existing easement held by Digital Hill for the air-conditioning condenser unit located on the City Property, and approves the form of the Easement attached as Exhibit A.
3. The Commission determines that the Easement acknowledges and confirms a pre-existing easement to which the City took title subject, and is not a disposal of a real property interest requiring competitive offering, appraisal, or other disposal procedures.

4. The Commission authorizes execution of the Easement in substantially the form attached, with such non-substantive changes as counsel may approve, and to cause the Easement to be recorded in the Office of the Recorder of Elkhart County, Indiana.
5. This Resolution is effective upon its adoption.

PASSED and ADOPTED by the Goshen Redevelopment Commission this August 11, 2026.

Brian Garber, President

Attest:

Jonathan Graber, Secretary

Exhibit A

EASEMENT

The **City of Goshen, Indiana**, a municipal corporation and political subdivision of the State of Indiana, for the use and benefit of its Department of Redevelopment ("City"), whose mailing address is 202 South Fifth Street, Goshen, Indiana 46528, acknowledges and confirms to **Digital Hill Enterprises, LLC**, an Indiana limited liability company ("Digital Hill"), whose address is 229 South Main Street, Goshen, Indiana 46526, an easement over, across, and through real property situated in Elkhart County, State of Indiana, described as follows:

Lot 28A in the Replat of Lot 28, South Addition to the City of Goshen, recorded June 17, 2026 as Instrument No. 2026-10718, Plat Book 45, Page 65, in the Office of the Recorder of Elkhart County, Indiana.

hereinafter the "Easement."

The City acknowledges that Digital Hill holds an existing easement, established by prescription, for the air-conditioning condenser unit and appurtenant lines serving Digital Hill's adjoining real property (the "Unit"). This instrument acknowledges, confirms, and memorializes the existing Easement of record, and does not create, grant, or convey any new interest in the servient real property.

The City obtained title to the real property on which the Easement is located by Corporate Warranty Deed dated August 17, 2021 and recorded August 18, 2021 as Document No. 2021-22200 in the Office of the Recorder of Elkhart County, Indiana, titled to the City of Goshen, Indiana for the use and benefit of its Department of Redevelopment. Digital Hill's adjacent real property benefited by the Easement is 229 South Main Street, Goshen, Indiana, which is more particularly described as follows:

The South One-third (S-1/3) of Lot 13 in the SOUTH ADDITION to the Town, now City of Goshen, Elkhart County, commonly called BARNES FIRST ADDITION to Goshen, Indiana.

title to which is vested in Digital Hill by Quitclaim Deed recorded January 22, 2014 as Instrument No. 2014-01366 in the Office of the Recorder of Elkhart County, Indiana.

The Easement is for the continued location, operation, maintenance, repair, and replacement in kind of the Unit within its existing footprint on Lot 28A, together with reasonable access across Lot 28A to the Unit for those purposes. Digital Hill will not increase the footprint of the Unit or use the

Easement for any purpose other than as stated in this Easement. Any replacement of the Unit will not expand the area occupied.

Digital Hill will, at its sole cost, maintain the Unit in good and safe condition and in compliance with applicable law. Following any maintenance, repair, or replacement, Digital Hill will promptly restore the affected surface area of Lot 28A, and any impacted adjacent City improvements, disturbed by the work to a condition at least equal to that existing before the work. Digital Hill will promptly pay for or otherwise rectify any damage caused by Digital Hill to the City's real property. The City may use the servient real property, including the portions surrounding the Unit, for any purpose that does not unreasonably and materially interfere with the Easement, including the construction, use, and maintenance of a public parking lot and related improvements.

The terms of this Easement will run with the land and be binding upon and inure to the benefit of the heirs, assigns, and successors in interest of the parties. The person executing this Easement on behalf of the City represents and certifies that such person is authorized to do so and that the City's execution has been authorized by the Goshen Redevelopment Commission. The person executing the acceptance of this Easement on behalf of Digital Hill represents and certifies that such person is a duly authorized representative of Digital Hill and has been fully empowered to execute it on Digital Hill's behalf.

IN WITNESS WHEREOF, the City has executed this Easement on August 11, 2026.

**CITY OF GOSHEN, INDIANA,
for the use and benefit of its Department of Redevelopment**

By: _____
Brian Garber, President
Goshen Redevelopment Commission

Attested: _____
Johnathan Graber, Secretary
Goshen Redevelopment

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Brian Garber, President, and Jonathan Graber, Secretary, of the Goshen Redevelopment Commission, and on behalf of the City of Goshen, Indiana for the use and benefit of its Department of Redevelopment, acknowledged that in said capacity each executed the foregoing instrument for and on behalf of the City of Goshen for the use and benefit of its Department of Redevelopment, for the uses and purposes therein mentioned and that each was authorized to do so.

Witness my hand and Notarial Seal this _____ day of _____, 2026.

Printed Name: _____
Notary Public of _____ County, Indiana
My Commission Expires: _____
Commission Number: _____

ACCEPTANCE

Digital Hill Enterprises, LLC, the grantee under the above Easement, hereby acknowledges receipt of this Easement from the City of Goshen for the use and benefit of its Department of Redevelopment, agrees to be bound by the terms thereof, and otherwise accepts the Easement this _____, 2026.

The undersigned represents and warrants that he or she is a duly elected officer or member of Digital Hill; that Digital Hill is a limited liability company validly existing in the State of its origin and, where required, in the State where the Easement is situated; that Digital Hill has full corporate capacity to accept the Easement herein described and agrees to be bound by the terms thereof; and that he or she has full authority to accept this Easement and otherwise bind Digital Hill to the terms and conditions of this Easement.

DIGITAL HILL ENTERPRISES, LLC

By: _____
Printed: _____
Title: _____

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, personally appeared _____ as _____ of Digital Hill Enterprises, LLC, the grantee in the above Easement, and acknowledged the execution of the foregoing acceptance as the person's voluntary act for the uses and purposes therein mentioned and that he or she was authorized to do so.

Witness my hand and Notarial Seal this _____ day of _____, 2026.

Printed Name: _____
Notary Public of _____ County, Indiana
My Commission Expires: _____
Commission Number: _____

This instrument was prepared by Donald R. Shuler, Attorney No. 26587-71, City of Goshen Legal Department, 204 East Jefferson Street, Suite 2, Goshen, Indiana 46528, (574) 537-3820.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law (Donald R. Shuler).



**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: **Authorization to Issue Request for Proposals for 65735 & 65753 State Road 15 and Approval of Right-of-Way Dedication**
DATE: August 11, 2026

BACKGROUND

The subject properties consist of two adjacent vacant parcels located on State Road 15 in unincorporated Elkhart County. Together, the parcels contain approximately 2.91 acres and are being offered for sale as a single redevelopment opportunity. The properties are currently zoned R-1 Residential, and any future commercial development will require appropriate approvals through Elkhart County.

