



**GOSHEN REDEVELOPMENT COMMISSION
AGENDA FOR THE REGULAR MEETING OF September 8, 2026**

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

The Goshen Redevelopment Commission will meet on September 8, 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. Approval of Development Agreement with Struxure Development, LLC – Millrace Townhomes
- b. Request for Use of RDC-Owned Property for 2026 Arts on the Millrace
- c. Development Proposal for 908 North Sixth Street
- d. Approval of Change Order No. 11 for Steury/Lincoln Avenue Reconstruction & Drainage Improvements
- e. Approval of Change Order No. 12 for Steury/Lincoln Avenue Reconstruction & Drainage Improvements
- f. Blackport Drive Reconstruction – Revised Project Type and Cost Estimate
- g. Approve Selection Committee Recommendation – River Race Drive/Parking Lot K Expansion & Trailway Extension from Lincoln to Pike along the Elkhart River

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 – October 13, 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

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of August 11, 2026

The Goshen Redevelopment Commission met in a regular meeting 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.

CALL TO ORDER/ROLL CALL

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

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

Absent:

CHANGES TO THE AGENDA

Commission President Garber said there was a request to add a Request for Approval of Change Order No. 10 for Lincoln/Steury Reconstruction & Drainage Project to the agenda.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to add the request to the agenda.

The motion was adopted unanimously.

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the minutes of the regular meeting of July 14, 2026.

The motion was adopted unanimously.

NEW BUSINESS

Resolution 09-2026 – Acknowledging and Confirming an Existing Easement

Becky Hutsell, Redevelopment Director, as the Jefferson Street redesign progresses, an air conditioner was found on the south side of the property. After going back through the records and working with the neighboring property owner they were able to show proof that the unit was in that location and was allowed. Requesting approval of an easement to grant that prescriptive easement to them and allow the unit to remain.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 09-2026.

The motion was adopted unanimously.

Request to Issue Request for Proposals for 65735 & 65753 State Road 15 and Approval of Right-of-Way Dedication

Becky Hutsell, Redevelopment Director, seeking authorization to issue an RFP and approve right-of-way dedication related to two vacant parcels at 65735 & 65753 State Road 15. The parcels total approximately 2.91 acres in unincorporated Elkhart County. Currently zoned R-1 Residential. Parcels are to be sold in current as in condition. Any future commercial development will require proper approvals through Elkhart County. Proposals deadline is October 13, 2026, and if no qualifying proposals are received, the process may extend through November 12, 2026. Also recommending dedication of the eastern twenty feet of the property as public right-of-way before the sale. The deed of dedication was included in the packet.

Discussion between staff and Commission members about marketing the property as residential or commercial. After discussion, Commission members decided to go ahead with the minimum asking price of \$295.00.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to adjust the Request for Proposals to reflect the \$295,000 appraised value.

The motion was adopted unanimously.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the right-of-way dedication.

The motion was adopted unanimously.

Request to Authorize an Agreement Amendment with Troyer Group for Design Completion of Indiana Avenue

Becky Hutsell, Redevelopment Director, the City of Goshen entered into a contract with Troyer Group in November 2021 to provide engineering and design services for reconstruction of Indiana Avenue from Pike Street to Chicago Avenue. The project reached 90% design completion before being paused because of escalating costs and limited Community Crossing Matching Grant funding. Since the pause, the roadway conditions have deteriorated, and City engineering standards have changed. The amendment amount is \$51,400. The existing plans need updated before construction can proceed. The amendment amount is \$51,400 with construction anticipated in 2027.

Councilor Nisley commented on the need for the completion of Indiana Avenue as a resident of the area reached out to him expressing their difficulty crossing the street with their wheelchair.

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

The motion was adopted unanimously.

Request Approval for Additional Right-of-Way Title Search for Norfolk Southern Property for College Avenue Phase 2

Andrew Lund, Engineering Project Manager, the original scope did not include Norfolk Southern parcel title searches. Two more titles searches are recommended. The estimated cost is \$2000 per parcel.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to approve the request for additional right-of-way title searches for Norfolk Southern property for College Avenue Phase 2 project.

The motion was adopted unanimously.

Request Approval of Change Order No. 10 for Lincoln/Steury Avenue Reconstruction & Drainage Improvements

Brad Minnick, Civil Engineer, during construction, significant groundwater seepage was identified from the slope adjacent to GDC's north parking lot. Staff have determined - that continued infiltration into the newly constructed roadway could lead to premature pavement failure if not addressed. The amount of the change order is \$14,168 which included French Drain installation to persistent groundwater issues. This change order increases the overall contract value by 4.97% when combined with other change orders.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Change Order No. 10 for Lincoln/Steury Avenue Reconstruction & Drainage Improvements.

The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Yoder and seconded by Commissioner Weddell to approve the Register of Claims of a total of \$989,626.60.

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

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

The Row on the Millrace groundbreaking is scheduled for August 18, 2026, with first units expected by spring 2027. River Race and Trail design proposals are due in August for review. Staff continue pursuing railroad quiet zone approvals and another diagnostic review with Norfolk Southern and federal agencies. Ariel Cycleworks apartments are nearing occupancy, but permanent electrical services are still pending.

OPEN FORUM

No one from the Commission or the public spoke.

ADJOURNMENT

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

The motion was adopted unanimously.

The regular meeting was adjourned at 3:34 p.m.

APPROVED on September 8, 2026

**GOSHEN REDEVELOPMENT
COMMISSION**

Brian Garber, President

Jonathan Graber, Secretary



**Department of Community Development
CITY OF GOSHEN**

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

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

Memorandum

TO: Redevelopment Commission
FROM: Becky Hutsell, Redevelopment Director
RE: **Approval of Development Agreement with Struxure Development, LLC – Millrace Flats**
DATE: September 8, 2026

PROJECT BACKGROUND

In July 2025, the Goshen Redevelopment Commission issued a Request for Proposals for redevelopment of the property located at the northwest corner of South Third Street and West Jefferson Street in downtown Goshen. Struxure Development, LLC submitted a proposal in September 2025, and the parties subsequently entered into a Scoping Agreement in March 2026 to establish a framework for continued project planning and negotiation.

Those discussions have now resulted in a proposed Agreement for the Sale, Purchase, and Development of Real Estate for the project, which Struxure is proposing to develop as Millrace Flats.

The current project consists of a three-story, approximately 36,500-square-foot market-rate apartment building containing 38 residential units, including 32 one-bedroom units and 6 two-bedroom units. The development will also include on-site parking, a landscaped courtyard, and related site improvements. Struxure anticipates approximately \$9.5 million in total private capital investment in the project.

PROPERTY TRANSFER AND INVESTMENT COMMITMENT

Under the proposed agreement, the Redevelopment Commission will convey the four-parcel development site to Struxure for \$1.00, with the transfer conditioned upon Struxure obtaining the zoning approvals necessary for the project. Closing and transfer of possession must occur no later than July 1, 2027, unless the parties mutually agree to extend the deadline.

As protection for the Redevelopment Commission's investment in the property, the agreement provides for a \$1.5 million compliance mortgage in favor of the Commission. The mortgage may be subordinated to project financing so long as the financing is used solely for the development. The mortgage will be released only after Struxure demonstrates that at least \$6 million has been invested in the project, supported by a certified report documenting eligible hard and soft project costs.

Struxure will also be required to provide quarterly reports documenting project expenditures beginning 30 days after closing, and the Redevelopment Commission retains the right to audit project financial records to verify compliance with the investment requirement.

REDEVELOPMENT COMMISSION OBLIGATIONS

To support the project and facilitate redevelopment of the site, the agreement establishes several responsibilities for the Redevelopment Commission.

The Commission will coordinate with the Indiana Brownfields Program and fund any required environmental assessment, remediation, and environmental closure work. If a vapor mitigation system is required, the Commission will also fund its installation.

The Commission will also be responsible for:

- establishing and dedicating any necessary additional right-of-way and replatting or combining parcels as needed;
- funding perimeter public parking, curbs, and sidewalks adjacent to the development;
- extending City water and sewer service to the new property line;
- funding stormwater design associated with the surrounding public improvements; and
- supporting zoning changes and variances necessary to allow the project to proceed, provided those approvals remain consistent with the development agreement.

The City is also evaluating a larger public stormwater storage facility anticipated to be located north of The Hawks building at 303 River Race Drive. Struxure may be permitted to incorporate the development's stormwater needs into that system if it provides its drainage requirements within 120 days of execution of the agreement and sufficient capacity is available. If the development connects to the publicly funded system, a separate shared stormwater agreement will be required.

DEVELOPER OBLIGATIONS

Struxure will be responsible for completing the private development generally consistent with its September 2025 proposal, the July 2, 2026 site plan, and final plans approved by the Redevelopment Commission. Final site and architectural plans must be submitted to the Commission for approval prior to construction.

The developer will also be responsible for:

- constructing all private water and sewer building connections;
- complying with applicable zoning, subdivision, engineering, building, and other regulatory requirements;
- providing an approved stormwater solution or entering into a shared stormwater agreement if utilizing a public system;
- installing and maintaining all required landscaping, including landscaping within the adjacent public right-of-way; and
- obtaining the financing necessary to complete the project.

A separate maintenance agreement will be entered into regarding landscaping installed within the public right-of-way, with ongoing maintenance remaining the responsibility of the developer.

PROJECT SCHEDULE

The agreement establishes the following major milestones:

Milestone	Deadline
Stormwater information provided for potential shared public system	Within 120 days of agreement execution
Necessary zoning approvals	Prior to closing
Property closing / transfer of possession	July 1, 2027
Construction commencement / groundbreaking	August 1, 2027
Project completion	June 1, 2029

The agreement allows Struxure to request an extension of up to 12 months if documented market conditions materially affect the project's ability to meet the construction deadlines, provided the developer continues to demonstrate progress and remains in compliance with the agreement. Any extension beyond 12 months would require a formal amendment approved by the parties.

STAFF RECOMMENDATION

Staff believes the proposed development agreement establishes a clear framework for moving Millrace Flats from planning into implementation. The agreement provides for a significant private investment in downtown housing while defining the respective public and private infrastructure responsibilities necessary to support the project.

Importantly, the agreement also protects the Redevelopment Commission's interest through the \$1.5 million compliance mortgage, minimum verified investment requirement, project reporting requirements, and specific construction deadlines.

Staff recommends approval of the Development Agreement with Struxure Development, LLC for the Millrace Flats project.

Requested Motion: Move to approve the Agreement for the Sale, Purchase, and Development of Real Estate with Struxure Development, LLC, for the Millrace Flats Development at South Third Street and West Jefferson Street.

AGREEMENT FOR THE SALE, PURCHASE, AND DEVELOPMENT OF REAL ESTATE

THIS AGREEMENT, is made effective September 8, 2026, by and between City of Goshen, a municipal corporation and political subdivision of the State of Indiana, acting through the Goshen Redevelopment Commission and the Goshen Board of Public Works and Safety, hereinafter referred to as “Redevelopment,” and Struxure Development, LLC, an Indiana domestic limited liability company, hereinafter referred to as “Developer.”

WHEREAS Redevelopment issued a Request for Proposals dated July 9, 2025, seeking proposals for the purchase and development of certain real estate located in the 200 block of South Third Street in downtown Goshen, Indiana, identified as tax codes 20-11-09-413-008.000-015, 20-11-09-413-009.000-015, 20-11-09-413-010.000-015, and 20-11-09-413-011.000-015, all located in Elkhart Township in the City of Goshen, Indiana, hereinafter collectively referred to as the “subject real estate”. The subject real estate is shown as Exhibit A attached to this Agreement;

WHEREAS, Developer submitted a proposal dated September 11, 2025, and the parties thereafter entered into a Scoping Agreement dated March 10, 2026, establishing a framework for the contemplated development;

WHEREAS, Developer intends to construct a three (3) story, market-rate apartment building of approximately thirty-six thousand five hundred (36,500) square feet, containing thirty-eight (38) residential units consisting of thirty-two (32) one-bedroom units and six (6) two-bedroom units, together with on-site parking, a landscaped courtyard, and related site improvements, with an anticipated capital investment of approximately Nine Million Five Hundred Thousand Dollars (\$9,500,000.00) (the “Project”);

Developer agrees to develop the subject real estate in accordance with the terms, covenants and conditions set forth in this Agreement. Redevelopment agrees to sell and Developer agrees to purchase the subject real estate.

REAL ESTATE

The subject real estate is described as follows:

Lot Number Ten (10) in Barnes’ First South Addition to the City of Goshen, Elkhart County, Indiana; as recorded in Deed Record 15, page 273, less and excepting the West Fifteen (15) feet of said Lot.

AND

Lot Number Eleven (11) in the First South Addition (sometimes known as Barnes’ First South Addition) to the City of Goshen, Elkhart County, Indiana;

as recorded in Deed Record 15, page 273. Less and excepting the West Fifteen (15) Feet of said Lot.

AND

Lot Thirty (30) in Barns' First South Addition to the Town, now City of Goshen, Indiana, except forty-eight (48) feet off the West end of said Lot; said Plat being recorded in Deed Record 15, page 273.

AND

The West Forty-eight (48) feet of Lot Number Thirty (30) as the said Lot is known and designated on the recorded plat of Barn's South Addition to the Town, now City, of Goshen, Indiana; said Plat being recorded in Deed Record 15, page 273 in the Office of the Recorder of Elkhart County, Indiana, less and excepting the West Fifteen (15) feet.

CONSIDERATION FOR PURCHASE AND DEVELOPMENT

Developer agrees to pay Redevelopment the sum of One Dollar (\$1.00) ("purchase price") for the subject real estate at the closing. Redevelopment will transfer title of the subject real estate to Developer upon Developer obtaining all necessary zoning approvals for development of the subject real estate, and delivery of possession to Developer, by no later than July 1, 2027.

As additional consideration, Developer commits to develop the subject real estate on the terms and conditions set forth in this Agreement. Redevelopment agrees to fulfill Redevelopment's obligations as set forth in this Agreement.

REDEVELOPMENT LIEN

Redevelopment will retain a mortgage in the amount of One Million Five Hundred Thousand Dollars (\$1,500,000.00) to insure that Developer makes the agreed to investment in the real estate. Additionally, Redevelopment agrees to subordinate its mortgage to allow Developer to acquire financing for the Project so long as such financing is used solely for this development.

Once Developer has invested Six Million Dollars (\$6,000,000.00) into the real estate, Redevelopment will completely release its mortgage. Developer must submit a certified report, prepared by a licensed accountant or financial professional, verifying that Developer has invested the minimum of Six Million Dollars (\$6,000,000.00) into the Project and subject real estate prior to Redevelopment releasing its mortgage entirely. The investment verification must include documentation of hard and soft costs such as construction materials, labor, engineering, architectural services, and other directly related expenses.

During the term of the Project, Developer must provide Redevelopment with quarterly progress reports detailing expenditures related to the Project, starting thirty (30) days after closing. Redevelopment has the right to audit Developer's financial records related to the Project upon reasonable notice to verify Developer's required investment under this Agreement.

OBLIGATIONS OF REDEVELOPMENT

In order to induce Developer's commitment and investment, Redevelopment agrees to do the following at Redevelopment's expense:

1. Redevelopment will coordinate with the Indiana Brownfield Programs to determine if a Phase I Environmental Assessment, or any further environmental assessment, is warranted. If a Phase I Environmental Assessment or other environmental assessment is required by the Indiana Brownfields Program, the Indiana Department of Environmental Management (IDEM), or Developer's commercial lender, Redevelopment will fund such assessment. If environmental remediation is required, Redevelopment will fund the associated environmental work and will work with Developer to obtain the applicable approvals and environmental closure through the Indiana Brownfields Program and IDEM.
2. If a vapor mitigation system is required for the Project, Redevelopment will fund the installation of such system.
3. Redevelopment will establish and cause the dedication of any additional right-of-way that must be dedicated, and replat the subject real estate accordingly, if necessary, and then transfer the remaining development parcel to Developer. Redevelopment will combine the tax parcels comprising the subject real estate at the time of transfer if permitted by the Elkhart County Auditor.
4. Redevelopment will fund the perimeter parking, curbs, and sidewalks adjacent to the subject real estate, as proposed, to support the parking needs of the Project.
5. Redevelopment will provide City water and sewer service to the new property line of the subject real estate.
6. Redevelopment will fund the stormwater design associated with the public improvements, including right-of-way work and the perimeter public parking.
7. Redevelopment anticipates installing a stormwater storage facility, most likely north of The Hawks (303 River Race Drive), to accommodate drainage associated with the public improvements resulting from the Project. Developer's stormwater needs may be incorporated into the design provided Developer supplies its drainage requirements within one hundred twenty (120) days of execution of this Agreement.

and the additional capacity can be accommodated. If Developer connects to a publicly funded stormwater system, a shared stormwater agreement will be required.

8. Redevelopment agrees to affirmatively support any zoning change, use variance, and developmental variances necessary for the Project, including as to density, building height, setbacks, and parking, so long as the change is consistent with the terms and conditions of this Agreement.

OBLIGATIONS OF DEVELOPER

As additional consideration for the purchase of the subject real estate, Developer agrees to the following at Developer's expense:

1. Develop a site plan and construct the building and improvements consistent with Developer's proposal dated September 11, 2025, the site plan dated July 2, 2026, and the plans as approved by the Redevelopment Commission.
2. Construct all building water lines and building sewer lines necessary to provide water and sewer service to the building constructed.
3. Comply with all applicable federal, state and local laws including all building codes and ordinances, all applicable zoning, and subdivision ordinances and all city engineering policies and standards.
4. Submit final site plans and architectural plans to the Redevelopment Commission and obtain the Commission's approval before commencing construction. Approval will not be unreasonably withheld by the Commission.
5. Retention of stormwater by a method approved by the city engineering department or otherwise consistent with this Agreement. If Developer connects to a publicly funded stormwater system, Developer must enter into a shared stormwater agreement.
6. Install and maintain all landscaping for the Project, including landscaping located within the public right-of-way.
7. Redevelopment will execute, join in, or authorize Developer to submit all applications for zoning approvals, use variances, and developmental variances necessary for the Project, including as to density, building height, setbacks, and parking, and to affirmatively support the same before the Board of Zoning Appeals, so long as such support is consistent with the terms and conditions of this Agreement. The parties acknowledge that the sale, purchase, and development of the subject real estate is contingent upon obtaining these approvals, and that closing and transfer of title will not occur until the approvals are obtained, as provided herein.

8. Pursue and obtain the financing necessary to complete the Project.

INFRASTRUCTURE CONSTRUCTION REQUIREMENTS

Water building lines, sewer building lines, sidewalks, and other appurtenant facilities, must be constructed in accordance with detailed plans and specifications approved in advance of construction by the Goshen City Engineer and the Goshen Board of Public Works and Safety.

Redevelopment and Developer each agree to execute all deeds of easements, rights of way or other documents that are reasonably necessary, desirable or appropriate to further the development of the subject real estate and to provide for the future maintenance of the City of Goshen's water mains, sewer mains, streets and sidewalks. All easements and rights of way obtained will be recorded in the office of the Recorder of Elkhart County, State of Indiana.

City of Goshen will supply the residential building constructed on the subject real estate with water and sewer services to the property line upon the completion of the sewer building lines and water building lines necessary to provide the subject real estate with water and sewer services, but only if Developer constructs, at Developer's expense or otherwise consistent with this Agreement, water and/or sewer building lines from the building to be serviced to the existing water main or sewer main. Such building lines must be constructed in accordance with specifications reasonably approved by the Goshen City Engineer.

All new buildings constructed on the subject real estate must be connected to the City's sewer system and water system at the expense of the purchaser of the subject real estate before the building is occupied.

DUTY TO DEVELOP

Redevelopment will deliver possession of the subject real estate to Developer on or before July 1, 2027. Developer will commence construction of the Project (break ground) on or before August 1, 2027, and must complete construction of the Project on or before June 1, 2029.

If Developer determines that market conditions substantially impact the demand for the Project and thereby the ability to meet the construction deadlines set forth in this Agreement, Developer may submit a written request to Redevelopment for an extension. The request must include documentation demonstrating the specific market conditions affecting demand and a revised timeline for completion of the Project. Redevelopment will evaluate the request in good faith and may grant an extension of up to twelve (12) months, provided that Developer demonstrates continued progress on the Project and adherence to all other obligations under this Agreement. Any extension beyond twelve (12) months will require an amendment to this Agreement.

LANDSCAPING REQUIREMENTS

The landscaping must be consistent with the City of Goshen landscaping requirements, including the street tree requirements applicable to the subject real estate. Developer must pay for all required landscaping on the subject real estate and within the public right-of-way, and Developer will install and maintain the same. At or after closing, Redevelopment and Developer will enter into a separate maintenance agreement, in a form reasonably acceptable to both parties, obligating Developer, at Developer's expense, to maintain the landscaping installed within the adjacent public right-of-way as contemplated herein. Until such maintenance agreement is executed and recorded, Developer's obligation to install and maintain the landscaping under this Agreement will remain in full force and effect.

CLOSING

The closing to transfer ownership of the subject real estate to Developer will occur on or before July 1, 2027, subject to Developer obtaining all necessary zoning approvals for development of the subject real estate. The closing deadline may be extended by agreement of both parties. Parties will equally share the costs of the closing agent.

TITLE INSURANCE

At the time of closing, Redevelopment agrees to provide Developer with a deed conveying a merchantable title to the real estate and a policy of title insurance in standard ALTA owner's form insuring the title to the real estate to be conveyed by Redevelopment to Developer in an amount equal to the purchase price, to be free of defects, except such defects that are included in the standard exceptions forming a part of such policies.

WARRANTIES

Redevelopment will deliver to Developer a warranty deed conveying to Developer a merchantable title to the real estate free and clear of all liens and encumbrances, except conditions of record including zoning restrictions, taxes and assessments. Redevelopment makes no warranty, express or implied, that the real estate is suitable for any particular purpose. Developer has made its own inspection of the real estate and relies solely upon Developer's observation in deciding to purchase the real estate. Developer does not rely upon any representation of Redevelopment or any agent of Redevelopment.

POSSESSION OF REAL ESTATE

Possession and occupancy of the real estate will be delivered to the Developer on the date of closing.

RISK OF LOSS

Redevelopment will assume the risk of loss until the closing at which time Developer will assume the risk of loss.

DEVELOPER'S WARRANTIES AND REPRESENTATIONS

Developer will construct buildings and infrastructure on the subject real estate in accordance with detailed plans submitted to Redevelopment for review and comment by Redevelopment prior to construction. Developer's construction will comply with all applicable federal, state and city statutes including building codes, subdivision ordinances, zoning ordinances, environmental rules and regulations. This Agreement will not be construed to limit Developer's right to petition and obtain zoning variances as it deems necessary.

The person signing this Agreement warrants that such person has full lawful right, power and authority to execute and deliver this Agreement to Redevelopment and has the authority to obligate Struxure Development, LLC to carry out the terms and conditions of this Agreement.

