



**GOSHEN REDEVELOPMENT COMMISSION
AGENDA FOR THE REGULAR MEETING OF October 13, 2026**

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

The Goshen Redevelopment Commission will meet on October 13, 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

Regular Meeting September 8, 2026

Special Meeting September 25, 2026

4. OPEN PROPOSALS – 65735 & 65753 State Road 15

5. NEW BUSINESS

- a. Proposed Modifications of Remaining Improvements Requirements – 323 South Sixth Street
- b. Agreement for the Sale, Purchase and Development of Real Estate – 908 North Sixth Street
- c. Request Approval of Change Order No. 1 for Century Drive Reconstruction
- d. Contract Amendment with Abonmarche for East College Avenue Drainage Assistance

6. UPDATE

- e. College Avenue Phase III – Updated Cost Estimate

7. APPROVAL OF REGISTER OF CLAIMS

8. MONTHLY REDEVELOPMENT STAFF REPORT

9. 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.

10. ANNOUNCEMENTS

Next Regular Meeting – November 10, 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 September 8, 2026

The Goshen Redevelopment Commission met in a regular meeting 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.

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 Hessler, Brett Weddell, Bradd Weddell and Colin Yoder
Absent:

APPROVAL OF MINUTES

A motion was made by Commissioner Graber and seconded by Commissioner Hessler to approve the minutes of the regular meeting of August 11, 2026.

The motion was adopted unanimously.

NEW BUSINESS

Approval of Development Agreement with Struxure Development, LLC – Millrace Flats

Becky Hutsell, Redevelopment Director, the project consists of a three-story, approximately 36,500 square feet market rate apartment building containing 38 market rate units. The development also includes on-site parking, a landscaped courtyard and related site improvements. The Commission will convey the parcels to Struxure for \$1.00, with the transfer condition upon Struxure obtaining the necessary zoning approvals. As protection for the Redevelopment Commission's investment in the property, the agreement provides a \$1.5 million compliance mortgage in favor of the Commission. Casey Yerger from Struxure was at the meeting and offered to answer any questions; but there were none.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the Development Agreement with Struxure Development, LLC for the Millrace Flats.

The motion was adopted unanimously.

Request for Use of RDC-Owned Property for 2026 Arts on the Millrace

Becky Hutsell, Redevelopment Director, 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. The bridge inspection determined that the bridge is no longer safe for vehicular use. An alternate location was sought that would allow the event to remain connected to the Millrace while providing adequate access for artists, food truck, and emergency services. The proposed location is on parcels owned by the commission at Jefferson and Third Street.

Brad Hunsberger, member of Arts on the Millrace board, was there to answer any questions.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to approve the request for use of RDC owned property for the 2026 Arts on the Millrace.

The motion was adopted unanimously.

Development Proposal for 908 N 6th Street

Becky Hutsell, Redevelopment Director, the commission owns the property at 908 N 6th Street. A Request for Proposals was issued seeking development of the property for residential use and no proposals were received. Lacasa of Goshen has now submitted a proposal that staff believes is generally consistent with the Commission's desired residential approach. If fully developed as proposed, the project would include six three-bedroom rental units serving households earning at or below 60% of the Area Median Income. Lacasa proposes a purchase price of \$1.00. The proposal requests City participation in certain public infrastructure improvements, right-of-way improvements and water service connections and curb stops. Staff recommend forming a small review group consisting of two Redevelopment Commission members and City staff to review the proposal. Following that review, a recommendation will be made at the October meeting.

Commissioner Garber and Commissioner Yoder volunteered to review the proposal with staff.

Brad Hunsberger of Lacasa answered questions from commission members.

Discussion between staff, commission members and Mr. Hunsberger regarding the proposal.

Commissioner Weddell declined to vote on this due to his association with Lacasa.

A question was asked about Niblock Excavating, who is currently using that area as material storage for the northside water line replacement, would be handled. It was determined that if at the time Lacasa is ready to develop, another storage location can be found.

Approval of Change Order No. 11 for Steury / Lincoln Avenue Reconstruction & Drainage Improvements

Brad Minnick, Civil City Engineer, upon 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. This change order is to provide labor, materials, equipment, supervision, testing, coordination, and incidentals required to supply and install the 10-inch water main connection. This change order is in the amount of \$38,643.40 which increases the contract amount by 5.39%

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve Change Order No. 11 for Steury / Lincoln Reconstruction & Drainage Improvements.

The motion was adopted unanimously.