The Redevelopment Commission's objective is to encourage quality commercial redevelopment that maximizes the productive use and value of the property along the State Road 15 corridor.

An appraisal has established a fair market value of \$115,000 for the combined property. Under the terms of the RFP, proposals must meet or exceed this amount. The Commission will evaluate responses based on both purchase price and the quality of the proposed redevelopment, including the project's compatibility with the corridor, development timeline, financial capability of the proposer, and anticipated economic impact.

OVERVIEW OF THE REQUEST FOR PROPOSALS

The RFP seeks proposals from qualified purchasers interested in redeveloping the two State Road 15 parcels as a single project. Key provisions include:

- Sale of both parcels together as a single offering.
- Minimum purchase price of **\$115,000** based on the appraised fair market value.
- Preference for commercial redevelopment proposals.
- Property sold in its current "as-is" condition.
- Proposers must provide financial information, purchase price, development plans, and an implementation timeline.
- Proposals are due to the Redevelopment Department no later than **12:00 p.m. on October 13, 2026**.
- Proposals will be publicly opened at the Redevelopment Commission meeting on **October 13, 2026**.
- If no proposal meeting the minimum appraised value is received, additional proposals may be accepted through **November 12, 2026**, at which time the Board of Public Works and Safety may consider proposals without a minimum purchase price requirement.

APPROVAL PROCESS AND NEXT STEPS

The disposition of the subject properties requires several additional governmental actions before a sale may occur. The anticipated process is as follows:

- **August 11, 2026**
 - Redevelopment Commission approves issuance of the RFP.
 - Redevelopment Commission approves dedication of the east 20 feet of the subject property for public right-of-way purposes.
- **August 13, 2026**
 - Board of Public Works and Safety approves dedication of right-of-way associated with the City-owned parcel and accepts both right-of-way dedications.
 - Board of Public Works and Safety approves transfer of the City-owned parcel to the Redevelopment Commission for purposes of disposal.
- **August 24, 2026**
 - City Council considers and acts on a resolution authorizing disposal of the real estate pursuant to Indiana Code 36-7-14-22.5.
- **August 28, 2026**
 - Notice of the Request for Proposals is published as required by statute.
- **October 13, 2026**
 - Proposal submission deadline at noon.
 - Redevelopment Commission publicly opens proposals at its regular meeting.
- **November 12, 2026 (if necessary)**
 - If no proposal meeting the minimum appraised value is received, additional proposals may be accepted and considered by the Board of Public Works and Safety in accordance with the procedures outlined in the RFP.

Recommended Action: Motion to approve the issuance of the Request for Proposals and approval of the associated right-of-way dedication in order to advance the disposition process and create an opportunity for quality commercial redevelopment of this State Road 15 corridor property.

REQUEST FOR PROPOSALS
TO PURCHASE REAL PROPERTY

65735 & 65753 State Road 15, Goshen, Indiana

The City of Goshen by and through its Redevelopment Commission (hereinafter referred to as “Redevelopment”) is requesting proposals for the purchase of certain real property owned by the City of Goshen Redevelopment Commission.

1. Real Property to be Purchased

The real property to be purchased consists of two (2) adjoining parcels of vacant real estate located on State Road 15 in unincorporated Elkhart County, Indiana, identified as tax codes 20-11-28-477-007.000-014 and 20-11-28-477-008.000-014, commonly known as 65735 State Road 15, Goshen, Indiana and 65753 State Road 15, Goshen, Indiana, and more particularly described as follows:

Parcel No. 20-11-28-477-007.000-014 (65735 SR 15)

Lot Number Thirty-three (33) in Sunny Acres Subdivision in the Southeast corner of Section Twenty-eight (28) and in the Southwest corner of Section Twenty-seven (27), Elkhart Township; said Plat being recorded in Plat Book 3, page 147 in the Office of the Recorder of Elkhart County, Indiana.

Less and excepting the East 20 feet of said Lot 33 in Sunny Acres Subdivision, dedicated to the City of Goshen, Indiana for public right-of-way purposes.

Parcel No. 20-11-28-477-008.000-014 (65753 SR 15)

Lot Numbered Thirty-two (32) and a strip of land Twenty (20) feet in width by parallel lines and full width off the North side of Lot Number Thirty-one (31) as the said Lot is known and designated on the recorded Plat of SUNNY ACRES SUBDIVISION; said Plat being recorded in Plat Book 3, Page 147, in the Office of the Recorder of Elkhart County, Indiana.

Less and excepting the East 20 feet of the aforescribed real estate, dedicated to the City of Goshen, Indiana for public right-of-way purposes.

The real property so described will hereinafter be referred to as “Subject Real Estate.” The two parcels are offered together as a single offering and will be sold only as a unit.

2. Project Specifications

2.1. Redevelopment Commission’s Goals:

2.1.1. Redevelopment's goal for the Subject Real Estate is to sell both parcels together to a single purchaser for a quality commercial development that maximizes the value and productive use of the property along the State Road 15 corridor. The Subject Real Estate is presently zoned R-1 (Residential) under the Elkhart County Development Ordinance. A commercial use will require a rezoning or special use by Elkhart County, and Redevelopment will give preference to proposals for commercial redevelopment. The exact mix of uses, site layout, building design, and price point will be up to the entity submitting a proposal, subject to obtaining the necessary approvals from Elkhart County.

2.2. Redevelopment Details:

2.2.1. **Area Description** – The Subject Real Estate consists of two (2) adjoining vacant parcels totaling approximately 2.91 acres located on State Road 15 in unincorporated Elkhart County, Indiana. The parcels are undeveloped and offered together.

2.2.2. **Access** – State Road 15 is a State highway under the jurisdiction of the Indiana Department of Transportation (INDOT). Any new access, drive, or curb cut serving the Subject Real Estate will be subject to INDOT permitting and approval.

2.2.3. **Zoning** – The Subject Real Estate is presently zoned R-1 (Residential) under the Elkhart County Development Ordinance. Elkhart County is the zoning and land use authority for the Subject Real Estate. A commercial or other non-residential use of the Subject Real Estate will require a rezoning, special use, variance, or other approvals from Elkhart County.

2.2.4. **Utilities** - The purchaser will be responsible for investigating the availability of, and for providing, all utilities necessary to serve its development of the Subject Real Estate. Information regarding existing conditions is available upon request.

2.2.5. **Condition and Due Diligence** - The Subject Real Estate is offered in its present, "as is" condition. Redevelopment makes no representation or warranty regarding the condition of the Subject Real Estate or its suitability for any particular use, and has no knowledge of any environmental condition affecting the Subject Real Estate. Each entity submitting a proposal is responsible for conducting its own investigation and due diligence regarding the Subject Real Estate, including its physical condition, zoning, access, utilities, and suitability for the proposed use.