DEFAULT AND REMEDIES

Each of the following shall constitute an event of default under this Agreement:

1. A proceeding under the provisions of the Federal Bankruptcy Code is filed against the Developer or the Developer voluntarily submits itself to such proceeding;
2. The Developer making an assignment for the benefit of creditors;
3. A receiver is appointed for the Developer, the subject real estate or assets of the Developer;
4. Either party materially violates or fails to keep, perform or comply with any of the terms, provisions, and covenants to be kept, complied and performed under this Agreement.

Upon the occurrence of any event of default by the Developer, Redevelopment will notify Developer in writing of the alleged default and will demand performance to remedy the default. The Developer must then proceed to remedy or cure such default within thirty (30) days after receiving the notice. If Redevelopment gives notice of a default of a nature that cannot be reasonably cured within the thirty (30) days, then no breach of this Agreement will be deemed to have occurred so long as the Developer, following notice by Redevelopment, proceeds to cure the default as soon as reasonably possible and continues to take all steps necessary to cure the same within a reasonable period. In addition, no default will have been deemed to have occurred if and so long as the Developer is delayed in or prevented from curing any default as a result of an unavoidable delay. An unavoidable delay means any delay caused by reason of power outages, fire, acts of God, significant economic dislocations such as inflationary pressures, market collapses, or other unforeseen economic conditions that render performance commercially impracticable, or other reasons beyond Developer's control and not avoidable by reasonable diligence. Following any default by the Developer

for which the Developer does not diligently pursue a cure, Redevelopment may institute and exercise any and all proceedings and remedies permitted by law or equity.

In the event that either the Developer or Redevelopment breach or default under any terms of this Agreement, the non-defaulting party will have the right to such damages as may be available in law or equity, including the right to compel specific performance and/or the right to recover costs and expenses in enforcing the provisions of this Agreement, the costs and expenses incurred to the date of the breach in complying with the terms of this Agreement and the costs and expenses relating to the initiation of construction and development of the plans.

AMENDMENT

This Agreement may be amended only by mutual written consent of the parties. Either party seeking an amendment will submit a written request detailing the proposed amendment, the reasons for the amendment, and any supporting documentation.

The other party will have thirty (30) days to review and respond to the request. If both parties agree to the amendment, they will execute a written amendment that will become effective upon execution. Amendments may be used to address changes in deadlines for closing, construction completion, or any other material term of the Agreement.

In the event of unforeseen circumstances impacting the Project, including but not limited to delays in permitting, environmental remediation, or changes in market conditions, either party may propose an amendment to adjust timelines, obligations, or other relevant provisions to ensure the Project's successful completion.

NOTICE

All notices required or permitted under this Agreement must be in writing and will be deemed delivered when personally delivered, sent by overnight courier, or sent by certified mail, return receipt requested, to the addresses set forth below or such other addresses as the parties may designate in writing, with a courtesy copy sent via email:

If to Redevelopment:	City of Goshen Redevelopment c/o Becky Hutsell, Director 204 East Jefferson Street, Suite 6 Goshen, Indiana 46528 Email: beckyhutsell@goshencity.com
If to Developer:	Struxure Development, LLC P.O. Box 56 Goshen, Indiana 46527 Email: shane@struxuredevelop.com

MISCELLANEOUS

This Agreement will be construed in accordance with and governed by the laws of the State of Indiana.

In the event that legal action is brought to enforce or interpret the terms and conditions of this Agreement, the proper venue for such action will be in a court of competent jurisdiction in Elkhart County, Indiana.

In the event that either party brings an action to enforce any right conferred by this Agreement or to force the other party to fulfill any obligation imposed by this Agreement, the prevailing party of such action will be entitled to recover all costs of that action, including reasonable attorney's fees.

In the event that any provision of this Agreement is found to be invalid or unenforceable, then such provision will be reformed in accordance with applicable law. The invalidity or unenforceability of any provision of this Agreement will not affect the validity or enforceability of any other provision of this Agreement.

All provisions, covenants, terms and conditions of this Agreement apply to and bind the parties and their legal heirs, representatives, successors and assigns.

This Agreement constitutes the entire agreement between the parties and supersedes all other agreements or understanding between Redevelopment and Developer.

The parties' rights and obligations may not be assigned or otherwise transferred without the written consent of the other party, said consent to not be unreasonably withheld.

IN WITNESS WHEREOF, the parties have set their hands to this Agreement the day and year first written above.

**City of Goshen
Redevelopment Commission**

By: _____
Brian Garber, President

Attest: _____
Jonathan Graber, Secretary

Board of Public Works and Safety

By: _____
Gina M. Leichty, Mayor

Struxure Development, LLC

By: _____

Printed: _____

Title: _____

EXHIBIT A

The Subject Real Estate



The four (4) parcels outlined above (tax codes 20-11-09-413-008.000-015, -009.000-015, -010.000-015, and -011.000-015), located at South Third Street and West Jefferson Street, comprise the subject real estate.



**Department of Community Development
CITY OF GOSHEN**

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

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

Memorandum

TO: Redevelopment Commission
FROM: Becky Hutsell, Redevelopment Director
RE: **Request for Use of RDC-Owned Property for 2026 Arts on the Millrace**
DATE: September 8, 2026

Background

Arts on the Millrace has historically been held on the west side of the Millrace canal. For the 2026 event, however, the condition of the Madison Street bridge has created a significant access issue.

This year's bridge inspection determined that the bridge is no longer safe for vehicular use. Because artists need vehicle access to transport tents, artwork, displays, and other materials into the festival area, the loss of bridge access makes the traditional festival location impractical. The Arts on the Millrace committee has therefore been working to identify an alternate location that would allow the event to remain connected to the Millrace while providing adequate access for artists, food trucks, and emergency services.

Proposed Festival Location

Arts on the Millrace is requesting permission to relocate the 2026 festival to the area generally north and east of the Hawks building. A substantial portion of the proposed festival area is property owned by the Goshen Redevelopment Commission.

The proposed layout would utilize the area for artist booths, artist vehicle parking, the festival stage, food trucks, a children's area, welcome tents, portable restrooms, and other festival-related activities. The submitted site plan also shows artist booths arranged to allow vehicle parking behind many of the booths, which is intended to make setup and breakdown easier for participating artists. The committee has also coordinated with the Woodworkers Guild for electrical power with the desired use of the parking lot north of the Hawks building for food trucks.

In addition, the Board of Public Works has approved closure of River Race Drive from West Jefferson Street to the first alley. The committee anticipates a partial closure during festival setup on Friday, September 11, with the festival taking place on Saturday, September 12. The site and roadway are expected to be returned to normal use following event teardown.

RDC Property Use

Because a significant portion of the proposed festival footprint is located on RDC-owned property, Commission authorization is needed for Arts on the Millrace to use the property for the event.

Staff recommends handling the property use through a temporary use agreement between the Redevelopment Commission and Arts on the Millrace. This would be similar to the agreements the Commission has entered into in prior years for use of RDC property in connection with the Hispanic Heritage Festival.

The agreement would establish the temporary nature of the use and address matters such as the permitted festival area, event dates, site restoration, insurance and indemnification, and any other conditions staff and legal counsel determine are appropriate.

Staff Recommendation

Staff believes the proposed relocation is a reasonable response to the loss of vehicular access across the Madison Street bridge and will allow Arts on the Millrace to continue operating in the Millrace area while providing safer and more practical access for artists, vendors, and emergency personnel.

Requested Motion: A motion to approve the temporary use of the identified RDC-owned property for the 2026 Arts on the Millrace festival and authorize staff to prepare and execute an agreement substantially similar to those previously used for the Hispanic Heritage Festival.

August 28, 2026

RE: Request for use of Redevelopment owned property for Arts on the Millrace
2026

Dear Redevelopment Commission

Arts on the Millrace would like to request use of the land shown in the attached exhibit A for the 2026 Arts on the Millrace festival. As most of you know, the Madison St. bridge over the Millrace has been deemed unfit for use and closed permanently. This caused the Arts on the Millrace committee to search for another location that would work to hold the festival this year. We have settled on the land North and East of the Hawks building. This allows us to keep the connection to the Millrace but allow for vehicular access for artists setting up, food trucks, and most importantly emergency services.

We have coordinated with the woodworker's guild for use of their power for the festival. They are also graciously allowing us to take over the parking lot south of their space for the food trucks. Becky Hutsell has informed Abonmarche and received assurances that the festival will not impact the use of the land as it relates to the proposed construction project and surveying work being completed.

We have received permission from the Board of works to close River Race drive from W Jefferson to the first alley. We intend to partially close the road during set up on Friday the 11th. The festival will be held on Saturday September 12th. We will break down the festival on the 12th and return the land to and street to full use.

We appreciate your consideration of this request and your continued support of the Arts on the Millrace festival.

Sincerely,

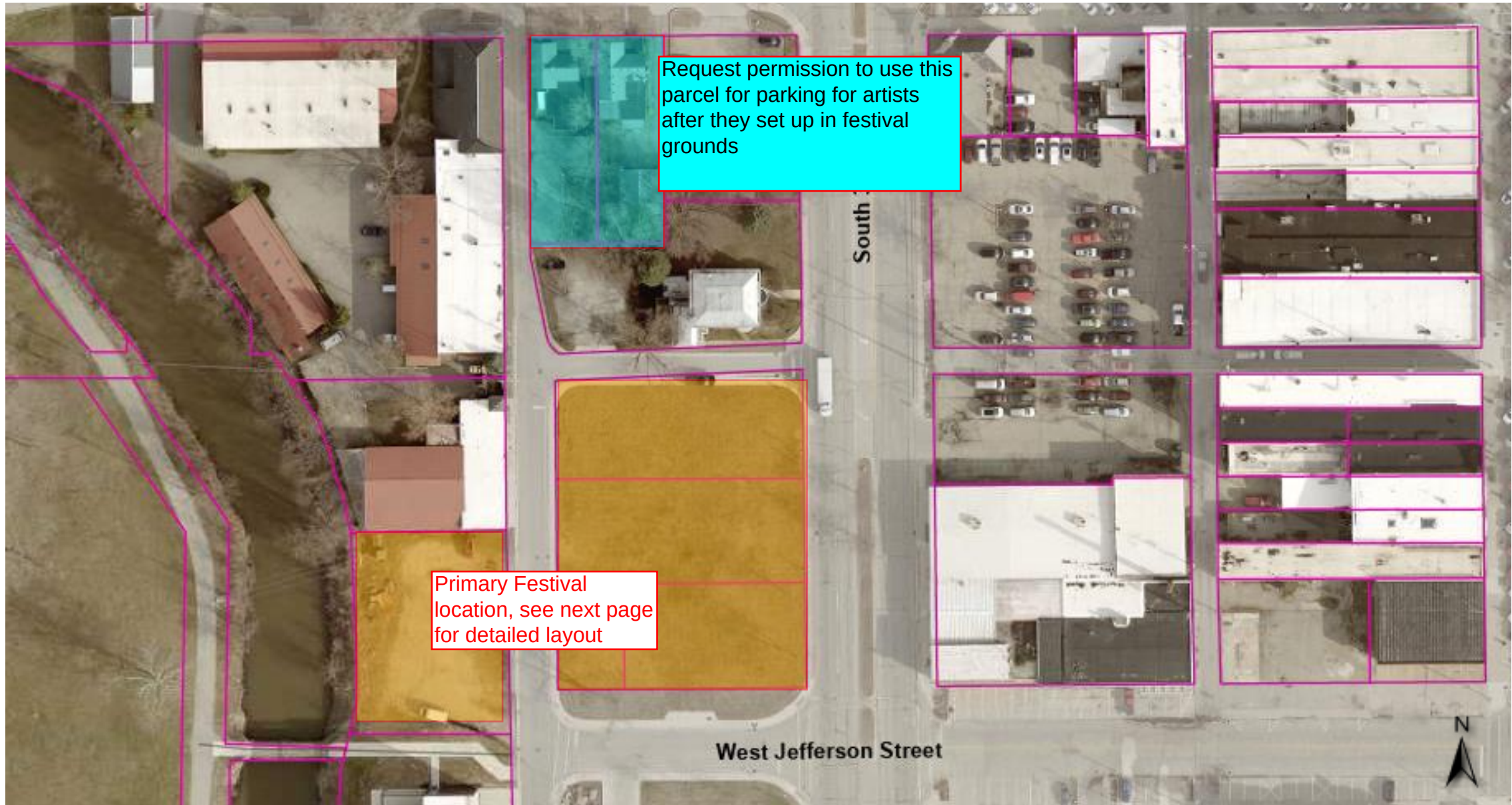
Brad Hunsberger

Brad Hunsberger

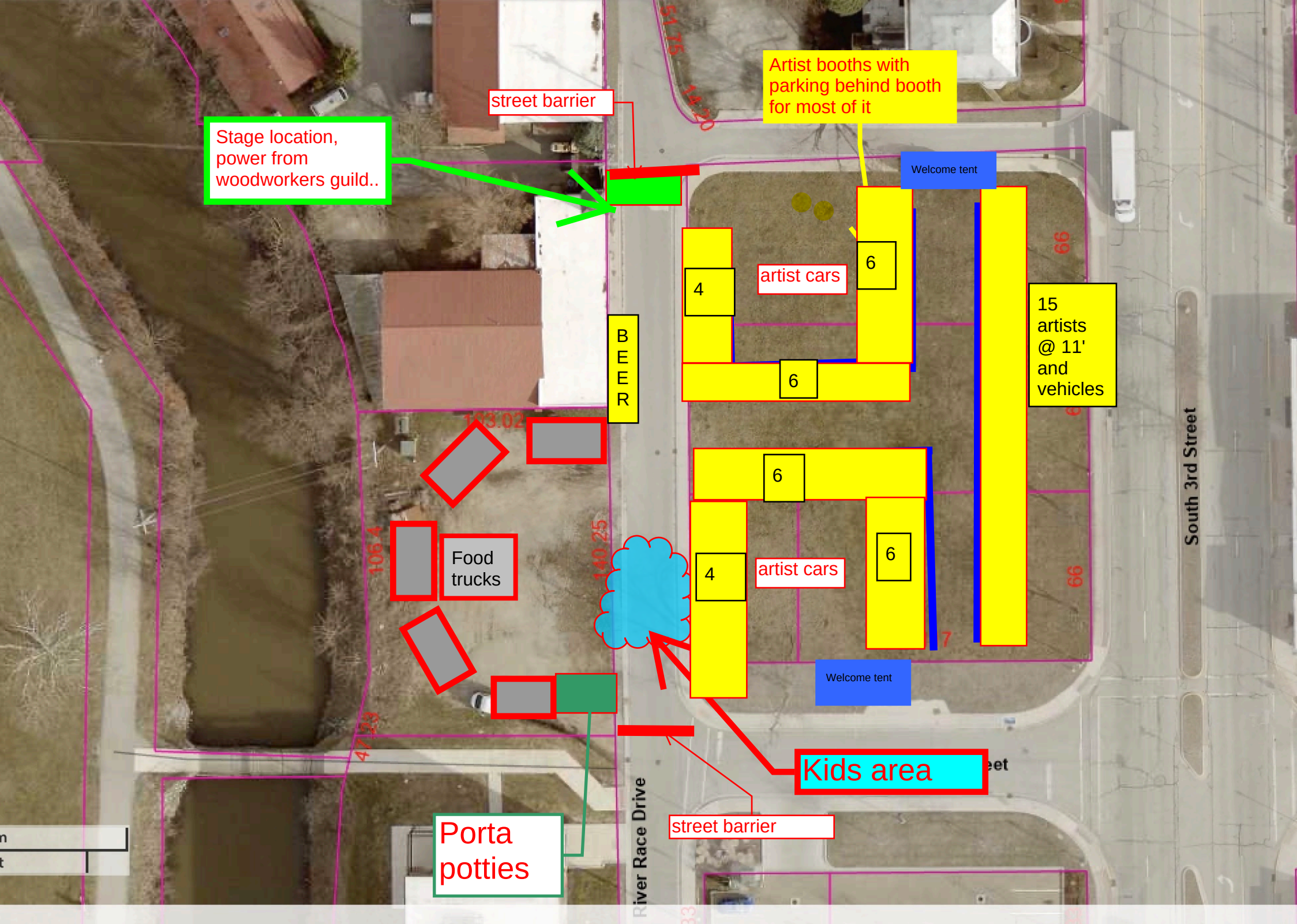
Cofounder, Arts on the Millrace

Arts on The Millrace RDC land use

Created by: null



-  Hospitals and Rural Health Clinics (ISDH)
-  Libraries
-  Parcels





**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: Development Proposal for 908 N. 6th Street
DATE: September 8, 2026

BACKGROUND

The Redevelopment Commission owns the approximately 0.627-acre vacant parcel located at 908 North 6th Street, at the northeast corner of North 6th Street and East Wilden Avenue. In 2025, the Commission issued a Request for Proposals seeking redevelopment of the property for residential use. The RFP identified the Commission's goal of creating residential development compatible with the surrounding neighborhood and specifically contemplated subdividing the property into three lots for detached single-family homes consistent in scale and character with nearby properties with an appraised value of \$42,500. The RFP also identified several site considerations, including the need for a sanitary sewer extension and on-site stormwater retention. No proposals were received through that RFP process, and the property has remained available for redevelopment.

Since that time, staff has continued to consider opportunities for residential development of the property. Lacasa of Goshen, Inc. has now submitted a proposal that staff believes is generally consistent with the Commission's desired residential approach for the parcel and warrants further consideration.

LACASA PROPOSAL

Lacasa proposes an affordable residential development consisting of up to three two-story, up/down duplex buildings, with two three-bedroom units in each building. If fully developed as proposed, the project would provide six three-bedroom rental units serving households earning at or below 60% of Area Median Income. Lacasa describes the buildings as residential in scale and appearance and designed to complement the surrounding neighborhood.

Lacasa intends to construct all three buildings, although the initial phase could be limited to two duplexes, or four units, depending upon available funding. In that circumstance, the site would be designed to accommodate construction of the third building as funding becomes available.

The preliminary plan includes:

- Two to three duplex buildings, ultimately providing four to six three-bedroom rental units;
- Subdivision of the parcel into three lots, with one duplex proposed on each lot;
- Two designated off-street parking spaces per unit, together with required ADA parking;
- Parking access from the adjacent alley;
- Pedestrian connections, landscaping and green space;

- Sidewalk construction along adjacent public streets;
- On-site stormwater retention, generally along the East Wilden Avenue frontage; and
- Extension and connection of necessary water and sanitary sewer infrastructure.

While the original RFP contemplated three detached single-family homes, Lacasa is proposing one duplex on each of the three lots. Lacasa believes the duplex configuration allows the property to serve up to six families while maintaining the residential scale and character contemplated by the Commission. The proposal would therefore require additional land-use review and potentially rezoning, a variance, or other approvals before proceeding. The conceptual plan included with the proposal depicts three relatively narrow residential buildings fronting North 6th Street, with the shared parking area located behind the buildings and accessed from the alley.

FINANCIAL PROPOSAL AND CITY PARTICIPATION

Lacasa proposes a purchase price of \$1.00 for the property.

The preliminary development budget for the full six-unit project is approximately \$2.285 million, exclusive of public infrastructure costs. Proposed funding sources include IHCD HOME funds, IHCD Development Fund assistance, NeighborWorks America funding, and other third-party grants. These funding sources remain subject to application, underwriting and final approval.

The proposal requests City participation in certain public infrastructure improvements. Specifically, Lacasa is requesting that the City fund and complete the sanitary sewer extension, necessary public right-of-way improvements, and six water service connections to the curb stops. Lacasa would be responsible for applicable water and sewer tap fees, on-site utility connections and other infrastructure located within the development site.

These requested commitments, together with the purchase price, final development configuration, land-use approvals, project financing and the respective responsibilities of the City and Lacasa, are among the items staff believes should be discussed in greater detail before the Commission determines whether to move forward.

PROPOSED SCHEDULE

Lacasa anticipates completing preliminary design work in fall 2026 and pursuing necessary land-use approvals following establishment of site control. Its current financing schedule anticipates applying for HOME and Development Fund assistance in March 2027, with release of funding anticipated by November 2027. Construction is presently projected to begin in April 2028 and be completed by March 2029.

REQUESTED COMMISSION PARTICIPATION AND NEXT STEPS

Rather than asking the full Commission to work through the development, financing and infrastructure details at this stage, staff recommends forming a small review group consisting of two Redevelopment Commission members and City staff. Following that review, staff and the two participating Commissioners would bring a recommendation to the full Redevelopment Commission at its October meeting regarding whether to proceed with Lacasa and, if so, the general terms under which staff should continue negotiations and prepare the appropriate agreements for future Commission consideration.

Requested Action: Staff requests that two Commissioners volunteer to participate in the review process for Lacasa's proposal.

August 28, 2026

Proposal to Purchase and Develop
908 North 6th Street

LaCasa of Goshen, Inc
202 N Cottage Ave, Goshen, IN 46528
Telephone: 574-533-4450

Authorized Representative: Brad Hunsberger
Title: Senior Vice President of Real Estate Development
Phone: 574-370-3985
Email: Brad.hunsberger@lacasainc.net

Federal ID: 35-1554538

State ID: 197002-469

Printed Name: Brad Hunsberger

Signature: Brad Hunsberger

Date: 8/28/2026

Intended Use and Development of Property

Lacasa proposes to transform the Subject Real Estate into a high-quality, neighborhood-compatible affordable housing development that will expand housing opportunities for families in the City of Goshen. The proposed development will include three duplex buildings containing a total of six three-bedroom rental units, all serving households earning at or below 60% of the Area Median Income. By thoughtfully increasing the number of families who can be served on the site while maintaining a residential scale and appearance consistent with the surrounding neighborhood, the project will make efficient use of the property and public infrastructure while addressing a significant need for quality, affordable family housing in the community.

Conceptual Development Plan

The conceptual development plan proposes three two-story, up/down duplex buildings based on Lacasa's existing duplex design. Each building will contain one lower-level unit and one upper-level unit, resulting in a total of four to six three-bedroom rental units. The buildings will be designed to maintain a residential appearance and complement the scale and character of the surrounding neighborhood.

The development will include a designated off-street parking area rather than individual residential driveways. Each unit will be assigned two parking spaces, providing a minimum of 8-12 designated spaces for development along with the ADA parking spots required. The parking area will be positioned to provide convenient access to the residential buildings while allowing sufficient space for pedestrian circulation, landscaping, green space, and required stormwater management.

The conceptual site design will provide access to the parking lot from the adjacent alley. Water and sanitary sewer services will be provided from North 6th Street, including the required sanitary sewer extension necessary to serve the property. Due to the limited capacity of the existing stormwater system, stormwater will be retained on-site, with retention located along the southern property line adjacent to East Wilden Avenue where feasible.

The proposed building design, site arrangement, parking configuration, landscaping, and relationship to the surrounding neighborhood will be further illustrated through the conceptual site plan included with this proposal.

Proposed Property Improvements

Lacasa proposes the construction of two to three new up/down duplex buildings containing two three-bedroom units per building, for a total of four to six rental units. Lacasa intends to construct all three duplex buildings; however, the initial phase of development may be limited to two duplex buildings based on available project funding. If only two duplexes are constructed as part of the initial development, the site will be planned to accommodate construction of the third duplex at a future date as funding becomes available. The development will also include the site and infrastructure improvements necessary to support the proposed residential use.