Approval of Change Order No. 12 for Steury / Lincoln Avenue Reconstruction & Drainage Improvements

Brad Minnick, Civil City Engineer, upon review of the plan for the upcoming work associated with off-site parking lots. Although pavement striping is shown on the plans, the legend does not include callout identifying the required line widths, colors, or pavement markers. This change order is in the amount of \$1745.00 which increases the contract by 5.41%.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve Change Order No. 12 for Steury / Lincoln Avenue Reconstruction & Drainage Improvement.

The motion was adopted unanimously.

Blackport Drive Reconstruction – Revised Project Type and Cost Estimate

Andrew Lund, Engineering Project Manager, as the roadway design has moved from Stage 1 Plans to Stage 2 Plans, it has become apparent that extensive pavement patching and wedge and leveling will be necessary, above the amount previously budgeted. Additionally related items Construction Engineering Mobilization, and Demobilization rose in estimated costs. These increases accounted for nearly 90% of the project increase. Staff meet with the design consultant to explore opportunities to streamline the construction process to reduce these

escalating costs. The revised cost estimate and been shared and discussed with MACOG. If the commission approves the additional funding, an updated funding request will be sent to INDOT through MACOG. The resulting Local Match required for the Redevelopment increases approximately 15% over the previous estimate, for a new total estimate of \$505,804. Mr. Lund explained the cost estimates tables in the memo that were included in the packet and answered questions.

Questions and discussion regarding the cost increase, can construction be expedited to avoid further cost increases, cost of repayment to INDOT, continuing of the project, heavy use of the roadway, costs of stopping the project, questions of the costs being mentioned. How to sustain the road long term, options of building a new road in the area.

A motion was made by Commissioner Graber and seconded by Commissioner Garber to approve the revised project type and cost estimate for Blackport Drive.

After discussion, on the call of the roll, the motion was carried by the following vote:

Ayes: Brian Garber, Jonathan Graber

Nayes: Megan Hessel, Brett Weddell, Colin Yoder

The motion failed by a vote of 2 in favor and 3 against.

Discussion regarding the next steps after the failed vote.

Commissioner Weddell made a motion to end the project but there was not second. Asked staff to explore the no path forward option, he then removed his motion.

Discussion regarding the no path forward option.

A motion was made by Commissioner Yoder to reconsider the prior motion and was seconded by Commissioner Graber.

After discussion, on the call of the roll, the motion was carried by the following vote:

Ayes: Brian Garber, Jonathan Graber, Megan Hessel, Colin Yoder

Nayes: Brett Weddell

The motion was adopted by a vote of 4 in favor and 1 against.

A motion was made by Commissioner Yoder and seconded by Commissioner Hessel to table the request for further discussion and hold a special meeting.

After discussion, on the call of the roll, the motion was carried by the following vote:

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

Nayes:

The motion was adopted by a vote of 5 in favor and 0 against.

A special meeting will be held on Friday September 25, 2026, at 8:30 a.m. Will request MACOG also attend the meeting.

Mayor Leichty, commended the Commission for through deliberation on difficult and complicated projects, including longstanding infrastructure problems inherited from the past. Acknowledged that maintenance may be the most practical solution, allowing the City to continue providing necessary services without incurring substantial additional costs. Emphasized the value of federal funding. Appreciating the Commission's willingness to call a special meeting to further evaluate complex projects and funding opportunities.

Approve Selection Committee Recommendation – River Race Drive/Parking Lot K Expansion & Trailway Extension from Lincoln to Pike along the Elkhart River

Becky Hutsell, Redevelopment Director, a Request for Proposals were issued for professional services associated with two projects within the River Race and downtown area. Project A, River Race Drive and Parking Lot K Expansion. Project B, Trailway Extension from Lincoln Avenue to Pike Street. The selection committee consisted of Becky Hutsell, Brad Minnick, Commissioner Hessel and Commissioner Graber. Three proposals were received and reviewed and scored in accordance with the criteria established in the RFP. Abonmarche received the highest average non-compensation score. Compensation represents Abonmarche combined professional services for the two projects at \$136,300.

A motion was made by Commissioner Graber and seconded by Commissioner Weddell 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 proposal and the City's Request for Proposals; and to authorize the Redevelopment Director to execute the agreement on behalf of the Redevelopment Commission.

The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve the Register of Claims of a total of \$876,219.23.

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

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

OPEN FORUM

Commissioner Hessel asked if the plan had been submitted for 323 S. 6th Street, and Ms. Hutsell responded that she had not heard from the owner.

Becky Hutsell, Redevelopment Director, asked for a special meeting on September 25, 2026, at 8:30 a.m. to address the tabled agenda item for Blackport Drive.

ADJOURNMENT

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

The motion was adopted unanimously.

The regular meeting was adjourned at 4:26 p.m.