3. Submission of Proposals

3.1. Any proposal for the purchase of the Subject Real Estate must be submitted to Becky Hutsell, Redevelopment Director, at 204 East Jefferson Street, Suite 6, Goshen, Indiana 46528-3405, no later than 12:00 p.m. (noon) on October 13, 2026. The proposal must be submitted in a sealed envelope clearly marked as "Proposal to Purchase 65735 & 65753 State Road 15 Property."

3.2. Each proposal must include the following:

3.2.1. A signed cover letter that includes the following:

- 3.2.1.1. The entity's name, address, and telephone number;
- 3.2.1.2. The name of the person authorized to submit/sign the proposal, along with this person's title, telephone number, and e-mail address;
- 3.2.1.3. The entity's Federal ID Number; and
- 3.2.1.4. The entity's State ID Number.

3.2.2. The price to be paid for the purchase of the Subject Real Estate.

3.2.3. A financial statement that is specific enough so that a proper determination may be made as to the entity's financial capacity to fulfill the obligation of the proposal.

3.2.4. A description of intended use, development, and timeline.

3.3. The proposal must address all issues contained in this Request for Proposals. Any exceptions to the terms of this Request for Proposals should be clearly noted.

3.4. Any modifications made to a proposal before submission must be initialed in ink by the submitting entity's authorized representative. A submitting entity may, upon written request, modify or withdraw their proposal at any time prior to the opening date and time. A request to modify or withdraw a proposal must be signed by the same person or persons who signed the original proposal submitted. No proposal may be modified or withdrawn after the opening of the proposals.

3.5. Redevelopment may require a person or entity submitting a proposal to revise one or more elements of its proposal in accordance with contract negotiations. Redevelopment reserves the right to evaluate proposals for a period of thirty (30) days before deciding which proposal, if any, to accept. Proposals will be maintained through the evaluation period.

3.6. All proposals submitted become the property of Redevelopment and are a matter of public record.

3.7. The City of Goshen is not responsible for late or lost proposals due to mail service inadequacies, traffic, or other similar reasons. Proposals received after the designated time will not be considered in the selection process.

4. **Terms and Conditions to be Addressed or Accepted by Proposal**

4.1. Term of Purchase – Redevelopment has conducted appraisals of the Subject Real Estate and has determined that the fair market value of the Subject Real Estate is One Hundred Fifteen Thousand Dollars (\$115,000.00). The price included in the proposal for the

purchase of the Subject Real Estate must be equal to or exceed this amount. Redevelopment will give preference to proposals for commercial redevelopment and reserves the right to reject any proposal, including any proposal that meets or exceeds the minimum price, that Redevelopment determines does not represent the highest and best use of the Subject Real Estate.

- 4.2. The proposal to purchase must be for the Subject Real Estate in its present condition. The Subject Real Estate is to be purchased "AS IS" without any warranty of any kind.
- 4.3. Use of the Subject Real Estate and any structures on said real estate must be in conformity with all applicable laws and regulations of any government entity or public authority.
- 4.4. Purchaser must not use the real estate and any structure or facility on said real estate in a manner that would be reasonably offensive to the owners or users of adjoining real estate or would tend to create a nuisance.
- 4.5. Any proposal submitted by a trust must identify each beneficiary of the trust and whether the Settlor is empowered to revoke or modify the trust as required by Indiana Code § 36-7-14-22.
- 4.6. The successful person or entity submitting a proposal will be required to enter into a purchase agreement incorporating the terms of the Request for Proposals, the terms included in the successful proposal, and other provisions deemed appropriate by Redevelopment.
- 4.7. The Subject Real Estate is not within the corporate limits of the City of Goshen.

5. **Requests for Clarifications and Addenda**

- 5.1. All requests for clarification to this solicitation must be received at least one (1) week before the opening date to allow for the issuance of any addenda determined by Redevelopment to be necessary. A Proposer must rely only on written addenda issued by Becky Hutsell, Redevelopment Director. Requests must be made in writing and may be directed to:

Becky Hutsell, Redevelopment Director
City of Goshen Redevelopment Commission
204 East Jefferson Street, Suite 6
Goshen, Indiana 46528
E-Mail: beckyhutsell@goshencity.com

- 5.2. Interpretations or clarifications determined necessary by Redevelopment will be issued by addenda mailed or otherwise delivered to all parties recorded by Redevelopment as having received proposal documents. Only questions answered by formal written

addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

6. Selection Process and Schedule

- 6.1. The proposals received by Redevelopment will be opened by the Goshen Redevelopment Commission in public at the Commission's meeting on October 13, 2026, commencing at 3:00 p.m. in the Goshen City Court Room/Council Chambers at 111 East Jefferson Street, Goshen, Indiana. If no proposal meets the minimum offer price, additional proposals will be received until 3:30 p.m. on November 12, 2026, and will be opened by the Board of Public Works and Safety at their meeting on November 12, 2026, commencing at 4:00 p.m. in the Goshen City Court Room/Council Chambers at 111 East Jefferson Street, Goshen, Indiana. After accepting proposals for the additional period, the Redevelopment Commission may select the highest and best proposal using the criteria set forth in this section with no minimum price.
- 6.2. The proposals will be considered by the Goshen Redevelopment Commission. The Redevelopment Commission reserves the right to refer the proposals received to Becky Hutsell, Redevelopment Director, and such other staff as the Commission deems appropriate to review the proposals and make a recommendation to the Redevelopment Commission. The Commission reserves the right to interview the parties submitting proposals or to request the parties submitting proposals to provide supplemental information.
- 6.3. This Request for Proposals does not commit Redevelopment to sell the Subject Real Estate. Redevelopment reserves the right to accept or reject any or all proposals received, to negotiate with qualified persons or entities who submit a proposal, or to cancel the Request for Proposals. Redevelopment may require a person or entity submitting a proposal to submit any additional data or information Redevelopment deems necessary.
- 6.4. In determining which proposal is the highest and best proposal, Redevelopment will consider the following:
 - 6.4.1. The experience, financial capacity, and organizational capacity of the entity submitting the proposal to successfully plan, construct, and complete the proposed development.
 - 6.4.2. The overall quality of the submission and the extent to which the proposed development is compatible with the surrounding area and the State Road 15 corridor.
 - 6.4.3. The entity's plans and ability to improve the Subject Real Estate with reasonable promptness.
 - 6.4.4. The proposed completion date for the project.
 - 6.4.5. The size and character of the improvements proposed to be made on the Subject Real Estate.

- 6.4.6. The extent to which the proposal advances a commercial use of the Subject Real Estate.
- 6.4.7. The nature of any rezoning, variance, or other land use approval requested, and the likelihood that it will be obtained.
- 6.4.8. The proposed purchase price to be paid to Redevelopment.
- 6.4.9. What economic impact the proposed purchase will have on the community.