Planned improvements include:

- Construction of up to three duplex buildings
- Site preparation, grading, and drainage improvements
- Construction of a designated off-street parking area with the appropriate number of parking spaces, providing two spaces per unit
- Pedestrian connections between the parking area and residential buildings
- Construction of sidewalks along the adjacent public streets in accordance with City specifications
- Extension of the sanitary sewer along North 6th Street or through the adjacent alley, as determined through final engineering
- Installation of sewer and water service lines to each unit
- Installation of other required utility connections

- Construction of on-site stormwater-retention facilities, preferably along the southern property line adjacent to East Wilden Avenue
- Landscaping, lawn areas, and other site restoration following construction

All improvements will be designed and constructed in accordance with applicable City of Goshen ordinances, subdivision standards, building codes, utility requirements, landscaping requirements, and stormwater management standards. The final location and design of the buildings, parking area, utility connections, pedestrian routes, and stormwater facilities will be determined through the design, engineering, and City approval processes.

Development Components

While the RFP contemplated development of three single-family residential lots, Lacasa believes the proposed duplex configuration creates greater community benefit while remaining consistent with the residential character of the surrounding neighborhood. The proposed plan allows the property to serve up to six families rather than three, provides needed three-bedroom housing for households earning at or below 60% of Area Median Income, and makes more efficient use of the land and supporting infrastructure. This approach increases the public benefit of the property without substantially increasing the scale or intensity of development.

The proposed development will consist of two or three, two story duplex buildings based on Lacasa's existing duplex design. Each building will contain one lower-level unit and one upper-level unit. All units will contain three bedrooms, resulting in six three-bedroom rental units across the development. The buildings will be designed with a residential scale and appearance that complement the character of the surrounding neighborhood.

The Subject Real Estate contains approximately 0.627 acres, or 27,300 square feet. The proposed six-unit development represents a gross residential density of approximately 9.57 dwelling units per acre. Each building is anticipated to contain approximately 2,592 to 2,952 gross square feet, with each unit containing approximately 1,296 to 1,476 gross square feet. Based on the anticipated building footprints, the three duplex buildings will cover

approximately 3,888 to 4,428 square feet, representing approximately 14.2% to 16.2% of the total lot area. Final building and unit sizes will be determined during the architectural design process.

Each unit will include a refrigerator, range, exhaust hood, dishwasher, and in-unit laundry facilities with a provided washer and dryer. Exterior amenities will include two designated parking spaces per unit, pedestrian connections between the parking area and residential buildings, landscaping, and on-site stormwater management.

Lacasa acknowledges its responsibility to complete the subdivision process in accordance with applicable subdivision standards and City ordinances. Lacasa proposes subdividing the property into three lots, with one up/down duplex located on each lot. Because this differs from the RFP's stated intention to create three single-family residential lots, the proposed development will be contingent upon City approval of the revised subdivision plan and any required rezoning, variance, or other land-use approvals.

In addition to the required land-use and subdivision approvals, Lacasa's proposal is contingent upon the City of Goshen funding the infrastructure improvements necessary to make the property suitable for the proposed development. These improvements include, at a minimum, the required sanitary sewer extension along North 6th Street or the adjacent alley, as well as any other public utility or right-of-way improvements identified through final engineering and City review. The specific scope of the City-funded infrastructure improvements and the respective responsibilities of the City and Lacasa will be established before execution of the purchase and development agreement.

Proposed Purchase Price

Lacasa proposes to purchase the Subject Real Estate from the City of Goshen Redevelopment Commission for One Dollar and Zero Cents (\$1.00)

Preliminary Project Budget and Sources

Lacasa has a strong track record of successfully securing and administering IHCD funding for affordable housing development, demonstrating both the organizational capacity and experience necessary to compete for these resources. This experience is complemented by longstanding relationships with NeighborWorks America, foundations, and other public and private funding partners, allowing Lacasa to assemble diverse funding sources to bring complex housing projects to completion.

Lacasa has prepared a preliminary project budget for the proposed construction of three duplex buildings containing six three-bedroom rental units. The budget includes the anticipated acquisition, construction, professional services, financing, and development costs necessary to complete the project. All amounts are preliminary and subject to refinement following site design, engineering, environmental review, and construction bidding. The preliminary project budget reflects the full three-building development; however, the initial construction scope may be adjusted to two duplex buildings based on available funding.

Lacasa intends to apply for HOME Investment Partnerships Program funds and Development Fund assistance administered by IHCD. Additional funding is anticipated through NeighborWorks America and other third-party grant sources. The project will also require financial participation from the City of Goshen for the public infrastructure improvements necessary to serve the development. All funding sources and amounts are preliminary and subject to application, underwriting, approval, and final funding commitments.

Preliminary Project Budget and Sources	
Uses of Funds	
Use	Estimated Amount
Property acquisition	\$1.00
Hard costs of residential construction	\$1,992,600.00
Soft costs	\$292,647.67
Public Infrastructure Improvement Funded by City	TBD
Total Development Costs	\$2,285,248.67 (Plus, TBD Infrastructure Costs)
Sources of Funds	
IHCDA HOME grant funds (pending)	\$1,476,000.00
IHCDA Development Fund assistance (pending)	\$420,000.00
NeighborWorks America funding	\$75,000.00
Other third-party grant funding (pending)	\$314,248.67
City of Goshen infrastructure assistance (requested)	TBD
Total Sources of Funds	\$2,285,248.67 (Plus, TBD City assistance)

Lacasa proposes to partner with the City of Goshen to complete the public infrastructure improvements necessary to support the development. Lacasa is requesting that the City fund and complete the required sanitary sewer extension, any necessary public right-of-way improvements, and six water service connections extended to the curb stops. Lacasa will be responsible for all applicable water and sewer tap fees, on-site utility connections, and other infrastructure improvements located within the development site. The final scope, cost, and division of responsibilities will be confirmed through engineering and City review and incorporated into the purchase and development agreement prior to construction. This partnership will allow Lacasa to leverage significant outside housing investment while creating six new affordable homes for Goshen families.

Financial Capacity

Lacasa has the organizational, financial, and development capacity necessary to successfully undertake the proposed project. The organization has extensive experience developing and managing affordable housing, administering complex public and private funding sources, and successfully securing support from IHCD, NeighborWorks America, foundations, and other funding partners. This experience, combined with Lacasa's established development and property-management infrastructure, positions the organization to manage the project from financing and design through construction and long-term operation. Lacasa's most recent financial statements are included as an attachment for the Redevelopment Commission's review and further demonstrate the organization's capacity to carry out the proposed development.

Proposed Project Timeline

The proposed timeline is contingent upon approval of Lacasa's proposal, completion of the required land-use approvals, execution of a purchase agreement providing Lacasa with site control, receipt of HOME and other project funding, and the City of Goshen's completion of the required public infrastructure improvements.

Project Stage	Proposed Timeline
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Time needed to obtain financing	HOME and Development Fund application submitted March 2027; anticipated Release of Funds by November 2027.
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Site Control	Following favorable consideration by the Redevelopment Commission on September 8, 2026 Lacasa will work with City staff to finalize the purchase and development agreement for Commission consideration on October 13, 2026.
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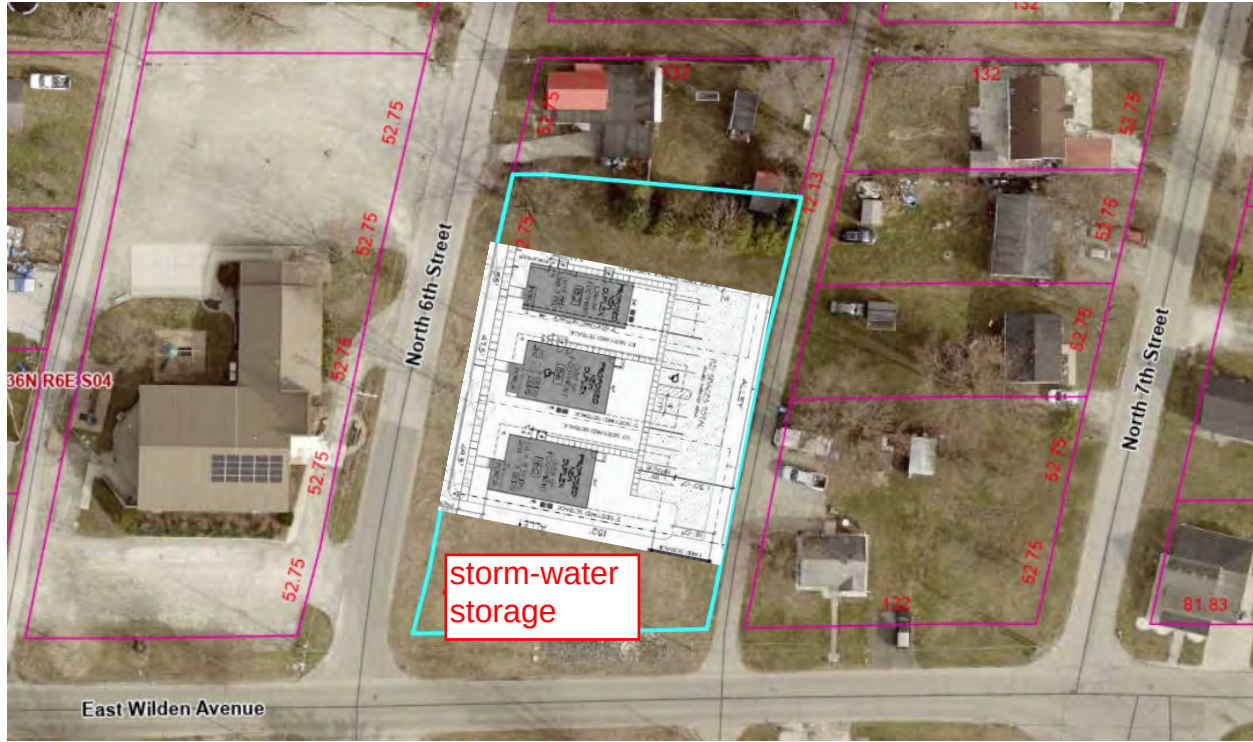
Project Stage	Proposed Timeline
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Land-use approvals	Upon completion of site control with RDC, Lacasa intends to apply for rezoning of the property by the October 28 th filing deadline for a Plan commission hearing on November 17 th . Rezoning anticipated to be completed by February 2027.
Design completion	Preliminary design completed by October 2026; final plans completed by February 2027.
Site preparation	March-April 2028, following Release of Funds and completion of City-funded infrastructure.
Start and completion of construction	Construction begins April 2028 and is anticipated to be completed by March 2029

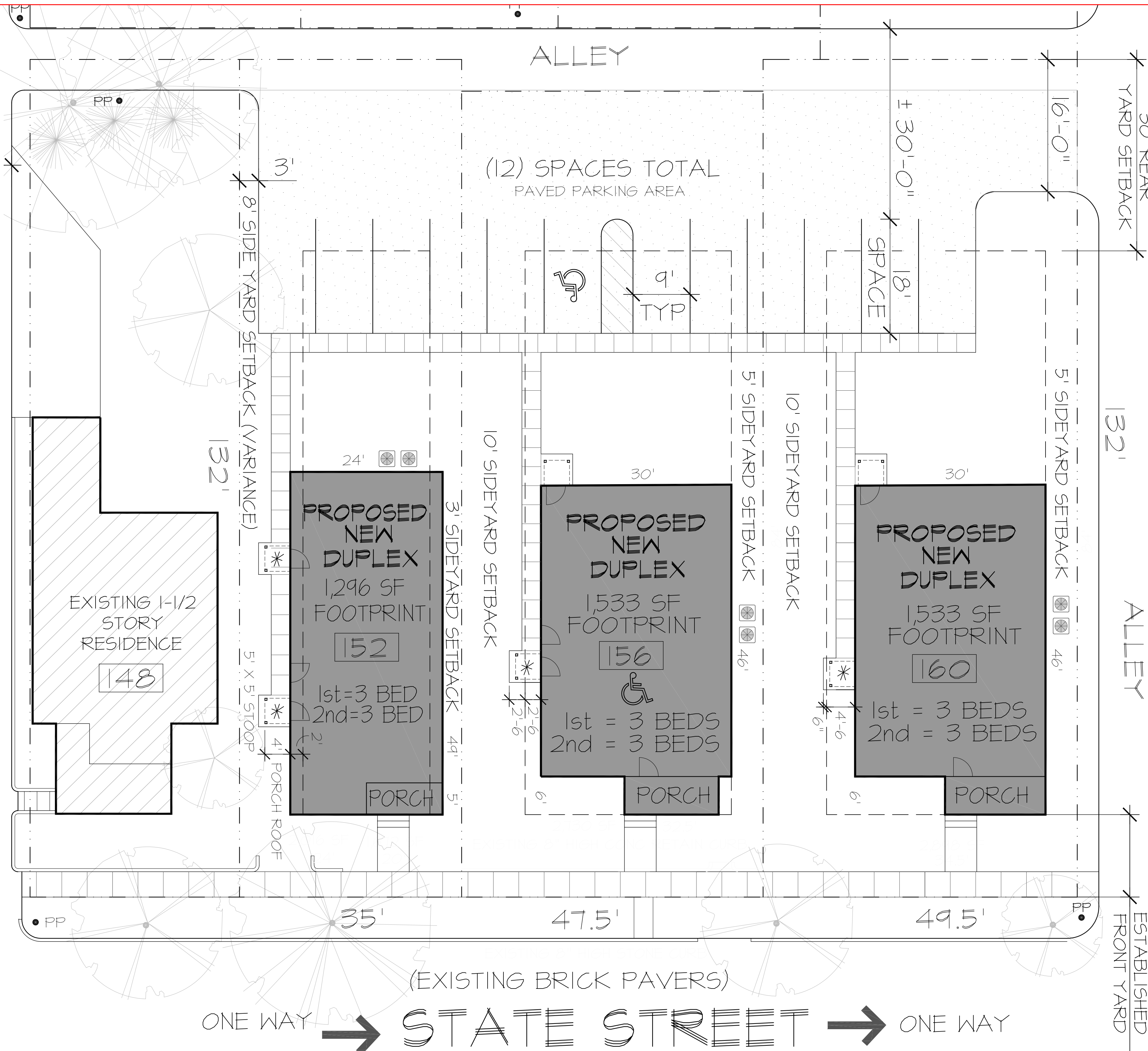
ATTACHMENT A

908 North 6th Street Real Estate

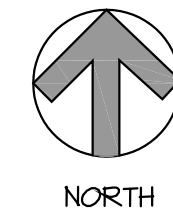
Preliminary Site Plan



Proposed development plan 908 N. 6th St.

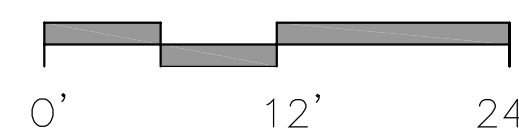


ALL PAINT TO BE SELECTED FROM BENJAMIN
MOORE'S HISTORICAL PAINT COLORS



NORT

OVERALL SITE PLAN



lacasa
Strong foundations. For everyone.



DATE	January 2020
JOB NO.	
	3175
DRAWN BY	
	AKE
CHECKED BY	

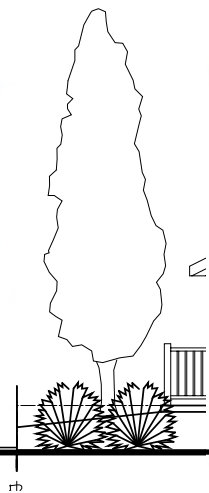
PROJECT TITLE
STATE - DIVISION ST. HISTORIC DISTRICT

LACASA, INC.
ELKHART, INDIANA

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SHEET NUMBER



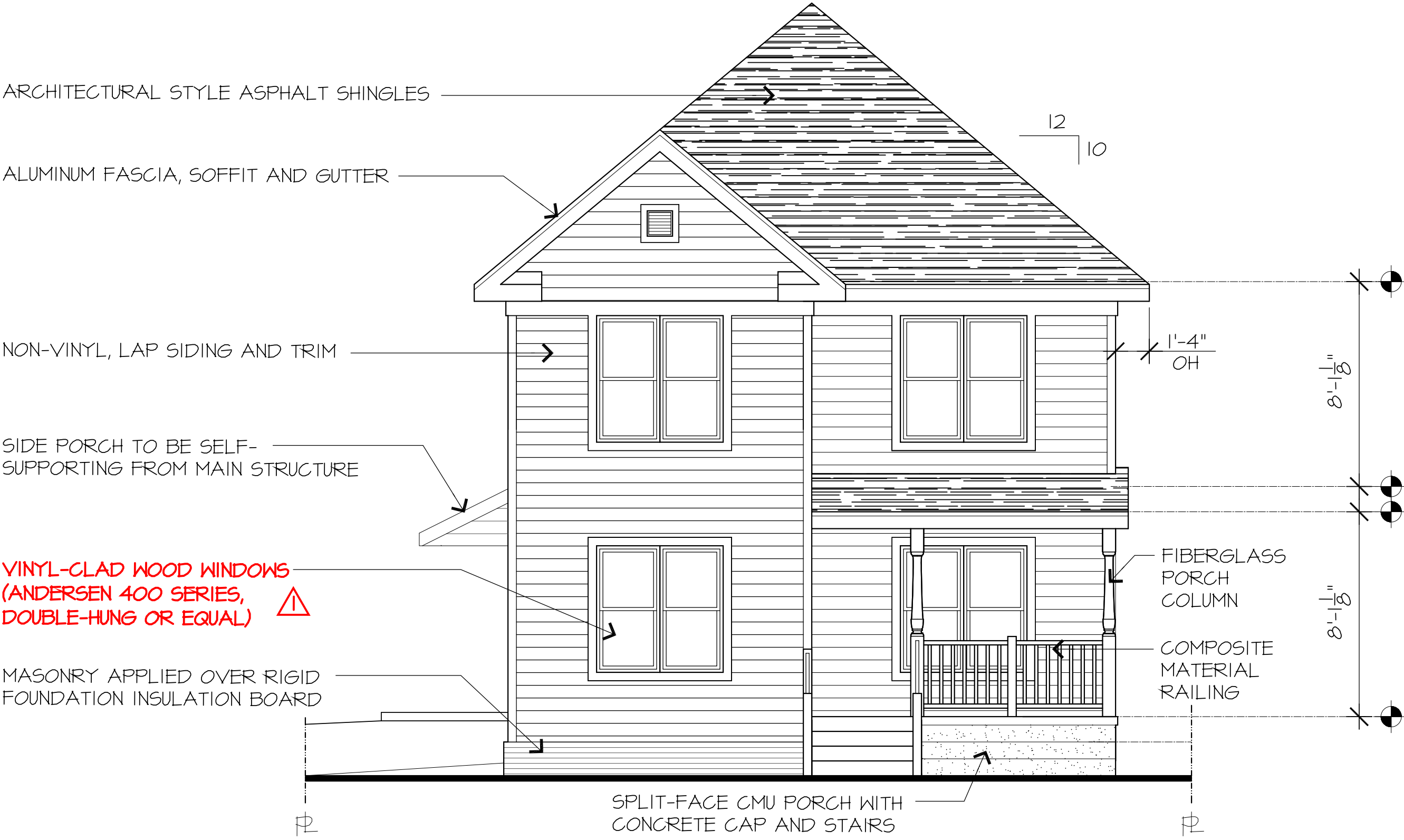


SECOND FLOOR



GENERAL NOTES:

1. THIS PROJECT TO MEET THE REQUIREMENTS OF THE CITY OF ELKHART'S "HISTORIC AND CULTURAL PRESERVATION COMMISSION ORDINANCE" NO. 4367 AND ASSOCIATED PRESERVATION GUIDELINES OF THE "STATE-DIVISION STREET HISTORIC DISTRICT"
2. NEW SANITARY, WATER AND COMMUNICATION UTILITIES TO BE INSTALLED TO BUILDING. EXISTING CONCRETE SIDEWALKS AND RETAINING WALLS TO BE REPLACED TO ORIGINAL LOCATION AND SIZES.