APPROVED on October 13, 2026

**GOSHEN REDEVELOPMENT
COMMISSION**

Brian Garber, President

Jonathan Graber, Secretary

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Special Meeting of September 25, 2026

The Goshen Redevelopment Commission met in a special meeting on September 25, 2026, at 8:30 a.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, and Colin Yoder

Absent: Bradd Weddell

OLD BUSINESS

Blackport Drive Reconstruction – Revised Project Type and Cost Estimate

Becky Hutsell, Redevelopment Director, requesting the commission authorization to apply to MACOG, our regional planning authority, for additional 80% funding allocation for the amount that the project cost has increased since spring. Anticipate the overall project cost will increase by about \$328,000 and are asking MACOG to fund 80% of that. The goal has not been to rebuild Blackport Drive at any cost but to determine the most logical and economical way to preserve this corridor and give it roughly another 20 years of useful life. If the request for 80% is approved, our total increase is approximately \$65,000. MACOG participation is not guaranteed, and they do have favorability towards continuing their participation in this project. Ms. Hutsell explained the project timeline in detail.

Discussion between staff and Commission members regarding the commission does not have the authority to close the road. The possibility of establishing a cap on redevelopment funding was discussed, but decided to proceed without a hard cap. Years of use before another major treatment is required. The consequences of canceling the federal-aid project. How to protect the road after reconstruction.

Caitlyn Stevens, MACOG Director of Transportation, explained MAGOG's procedure for handling requests for additional funding.

Ben Shirk, Goshen, a pastor of a church on 23rd Street, thanked the city for the improvements made in East Goshen over the years.

Vicki Haberstick – representing East Goshen Neighborhood Association, emphasized the area's limited roadway access and the importance of Blackport Drive. She also noted the difficulty and expense of creating alternative routes because of the wetlands and surrounding terrain.

Katherine Stafford, Goshen, encouraged broader economic development strategies and partnerships, including attracting businesses and revitalizing the area as part of a long-term solution.

Councilor Matt Schrock emphasized Blackport Drive's importance for East Goshen, emergency access, traffic circulation, and fair traffic distribution, and encouraged weight restrictions and enforcement against heavy through-truck traffic.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessler to approve the revised project type and cost estimate for Blackport Drive Reconstruction project.

The motion was adopted unanimously.

OPEN FORUM

No one for the Commission or public spoke.

ADJOURNMENT

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

The motion was adopted unanimously.

The regular meeting was adjourned at 9:47 a.m.

APPROVED on October 13, 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: **323 S Sixth Street – Proposed Modification of Remaining Improvement Requirements**
DATE: October 13, 2026

BACKGROUND

The RDC originally acquired 323 S. Sixth Street for \$118,000 and sold it in 2015 for \$58,000 as part of a redevelopment agreement requiring property improvements secured by a \$25,000 performance mortgage.

The property was sold to Timothy Hochstetler in 2022 for \$185,000. In 2023, at Mr. Hochstetler's request, the Commission amended the agreement to allow the property to remain a two-unit rental rather than requiring conversion to a single-family residence. In exchange, Mr. Hochstetler agreed to a specific scope of improvements, with the \$25,000 mortgage remaining in place to secure completion. The deadline for completion is April 1, 2028.

Mr. Hochstetler is purchasing the property through a land contract with the Stumps, who must also execute any amendment to the existing agreement.

The required improvements included exterior and site work, interior painting and hardwood-floor restoration, kitchen and bathroom renovations in both units, and laundry facilities.

JULY 2026 COMMISSION REVIEW

In July, Mr. Hochstetler requested release or partial forgiveness of the mortgage. He reported investing approximately \$100,000 in the property, including a complete renovation of the upstairs apartment and significant exterior improvements. Most of the required work in the main-floor apartment remained incomplete, which he attributed to concerns about disrupting long-term tenants.

The Commission tabled the request and asked Mr. Hochstetler to provide a more detailed plan and timeline for completing the remaining work.

CURRENT PROPOSAL

Mr. Hochstetler has submitted a revised proposal primarily seeking to modify the kitchen and bathroom renovation requirements for the main-floor apartment.

He proposes to:

- Repair the walls and paint the main-floor apartment;
- Install a new tub/shower while retaining the newer toilet and restored pedestal sink;
- Retain the existing kitchen cabinets and newer appliances, paint the kitchen, and complete additional electrical work; and
- Install a washer and dryer.

The existing agreement also requires restoration/refinishing of the main-floor hardwood floors. Mr. Hochstetler indicated that the floors are already in reasonably good condition and that he uses a restoration product to maintain them. He is not proposing additional refinishing work.