7. **General**

7.1. **Conflict of Interest/Non-Collusion**

- 7.1.1. By submitting a proposal, a person or entity certifies that the person or entity has not entered into a combination or agreement relative to the price to be proposed nor taken any action to prevent a person from submitting a proposal; or to induce a person to refrain from submitting a proposal.
- 7.1.2. Each proposal must be made without reference to any other proposal, unless specifically so indicated.
- 7.1.3. By submitting a proposal, a person or entity certifies that they are not in a situation where the submitting person's or entity's private interest would interfere with its loyalty or responsibilities to Redevelopment or raise questions about such interference. The submitting person or entity agrees not to accept work, enter into a contract, accept an obligation or engage in any activity, paid or unpaid, that is inconsistent or incompatible with the submitting person's or entity's obligations, or the scope of services to be rendered to Redevelopment. The submitting person or entity must warrant that, to the best of their knowledge, there is no other contract or duty on the submitting person's or entity's part that conflicts with or is inconsistent with services sought to be provided to Redevelopment.
- 7.1.4. The submitting person or entity, if selected, must sign and have notarized the Conflict of Interest/Non-Collusion Affidavit.

7.2. **Applicable Laws**

- 7.2.1. Any contract resulting from a proposal submitted will be construed in accordance with and governed by the laws of the State of Indiana.

7.3. **Trusts**

- 7.3.1. In accordance with Indiana Code § 36-7-14-22, a proposal submitted by a trust (as defined by I.C. § 30-4-1-1) must identify the beneficiary of the trust and indicate whether the settlor is empowered to revoke or modify the trust.

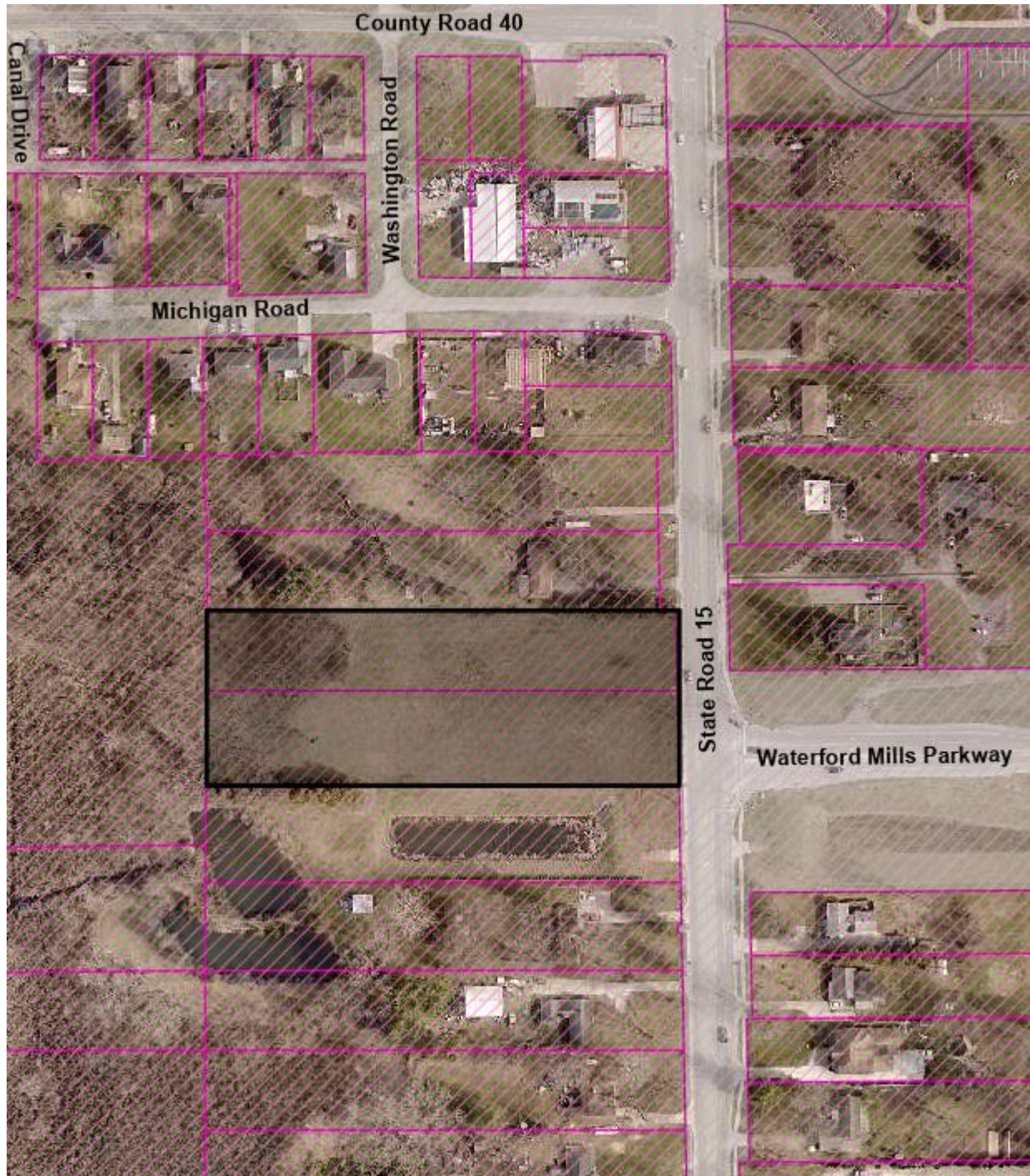
7.4. **Costs for Submitting Proposal**

7.4.1. The City of Goshen or its Redevelopment Commission will not be liable for any costs incurred by the respondents in replying to this Request for Proposals. The City of Goshen or its Redevelopment Commission are not liable for any costs for work or services performed by the selected Proposer to the award of a contract.

7.5. Authority to Bind Submitting Entity

7.5.1. The signatory for any entity submitting a proposal represents that he or she has been duly authorized to execute the proposal documents on behalf of the submitting entity and has obtained all necessary or applicable approvals to make this submission on behalf of said entity when his or her signature is affixed to the proposal.

EXHIBIT A



65735 & 65753 State Road 15

Deed of Dedication

THIS INDENTURE WITNESSETH, that City of Goshen for the Use and Benefit of its Department of Redevelopment, a municipal corporation and political subdivision of the State of Indiana ("Grantor"), dedicates and conveys to the City of Goshen, Indiana, a municipal corporation and political subdivision of the State of Indiana, whose mailing address is 202 South Fifth Street, Goshen, Indiana 46528, for no consideration, real estate situated in Elkhart County, State of Indiana, as more particularly described in the legal description attached as Exhibit A for public right-of-way purposes, including, but not limited to the placement and maintenance of a public road and public utilities.