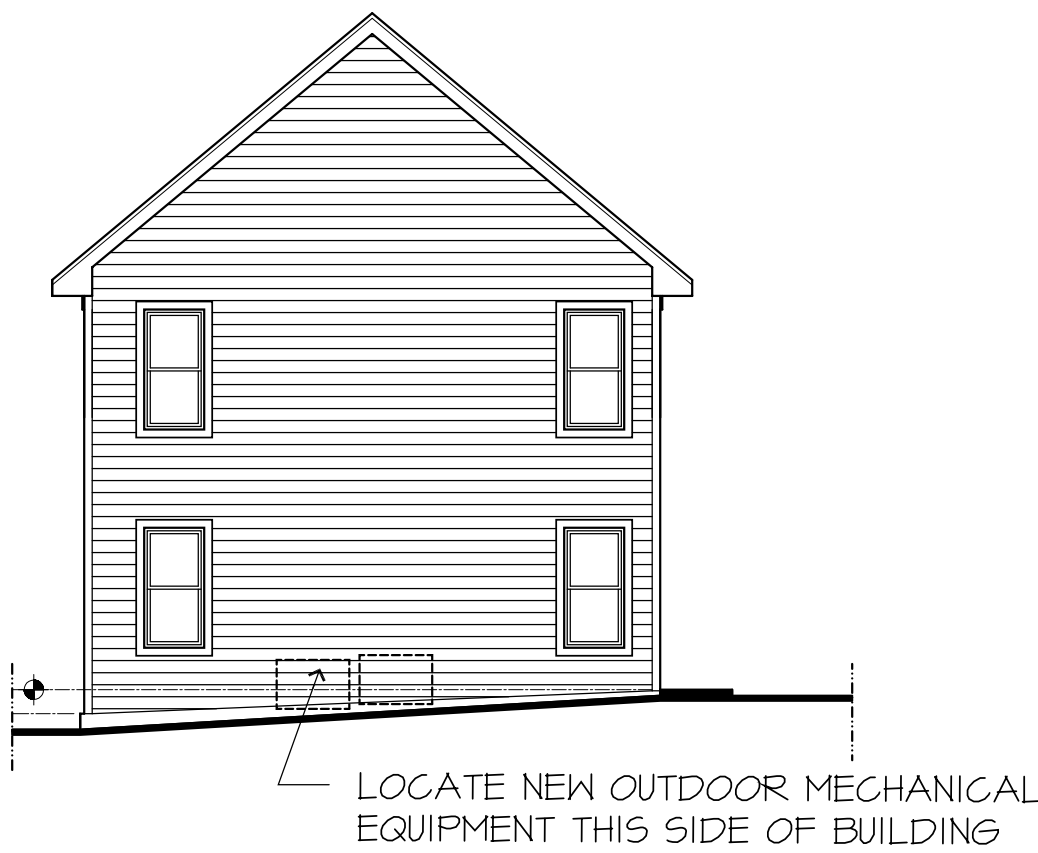
STATE STREET ELEVATION (SOUTH)



NEW CONSTRUCTION



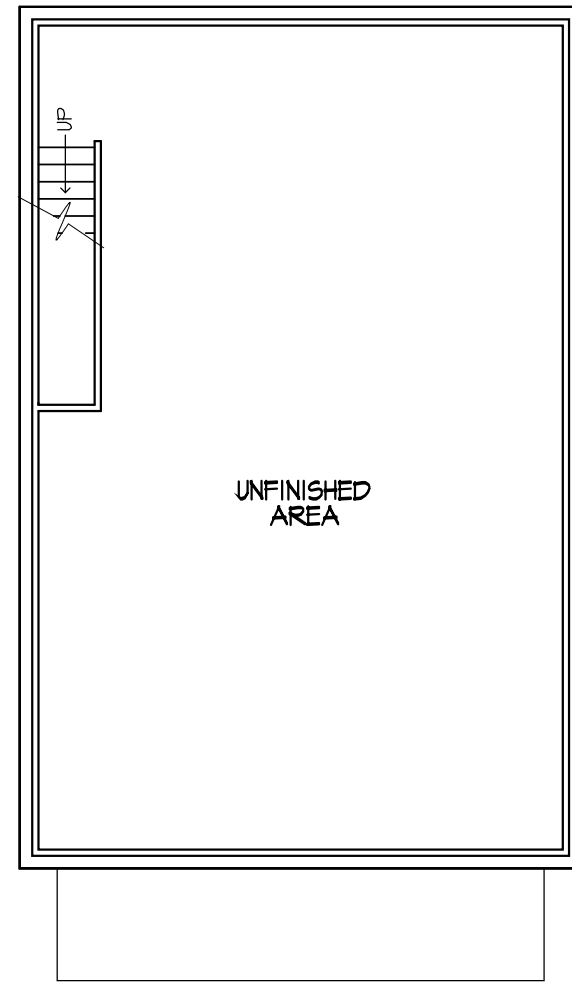
EAST ELEVATION



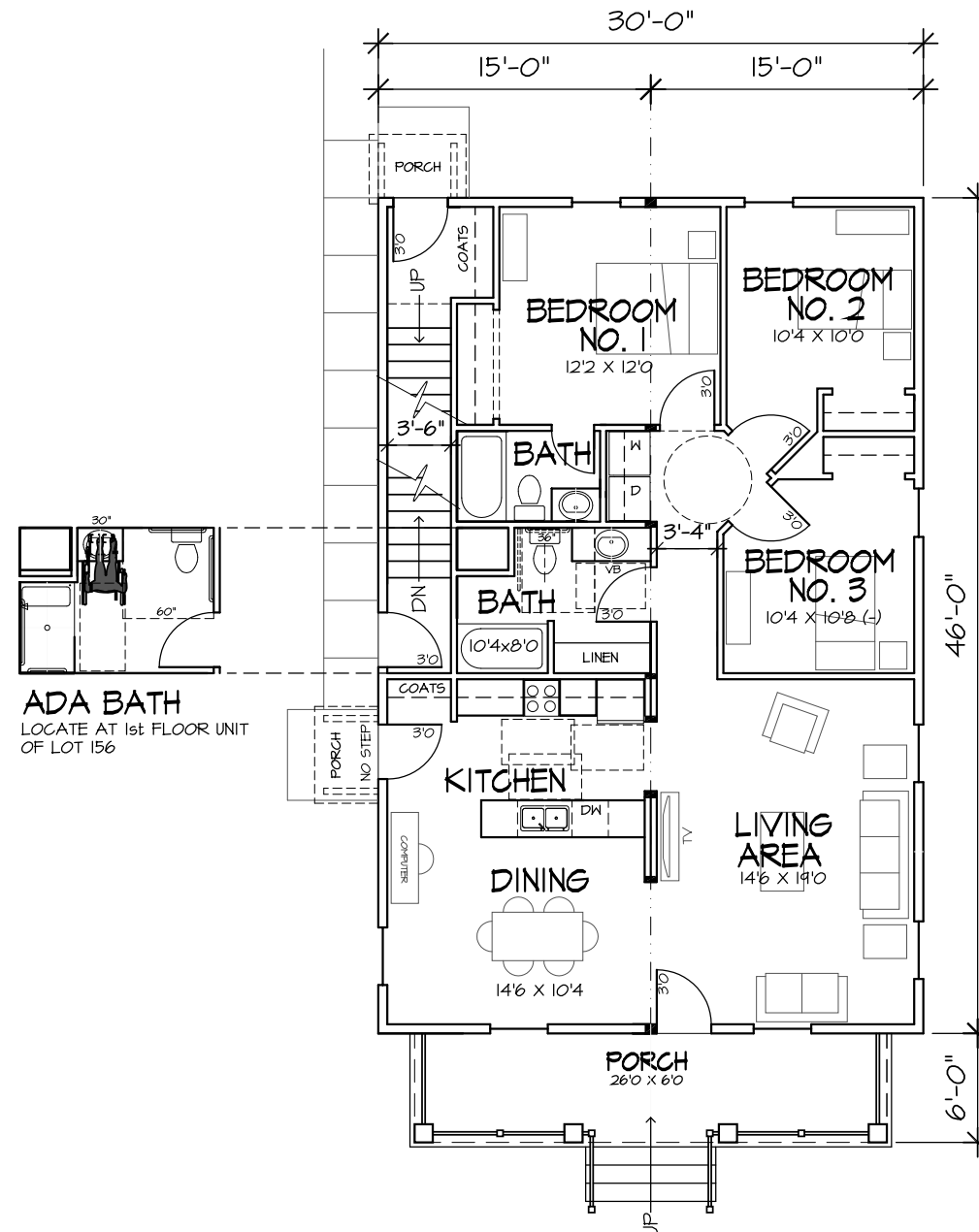
REAR ALLEY (NORTH)



WEST ELEVATION



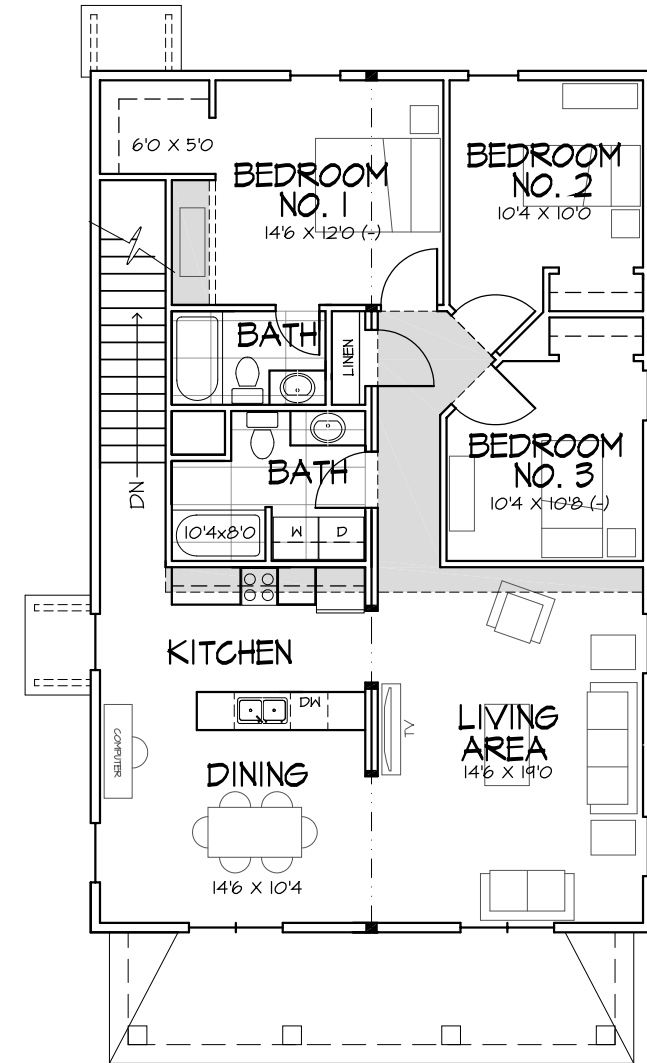
BASEMENT



FIRST FLOOR

FIRST FLOOR MEETS VISIBILITY STANDARDS

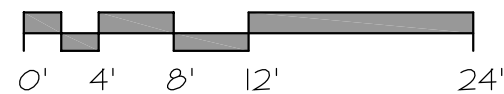
1380 SQ.FT.



SECOND FLOOR

1380 SQ.FT.

3 BEDROOM - 1st FLOOR
3 BEDROOM - 2nd FLOOR



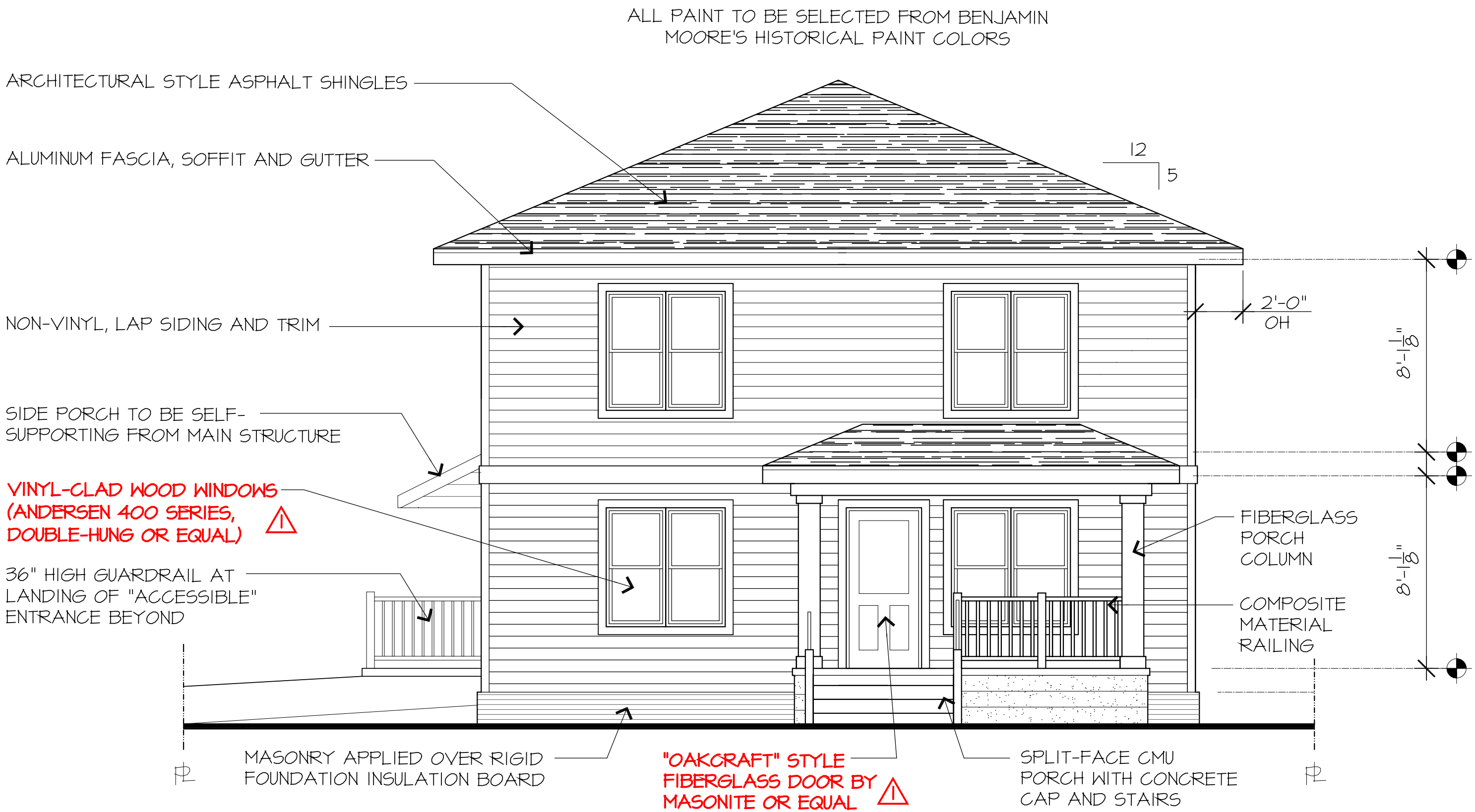
STREET ELEVATION NO. 1



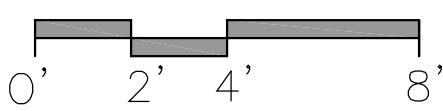
STREET ELEVATION NO. 2

GENERAL NOTES:

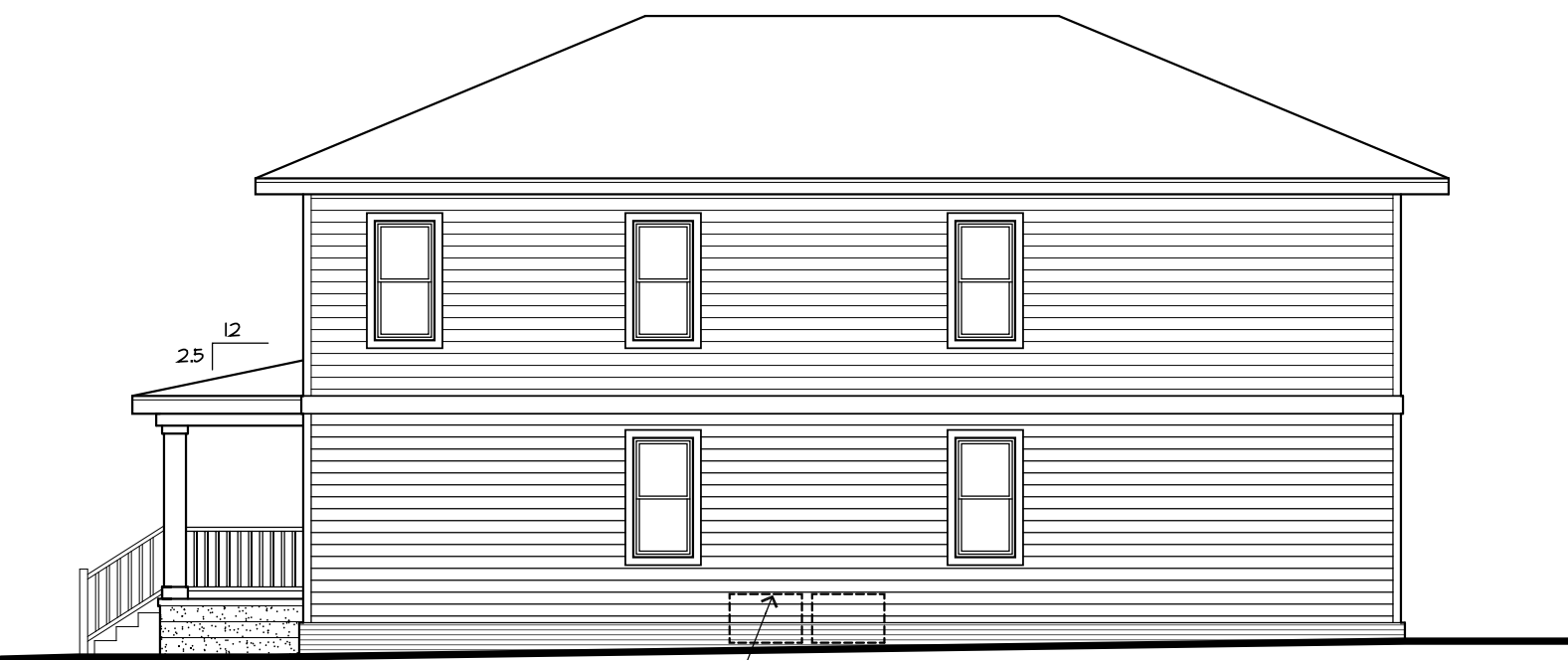
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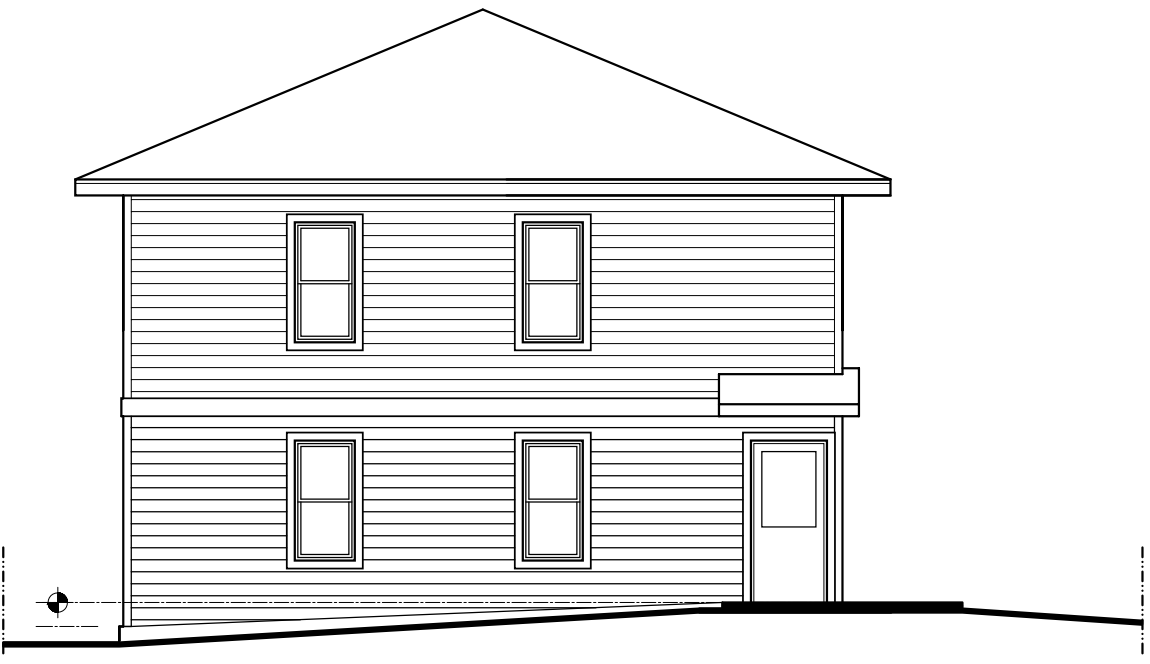
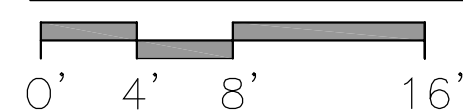
STATE STREET ELEVATION (SOUTH)



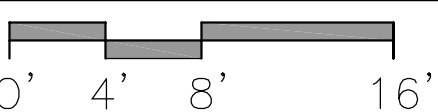
NEW CONSTRUCTION



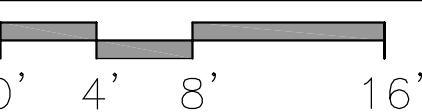
EAST ELEVATION



REAR ALLEY (NORTH)

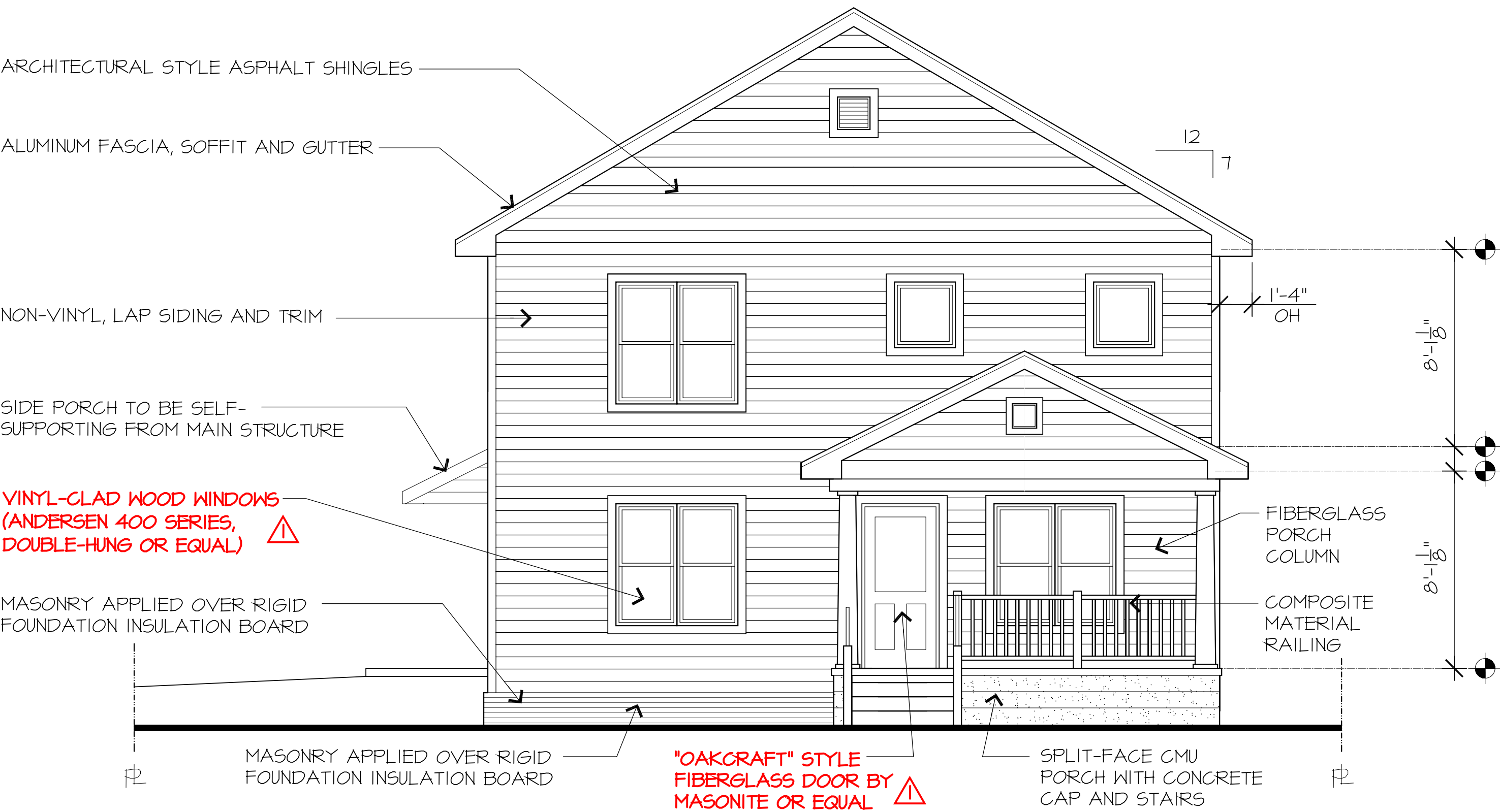


WEST ELEVATION

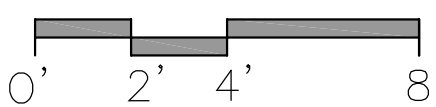


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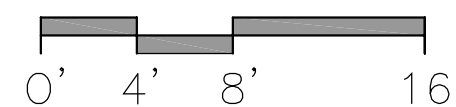
STATE STREET ELEVATION (SOUTH)



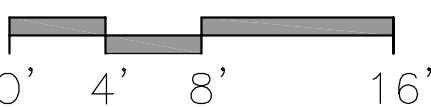
NEW CONSTRUCTION



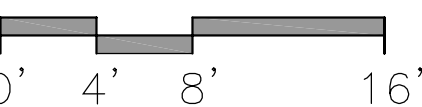
SIDE ALLEY (EAST)



REAR ALLEY (NORTH)



WEST ELEVATION



CHANGE ORDER FORM

Pg 1 of 3

Change Order No. 11

Date: 8/20/2026

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.

