

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 Hessl, Bradd Weddell, Brett Weddell

Absent: Jonathan Graber and Colin Yoder

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Hessl 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 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 Hessel 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 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 Hessel 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 Hessel 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 Hessel 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

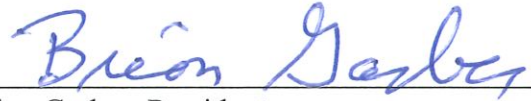
A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to adjourn the meeting.

The motion was adopted unanimously.

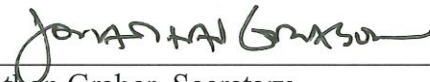
The regular meeting was adjourned at 4:29 p.m.

APPROVED on August 11, 2026

**GOSHEN REDEVELOPMENT
COMMISSION**



Brian Garber, President



Jonathan Graber, Secretary