The public right-of-way is part of the real estate more commonly known as 65735 State Road 15, Goshen, Indiana, and part of Parcel Number 20-11-28-477-007.000-014.

The undersigned represents and certifies that such person is a duly authorized representative of Grantor and has been fully empowered to execute this Deed of Dedication on behalf of Grantor; that the Grantor has full capacity to grant the Deed of Dedication described; and that all necessary action for granting this Deed of Dedication has been taken.

IN WITNESS WHEREOF, the undersigned has executed this Deed of Dedication on August 11, 2026.

CITY OF GOSHEN, INDIANA
for the use and benefit of its Department of Redevelopment

By: _____
Brian Garber, President
Goshen Redevelopment Commission

Attested: _____
Jonathan Graber, Secretary
Goshen Redevelopment Commission

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Brian Garber, President, and Jonathan Graber, Secretary of the Goshen Redevelopment Commission, and on behalf of the City of Goshen, Indiana for the use and benefit of its Department of Redevelopment, acknowledged that in said capacity each executed the foregoing instrument for and on behalf of the City of Goshen for the use and benefit of its Department of Redevelopment, for the uses and purposes therein mentioned and that each was authorized to do so.

WITNESS my hand and notarial seal.

Notary Public

Acceptance

The City of Goshen, Indiana, by the Goshen Board of Public Works and Safety, acknowledges the receipts of this Deed of Dedication from City of Goshen, Indiana, for the use and benefit of its Department of Redevelopment, and accepts the same on August 13, 2026.

City of Goshen, Indiana
Goshen Board of Public Works and Safety

Gina M. Leichty, Mayor

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Gina M. Leichty, Mayor of the City of Goshen, Indiana on behalf of the Goshen Board of Public Works and Safety this August 13, 2026, and acknowledged execution of the foregoing instrument.

WITNESS my hand and notarial seal.

Notary Public

This instrument was prepared by Donald R. Shuler, Attorney No. 26587-71, City of Goshen Legal Department, 204 East Jefferson Street, Suite 2, Goshen, Indiana 46528, Ph: 574.537.3820.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law (Donald R. Shuler).

Exhibit A – Legal Description

The East 20 feet of the following described parcel:

Lot Number Thirty-three (33) in Sunny Acres Subdivision located in the Southeast corner of Section Twenty-eight (28) and in the Southwest corner of Section Twenty-seven (27), Elkhart Township; said Plat being recorded in Plat Book 3, page 147 in the Office of the Recorder of Elkhart County, Indiana.



**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: **Indiana Avenue Reconstruction – Request to Authorize an Agreement Amendment with Troyer Group for Design Completion**
DATE: August 11, 2026

Background

In November 2021, the Civil City entered into an agreement with Troyer Group to provide engineering and design services for the reconstruction of Indiana Avenue from Pike Street north to Chicago Avenue.

The original intent was to complete the roadway improvements, including necessary utility upgrades, utilizing primarily Community Crossings Matching Grant (CCMG) funding. Although substantial engineering and design work was completed, the project was ultimately paused due to escalating project costs and limitations on available CCMG funding. As a result, the project remains approximately 90 percent designed but has not advanced to bidding or construction.

Since the project was paused, the condition of Indiana Avenue has continued to deteriorate. In addition, several City engineering standards and construction details have been updated, making revisions to the existing plans necessary before the project can move forward. Staff is requesting authorization to proceed with completion of the design and preparation for construction, which is anticipated to occur in 2027. Funding for the project was included in the Commission's most recently approved capital plan.

Proposed Scope of Services

The attached proposal outlines the services necessary to complete the project design and prepare the project for bidding and construction. Scope items include updating previously prepared plans to reflect current City standards and field conditions, utility coordination, neighborhood and stakeholder engagement, final bid document preparation, bidding assistance, construction administration, and project closeout services.

The proposal also accounts for the additional effort required to restart and update a project that has been inactive for several years and incorporates services that were not included in the original scope, including bidding and construction administration.

Compensation

The original 2021 agreement was authorized in the amount of \$201,278, of which \$188,251.24 has been billed, leaving a remaining balance of \$13,026.76. The proposed amendment increases the total contract authorization to \$252,690, representing an increase of \$51,412 over the original agreement amount.

The amended scope includes updates necessary to restart the project after a multi-year pause, including plan revisions to current City standards, renewed utility coordination efforts, environmental documentation updates,

and a new hourly not-to-exceed amount of \$23,100 for bidding and construction administration services that were not included in the original agreement.

Staff has reviewed the proposed scope and fee and believes the costs are reasonable given that the project is substantially designed, requires updates to meet current standards and conditions, and includes services necessary to carry the project through bidding and construction completion.

Requested Action

Authorize the Redevelopment Commission to enter into an agreement with Troyer Group for the scope of services detailed in the attached proposal and authorize the Redevelopment Director to execute all documents necessary to implement the agreement.



Becky Hutsell
Director of Redevelopment
City of Goshen
Municipal Annex Building
204 East Jefferson Street
Goshen, IN 46528

August 5, 2026

Reference: Indiana Avenue Reconstruction

Dear Ms. Hutsell,

Thank you for the opportunity to submit this contract amendment and associated fee proposal for professional civil engineering services on the Indiana Avenue Reconstruction project from Pike Street to Chicago Avenue. This is specifically an amendment to the agreement entered into on November 16, 2021 by the City of Goshen with Troyer Group toward the aforementioned project. The need for this amendment arises from a change in available funding source, as well as the necessary pause in the design and utility coordination services in 2023 until such a time the adequate funding for this project could be both identified and secured.

This letter acknowledges the terms and conditions set forth in Sections 1 through 25 in the original agreement executed by signature of both the President of Troyer Group and Board of Public Works and Safety for the City of Goshen, of which the associated individuals of these entities may have since changed. The only amendments Troyer Group has identified are within Section 3. Compensation, as noted below and in accordance with the project coordination meeting between Troyer Group and the City of Goshen representatives on Thursday, July 30, 2026.

Section 3. Compensation

(A) City agrees to compensate Contractor the sum of ~~\$201,278.00~~ \$252,690 for performing all Duties.