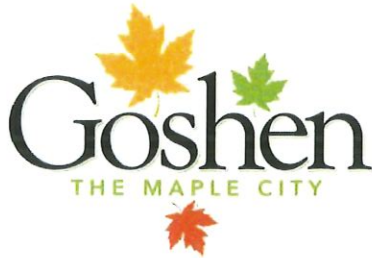
I. DESCRIPTION OF WORK INVOLVED (Use additional sheets if needed)

During investigation of the existing water main needed to complete shutdown and tie-in of the proposed 12-inch water main, an existing 10-inch fire-suppression service serving Lions Head was discovered. The City also identified concerns about maintaining adequate system pressure during shutdown and installation of the connection points.

Provide all labor, material, equipment, supervision, testing, coordination, and incidentals required to supply and install the 10-inch water main connection.

CO 11.1	Water Main, DIP CL50, 10"	60 LFT	@ \$101.00	\$6,060.00
CO 11.2	Water Main Fitting, 12" x 10" Tee	3 EA	@ \$2,793.80	\$8,381.40
CO 11.3	Water Main Bend, 45 Degree	3 EA	@ \$6,126.50	\$18,379.50
CO 11.4	Gate Valve and Box, 10" N/A	2 EA	@ \$1,480.50	\$2,961.00
CO 11.5	Water Main Sleeve, 10"	2 EA	@ \$1,430.75	\$2,861.50

Subtotal= \$38,643.40



**Engineering Department
CITY OF GOSHEN**

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

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

Memorandum

To: Goshen Redevelopment Commission

From: Goshen Engineering

RE: **STEURY AVENUE & LINCOLN AVENUE RECONSTRUCTION & DRAINAGE
IMPROVEMENTS – CHANGE ORDER NO. 11 (JN: 2019-0046)**

Date: September 8, 2026

During investigation of the existing water main needed to complete shutdown and tie-in of the proposed 12-inch water main, an existing 10-inch fire-suppression service serving Lions Head was discovered. The City also identified concerns about maintaining adequate system pressure during shutdown and installation of the connection points.

Change order No. 11 is to provide all labor, material, equipment, supervision, testing, coordination, and incidentals required to supply and install the 10-inch water main connection.

Goshen Engineering requests that the Goshen Redevelopment Commission approve Change Order No. 11 in the amount of \$38,643.40. This change, along with previous changes, increases the value of the contract by 5.39%. Goshen Board of Public Works and Safety approved Change Order No. 11 at their September 4, 2026 meeting, pending Redevelopment Commission approval today.

Suggested Motion: *Move to approve Change Order No. 11 in the amount of \$38,643.40 to supply and install the 10-inch water main connection.*

CHANGE ORDER FORM

Pg 1 of 3

Change Order No. 11

Date: 8/20/2026

***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)

During investigation of the existing water main needed to complete shutdown and tie-in of the proposed 12-inch water main, an existing 10-inch fire-suppression service serving Lions Head was discovered. The City also identified concerns about maintaining adequate system pressure during shutdown and installation of the connection points.

Provide all labor, material, equipment, supervision, testing, coordination, and incidentals required to supply and install the 10-inch water main connection.

CO 11.1	Water Main, DIP CL50, 10"	60 LFT	@ \$101.00	\$6,060.00
CO 11.2	Water Main Fitting, 12" x 10" Tee	3 EA	@ \$2,793.80	\$8,381.40
CO 11.3	Water Main Bend, 45 Degree	3 EA	@ \$6,126.50	\$18,379.50
CO 11.4	Gate Valve and Box, 10" N/A	2 EA	@ \$1,480.50	\$2,961.00
CO 11.5	Water Main Sleeve, 10"	2 EA	@ \$1,430.75	\$2,861.50

Subtotal= \$38,643.40

CHANGE ORDER FORM

Pg 2 of 3

Change Order No. 11

II. ADJUSTMENTS IN AMOUNT OF CONTRACT

1. Amount of original contract	\$9,097,758.00
2. Net (Addition/ Reduction) due to all Previous Contract Supplements Numbers 1 to <u>10</u>	\$452,149.50
3. Amount of Contract, not including this supplement	\$9,549,907.50
4. Addition/ Reduction to Contract due to this supplement	\$38,643.40
5. Amount of Contract, including this supplemental	\$9,588,550.90
6. Total (Addition/ Reduction) due to all Change Orders (Line 2 + Line 4)	\$490,792.90
7. Total percent of change in the original contract price Includes Change Order No. 1 to <u>11</u> (Line 6 divided by Line 1)	5.39%

III. CONTRACT SUPPLEMENT CONDITIONS

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

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

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

CHANGE ORDER FORM

Pg. 3 of 3

Change Order No. 11

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 FORM

Pg 2 of 3

Change Order No. 11

II. ADJUSTMENTS IN AMOUNT OF CONTRACT

1. Amount of original contract	\$9,097,758.00
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3. Amount of Contract, not including this supplement	\$9,549,907.50
4. Addition/ Reduction to Contract due to this supplement	\$38,643.40
5. Amount of Contract, including this supplemental	\$9,588,550.90
6. Total (Addition/ Reduction) due to all Change Orders (Line 2 + Line 4)	\$490,792.90
7. Total percent of change in the original contract price Includes Change Order No. 1 to <u>11</u> (Line 6 divided by Line 1)	5.39%

III. CONTRACT SUPPLEMENT CONDITIONS

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

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

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

CHANGE ORDER FORM

Pg. 3 of 3

Change Order No. 11

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RECOMMENDED FOR ACCEPTANCE



Brad Minnick, P.E.
City Civil Engineer

ACCEPTED: REDEVELOPMENT
CITY OF GOSHEN, INDIANA

BY:

Becky Hutsell, Redevelopment Director

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

Mayor

Member

Member

Member

Member

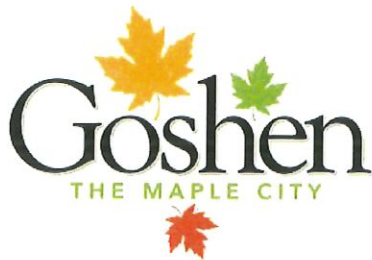
ACCEPTED: CONTRACTOR

BY:

Signature of authorized representative

Printed

Title



**Engineering Department
CITY OF GOSHEN**

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

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

Memorandum

To: Goshen Redevelopment Commission

From: Goshen Engineering

RE: **STEURY AVENUE & LINCOLN AVENUE RECONSTRUCTION & DRAINAGE
IMPROVEMENTS – CHANGE ORDER NO. 12 (JN: 2019-0046)**

Date: September 8, 2026

During review of the plans for the upcoming work associated with the off-site parking lots, it has been noted that, although pavement striping is shown on the plans, the legend does not include callouts identifying the required line widths, colors, or pavement marking materials. Additionally, there are no plan callouts identifying permanent message markings, including ADA symbols and accessible parking space designations.

Goshen Engineering requests that the Goshen Redevelopment Commission approve Change Order No. 12 in the amount of \$1,745.00. This change, along with previous changes, increases the value of the contract by 5.41%. Goshen Board of Public Works and Safety approved Change Order No. 12 at their September 4, 2026 meeting, pending Redevelopment Commission approval today.

Suggested Motion: *Move to approve Change Order No. 12 in the amount of \$1,745.00 for Niblock to provide needed markings.*

CHANGE ORDER FORM

Pg 1 of 3

Change Order No. 12

Date: 9/1/2026

**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)

During review of the plans for the upcoming work associated with the off-site parking lots, it has been noted that, although pavement striping is shown on the plans, the legend does not include callouts identifying the required line widths, colors, or pavement marking materials. Additionally, there are no plan callouts identifying permanent message markings, including ADA symbols and accessible parking space designations.

Due to lack of information provided on the plans and the absence of corresponding quantities within the bid/pay items, Niblock is pleased to provide the following pricing for the items in question.

CO 12.1	Mobilization Demobilization	1 EA	@ \$715.00	\$715.00
CO 12.2	Layout and Stripe, 4" Solid Line, (Color to be determined)	600 LF	@ \$1.50	\$900.00
CO 12.3	Pavement Message Marking, Blue Paint ADA Symbol on Blue Square	2 EA	@ \$65.00	\$130.00

Subtotal= \$1,745.00

CHANGE ORDER FORM

Pg 2 of 3

Change Order No. 12

II. ADJUSTMENTS IN AMOUNT OF CONTRACT

1. Amount of original contract	\$9,097,758.00
2. Net (Addition/ Reduction) due to all Previous Contract Supplements Numbers 1 to <u>11</u>	\$490,792.90
3. Amount of Contract, not including this supplement	\$9,588,550.90
4. Addition/ Reduction to Contract due to this supplement	\$1,745.00
5. Amount of Contract, including this supplemental	\$9,590,295.90
6. Total (Addition/ Reduction) due to all Change Orders (Line 2 + Line 4)	\$492,537.90
7. Total percent of change in the original contract price Includes Change Order No. 1 to <u>12</u> (Line 6 divided by Line 1)	5.41%

III. CONTRACT SUPPLEMENT CONDITIONS

1. The contract completion date established in the original contract or as modified by previous Contract Supplement(s) is hereby ~~extended/reduced~~ by 0 calendar days, making the final completion date August 18, 2026.
2. Any additional work to be performed under this Contract supplement will be carried out in compliance with the specifications included in the preceding Description of Work Involved, with the supplemental contract drawing designed as _____, and under the provisions of the original contract including compliance with applicable equipment specifications, general specifications and project specifications for the same type of work.
3. This Contract Supplement, unless otherwise provided herein, does not relieve the contractor from strict compliance with the guarantee provisions of the original contract, particularly those pertaining to performance and operation of equipment.

CHANGE ORDER FORM

Pg. 3 of 3

Change Order No. 12

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
Brad Minnick, P.E.
City Civil Engineer

ACCEPTED: REDEVELOPMENT
CITY OF GOSHEN, INDIANA

BY: _____
Becky Hutsell, Redevelopment Director

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

Mayor

Member

Member

Member

Member

ACCEPTED: CONTRACTOR

BY: _____
Signature of authorized representative

Printed

Title



**Engineering Department
CITY OF GOSHEN**

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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: BLACKPORT DRIVE RECONSTRUCTION – CHANGE OF PROJECT TYPE AND REVISED COST ESTIMATE (DES NO. 2100020; JN 2022-0016)

Date: September 8, 2026

As the roadway design for this project moved from Stage 1 Plans to Stage 2 Plans, it has become apparent that extensive pavement patching and wedge and leveling will be necessary, well above the amount previously budgeted. Additionally, related items Construction Engineering, Mobilization, and Demobilization rose in estimated costs to complete as well. These increases accounted for nearly 90% of the projected cost increase.

Goshen Engineering's design consultant, Egis, met with Engineering staff last week to explore opportunities to streamline the construction process to reduce these escalating costs. The estimated costs for the current project scope are shown in Table 1 on page 2. The revised cost estimate has been shared and discussed with MACOG. If the Redevelopment Commission approves the additional funding, an updated funding request will be sent to INDOT through MACOG.

The resulting Local Match required of Redevelopment increases approximately 15% over the previous estimate, for a new total estimate of \$505,804. The current design (Preliminary Engineering) costs to-date are \$428,500, of which the City would need to reimburse INDOT the 80% (\$342,800) covered by Federal funds if the project was discontinued.

(See Table 1 on next page)

Blackport Drive Reconstruction – Revised Project Type and Cost Estimate

September 8, 2026

Page 2

Table 1. Revised Blackport Drive Project Cost Estimate

Phase	Full-Depth Reconstruction and Shared-Use Path Project	Preventative Maint. Project Estimates	HMA Structural Overlay Project Estimates	Proposed Fed. Distribution	Prevent. Maint. Project Local Match	HMA Structural Overlay Local Match	Current Fed. %
Preliminary Engineering	\$936,200	\$771,425	\$771,425	\$617,140	\$154,285	\$154,285	80%
Right-of-Way	\$250,000	\$132,000	\$170,000	\$105,600	\$26,400	\$64,400	62%
Construction & Contingency	\$5,609,000 - \$7,859,000	\$711,000	\$1,281,370	\$1,025,096	\$142,200	\$256,274	80%
Utilities			\$26,225	\$20,980		\$5,245	80%
Construction Engineering (CE)	\$729,170 - \$1,021,670	\$92,430	\$128,000	\$102,400	\$18,486	\$25,600	80%
<i>Subtotal Construction</i>	<i>\$6,338,170 - \$8,880,670</i>	<i>\$803,430</i>	<i>\$1,435,595</i>	<i>\$1,148,476</i>	<i>\$160,686</i>	<i>\$287,119</i>	<i>80%</i>
TOTAL ALL PHASES	\$7,525,000 - \$10,067,000	\$1,706,855	\$2,377,020	\$1,871,216	\$341,371	\$505,804	79%
Last updated 9.3.2026							

Suggested Motion: Move to accept the revised project scope, with approximate costs as estimated, and approve the additional funding for Blackport Drive as an HMA Structural Overlay project.



**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: **Consultant Selection Recommendation – River Race Drive/Parking Lot K Expansion & Trailway Extension from Lincoln to Pike along the Elkhart River**
DATE: September 8, 2026

BACKGROUND

The City of Goshen issued a Request for Proposals for professional design services associated with two projects within the River Race and downtown area.

Project A – River Race Drive and Parking Lot K Expansion, JN 2026-0027

Project A will complete the final segment of River Race Drive from Alley No. 250 north to Washington Street and expand and reconstruct the City's Parking Lot K. The improvements are intended to allow River Race Drive to function as a two-way street from Douglas Street to Washington Street while also providing additional public parking within the River Race corridor. The scope includes roadway and parking lot design, surveying, geotechnical investigation, drainage, utility coordination, permitting, and other services necessary to advance the project through bidding and construction.

The anticipated schedule is comparatively aggressive. Following consultant selection and notice to proceed, the RFP calls for 90% plans and a construction estimate by January 11, 2027, and final plans and estimate by February 26, 2027. The RFP anticipates substantial completion of construction in fall 2027.

Project B – Trailway Extension from Lincoln Avenue to Pike Street, JN 2026-0028

Project B involves an approximately 1,500-foot trailway extension along the east side of the Elkhart River between Lincoln Avenue and Pike Street. The initial phase will evaluate alternative means of crossing Lincoln Avenue, including either a pedestrian bridge beneath Lincoln Avenue or an at-grade crossing utilizing a HAWK signal. The work will also consider construction within the floodplain, permitting requirements, potential easement or property acquisition from Elkhart County, and the preferred trail connection at Pike Street.

Because Project B requires preliminary environmental, hydraulic, alignment, and crossing analysis before final design can advance, its schedule is longer. The RFP establishes July 30, 2027 as the target for completion of the environmental study and alignment alternatives. Abonmarche's proposal anticipates preparing the alternatives analysis followed by approximately 30% preliminary design plans, including alignments, profiles, cross-sections, grading information, the Pike Street connection, and preliminary construction cost estimates.

CONSULTANT SELECTION PROCESS

A selection committee consisting of Megan Hessel, Jonathan Graber, Brad Minnick, and Becky Hutsell reviewed and scored the submitted proposals in accordance with the criteria established in the RFP.

The evaluation considered project management and key personnel, project approach, overall qualifications, previous City experience, consultant location, and compensation. Under the RFP process, the technical proposals were evaluated first, followed by review of compensation proposals for the highest-ranked firms.

Three firms were evaluated:

- Abonmarche Consultants
- Jones Petrie Rafinski
- A&Z Engineering

Abonmarche received the highest average non-compensation score at 77.25, followed by JPR at 71.50 and A&Z Engineering at 56.25.

Following review of compensation, Abonmarche also submitted the lowest overall proposal at \$136,300, compared with \$161,370 from A&Z Engineering and \$326,000 from JPR. Abonmarche received a final score of 100 and ranked first overall.

The \$136,300 represents Abonmarche's combined professional services proposal for the two projects. The attached technical proposal also identifies certain potential alternate or additional services, including an alternate task associated with design and permitting of a potential stormwater release connection to the Third Street storm sewer for Project A. Any such work would be addressed as appropriate through the final agreement and authorized scope.

SELECTION COMMITTEE RECOMMENDATION

Based upon the proposal evaluation and compensation review, the selection committee recommends that the City move forward with Abonmarche Consultants.

In addition to receiving the highest overall score, Abonmarche demonstrated substantial familiarity with the project area and relevant experience in roadway, parking, trail, stormwater, utility coordination, surveying, and permitting work. The firm maintains a Goshen office directly on River Race Drive and proposes to perform a significant portion of the work locally.

Abonmarche is also currently involved with other work within and adjacent to both project areas, including redevelopment activities near River Race Drive and work along the Elkhart River corridor. This provides the project team with existing familiarity with utility, stormwater, survey, floodplain, and site conditions that will affect the two projects.

Requested Motion: Move to approve the selection committee's recommendation to select Abonmarche Consultants for professional design services associated with the River Race Drive and Parking Lot K Expansion, and the Trailway Extension from Lincoln Avenue to Pike Street; to authorize staff to proceed with preparation of a professional services agreement based upon Abonmarche's proposal and the City's Request for Proposals; and to authorize the Redevelopment Director to execute the agreement on behalf of the Redevelopment Commission once the agreement has been prepared.

Design Proposals for River Race Drive, Parking Lot K Expansion & Trailway Extension (Lincoln Ave to Pike St)
Summary & Ranking
September 4, 2026

Firm	Avg Project Mgmt (20)	Avg Project Approach (25)	Avg Qualifications (10)	Avg Previous City Exp (20)	Avg Location (10)	Avg Raw Total (85)	Non-Comp Rank	Non-Comp Points
Abonmarche Consultants	18.50	20.25	9.25	19.25	10.00	77.25	1	50
JPR	15.25	23.50	10.00	17.00	5.75	71.50	2	45
A&Z Engineering	13.00	19.50	7.75	12.00	4.00	56.25	3	40

Firm	Compensation Amount	Cost Rank	% Over Lowest	Cost Points	Non-Comp Points	Final Score	Final Rank
Abonmarche Consultants	\$136,300.00	1	0.0%	50	50	100	1
JPR	\$326,000.00	3	139.2%	0	45	45	3
A&Z Engineering	\$161,370.00	2	18.4%	32	40	72	2

Notes

Non-compensation ranking points are assigned as 50 / 45 / 40 / 35 / 30 based on average raw non-compensation score rank.

The RFP states additional proposals beyond the top three receive 35 points or less at the committee's discretion. Adjust non-compensation points manually if the committee chooses a different value.

Cost points use the RFP method: lowest cost = 50; others capped at 45 and reduced by rounded percent above lowest cost.



 **ABONMARCHÉ**

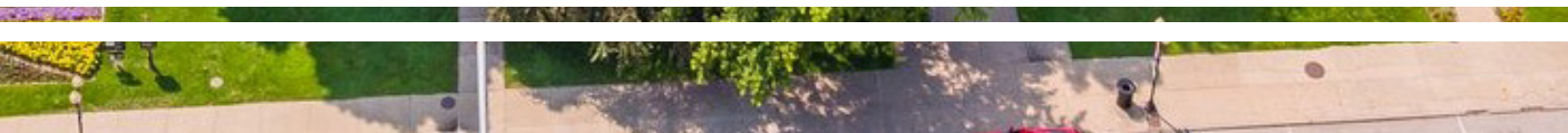
CITY OF GOSHEN



Request for Proposals:

RIVER RACE DRIVE & PARKING LOT K EXPANSION, PROJECT A
TRAILWAY EXTENSION - LINCOLN AVE. TO PIKE ST., PROJECT B

August 21st, 2026



August 21, 2026

303 River Race Drive | Suite 206
Goshen, IN 46526

City of Goshen Engineering Department
Attn. Brad Minnick, P.E., Civil City Engineer
204 East Jefferson Street, Suite 1
Goshen, IN 46528

RE: REQUEST FOR PROPOSALS
River Race Drive and Parking Lot K Expansion – Project A (JN: 2026-0027)
Trailway Extension – Lincoln Avenue to Pike Street – Project B (JN: 2026-0028)

Dear Mr. Minnick and Selection Committee:

The River Race corridor is more than a project area to Abonmarche, it is a place we have helped shape and a neighborhood we are proud to call home. With our Goshen office located at 303 River Race Drive, Suite 206, our team works every day in the heart of the area these projects will continue to enhance.

Our connection to this corridor extends well beyond our office address. Abonmarche previously surveyed River Race Drive from Douglas Street to Jefferson Street and the former industrial property between River Race Drive and the Millrace Canal, helping establish the foundation for redevelopment that has transformed this area. Today, that work is reflected in the reconstructed River Race Drive, the Co-Housing Community, The Row on the Millrace Townhomes, Miller Poultry's corporate office, new City parking, and the revitalized Hawk's Building.

Watching this corridor evolve firsthand has given us a unique appreciation for the City's vision and investment in creating a vibrant, connected extension of downtown Goshen.

Abonmarche is excited for the opportunity to continue that momentum through the River Race Drive and Parking Lot K Expansion and Trailway Extension from Lincoln Avenue to Pike Street. Our established relationship with the City, history within the corridor, and immediate local presence allow us to approach these projects not as newcomers, but as a team already invested in their success.

Our experience also extends directly to the types of improvements envisioned for both projects. Abonmarche has helped deliver award-winning trail projects, including the LINK Trail in South Bend, as well as significant parking improvements, including the ongoing parking lot renovations at South Bend International Airport. These projects bring relevant experience to the team while reinforcing our ability to create improvements that are functional, lasting, and connected to the communities they serve.

Thank you for the opportunity to continue supporting the City of Goshen. We would be proud to help write the next chapter of a corridor we have watched, and helped, come to life. We look forward to bringing our local presence, multidisciplinary expertise, and practical approach to these on-call projects. For questions or additional information, please contact Chad Knip, Project manager, at 574.274.2593 or cknip@abonmarche.com.

Sincerely,

Abonmarche Consultants, Inc.