(B) City agrees to compensate Contractor as follows for performing all Duties:

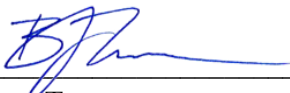
Geotechnical.....	Lump Sum of \$18,235.00	No Change
Contingent Geotech Engineering (per day).....	Lump Sum of \$4,960.00	\$6,240.00
Pavement Design.....	Lump Sum of \$4,883.00	No Change
R/W Staking for Utilities.....	Lump Sum of \$4,000.00	\$5,000.00
Field Survey.....	Hourly Not-to-Exceed \$26,000.00	No Change
Design, Plan Development & Rule 5.....	Hourly Not-to-Exceed \$122,800.00	No Change
SEPA Document Preparation.....	Hourly Not-to-Exceed \$7,100.00	\$17,115.00
Utility Coordination.....	Hourly Not-to-Exceed \$13,300.00	\$29,317.00
Bidding and Construction Administration.....	Hourly Not-to-Exceed \$23,100.00	New Line

Assumptions and Conditions:

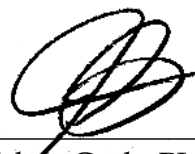
1. This amendment does not include work beyond the scope of services described herein and/or the original agreement executed on November 16, 2021.
2. Additional professional services under this amendment as discussed between Troyer Group and the City of Goshen representatives on Thursday, July 30, 2026 are:
 - a. Design, Plan Development & Rule 5
 - i. Plan review, application of updated standards, and associated plan revisions
 - ii. Neighborhood and resident engagement, anticipated in September
 - iii. Additional QA/QC and PE certification prior to bidding
 - b. Utility Coordination
 - i. Restart existing utility inventory and coordination for any necessary relocation
 - ii. Particular emphasis on NIPSCO power relocation at North and West project limits
 - c. Bidding and Construction Administration
 - i. Engineering construction estimate
 - ii. Public advertisement
 - iii. Bid tab development and review
 - iv. Preconstruction coordination
 - v. Response to construction contractor submittals and requests for information
 - vi. Substantial completion walk through and construction contractor punch list
3. Troyer Group has amended lump sum or hourly not-to-exceed values as shown in Section 3. Compensation, reflecting total billings on this project prior to the execution of this amendment, plus any additional fee for continued professional services to be rendered, noted above.
 - a. Contingent Geotech Engineering and R/W Staking for Utilities have been adjusted to 2026 rates
4. Work outside of the scope described herein shall be performed by Troyer Group at a blended hourly rate of \$150, only upon express written consent by the City of Goshen.

If you are in agreement with the above amendments, please sign below and return a copy of the signed agreement to our office. We are genuinely excited about the opportunity to contribute to this project and the lasting community impact it will create for the City of Goshen.

Sincerely,



Bryan Tanner
Director of Operations, Project Manager



Jonathon Geels, PLA, FASLA
President

Approved by:

Date:

Becky Hutsell
Director of Redevelopment, City of Goshen





**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: **COLLEGE AVE, PHASE II – ADDITIONAL RIGHT-OF-WAY TITLE SEARCH FOR NORFOLK SOUTHERN PROPERTY (DES NO. 2201239; JN 2023-0025)**

Date: August 11, 2026

Proposed property title searches within the project had initially not included Norfolk Southern parcels. However, in hopes of providing further clarification to the College Avenue, Phase II roadway crossing and also to confirm parcel boundaries in relation to Goshen's corporate boundaries, Abonmarche and Engineering are recommending the addition of two (2) additional title searches for the Norfolk Southern properties shown below. The estimated additional right-of-way engineering costs are estimated at a maximum of \$4,000 (\$2,000 per parcel). The current estimate of right-of-way engineering cost is \$48,270. This would increase the estimated amount to \$52,270. The increase would be incorporated into a future contract amendment with Abonmarche.



Figure 1. Norfolk Southern Properties within Project Limits

Suggested Motion: Move to increase funding support of estimated amount of \$4,000 for two additional title searches for Norfolk Southern property for the College Avenue, Phase II project.



**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. 10 (JN: 2019-0046)**

Date: August 11, 2026

A constructability issue is being addressed in Change Order No. 10. The issue detailed in the attached Exhibit addresses the significant amount of water seeping from the slope of GDC's north parking lot into the new roadway. Continued infiltration of water will result in premature failure of the roadway pavement. To remedy this, Niblock has proposed installation of 154 lineal feet of French Drain to intercept the water and convey it to the adjacent storm structures.

Goshen Engineering requests that the Board of Public Works and Safety approve Change Order No. 10 for \$14,168.00. This change, along with previous changes, increases the value of the contract by 4.97%. The change order was reviewed and approved by the Goshen Redevelopment Commission at their August 11, 2026 meeting.

Suggested Motion: Move to approve Change Order No. 10 in the amount of \$14,168.00 to include French Drain installation to alleviate persistent groundwater issues.

CHANGE ORDER FORM

Pg 1 of 3

Change Order No. 10

Date: 8/11/2026

**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)

A constructability issue is being addressed in Change Order No. 10. The issue detailed in the attached Exhibit addresses the significant amount of water seeping from the slope of GDC's north parking lot into the new roadway. Continued infiltration of water will result in premature failure of the roadway pavement. To remedy this, Niblock has proposed installation of 154 lineal feet of French Drain to intercept the water and convey it to the adjacent storm structures.

Furnish and Install French Drain	154 LFT	@ \$92.00	-----	\$14,168.00
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NOTE: This includes cutting down shoulders where necessary

Subtotal= \$14,168.00

CHANGE ORDER FORM

Pg. 3 of 3

Change Order No. 10

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.

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

CHANGE ORDER REQUEST

Niblock Excavating, Inc.
PO BOX 211
906 MAPLE STREET
BRISTOL, INDIANA 46507
574-848-4437
574-848-4575

PROPOSAL SUBMITTED City of Goshen		PHONE 1-574-232-8700	DATE August 8, 2026
STREET 204 E. Jefferson St Suite #1		JOB NAME Steury Avenue and Lincoln Avenue Reconstruction and Drainage Improvements	
CITY, STATE and ZIP CODE Goshen, IN 46528		JOB LOCATION Steury, Lincoln, and Steury intersection	
ATTENTION Sunday Vanzille	DATE OF PLANS March 7, 2024	RE: Proposed French Drain at base of slope Sta 120+59 Rt and 122+13 Rt	

Sunday,

Now that Niblock has progressed with construction down Steury Avenue, we have observed a significant amount of water seeping from the slope in GDS's north parking lot. Due to the volume of groundwater being encountered during the installation of the sanitary sewer and other utilities along Steury Avenue, as well as the proposed slope construction over this area, Niblock believes this seepage should be addressed.

As you are aware, the city has approved the installation of a French drain along the base of the slope between Station 122+59 RT and Station 123+13. The French drain will be constructed using 6-inch PVC SDR-35 perforated pipe and will be connected to the 12-inch storm sewer laterals from Structures #61 and #64 using 12-inch x 6-inch "T" fittings and 6-inch PVC 45-degree bends.

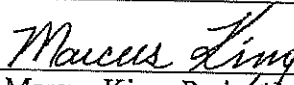
The trench will be wrapped with Mirafi geotextile fabric and backfilled with #8 aggregate. The top of the trench will be protected with wrapped Mirafi geotextile prior to construction of the proposed slope.

Per the City's request, Niblock hereby submits this proposal for review and approval.

Description	Qty	Unit	Unit \$	Total
French Drain	154 LFT		\$ 92.00	\$14,168.00

NOTES:

Includes allowable contractor mark up.

All material is guaranteed to be a. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.	AUTHORIZED SIGNATURE  Marcus King, Project Manager
	Note: We may withdraw this proposal if not accepted within ___thirty___ days.
Acceptance of proposal- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.	Signature _____

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 **July 15, 2026, through August 7, 2026**, and finds that entries are allowed in the total amount of **\$989,626.60**.

APPROVED on August 11, 2026

Brian Garber, President

Jonathan Graber, Secretary



Payable Register

Payable Detail by Vendor Name

Packet: APPKT06251 - RDC 8/6/26

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 0200013 - GOSHEN UTILITIES									Vendor Total:	49.65
311-2440-07	Invoice	8/6/2026	7/13/2026	8/12/2026	7/13/2026	49.65	0.00	0.00	0.00	49.65
309 E KERCHER	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
309 E KERCHER	N/A		0.00	0.00	49.65	0.00	0.00	0.00	49.65	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS		49.65	100.00%						
Vendor: 0200115 - NEWSPAPER HOLDINGS, INC.									Vendor Total:	380.32
5007487	Invoice	8/6/2026	7/9/2026	8/8/2026	7/9/2026	380.32	0.00	0.00	0.00	380.32
ANNUAL RENEWAL	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ANNUAL RENEWAL	N/A		0.00	0.00	380.32	0.00	0.00	0.00	380.32	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
2226-5-00-4290001	REDV OP/OTHER SUPPLIES		380.32	100.00%						

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	2	429.97	0.00	0.00	0.00	429.97	0.00	429.97
Grand Total:		429.97	0.00	0.00	0.00	429.97	0.00	429.97

Account Summary

Account	Name	Amount
2226-5-00-4290001	REDV OP/OTHER SUPPLIES	380.32
Total:		380.32

Account	Name	Amount
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS	49.65
Total:		49.65



Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description		Bank Code		On Hold						
Vendor: 0205859 - ABONMARCHE CONSULTANTS, INCORPORATED									Vendor Total:	37,440.00
164562	Invoice	8/13/2026	6/19/2026	7/19/2026	6/19/2026	2,940.00	0.00	0.00	0.00	2,940.00
JEFFERSON & MAIN STREET SUBDIVISION		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
JEFFERSON & MAIN STREET SUBDIVISION		N/A		0.00	0.00	2,940.00	0.00	0.00	0.00	2,940.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4446-5-00-4390930		CONS RR/US33/OTHER SVCS & CHGS				2,940.00	100.00%			
164783	Invoice	8/13/2026	6/30/2026	7/30/2026	6/30/2026	1,100.00	0.00	0.00	0.00	1,100.00
CHERRY CREEK UTILITY COORDINATION		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
CHERRY CREEL UTILITY COORDINATION		N/A		0.00	0.00	1,100.00	0.00	0.00	0.00	1,100.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4445-5-00-4420000		SE E.D. TIF/CAPITAL PROJ				1,100.00	100.00%			
164798-21	Invoice	8/13/2026	6/30/2026	7/30/2026	6/30/2026	1,200.00	0.00	0.00	0.00	1,200.00
ENC COLLEGE AVE PHASE 2		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
EBC COLLEGE AVE PHASE 2		N/A		0.00	0.00	1,200.00	0.00	0.00	0.00	1,200.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4445-5-00-4420000		SE E.D. TIF/CAPITAL PROJ				1,200.00	100.00%			
164980	Invoice	8/13/2026	7/14/2026	8/13/2026	7/14/2026	10,700.00	0.00	0.00	0.00	10,700.00
THE ROW ON THE MILLRACE - PUBLIC INFRA...		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
THE ROW ON THE MILLRACE - PUBLIC IN...		N/A		0.00	0.00	10,700.00	0.00	0.00	0.00	10,700.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4446-5-00-4310502		CONS RR/US33/CONTRACTUAL SVCS				10,700.00	100.00%			
165125	Invoice	8/13/2026	7/22/2026	8/21/2026	7/22/2026	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%			
165126	Invoice	8/13/2025	7/22/2026	8/21/2026	7/22/2026	3,300.00	0.00	0.00	0.00	3,300.00
CHERRY CREEK UTILITY COORDINATION		AP1ST - AP1ST		No						

Payable Register

Packet: APPKT06270 - RDC 8/14/26

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	
CHERRY CREEK Distributions	N/A		0.00	0.00	3,300.00	0.00	0.00	0.00	3,300.00	
Account Number	Account Name	Project	Account Key		Amount	Percent				
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ				3,300.00	100.00%				
165301-22	Invoice	8/13/2026	7/29/2026	8/28/2026	7/29/2026	3,200.00	0.00	0.00	0.00	3,200.00
ENC COLLEGE AVE PHASE 2	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ENC COLLEGE AVE PHASE 2 Distributions	N/A		0.00	0.00	3,200.00	0.00	0.00	0.00	3,200.00	
Account Number	Account Name	Project	Account Key		Amount	Percent				
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ				3,200.00	100.00%				

Vendor: [0203093 - AMERICAN STRUCTUREPOINT, INC.](#)

Vendor Total: 27,087.50

208136-38	Invoice	8/13/2026	7/22/2026	8/21/2026	7/22/2026	27,087.50	0.00	0.00	0.00	27,087.50
COLLEGE AVE PHASE 3	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
COLLEGE AVE PHASE 3 Distributions	N/A		0.00	0.00	27,087.50	0.00	0.00	0.00	27,087.50	
Account Number	Account Name	Project	Account Key		Amount	Percent				
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS				27,087.50	100.00%				

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

Vendor Total: 736.00

45123	Invoice	8/13/2026	8/1/2026	8/31/2026	8/1/2026	736.00	0.00	0.00	0.00	736.00
JULY MOWING	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
JULY MOWING Distributions	N/A		0.00	0.00	736.00	0.00	0.00	0.00	736.00	
Account Number	Account Name	Project	Account Key		Amount	Percent				
2226-5-00-4310502	REDV OP/CONTRACT SVCS				736.00	100.00%				

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

Vendor Total: 16,637.88

85345-32	Invoice	8/13/2026	7/10/2026	8/9/2026	7/10/2026	16,637.88	0.00	0.00	0.00	16,637.88
ENC BLACKPORT DRIVE RECONSTRUCTION	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ENC BLACKPORT DRIVE RECONSTRUCTI... Distributions	N/A		0.00	0.00	16,637.88	0.00	0.00	0.00	16,637.88	
Account Number	Account Name	Project	Account Key		Amount	Percent				
4446-5-00-4310502	CONS RR/US33/CONTRACTUAL SVCS				16,637.88	100.00%				