Chad Knip, PE
Project Manager



Bradley E. Mosness, PE
Project Principal | Vice President

TABLE OF CONTENTS



- 4 PROJECT MANAGER/KEY PERSONNEL**
- 10 PROJECT APPROACH**
- 17 OVERALL QUALIFICATIONS**
- 22 PREVIOUS EXPERIENCE**
- 24 APPENDICES**



PROJECT MANAGER/KEY PERSONNEL



CITY OF GOSHEN



CHAD KNIP, PE
Project Manager
Civil Engineering Dir.-Transportation



HODGE PATEL
Client Champion
Business & Government Strategy



BRADLEY E. MOSNESS, PE
Principal-in-Charge
Vice President

CONSTRUCTION SERVICES



ROB NICHOLS
Constructability Review
Construction Services Director

SURVEYING



CAMERON BERON, PS
Project Surveyor
Project Surveyor

ENGINEERING



FRANCISCO PEREZ
Staff Engineer
Staff Engineer



ROBERT MOREHOUSE, EIT
Stormwater Permitting
Staff Engineer



M63 Mountain Bike Trail & Tunnel, Benton Harbor, MI



SR 19/Cassopolis Street Corridor, Elkhart, IN



Bethany Christian Schools, Goshen, IN



CHAD KNIP, PE

ROLE: PROJECT MANAGER

Chad will act as Project Manager and primary point of contact for the City of Goshen. He will be responsible for overall project leadership, coordination of the design team and subconsultants, quality assurance and quality control, schedule management, utility coordination oversight, and ongoing communication with City staff throughout the design process. He will direct all major project activities, including survey and geotechnical coordination, evaluation of design alternatives, permitting strategy, and review of roadway, trailway, drainage, and utility design elements to ensure compliance with City of Goshen, IDNR, IDEM, USACE, and AASHTO requirements.

With more than 26 years of experience in the design and construction review of transportation and municipal infrastructure projects, Chad has managed and designed numerous public works projects. His experience includes roadway design, streetscape improvements, water and sewer infrastructure, multi-use paths, recreational facilities, and right-of-way management. Drawing on this experience, he will guide project development from initiation through final design and bidding, proactively managing project risks, maintaining schedule and budget objectives, and delivering practical, cost-effective solutions that support the City of Goshen's transportation and community development goals.

EDUCATION

Purdue University
Bachelor of Science,
Civil Engineering

REGISTRATIONS

Professional Engineer
Licensed: Indiana, Michigan

PROFESSIONAL AFFILIATIONS

American Society of Civil
Engineers (ASCE)

CONTACTS

The LINK Trail

Eric Horvath, PE
Executive Director, Public Works
City of South Bend
574.233.0311
ehorvath@southbendin.gov

Marquette Greenway Trail

Tina Rongers | Owner
Karnerblue Consultants
219.616.7147
tina@karnerblueera.com

Governor Joe Kernan Trail

Patrick Sherman
Director of Project Management
City of South Bend
574.235.5601
psherman@southbendin.gov

RELEVANT PROJECT EXPERIENCE:

City of South Bend, Downtown to Notre Dame - The LINK Trail

As Project Manager, Chad led the planning and delivery of a complex corridor improvement project that included roadway reconstruction, multi-use paths, pedestrian safety enhancements, streetscape improvements, storm sewer construction, water main replacement, and sanitary sewer rehabilitation. This experience is highly relevant to the River Race Drive and Trailway Extension projects, demonstrating his ability to manage multimodal transportation improvements, coordinate utility infrastructure upgrades, oversee stakeholder engagement, and deliver projects that balance transportation functionality, safety, aesthetics, and long-term community goals.

Town of Burns Harbor, Marquette Greenway Trail

As Project Manager, Chad oversaw all phases of project delivery, including planning, design coordination, construction, and closeout. He managed schedules, budgets, stakeholder coordination, and compliance with CMAQ and NPS funding requirements while addressing environmental, utility, and permitting challenges. Working closely with Town officials, project partners, contractors, and INDOT-certified inspectors, he guided the successful delivery of the 2.7-mile trail segment, supporting improved regional connectivity and recreational opportunities.

City of South Bend, Governor Joe Kernan Trail

Chad Knip served as Project Manager, leading Abonmarche's coordination with the City of South Bend's Engineering, Community Development, and Venues Parks & Arts departments. He guided the project through survey, design, permitting, river overlook improvements, and restoration of the historic river wall. His leadership helped deliver a safe, ADA-accessible trail connection linking downtown South Bend with Mishawaka while improving bicycle and pedestrian access along the St. Joseph River.



BRADLEY E. MOSNESS, PE

ROLE: PRINCIPAL-IN-CHARGE

Brad will serve as Principal-in-Charge for this project, providing executive oversight and strategic guidance throughout project delivery. With 25 years of experience in project management and the design of civil and municipal infrastructure, he has led roadway, intersection, stormwater, utility, and site development projects for public and private clients. As manager of the Goshen Office and overseer of the Fort Wayne Office, he is responsible for maintaining project quality, ensuring adequate staffing and resources, supporting key project decisions, and serving as an executive liaison to the City when needed. His extensive experience in transportation engineering, environmental permitting, municipal surveying, right-of-way coordination, and infrastructure development, combined with his proactive communication style and focus on schedule and budget management, will help ensure the successful delivery of both the River Race Drive and Parking Lot K Expansion and the Trailway Extension projects.

EDUCATION

Purdue University
Bachelor of Science,
Construction Engineering
Technology

REGISTRATIONS

Professional Engineer
Licensed: Indiana

Stormwater Management
Operator, State of Michigan

RELEVANT PROJECT EXPERIENCE:

- City of Goshen - Cherry Creek, Mixed-Unit Residential & Retail Subdivision
- City of Goshen, East College Avenue Construction Inspection
- City of Goshen, Parks Department Maintenance Building & Site Design
- City of Goshen, Starcraft Lift Station Replacement Design
- City of Goshen, Steury Avenue/Lincoln Avenue Roadway Reconstruction & Drainage Improvement Design
- City of Goshen - Violet Cemetery, New Phase
- The Hawks at River Art, Mixed-Use Development, Goshen, IN
- The Row on the Millrace, Goshen, IN

HODGE PATEL

ROLE: CLIENT CHAMPION



Hodge will serve as Abonmarche's Client Champion, providing strategic guidance, advocacy, and an additional level of support to help ensure the City of Goshen's goals remain central throughout project delivery. As Business and Government Strategy Director, he leverages more than 22 years of experience in congressional leadership, governmental relations, funding strategy, and stakeholder engagement to help clients navigate public processes and identify local, state, and federal funding opportunities. Through his extensive network of relationships across Indiana and active involvement with organizations such as AIM, MACOG, NIRPC, and the Northern Indiana Mayor's Roundtables, he will serve as a trusted resource to the City, helping facilitate communication, remove obstacles, and support the successful advancement of both the River Race Drive and Parking Lot K Expansion and Trailway Extension projects.

EDUCATION

University of Notre Dame
Bachelor of Arts,
Political Science & Economics

PROFESSIONAL AFFILIATIONS

Rotary Club of Indianapolis and
South Bend

Leadership Program-Hendricks
County

Center for the Homeless Board
Member

AREAS OF EXPERTISE:

- New Market Opportunities
- Business Development
- Strategic Planning
- Team Development
- Collaborative Leadership
- Government Relationships
- Grants & Funding Opportunities (Local, State & Federal)
- Communications
- Relationship Building & Networking



ROBERT "ROB" NICHOLS III

ROLE: CONSTRUCTABILITY REVIEW

Rob will serve as the project's Constructability Review Lead, providing an experienced construction-focused perspective throughout design to help ensure the proposed improvements are practical, cost-effective, and readily constructible. With more than 19 years of experience serving public and private clients, he has managed the design and construction administration of projects ranging from \$25,000 to \$25 million, with expertise in utility coordination, conflict resolution, construction sequencing, schedule management, and compliance with plans and specifications. His background in roadway design, stormwater management, utility infrastructure, traffic signals, and municipal construction projects enables him to identify potential construction challenges early, evaluate maintenance of traffic and utility relocation considerations, and recommend solutions that support efficient project delivery. Through ongoing coordination with the project team and City staff, he will help ensure the final design documents are clear, buildable, and aligned with the City of Goshen's schedule, budget, and project objectives.

EDUCATION

Purdue University
Bachelor of Science,
Civil Engineering

RELEVANT PROJECT EXPERIENCE:

- City of Elkhart, SR 19 Construction Inspection
- City of Goshen, Cherry Creek Phase I CMA & Inspection
- City of Goshen, East College Avenue Construction Inspection
- City of Goshen, Reliance Road & Peddlers Village Construction Inspection
- St. Joseph County Airport Authority - South Bend International Airport, Main Parking Lot Redesign



FRANCISCO PEREZ

ROLE: STAFF ENGINEER

Francisco will serve as Staff Engineer for the project, supporting the development of roadway, parking, trailway, drainage, utility, and permitting-related design elements from project initiation through final bid documents. With eight years of experience on INDOT, INDOT LPA, and municipal projects, he brings expertise in preparing contract documents, developing quantity calculations, generating cost estimates, and completing technical design tasks that support successful project delivery. He has served as design lead on a variety of roadway, sidewalk, trail, and transportation improvement projects, coordinating design efforts and developing solutions to complex engineering challenges. His familiarity with INDOT and local agency requirements, combined with experience leading stakeholder and client coordination efforts, will help ensure project deliverables are accurate, well-coordinated, and aligned with the City of Goshen's objectives, schedule, and budget.

EDUCATION

Trine University
Bachelor of Science,
Civil Engineering

RELEVANT PROJECT EXPERIENCE:

- City of Goshen, East College Avenue Phase II
- City of Goshen, Eisenhower Drive & Caragana Court Civil Engineering
- City of Goshen, Steury Avenue/Lincoln Avenue Roadway Reconstruction & Drainage Improvement Design
- City of Portage - Redevelopment Commission, Irving Street Trail, Portage, IN
- Community Foundation of Elkhart County, Elkhart County Patriot Rails Trail
- St. Joseph County Airport Authority - South Bend International Airport, Main Parking Lot Redesign, South Bend, IN
- Town of Burns Harbor, Marquette Greenway Trail Phase IB
- Town of Middlebury, River Mill Trail



ROBERT MOREHOUSE, EIT

ROLE: STORMWATER PERMITTING

Robert will serve as the Stormwater Permitting Lead for the project, supporting the development and coordination of required permitting efforts, including compliance with the Construction Stormwater General Permit (CSGP) and associated erosion and sediment control requirements. As a Staff Engineer, he brings valuable experience from his previous role with the INDOT Fort Wayne District, where he was responsible for interpreting and enforcing contract documents, standards, and specifications while managing contract records, pay estimates, daily reports, and change orders. His understanding of transportation project requirements, documentation processes, and regulatory compliance will help ensure permit commitments are accurately incorporated into the design and bidding documents. Through coordination with regulatory agencies, project stakeholders, and the design team, he will help facilitate timely permit approvals and support the delivery of plans that meet the City of Goshen's stormwater management, environmental, and construction requirements.

EDUCATION

Trine University
Bachelor of Science,
Civil Engineering

REGISTRATIONS

Engineer in Training (EIT)

PROFESSIONAL AFFILIATIONS

American Society of Civil
Engineers (ASCE), Member

Institute of Transportation
Engineers (ITE)

RELEVANT PROJECT EXPERIENCE:

- City of Goshen, Parks Department Maintenance Building & Site Design
- City of Goshen - Violet Cemetery, New Phase
- Elkhart Christian Academy, Building & Parking Additions, Elkhart, IN
- Elkhart County Parks, Restroom Improvements, Elkhart, IN
- Goshen College, Traffic & Pedestrian Improvements, Goshen, IN
- Maplecrest Country Club, Parking Expansion, Goshen, IN
- Pathway Church, Building & Parking Addition, Middlebury, IN
- The Row on the Millrace, Goshen, IN

CAMERON BERON, PS

ROLE: PROJECT SURVEYOR



Cameron leads our Goshen Office Survey Operations and will serve as Project Surveyor for both projects, ensuring all survey-related services are completed in accordance with the City of Goshen's requirements. With more than 12 years of experience and as a licensed Indiana Professional Land Surveyor, he has successfully led boundary, topographic, corridor, and construction surveys for municipal infrastructure, roadway, industrial, and residential projects. Cameron will oversee the collection and development of topographic data, right-of-way information, utility locations, horizontal and vertical control, and required survey deliverables. His local leadership and extensive survey experience will provide the project team with accurate, reliable information to support efficient design and successful project delivery.

EDUCATION

Vincennes University
Associates Degree,
Surveying Technology

REGISTRATIONS

Professional Land Surveyor
Licensed: Indiana

PROFESSIONAL AFFILIATIONS

Indiana Society of Professional
Land Surveyors (ISPLS)
St. Joseph Valley Chapter
Member

RELEVANT PROJECT EXPERIENCE:

- City of Elkhart, On-Call Surveying Services, Elkhart, IN
- City of Goshen, Hawks Building – Minor Subdivision of Lot A & Subdivision Plat Process, Goshen, IN
- Elkhart Christian Academy, Building & Parking Additions, Elkhart, IN
- Elkhart County 4H & Agricultural Expo - New 4H Swine Barn, Survey Services
- First Baptist Church - Building & Parking Lot Additions, Survey Services
- Marshall County Surveyors Office, Section Corner Work, Marshall, IN
- St. Joseph County Surveyors Office, Section Corner Maintenance, Indiana



PROJECT APPROACH

PROJECT UNDERSTANDING

The City of Goshen is planning improvements to the River Race Drive corridor to improve traffic circulation and parking for the surrounding residents, businesses, and the community, as well as an extension of a trailway along the east side of the Elkhart River. The proposed improvements are separated into the following projects.

- **Project A:** Widening of River Race Drive to Washington Street and expanding the City's Parking Lot K located at the intersection of Washington Street and Third Street.
- **Project B:** Preliminary study of a trailway extension along the east side of the Elkhart River from Lincoln Avenue to Pike Street.

Project A

This project consists of designing the final segment of River Race Drive, extending from Alley No. 250 to Washington Street, along with the expansion of the City's Parking Lot K. The proposed improvements will establish River Race Drive as a two-way roadway between Douglas Street and Washington Street and provide additional public parking adjacent to the River Race corridor for use by the Farmer's Market, local businesses and downtown customers, and a proposed redevelopment project at the block of River Race Drive, Jefferson Street, Alley No. 250, and Third Street. The parking lot expansion will relocate access to River Race Drive and involve a complete reconstruction of the existing parking lot.

Professional services shall include the complete design of the proposed roadway widening and parking improvements described above, as well as all surveying, geotechnical investigations, utility coordination, permitting, and other related services necessary to support construction.

Utility coordination will be a critical component of the project and should begin as early as practicable. Based on the anticipated improvements, relocation of NIPSCO electric and gas facilities are anticipated. The utility coordination process may require multiple iterations based on NIPSCO's review, requirements, and responses. The timing and feasibility of utility relocations will also be significantly influenced by land acquisition requirements. Acquisition may present challenges due to the property at 211 South Third Street and the anticipated reduction in available parking.

Project B

This project consists of extending the trailway along the east side of the Elkhart River from Lincoln Avenue to Pike Street. The proposed extension is approximately 1,500 linear feet in length. At Lincoln Avenue, the following two alternatives shall be evaluated:

1. **Pedestrian Bridge Beneath Lincoln Avenue** – similar to the pedestrian crossing beneath the South Elkhart Avenue Bridge in Elkhart.
2. **HAWK Signal Installation** – provide a controlled, at-grade pedestrian and bicycle crossing on Lincoln Avenue.

The project also includes evaluation of trailway construction within the floodplain, identification and coordination of anticipated construction and discussions with Elkhart County regarding either an easement or acquisition of the County-owned land located within the proposed trailway alignment. The evaluation also includes providing a recommendation for the appropriate location and configuration for the trailway connection at Pike Street considering site conditions, constructability, accessibility, safety, and compatibility with existing and planned facilities.



9th Street Multi-use Path | Goshen, IN

ABONMARCHE EXPERIENCE WITH BOTH PROJECTS

Abonmarche is excited about the opportunity to support both projects. Our office is located in close proximity to Project A as we utilize River Race Drive on a daily basis and we are very familiar with the limits and extents of both projects.

Abonmarche is currently serving as the lead surveyor and civil engineer for the proposed redevelopment project at the block bounded by River Race Drive, Jefferson Street, Alley No. 250, and Third Street. We have already begun research and preliminary evaluation of several items that will directly relate to Project A, including stormwater management for the redevelopment project, River Race Drive, and Alley No. 250. We are also reviewing existing utility locations, vehicle circulation, and potential infrastructure conflicts.

We are also beginning to work with the Goshen Parks Department on the master planning and evaluation of Roger's Park. This effort includes a topographic survey of the park and west bank of the Elkhart River, covering the same river corridor identified in Project B. As part of this work, we are going to evaluate the river's floodplain, research regulatory and permitting requirements for improvements within the park and along the river within the floodplain. We will be also scheduling a pre-application meeting with applicable regulatory agencies.



Hawks Building | Goshen, IN

PROJECT APPROACH

Abonmarche views open communication between the City and consultant as a key component of a successful project. We will work closely with the City to develop a project that meets the City's needs, provides the greatest benefit to the community, and remains within the City's construction budget.

To achieve the above objectives, we propose the following steps, coupled with open and frequent communication throughout the project:

KICK-OFF MEETING:

A discussion of priorities for the City and specific goals for the project help set the tone for the direction of the project. Discussing the project scope and expectations set the path of the project in the right direction.

SURVEY SERVICES:

All thorough projects begin from a solid foundation – a detailed topographic and utility survey. We will survey the existing right-of-way along River Race Drive from the intersection of Alley No. 250 north to Washington Street. Both intersections will be surveyed approximately 100 feet in each direction. Cross-sections will be collected no greater than 25 feet, and topographic information will be collected 15 feet beyond the right-of-way. The existing parking lot will also be surveyed, including the frontage along Washington Street and Third Street. The survey information will be supplemented with available utility record information provided by the City of Goshen Engineering Department.

Upon completion, the final survey information will be provided to the City for use in supplementing any existing as-built records that may be incomplete or unavailable for the project area. We will include all information requested in the RFP and coordinate closely with the City to ensure the final deliverable format meets the requirements.

GEOTECHNICAL INVESTIGATION:

Abonmarche will sub-consult with an experienced geotechnical firm who specializes in the subsurface exploration needed for both projects as outlined in the RFP. Project A includes (4) borings and an infiltration test to help design anticipated drywells or a subsurface stormwater detention system as mentioned in the RFP. Project B includes (4) borings and (2) test pits that we anticipate the City of Goshen will perform the test pits with a backhoe or similar machinery with the geotechnical representative and Abonmarche present to observe and record the findings.

The geotechnical firm will prepare a report with their findings and recommendations for pavement with geo-grid and also provide general construction considerations.

UTILITY COORDINATION:

Abonmarche will help mitigate potential utility conflicts for this project through utility coordination and placement of proposed improvements with collaboration with the City of Goshen. We understand that relocations have significant impact to a project's schedule, cost, and constructability. Abonmarche will proactively communicate with each utility company and maintain a log of communication and schedule. The information from the utilities will be used to determine the best location for the widening of River Race Drive while weighing other impacts such as right-of-way acquisition, construction cost, and preferred route location. If we find that further investigation is warranted to confirm locations and depth, we will coordinate with the City to have the Sewer Department pothole utilities for verification.

The corridor contains large overhead utility poles running along the west side of River Race Drive and adjacent to an existing building. Our approach will be to design around the large overhead utility poles rather than relocate them.

Where conflicts cannot be avoided, we will work with the City and the affected utility to develop minor design adjustments and/or adjust elevations prior to requesting relocations as a last resort. This avoidance-based approach reduces risk during construction by minimizing the number of parties whose schedules must be aligned to relocate their utilities.

ROADWAY DESIGN PLANS / DRAINAGE EVALUATION (PROJECT A):

Upon completion of the survey, a drainage evaluation will be performed of River Race Drive and Parking Lot K. The evaluation may include several stormwater management options, such as drywells, an underground stormwater detention system, or pervious pavers with an overflow pipe connected to the Third Street storm sewer.

As part of Abonmarche's involvement in the River Race Drive redevelopment project at Jefferson Street and Alley No. 250, we are beginning to evaluate potential stormwater alternatives. One option may be to utilize a subsurface stormwater system on the vacant City-owned property north of the Hawk's Building. This location could potentially serve the redevelopment project, the widening of River Race Drive, and the reconstruction of Parking Lot K. The site is attractive due to its proximity to the Millrace Canal and the potential to provide an overflow pipe.

Another option (as an alternate) is to coordinate with the City of Goshen Engineering Department to investigate the possible use of an abandoned storm sewer on Washington Street that appears to discharge downstream of the former NIPSCO utility powerhouse.

Once the City selects a preferred stormwater option, we will proceed with preparing detailed construction plans for the roadway and parking lot improvements. The plans will also include maintenance of traffic and associated construction details to support the design.

We anticipate providing 60% and 90% plan sets, along with opinions of probable construction cost, for City review and meetings in accordance with the schedule as outlined in the RFP. After review of the 90% plan set, a final set for bidding will be provided to the City.



PRELIMINARY STUDY AND ALTERNATIVES REPORT (PROJECT B):

The preliminary study for Project B will include a comprehensive review and due diligence of available documentation and data, including, but not limited to:

- Department of Natural Resources (DNR) floodplain maps
- Federal Emergency Management Agency (FEMA) flood maps and available studies of the Elkhart River
- U.S. Fish & Wildlife Service National Wetlands Inventory maps
- Available DNR HEC-RAS hydraulic modeling of the Elkhart River
- Historical aerial imagery
- Maintenance vehicle loading from the City

This information will be reviewed and added to the project's topographic survey to create a design base map for the project. This base map will be used to evaluate the proposed trail alignment and location at the Lincoln Avenue crossing and along the river.

For the proposed pedestrian bridge, the study will evaluate the physical conditions beneath the existing Lincoln Avenue bridge, the river's base flood elevation, required bridge clearances, appropriate bridge type and foundation, and the bridge's location and relationship to the floodplain. The report will address constructability, identify potential challenges and constraints, maintenance considerations, and anticipated permitting requirements. For future permitting, we will review the DNR's HEC-RAS hydraulic model, if available. We will also outline the steps and anticipated modeling process needed in the preliminary study to confirm the pedestrian bridge will not obstruct flood flows or raise the flood elevation.

Pedestrian bridge concept sketches will be prepared, along with an opinion of probable construction cost.

Using a HAWK Signal at the Lincoln Avenue trail crossing will be evaluated in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). The evaluation will consider key factors such as the posted speed limit on Lincoln Avenue, vehicle and pedestrian volumes, crash history, the roadway geometry to the east and west of the proposed crossing, and maintenance considerations. A schematic design of the HAWK Signal and trail crossing will be prepared, along with an opinion of probable construction cost.

Once the trailway alignment along the river is established, we will prepare 30% preliminary design plans. The preliminary plans are anticipated to include typical sections, profiles, cross-sections, and estimated grading and fill quantities. The proposed cross-sections will be evaluated against the DNR's allowable cross-sectional change within the floodplain and adjustments will be considered and discussed with the City. The connection to Pike Street will also be evaluated with recommendations prepared for discussion with the City. An opinion of probable construction cost will be included with the 30% preliminary plans.



PERMITTING (PROJECT A):

We anticipate that Project A will require a Construction Stormwater General Permit (CGSP) for erosion control. The permit will be coordinated through the Elkhart County Soil & Water Conservation District and the Indiana Department of Environmental Management (IDEM).