Vendor: [0200587 - ELKHART COUNTY LANDFILL](#)

Vendor Total: 73,063.25

11426	Invoice	8/13/2026	8/1/2026	8/31/2026	8/1/2026	73,063.25	0.00	0.00	0.00	73,063.25
TROTM LANDFILL FEES	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
TROTM LANDFILL FEES Distributions	N/A		0.00	0.00	73,063.25	0.00	0.00	0.00	73,063.25	
Account Number	Account Name	Project	Account Key		Amount	Percent				
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT				73,063.25	100.00%				

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

Vendor Total: 731,153.49

Payable Register

Packet: APPKT06270 - RDC 8/14/26

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
14596	Invoice	8/13/2026	7/31/2026	8/30/2026	7/31/2026	35,000.00	0.00	0.00	0.00	35,000.00
10TH & DOUGLAS RECONSTRUCTION	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
10TH & DOUGLAS RECONSTRUCTION	N/A		0.00	0.00	35,000.00	0.00	0.00	0.00	35,000.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT				35,000.00	100.00%				
14611	Invoice	8/13/2026	7/28/2026	8/27/2026	7/28/2026	696,153.49	0.00	0.00	0.00	696,153.49
ENC LINCOLN STEURY RECONSTRUCTION	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ENC LINCOLN STEURY RECONSTRUCTION	N/A		0.00	0.00	696,153.49	0.00	0.00	0.00	696,153.49	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4502-5-00-4440000	ARP/CAPITAL OUTLAYS				696,153.49	100.00%				
Vendor: 0207072 - NORFOLK SOUTHERN RAILWAY COMPANY							Vendor Total:		1,943.51	
90216654	Invoice	8/13/2026	7/6/2026	8/5/2026	7/6/2026	1,943.51	0.00	0.00	0.00	1,943.51
COLLEGE AVE PHASE 1	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
COLLEGE AVE PHASE 1	N/A		0.00	0.00	1,943.51	0.00	0.00	0.00	1,943.51	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS				1,943.51	100.00%				
Vendor: 0205805 - ROBERTS ENVIROMENTAL SERVICES, LLC							Vendor Total:		3,600.00	
3032	Invoice	8/13/2026	8/5/2026	9/4/2026	8/5/2026	3,600.00	0.00	0.00	0.00	3,600.00
TROTM VAPOR MITIGATION	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
TROTM VAPOR MITIGATION	N/A		0.00	0.00	3,600.00	0.00	0.00	0.00	3,600.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT				3,600.00	100.00%				
Vendor: 0214079 - TROTM LLC							Vendor Total:		87,620.00	
1002	Invoice	8/13/2026	8/5/2026	8/5/2026	8/5/2026	87,620.00	0.00	0.00	0.00	87,620.00
THE ROW ON THE MILLRACE - SOIL PREP	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
THE ROW ON THE MILLRACE - SOIL PREP	N/A		0.00	0.00	87,620.00	0.00	0.00	0.00	87,620.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT				87,620.00	100.00%				
Vendor: 0200953 - YAW CONSTRUCTION INC.							Vendor Total:		9,915.00	
2026-13	Invoice	8/13/2026	7/22/2026	8/21/2026	7/22/2026	9,915.00	0.00	0.00	0.00	9,915.00
DOWNTOWN VAULTS	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
DOWNTOWN VAULTS -119 E LINCOLN	N/A		0.00	0.00	9,915.00	0.00	0.00	0.00	9,915.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT				9,915.00	100.00%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	17	989,196.63	0.00	0.00	0.00	989,196.63	0.00	989,196.63
Grand Total:		989,196.63	0.00	0.00	0.00	989,196.63	0.00	989,196.63

Account Summary

Account	Name	Amount
2226-5-00-4310502	REDV OP/CONTRACT SVCS	736.00
Total:		736.00

Account	Name	Amount
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS	29,031.01
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ	23,800.00
Total:		52,831.01

Account	Name	Amount
4446-5-00-4310502	CONS RR/US33/CONTRACTUAL SVCS	27,337.88
4446-5-00-4390930	CONS RR/US33/OTHER SVCS & CHGS	2,940.00
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT	209,198.25
Total:		239,476.13

Account	Name	Amount
4502-5-00-4440000	ARP/CAPITAL OUTLAYS	696,153.49
Total:		696,153.49



August 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 coordinating with Norfolk Southern to ensure that pedestrian crossing issues are resolved and that a second review meeting will include all key personnel from Norfolk Southern, to make sure their concerns are addressed. 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

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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.

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.

We've recently been notified of their plans to continue forward and anticipate bringing a negotiated Development Agreement to the September meeting.

5. MILLRACE TOWNHOME SITE

PROJECT DESCRIPTION

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 underway for private development. Bids for the related public infrastructure improvements were received on July 9, with Niblock Excavating appearing to be the lowest responsive and responsible bidder and a preconstruction meeting will be scheduled in the coming weeks.

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.

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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.

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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 September 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

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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. Construction of Century Drive between College Avenue and Eisenhower Drive is scheduled to begin on August 10 and is planned 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.

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PROJECT UPDATE

We have issued an RFP for this project. It is anticipated that the railway 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 have issued 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	Programmed	Future Revised Funding Request / 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			\$3,935,120	\$3,015,120	52.80%	
	Railroad	\$250,000			\$200,000					\$100,000	\$100,000	60.00%	
	Construction Inspection (CI)	\$1,167,292			\$933,834					\$466,917	\$466,917	60.00%	
	Subtotal, Construction & CI	\$9,755,092	\$4,600,000		\$7,004,074		\$920,000			\$4,502,037	\$3,582,037	53.85%	
	Total, All Phases	\$10,500,137	\$4,983,840		\$7,600,110		\$1,080,000			\$4,769,754	\$3,689,754	54.57%	
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			\$5,208,000	\$2,808,000	60.00%	
	Construction, Non-Participating	\$900,000								\$900,000	\$900,000		
	Subtotal, Construction	\$13,920,000	\$5,900,000		\$10,416,000		\$2,400,000			\$6,108,000	\$3,708,000	56.12%	
	Railroad	\$250,000			\$200,000					\$100,000	\$100,000	60.00%	
	Construction Inspection (CI)	\$1,948,800			\$1,559,040					\$779,520	\$779,520	60.00%	
	Subtotal, Construction & CI	\$16,118,800	\$5,900,000		\$12,175,040		\$2,400,000			\$6,987,520	\$4,587,520	56.65%	
	Total, All Phases	\$18,285,250	\$7,633,160		\$13,908,200		\$2,850,000			\$7,420,810	\$4,570,810	59.42%	
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%	