An Erosion Control Plan will be prepared and submitted with the 90% design plans.

Depending on the selected stormwater design for Project A, we have included an Alternate Task in our Compensation Requirements to design and permit a release pipe connection to the Third Street storm sewer. Because Third Street is under State jurisdiction, we anticipate this work will require a drainage report and permit application to be submitted and reviewed by the Indiana Department of Transportation (INDOT).

BID PHASE (PROJECT A):

After the construction plans and specifications are advertised for bid, we will be available to publish and answer any contractor questions via addendum in the timeline requested in the RFP. If necessary, we will also make any necessary plan changes via addendum within the statutorily allowed bidding period. Upon receipt and opening of the bids, we will develop a bid tab and offer recommendations for award if requested by the City Engineering Department. After award of the project, we will be available to answer any pertinent design questions and review contractor submittals on an hourly basis within our contract.

EASEMENT ACQUISITION:

This task includes preparing one legal description and supporting exhibit drawing for each individual parcel requiring an easement. The documents will be certified by a registered land surveyor.

The legal descriptions and exhibit drawings will be provided to the City Legal Department for incorporation into the easement conveyance documents to be executed by the individual property owners.

Title work shall be provided by the client.



Reliance Road | Goshen, IN



Plymouth Ave. Crossing Modifications | Goshen, IN



Eisenhower Drive | Goshen, IN

QUALITY ASSURANCE -- PROGRESS LOOPS

Progress Loops describe how we maintain the presence of the project goals throughout all phases of a project. Our project manager and team members are continuously monitoring project progress to assure the goals remain intact and are ever-present.

Team

Team members are involved from the very beginning of a project so they can be informed of project priorities and help maintain those goals throughout the entire project. An involved team is an informed team.

Progress/Controls

Every project has milestones that help the client and design team to collaborate and gauge progress. This comes with controls that allow the team to expand, for example, to meet demands. Additional resources are a way of bringing a project back on schedule should the need arise. As our team communicates internally, and with stakeholders, the project's progress can be tracked and monitored.

Goals

Initial project goals are foundational to timely deliverables that meet the expectations of the client's mission and budget. Project quality is an ever-present goal that must be checked at each project phase. With good client communication we can determine the health of each project goal as it continuously orbits the project.

Progress Meetings

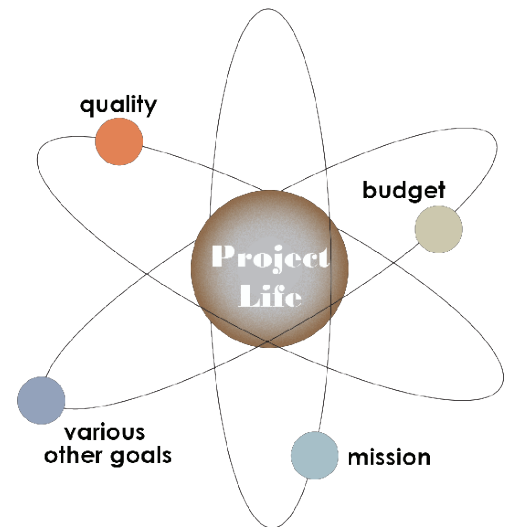
Formal meetings are held once a week or more to provide the team with feedback on project progress and the status of each goal.

Meetings help evaluate how effectively team members are accomplishing their assignments, give opportunity to discuss any major project issues, and set priorities for the next phase of the work, all while integrating client feedback.

Overall Project Cost Controls

Throughout the entire design process, at each phase, we work to evaluate the design and prepare and update project cost estimates. At each stage, we work with the team members to evaluate design element options and related costs. We discuss the costs of the various options, being sure to consider maintenance costs and overall life-cycle costs, as part of the evaluation. Maintaining the parameters of a budget is an ever-present goal of each project.

Please refer to the following detailed listing of the project tasks with our proposed level of effort for project personnel for your review.





OVERALL QUALIFICATIONS



Local Goshen Presence:

The majority of project work will be performed from Abonmarche's Goshen office at 303 River Race Drive, Suite 206, located directly within the project corridor. Brad Mosness, Project Principal; Robert Morehouse, Stormwater Permitting; and Cameron Beron, Project Surveyor, will work from this office. Our location provides the City with accessible project leadership, responsive coordination, efficient field verification, and a team with firsthand familiarity with the River Race corridor.

Multidisciplinary Qualifications:

Abonmarche brings multidisciplinary experience in roadway and site design, trails and multimodal improvements, surveying, stormwater and permitting, utility coordination, and constructability. Our established relationship with the City of Goshen and previous work within the River Race corridor further strengthen our understanding of the City's standards, expectations, and ongoing investment in this area.

Regional Team Support:

Our Goshen team will be supported by nearby Abonmarche offices, providing additional expertise while maintaining local project delivery. Chad Knip, Project Manager, and Robert Nichols, Constructability Review, will support the project from our South Bend office, while Francisco Perez, Staff Engineer, will provide design support from Fort Wayne.

Commitment to Goshen:

By combining a permanent presence directly within the project corridor with experienced regional resources, Abonmarche offers the City a team that is local, accessible, and invested in Goshen's continued success. Our team is positioned to provide responsive service while drawing upon the depth of a multidisciplinary regional firm.

Engineering
Architecture
Land Surveying
Digital Solutions
Landscape Architecture
Coastal & Waterfront
Planning
Site Development
Financing Assistance

[abonmarche.com](https://www.abonmarche.com)



MICHIGAN

BENTON HARBOR
KALAMAZOO - ARCHITECTURE
KALAMAZOO - ENGINEERING
GRAND HAVEN
GRAND RAPIDS

INDIANA

SOUTH BEND
VALPARAISO
GOSHEN
HOBART
FORT WAYNE
LAFAYETTE

RESPONSIBLE OFFICE

ABONMARCHE
303 River Race Dr.
Suite 206
Goshen, IN 46526
[abonmarche.com](https://www.abonmarche.com)

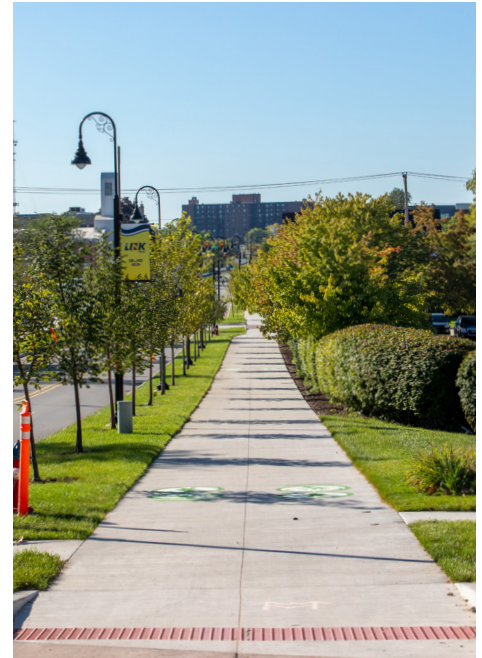
CONTACT

Chad Knip, PE
Project Manager
574.274.2593
cknip@abonmarche.com

CITY OF SOUTH BEND

LINK TRAIL - DOWNTOWN TO NOTRE DAME

SOUTH BEND, INDIANA



This project was the final step in the creation of a trail from downtown South Bend to Notre Dame's campus. Abonmarche worked with the South Bend engineering department and Community Investment staff to improve the corridors along Hill Street, South Bend Avenue, and Notre Dame Avenue. The corridors were completely reconstructed with new asphalt pavement, curbs, sidewalks, and multi-use paths. Pedestrian and bicycle safety and mobility were improved by narrowing lanes, adding raised intersections and crosswalks, and using bump outs to shorten crossing distances. Intersections were realigned to provide better functionality and visibility for drivers. Planting beds, trees, streetlights, decorative brickwork, benches, bike racks, and wayfinding signage were incorporated to enhance both the aesthetics and functionality of the corridors.

The existing combined sewer system was separated by constructing a new storm sewer that ties into a previously built system. As part of the project, the aging water main and services were replaced, and deteriorating sanitary sewers were lined to extend their lifespan.

CONSTRUCTION COST

- \$11.5M

HIGHLIGHTS

- Corridor Reconstruction
- Trail Connectivity
- Streetscape Enhancements

AWARDS

- Accelerate Indiana Municipalities (AIM), 2025 Community Placemaking Award

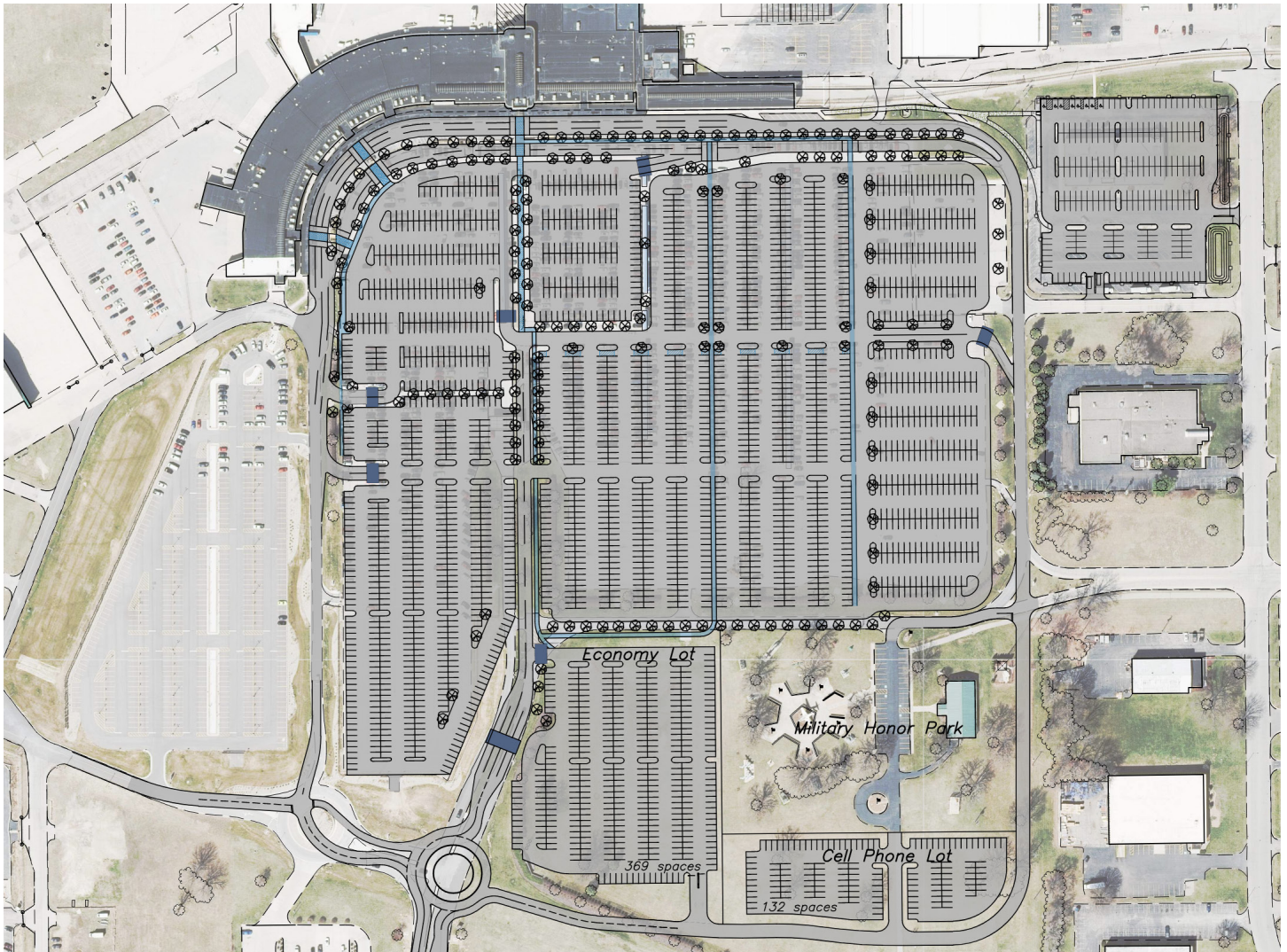
CONTACT

Eric Horvath, PE | Executive Director
City of South Bend Public Works
574.233.0311
ehorvath@southbendin.gov

ST. JOSEPH COUNTY AIRPORT AUTHORITY

SOUTH BEND INTERNATIONAL AIRPORT MAIN PARKING REDESIGN

SOUTH BEND, INDIANA



Abonmarche is providing professional engineering and architectural services to support a multi phase program of parking and roadway improvements at South Bend International Airport (SBN). The work is driven by sustained growth in passenger demand, as SBN has experienced five consecutive years of record ridership, and is designed to expand parking capacity, improve vehicular circulation, and strengthen connections between parking areas and the terminal.

Completed project elements include construction of a new Self-Pay Lot, reconfiguration of the existing long-term parking lot, and installation of a temporary gravel lot to maintain capacity during phased construction.

Design and construction are currently ongoing for several additional improvements, including a new roundabout, relocation of Terminal Drive, new ride share lanes, and a terminal facade renovation.

CONSTRUCTION COST

- Not Disclosed

HIGHLIGHTS

- Airport Parking Expansion
- Roundabout Design
- Roadway Reconfiguration
- Covered Walkways
- Terminal Access Improvements
- Utility Locates & Survey
- Wayfinding Enhancements

CONTACT

Mike Daigle, A.A.E. | CEO & Executive Director
St. Joseph County Airport Authority
mdaigle@sbnair.com

TOWN OF BURNS HARBOR REDEVELOPMENT COMMISSION

MARQUETTE GREENWAY PHASE 1A/B TRAIL

BURNS HARBOR, INDIANA



This 2.7-mile trail segment through the Town of Burns Harbor is a critical part of the Marquette Greenway Trail, enhancing regional connectivity and outdoor recreation. The Town secured Congestion Mitigation and Air Quality (CMAQ) funds to construct the off-road portion of the trail on Town property and National Park Service (NPS) funds for Phase 1B Construction, while Phase 1A was funded locally.

Abonmarche construction technicians, project managers and senior staff worked with Town officials, NPS representatives, BP pipeline consultants, and Gariup Construction to address complex challenges, including permitting, protected trees, wetlands, and coordination with adjacent property owners. INDOT-certified inspectors played a key role in meeting CMAQ funding requirements.

Construction began in 2022 and was completed in 2024. Ribbon-cutting ceremonies for these trail sections were planned for October 2024, marking a significant milestone for the community.

CONSTRUCTION COST

- Not Disclosed

HIGHLIGHTS

- 2.7 Mile Trail Segment
- CMAQ-Funded Construction
- Phase 1A & 1B Development
- Permitting & Environmentally Challenges
- National Park Service Funds
- 2022-2024 Construction Timeline

CONTACT

Tina Rongers | Owner
Karnerblue Consultants
219.616.7147
tina@karnerblueera.com



PREVIOUS EXPERIENCE

CITY OF GOSHEN EXPERIENCE

Over the last 18 years, we have partnered with the City on many projects covering Engineering, Surveying, Landscape Architecture, Permitting, INDOT, and Railroad Coordination and Permitting as noted in the list below:

River Race / Downtown Corridor:

- River Race Corridor and Alley #135 - Survey / Subdivision / Engineering Assistance
- Hawk's Building / Lincoln Avenue / Jefferson and Main - Survey / Subdivision
- Parking Lot Q, Central Fire Station, City Hall Parking, and Alley 226 - Survey
- 3rd Street Parking, Alley 119, Lincoln Avenue, Ice Rink, Alley 254 - Survey
- 2024 Downtown Sites - Survey
- Millrace Canal and Goshen Dam Property - Survey
- The Row on the Millrace Public Infrastructure - Survey / Engineering

Roadway & Infrastructure:

- College Avenue Reconstruction, Phase Two - Survey / Engineering / Railroad / INDOT
- Wilden Avenue Reconstruction LPA Project - Engineering / INDOT
- Steury / Lincoln Avenue Reconstruction, Phases 1-2 - Survey / Engineering
- Eisenhower Drive / Caragana Court Reconstruction - Survey / Engineering
- Fifth Street Infrastructure Improvements, Phases 1-2 - Survey / Engineering / Railroad
- First Street Sewer Separation and Road Improvements - Survey / Engineering
- Dierdorff Road Widening at Ardmore Court - Survey / Engineering
- Crescent Street Revitalization, Phases 1-3 - Survey / Engineering
- CR 38 at SR 15 Intersection - Survey / Engineering / INDOT

Trails & Multimodal:

- Plymouth Avenue Trail Modifications and Extension - Survey / Engineering / INDOT
- Ninth Street Multi-Use Path - Inspection

Drainage & Site Improvements:

- The Crossing Drainage Improvements - Survey / Engineering / INDOT
- Carter Road South Drainage Improvements - Survey / Engineering
- Supreme Court Roadway and Drainage Design - Survey / Engineering

ELKHART COUNTY EXPERIENCE

- Elkhart County Redevelopment Commission - Preliminary Engineering for New Pedestrian Facilities from Maple Row to SR 19
- Elkhart County Redevelopment Commission - County Connections Mobility Study
- Elkhart County Redevelopment Commission - Lily Creek Greenway Master Plan
- Elkhart County Highway Department - CR 17 Multi-Use Path Survey
- Elkhart County Highway Department - CR 23 Survey



Fifth Street Reconstruction | Goshen, IN



APPENDICES

APPENDIX A-1

PROJECT A: SURVEY SERVICES

Staff Hour Justification



ABONMARCHE CONSULTANTS, INC.

315 West Jefferson Blvd / 303 River Race Drive, Unit 206
South Bend, IN 46801 / Goshen, IN 46526

CLIENT: City of Goshen
PROJECT: River Race Drive and Parking Lot K Expansion

Sheet 1 of 3
August 20, 2026

DESCRIPTION	STAFF HOURS BY CLASSIFICATION						Total Hours	% Value
	Principal	Sen. Proj. Manager	Survey Manager	Proj. Surveyor	Survey Crew	CADD		
Topographic Survey								
Project Management / Field Coordination		1	1	1			3	7.0%
Research Public Records				2			2	4.7%
Obtain Utility Records and Field Locates				1		1	2	4.7%
Prepare and Send Survey Notices		1		1			2	4.7%
Establish Horizontal and Vertical Control Points				1	2		3	7.0%
Obtain Cross Sections and Topographic Information					4		4	9.3%
Obtain Pipe Invert Elevations, Sizes, and Directions					2		2	4.7%
Process Data and Fieldbooks					2	2	4	9.3%
Prepare Topographic Survey Drawing				2		8	10	23.3%
Recover Section Corners and Property Corners				1	1		2	4.7%
Perform Field Check				2	2		4	9.3%
Perform QA/QC	1	1		1	1	1	5	11.6%
TOTAL HOURS:	1	3	1	12	14	12	43	100.0%



ABONMARCHÉ CONSULTANTS, INC.

315 West Jefferson Blvd / 303 River Race Drive, Unit 206
South Bend, IN 46601 / Goshen, IN 46526

APPENDIX A-1
PROJECT A: DESIGN
Staff Hour Justification

CLIENT: City of Goshen

PROJECT: River Race Drive and Parking Lot K Expansion

Sheet 1 of 3
August 20, 2026

DESCRIPTION	STAFF HOURS BY CLASSIFICATION					Total Hours	% Value	
	Principal	Sen. Proj. Manager	Sen. Proj. Engineer	Proj. Engineer	Engineer I and II			CADD
PRELIMINARY DESIGN - 60%								
Kickoff Meeting with Client		2	2			1	4	6.1%
Cover Sheet							1	1.5%
Develop Preliminary Typical Sections					2		2	3.0%
Develop Preliminary Plan and Profile Sheets					2	2	4	6.1%
Develop Preliminary Cross-Sections					2	4	6	9.1%
Develop Preliminary Intersection Design and Grading					2	2	4	6.1%
Develop Preliminary Parking Lot Design and Grading				2			4	6.1%
Develop Preliminary Phasing and Maintenance of Traffic Plan			1	2	1	1	2	3.0%
Limited Drainage Evaluation				2	4		7	10.6%
Limited Drainage Evaluation Report of Findings			1	2			3	4.5%
Develop Preliminary Construction Details					2	4	6	9.1%
Prepare Preliminary List of Quantities and Cost Estimate				2	6		8	12.1%
Project Management	1	4					5	7.6%
Perform QA/QC		4	2	1			7	10.6%
Meet with Client to Review Plans		1	2				3	4.5%
TOTAL HOURS:	1	11	8	9	23	14	66	100.0%
DESIGN - 90%								
DESCRIPTION								
Principal	Sen. Proj. Manager	Sen. Proj. Engineer	Proj. Engineer	Engineer I and II	CADD	Total Hours	% Value	
Plan and Profile Sheets				1	2	3	5.6%	
Cross-Sections					1	1	1.9%	
Intersection Design and Grading				2	2	4	7.4%	
Parking Lot Design and Grading		1	4			5	9.3%	
Phasing and Maintenance of Traffic Plan				1	1	2	3.7%	
Pavement Markings				1	1	2	3.7%	
Finalize Drainage Evaluation and Address City Review		1	2	2		5	9.3%	
Construction Details				2		2	3.7%	
Update Estimated Quantities and Cost			2	4		6	11.1%	
Bid Documents and Specifications		1	2	2	4	9	16.7%	
Project Management	1	4				5	9.3%	
Perform QA/QC	1	4	1	1		7	13.0%	
Meet with Client to Review Plans		1	2			3	5.6%	
TOTAL HOURS:	2	10	7	11	17	7	54	100.0%



ABONMARCHÉ CONSULTANTS, INC.
315 West Jefferson Blvd / 303 River Race Drive, Unit 206
South Bend, IN 46601 / Goshen, IN 46526

APPENDIX A-1
PROJECT A: UTILITY COORDINATION / PERMITTING
Staff Hour Justification

CLIENT: City of Goshen
PROJECT: River Race Drive and Parking Lot K Expansion

Sheet 1 of 3
August 20, 2026

DESCRIPTION	STAFF HOURS BY CLASSIFICATION						Total Hours	% Value
	Principal	Sen. Proj. Manager	Sen. Proj. Engineer	Proj. Engineer	Engineer I and II	CADD		
Utility Coordination								
Develop Initial Notice and Verification Letters					2		2	3.1%
Develop Utility Plans for Initial Notice and Verification				2			2	9.4%
Develop Conflict Analysis Letters					2			3.1%
Develop Utility Plans for Conflict Analysis				2			2	9.4%
Identification of Potential Conflicts			4	4				18.8%
Meeting with Client and Utilities to Review Conflicts	2	2	2	2				12.5%
Reevaluation of Potential Conflicts and Coordination with Utilities			4	4	4			18.8%
Develop Work Plan Request Letters					2		2	3.1%
Finalize Work Plans					4			12.5%
Develop Schedule for Utility Relocations			2	2	2		6	9.4%
TOTAL HOURS:	2	2	12	20	24	4	64	100.0%
DESCRIPTION	STAFF HOURS BY CLASSIFICATION						Total Hours	% Value
	Principal	Sen. Proj. Manager	Sen. Proj. Engineer	Proj. Engineer	Engineer I and II	CADD		
Permitting								
Construction Stormwater General Permit	1	1	2	4	6	6	20	100.0%
INDOT Coordination and Permit	1	1	2	4	4		12	60.0%
TOTAL HOURS:	2	2	4	8	10	6	20	100.0%

APPENDIX B-1



ABONMARCHÉ CONSULTANTS, INC.
315 West Jefferson Blvd / 303 River Race Drive, Unit 206
South Bend, IN 46601 / Goshen, IN 46526

CLIENT: City of Goshen
PROJECT: Trailway Extension - Lincoln Ave. to Pike St.

Sheet 1 of 3
August 20, 2026

DESCRIPTION	STAFF HOURS BY CLASSIFICATION					Total Hours	% Value
	Principal	Sen. Proj. Manager	Survey Manager	Proj. Surveyor	Survey Crew		
Topographic Survey							
Project Management / Field Coordination		2		2		6	9.1%
Research Public Records				4		4	6.1%
Obtain Utility Records and Field Locates				2		4	6.1%
Prepare and Send Survey Notices		1		2		3	4.5%
Establish Horizontal and Vertical Control Points				2	2	4	6.1%
Obtain Cross Sections and Topographic Information					8	8	12.1%
Obtain Pipe Invert Elevations, Sizes, and Directions					4	4	6.1%
Process Data and Fieldbooks				1	1	4	6.1%
Prepare Topographic Survey Drawing					2	16	27.3%
Recover Section Corners and Property Corners					1	2	4.5%
Perform Field Check					2	4	6.1%
Perform QA/QC				2		2	3.0%
TOTAL HOURS:	0	3	5	18	22	66	100.0%

APPENDIX B-1 PROJECT B: PRELIMINARY STUDY / PRELIMINARY DESIGN Staff Hour Justification

DESCRIPTION	STAFF HOURS BY CLASSIFICATION						Total Hours	% Value
	Principal	Sen. Proj. Manager	Sen. Proj. Engineer	Proj. Engineer	Engineer I and II	CADD		
Preliminary Study and Alternatives Report								
Kickoff Meeting with Client	2	2	2		2	2	10	6.9%
Establish Design Criteria		2	2	2	2		8	5.6%
Identify and Prepare Alternatives	1	2	2	10	16		39	27.1%
Prepare Cost Estimates / Risk Assessment		2	2	4	12		20	13.9%
Prepare Draft Study	2	2	4	10	16		34	23.6%
Meet with Client to Review Study	3	3	3				9	6.3%
Finalize Report and Recommendations	2	2	2	4	4		14	9.7%
Perform QA/QC	2	4	4				10	6.9%
TOTAL HOURS:	12	19	21	30	52	10	144	100.0%
DESCRIPTION	STAFF HOURS BY CLASSIFICATION						Total Hours	% Value
	Principal	Sen. Proj. Manager	Sen. Proj. Engineer	Proj. Engineer	Engineer I and II	CADD		
PRELIMINARY DESIGN - 30%								
Develop Preliminary Alignments and Profiles		2	2	4	16	8	32	25.0%
Develop Preliminary Cross Sections			2	12	20	8	42	32.8%
Develop Preliminary Grading Limits		2	2	12	20	8	44	34.4%
Limited Drainage Evaluation			2	4	4		10	7.8%
Perform QA/QC	2	4	4				10	7.8%
TOTAL HOURS:	2	8	12	32	60	24	128	100.0%

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 **August 12, 2026, through September 4, 2026**, and finds that entries are allowed in the total amount of **\$876,219.23**.

APPROVED on September 8, 2026

Brian Garber, President

Jonathan Graber, Secretary



Payable Register

Payable Detail by Vendor Name

Packet: APPKT06395 - RDC 9/3/26

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:	48.24
311-2440-07 RDC	Invoice	9/3/2026	8/7/2026	9/6/2026	8/7/2026	48.24	0.00	0.00	0.00	48.24
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	48.24	0.00	0.00	0.00	48.24	
Distributions										
Account Number	Account Name	Project	Account Key	Amount	Percent					
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS			48.24	100.00%					
Vendor: 0200014 - NIPSCO										
410952	Invoice	9/3/2026	7/31/2026	8/20/2026	7/31/2026	275.06	0.00	0.00	0.00	275.06
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	275.06	0.00	0.00	0.00	275.06	
Distributions										
Account Number	Account Name	Project	Account Key	Amount	Percent					
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS			275.06	100.00%					

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	2	323.30	0.00	0.00	0.00	323.30	0.00	323.30
Grand Total:		323.30	0.00	0.00	0.00	323.30	0.00	323.30

Account Summary

Account	Name	Amount
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS	323.30
Total:		323.30



Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 0205316 - THE BANK OF NEW YORK MELLON									Vendor Total:	1,250.00
0025225-0083753	Invoice	11/27/2025	11/10/2025	12/10/2025	11/10/2025	1,250.00	0.00	0.00	0.00	1,250.00
INDIANA AVE PAYING AGENT FEES		AP1ST - AP1ST	No							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
INDIANA AVE PAYING AGENT FEES	N/A		0.00	0.00	1,250.00	0.00	0.00	0.00	1,250.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4451-5-00-4390930	INDAVE TIF/OTHER SVCS CHARGES				1,250.00	100.00%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	1	1,250.00	0.00	0.00	0.00	1,250.00	0.00	1,250.00
Grand Total:		1,250.00	0.00	0.00	0.00	1,250.00	0.00	1,250.00

Account Summary

Account	Name	Amount
4451-5-00-4390930	INDAVE TIF/OTHER SVCS CHARGES	1,250.00
Total:		1,250.00



Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 0210047 - A & Z ENGINEERING, LLC										Vendor Total: 7,594.46
26-3080-4	Invoice	9/10/2026	6/30/2026	7/30/2026	6/30/2026	2,763.00	0.00	0.00	0.00	2,763.00
COLLEGE AVE PHASE 1 CONST INSPECTION	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
COLLEGE AVE PHASE 1 CONST INSPECTI...	N/A		0.00	0.00	2,763.00	0.00	0.00	0.00	2,763.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ				2,763.00	100.00%				
Vendor: 0205859 - ABONMARCHE CONSULTANTS, INCORPORATED										
26-3166-5	Invoice	9/10/2026	8/5/2026	9/4/2026	8/5/2026	4,831.46	0.00	0.00	0.00	4,831.46
COLLEGE AVE PHASE 1 CONST INSPECTION	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
COLLEGE AVE PHASE 1 CONST INSPECTI...	N/A		0.00	0.00	4,831.46	0.00	0.00	0.00	4,831.46	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ				4,831.46	100.00%				
Vendor: 0205859 - ABONMARCHE CONSULTANTS, INCORPORATED										
164539	Invoice	6/10/2026	6/19/2026	7/19/2026	6/19/2026	1,055.00	0.00	0.00	0.00	1,055.00
LINCOLN STEURY RECONSTRUCTION	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
LINCOLN STEURY RECONSTRUCTION	N/A		0.00	0.00	1,055.00	0.00	0.00	0.00	1,055.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4446-5-00-4310502	CONS RR/US33/CONTRACTUAL SVCS				1,055.00	100.00%				
Vendor: 0205859 - ABONMARCHE CONSULTANTS, INCORPORATED										
164564	Invoice	9/10/2026	6/19/2026	7/19/2026	6/19/2026	10,000.00	0.00	0.00	0.00	10,000.00
TROTM PUBLIC INFRASTRUCTURE	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
TROTM PUBLIC INFRASTRUCTURE	N/A		0.00	0.00	10,000.00	0.00	0.00	0.00	10,000.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4446-5-00-4310502	CONS RR/US33/CONTRACTUAL SVCS				10,000.00	100.00%				
Vendor: 0205859 - ABONMARCHE CONSULTANTS, INCORPORATED										
165619	Invoice	8/10/2026	8/24/2026	9/23/2026	8/24/2026	15,000.00	0.00	0.00	0.00	15,000.00
ENC CHERRY CREEK INSPECTION	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ENC CHERRY CREEK INSPECTION	N/A		0.00	0.00	15,000.00	0.00	0.00	0.00	15,000.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ				15,000.00	100.00%				
Vendor: 0205859 - ABONMARCHE CONSULTANTS, INCORPORATED										
165620	Invoice	9/10/2026	8/24/2026	9/23/2026	8/24/2026	1,500.00	0.00	0.00	0.00	1,500.00
CHERRY CREEK UTILITY COORDINATION	AP1ST - AP1ST				No					

Payable Register

Packet: APPKT06502 - RDC 9/10/26

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 CREEL UTILITY COORDINATION	N/A	0.00	0.00	1,500.00	0.00	0.00	0.00	1,500.00				
Distributions												
Account Number	Account Name	Project Account Key	Amount	Percent								
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ		1,500.00	100.00%								

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

Vendor Total: 16,361.95

209077-49	Invoice	9/10/2026	8/18/2026	9/17/2026	8/18/2026	4,449.20	0.00	0.00	0.00	4,449.20
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	4,449.20	0.00	0.00	0.00	4,449.20
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4445-5-00-4310502		SE E.D. TIF/CONTR SVCS				4,449.20	100.00%			

209078-39	Invoice	9/10/2026	8/18/2026	9/17/2026	8/18/2026	9,246.25	0.00	0.00	0.00	9,246.25
COLLEGE AVE PHASE 3		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
COLLEGE AVE PHASE 3		N/A		0.00	0.00	9,246.25	0.00	0.00	0.00	9,246.25
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4445-5-00-4390930		SE E.D. TIF/OTHER SVC CHGS				9,246.25	100.00%			

209369	Invoice	9/10/2026	8/19/2026	9/18/2026	8/19/2026	2,666.50	0.00	0.00	0.00	2,666.50
US 33 UTILITY RELOCATION		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
US 33 UTILITY RELOCATION		N/A		0.00	0.00	2,666.50	0.00	0.00	0.00	2,666.50
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4445-5-00-4310502		SE E.D. TIF/CONTR SVCS				2,666.50	100.00%			

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

Vendor Total: 736.00

45195	Invoice	9/10/2026	8/31/2026	9/30/2026	8/31/2026	736.00	0.00	0.00	0.00	736.00
AUGUST MOWING		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
AUGUST MOWING		N/A		0.00	0.00	736.00	0.00	0.00	0.00	736.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
2226-5-00-4310502		REDV OP/CONTRACT SVCS				736.00	100.00%			

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

Vendor Total: 11,190.00

14715-06	Invoice	9/10/2026	7/10/2026	7/10/2026	7/10/2026	3,632.50	0.00	0.00	0.00	3,632.50
WATER SYSTEM UPGRADE PHASE 1 DESIGN		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
WATER SYSTEM UPGRADE PHASE 1 DES...		N/A		0.00	0.00	3,632.50	0.00	0.00	0.00	3,632.50
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4445-5-00-4310502		SE E.D. TIF/CONTR SVCS				3,632.50	100.00%			

14715-5	Invoice	9/10/2026	6/15/2026	6/15/2026	6/15/2026	7,557.50	0.00	0.00	0.00	7,557.50
WATER SYSTEM UPGRADE PHASE 1 DESIGN	AP1ST - AP1ST	No								

Payable Register

Packet: APPKT06502 - RDC 9/10/26

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		
WATER SYSTEM UPGRADE PHASE 1 DES...	N/A	0.00	0.00	7,557.50	0.00	0.00	0.00	7,557.50		
Distributions										
Account Number	Account Name	Project	Account Key	Amount	Percent					
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS			7,557.50	100.00%					

Vendor: [0206593 - JESSE DENLINGER](#)

Vendor Total: 16,292.00

2855	Invoice	9/10/2026	8/17/2026	9/16/2026	8/17/2026	16,292.00	0.00	0.00	0.00	16,292.00
W JEFFERSON RECON 233 S MAIN SIDEWALK.. AP1ST - AP1ST						No				
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
CONCRETE WORK AT 233 S MAIN ST		N/A		0.00	0.00	16,292.00	0.00	0.00	0.00	16,292.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4446-5-00-4420000		CONS RR/US33/CAPITAL PROJECT				16,292.00	100.00%			

Vendor: [0204212 - JOHN MISHLER](#)

Vendor Total: 400.00

08102026	Invoice	9/10/2026	8/10/2026	9/9/2026	8/10/2026	400.00	0.00	0.00	0.00	400.00
DOWNTOWN SCULPTURES BASES FOR ADA ... AP1ST - AP1ST						No				
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
DOWNTOWN SCULPTURES BASES FOR ...		N/A		0.00	0.00	400.00	0.00	0.00	0.00	400.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4446-5-00-4390930		CONS RR/US33/OTHER SVCS & CHGS				400.00	100.00%			

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

Vendor Total: 551,795.73

14735	Invoice	9/10/2026	8/25/2026	9/24/2026	8/25/2026	551,795.73	0.00	0.00	0.00	551,795.73
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	551,795.73	0.00	0.00	0.00	551,795.73
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
4502-5-00-4440000	ARP/CAPITAL OUTLAYS				551,795.73	100.00%				

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

Vendor Total: 1,933.79

90279041	Invoice	9/10/2026	8/26/2026	9/25/2026	8/26/2026	1,933.79	0.00	0.00	0.00	1,933.79
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	1,933.79	0.00	0.00	0.00	1,933.79
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4445-5-00-4310502		SE E.D. TIF/CONTR SVCS				1,933.79	100.00%			

Vendor: [0214079 - TROTM LLC](#)

Vendor Total: 211,222.75

1003	Invoice	9/10/2026	8/14/2026	8/14/2026	8/14/2026	211,222.75	0.00	0.00	0.00	211,222.75
TROTM SOIL EVACATION		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
TROTM SOIL EVACATION		N/A		0.00	0.00	211,222.75	0.00	0.00	0.00	211,222.75
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4446-5-00-4420000		CONS RR/US33/CAPITAL PROJECT				211,222.75	100.00%			

Payable Register

Packet: APPKT06502 - RDC 9/10/26

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					

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

Vendor Total: 29,430.00

2026-18	Invoice	9/10/2026	9/1/2026	10/1/2026	9/1/2026	10,695.00	0.00	0.00	0.00	10,695.00
DOWNTOWN VAULT REPAIR 203 S MAIN ST	AP1ST - AP1ST				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
DOWNTOWN VAULT REPAIR 203 S MAIN..	N/A	0.00	0.00	10,695.00	0.00	0.00	0.00	10,695.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT		10,695.00	100.00%

2026-19	Invoice	9/10/2026	9/1/2026	10/1/2026	9/1/2026	18,735.00	0.00	0.00	0.00	18,735.00
DOWNTOWN VAULTS - 219 S MAIN	AP1ST - AP1ST				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
DOWNTOWN VAULTS - 219 S MAIN	N/A	0.00	0.00	18,735.00	0.00	0.00	0.00	18,735.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT		18,735.00	100.00%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	19	874,511.68	0.00	0.00	0.00	874,511.68	0.00	874,511.68
Grand Total:		874,511.68	0.00	0.00	0.00	874,511.68	0.00	874,511.68

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	20,239.49
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS	9,246.25
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ	24,094.46
Total:		53,580.20

Account	Name	Amount
4446-5-00-4310502	CONS RR/US33/CONTRACTUAL SVCS	11,055.00
4446-5-00-4390930	CONS RR/US33/OTHER SVCS & CHGS	400.00
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT	256,944.75
Total:		268,399.75

Account	Name	Amount
4502-5-00-4440000	ARP/CAPITAL OUTLAYS	551,795.73
Total:		551,795.73



Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 0209316 - U.S. BANK NATIONAL ASSOCIATION									Vendor Total:	134.25
5864 8/27/26	Invoice	9/17/2026	8/27/2026	9/26/2026	8/27/2026	134.25	0.00	0.00	0.00	134.25
RECORDING FEES	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
RECORDING FEES	N/A		0.00	0.00	134.25	0.00	0.00	0.00	134.25	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS		134.25	100.00%						

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	1	134.25	0.00	0.00	0.00	134.25	0.00	134.25
Grand Total:		134.25	0.00	0.00	0.00	134.25	0.00	134.25

Account Summary

Account	Name	Amount
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS	134.25
Total:		134.25



September 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

September 2026 Redevelopment Staff Report

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.

September 2026 Redevelopment Staff Report

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

PROJECT UPDATE

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

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

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

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

PROJECT DESCRIPTION

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

PROJECT UPDATE

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

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

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

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

9. WEST JEFFERSON STREETSCAPE

PROJECT DESCRIPTION

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

September 2026 Redevelopment Staff Report

PROJECT UPDATE

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

10. KERCHER WELLFIELD LAND PURCHASE

PROJECT DESCRIPTION

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

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

11. FIDLER POND CONNECTOR PATH

PROJECT DESCRIPTION

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

PROJECT UPDATE

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

September 2026 Redevelopment Staff Report

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

14. CENTURY DRIVE RECONSTRUCTION

PROJECT DESCRIPTION

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

PROJECT UPDATE

JPR was the design consultant for this project. Niblock Excavating was awarded the construction contract. 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.

September 2026 Redevelopment Staff Report

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%	80.00%
	Right-of-Way (RW)	\$1,050,223	\$881,780			\$840,178	\$200,000			\$210,045	\$10,045	80.00%	80.00%
	Subtotal, PE & RW	\$1,755,231	\$1,402,266			\$1,404,185	\$320,000			\$351,046	\$31,046	80.00%	80.00%
	Construction & Contingency	\$7,588,702.05	\$4,550,000			\$4,550,000	\$3,130,000			\$3,038,702	-\$91,298	59.96%	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%	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%	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%	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%	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%	80.00%
	Right-of-Way (RW)	\$266,975	\$40,000			\$213,580	\$20,000			\$133,488	\$113,488	50.00%	80.00%
	Subtotal, PE & RW	\$745,045	\$383,840			\$596,036	\$160,000			\$267,718	\$107,718	64.07%	80.00%
	Construction & Contingency	\$7,337,800	\$4,600,000			\$5,870,240	\$920,000			\$2,935,120	\$2,015,120	60.00%	80.00%
	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%	70.41%
	Railroad	\$250,000				\$200,000				\$100,000	\$100,000	80.00%	80.00%
	Construction Inspection (CI)	\$1,167,292				\$933,834				\$466,917	\$466,917	60.00%	80.00%
	Subtotal, Construction & CI	\$9,755,092	\$4,600,000			\$7,004,074	\$920,000			\$4,502,037	\$3,582,037	53.85%	71.80%
	Total, All Phases	\$10,500,137	\$4,983,840			\$7,600,110	\$1,080,000			\$4,769,754	\$3,689,754	54.57%	72.38%
Note: Railroad costs are estimated based on Phase III estimate.													
College Avenue - Phase III (9th Street to US 33)	Preliminary Engineering (PE)	\$866,450	\$693,160			\$693,160	\$180,000			\$173,290	-\$6,710	80.00%	80.00%
	Right-of-Way (RW)	\$1,300,000	\$1,040,000			\$1,040,000	\$270,000			\$260,000	-\$10,000	80.00%	80.00%
	Subtotal, PE & RW	\$2,166,450	\$1,733,160			\$1,733,160	\$450,000			\$433,290	-\$16,710	80.00%	80.00%
	Construction & Contingency	\$13,020,000	\$5,900,000			\$10,416,000	\$2,400,000			\$5,208,000	\$2,808,000	60.00%	80.00%
	Construction, Non-Participating	\$900,000								\$900,000	\$900,000		
	Subtotal, Construction	\$13,920,000	\$5,900,000			\$10,416,000	\$2,400,000			\$6,108,000	\$3,708,000	56.12%	74.83%
	Railroad	\$250,000				\$200,000				\$100,000	\$100,000	80.00%	80.00%
	Construction Inspection (CI)	\$1,948,800				\$1,559,040				\$779,520	\$779,520	60.00%	80.00%
	Subtotal, Construction & CI	\$16,118,800	\$5,900,000			\$12,175,040	\$2,400,000			\$6,987,520	\$4,587,520	56.65%	75.53%
	Total, All Phases	\$18,285,250	\$7,633,160			\$13,908,200	\$2,850,000			\$7,420,810	\$4,570,810	59.42%	76.06%
Note: Non-Participating construction costs reflect a possible water main replacement from 9th Street to 11th Street.													
Blackport Drive	Preliminary Engineering (PE)	\$771,425	\$748,960			\$617,140	\$154,285			\$154,285	\$0	80.00%	80.00%
	Right-of-Way (RW)	\$170,000	\$105,600			\$105,600	\$64,400			\$64,400	\$0	62.12%	62.12%
	Subtotal, PE & RW	\$941,425	\$854,560			\$722,740	\$218,685			\$218,685	\$0	76.77%	76.77%
	Construction & Contingency	\$953,000	\$762,400			\$762,400	\$190,600			\$190,600	\$0	80.00%	80.00%
	Subtotal, Construction	\$953,000	\$762,400			\$762,400	\$190,600			\$190,600	\$0	80.00%	80.00%
	Utilities	\$26,225	\$20,980			\$20,980	\$5,245			\$5,245	\$0	80.00%	80.00%
	Construction Inspection (CI)	\$128,000	\$102,400			\$102,400	\$25,600			\$25,600	\$0	80.00%	80.00%
	Subtotal, Construction & CI	\$1,107,225	\$885,780			\$885,780	\$221,445			\$221,445	\$0	80.00%	80.00%
Total, All Phases		\$2,048,650	\$1,740,340			\$1,608,520	\$440,130			\$440,130	\$0	78.52%	78.52%



ABONMARCHÉ CONSULTANTS, INC.
315 West Jefferson Blvd / 303 River Race Drive, Unit 206
South Bend, IN 46601 / Goshen, IN 46526

APPENDIX B-1
PROJECT B: UTILITY COORDINATION
Staff Hour Justification

CLIENT: City of Goshen
PROJECT: Trailway Extension - Lincoln Ave. to Pike St.

Sheet 3 of 3
August 20, 2026

DESCRIPTION	STAFF HOURS BY CLASSIFICATION						Total Hours	% Value
	Principal	Sen. Proj. Manager	Sen. Proj. Engineer	Proj. Engineer	Engineer I and II	CADD		
Utility Coordination								
Develop Intial Notice and Verification Letters			1	2	4		7	20.0%
Review Additional Information from Utilities			2	4	8		14	40.0%
Review Potential Conflicts			2	4	8		14	40.0%
Coordination with Utilities			2	4	4			
TOTAL HOURS:	0	0	7	14	24	0	35	100.0%
DESCRIPTION	STAFF HOURS BY CLASSIFICATION						Total Hours	% Value
	Principal	Sen. Proj. Manager	Sen. Proj. Engineer	Proj. Engineer	Engineer I and II	CADD		
Investigate Permitting Requirements								
IDNR, IDEM, and USACE P"remit Evaluation and Pre-Application Mtg	1	8	8	8	24	16	65	100.0%
TOTAL HOURS:	1	8	8	8	24	16	65	100.0%