Mr. Hochstetler has previously reported completing significant exterior work, including removal of dead trees and poison ivy, window work, exterior trim painting, brick repair, and attic insulation. Staff recommends inspecting the property to verify completed improvements and identify any remaining requirements.

STAFF ANALYSIS AND RECOMMENDATION

The current request differs from the mortgage-release request considered in July. Rather than releasing the mortgage based on work already completed, the Commission is being asked to determine whether the proposed modifications represent an acceptable final scope of improvements.

The primary changes involve the main-floor kitchen and bathroom, along with the hardwood-floor refinishing requirement. Staff believes the Commission may reasonably consider allowing existing components that are functional and in satisfactory condition to remain rather than requiring their replacement.

Staff recommends that the \$25,000 performance mortgage remain in place until the approved scope of improvements is completed and verified by City staff. The existing April 1, 2028 completion deadline would remain unchanged.

If the Commission accepts the proposed modifications, staff recommends requiring the following before the mortgage is released:

1. **Exterior/Site:** Complete any remaining exterior and site improvements identified through staff inspection.
2. **Main-Floor Apartment:** Repair walls and paint throughout.
3. **Kitchen:** Retain existing cabinets and newer appliances; complete painting, electrical work, and any other necessary improvements.
4. **Bathroom:** Install a new tub/shower; allow the newer toilet and restored pedestal sink to remain.
5. **Laundry:** Install a washer and dryer.
6. **Hardwood Floors:** Allow the existing floors to remain with continued maintenance/restoration, provided City staff determines they are in satisfactory condition.
7. **Final Inspection:** City staff verifies satisfactory completion of the approved scope.

If approved, the modified scope will be incorporated into an amendment to the existing agreement, which will require execution by the Stumps. The \$25,000 performance mortgage will remain in place until all required improvements are completed and verified by City staff.

SUGGESTED MOTION

Approve an amendment to the existing agreement for 323 S. Sixth Street to modify the remaining required improvements as detailed in the memorandum, with the April 1, 2028 completion deadline and \$25,000 performance mortgage to remain in place until all required work is completed and verified by City staff, and authorize the Redevelopment Director to execute the amendment.

AGREEMENT FOR THE SALE, PURCHASE AND DEVELOPMENT OF REAL ESTATE

THIS AGREEMENT, is made and entered into October 13, 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 Board of Public Works and Safety, hereinafter referred to as “Redevelopment,” and Lacasa of Goshen, Inc., an Indiana nonprofit corporation, hereinafter referred to as “Developer.”

WHEREAS, Redevelopment owns the real estate at 908 North 6th Street, at the northeast corner of North 6th Street and East Wilden Avenue in Goshen, Indiana, tax code 20-11-04-478-014.000-015, consisting of approximately .627 acres (27,300 square feet), as shown on Exhibit A (the “subject real estate”);

WHEREAS, Redevelopment issued a Request for Proposals dated September 3, 2025, for the purchase and development of the subject real estate, and received no proposals at either the Redevelopment Commission’s meeting on October 14, 2025, or the Board of Public Works and Safety’s meeting on November 13, 2025;

WHEREAS, Developer then submitted a proposal dated August 28, 2026, to purchase and develop the subject real estate, which the Redevelopment Commission considered on September 8, 2026;

WHEREAS, Developer intends to develop the subject real estate as affordable housing consisting of either (a) up to three (3) two-story, up/down duplex buildings, each with two (2) units, for up to six (6) rental units serving households earning at or below sixty percent (80%) of Area Median Income, or (b) three (3) detached, single-family homes to be sold to qualified homebuyers, together with parking, sidewalks, stormwater retention, landscaping, and related site improvements (the “Project”); and

WHEREAS, Developer intends to finance the Project with HOME Investment Partnerships Program funds (“HOME Funds”) and Development Fund assistance from the Indiana Housing and Community Development Authority (“IHCDA”), NeighborWorks America funding, and other sources, and Developer cannot take title to the subject real estate until those funds are released but needs site control to apply for them.

NOW, THEREFORE, the parties incorporate the recitals above into this Agreement and agree as follows:

1. Real Estate.

1.1. The subject real estate is described as follows:

Lots Numbered Ninety-six (96), Ninety-seven (97), Ninety-eight (98), and Ninety-nine (99), as the said Lots are known and designated on the recorded Plat of WILDEN'S WALNUT HILL ADDITION to the City of Goshen, Indiana; said Plat being recorded in Deed Record 73, Page 05, in the Office of the Recorder of Elkhart County, Indiana.

LESS AND EXCEPTING THE FOLLOWING:

A part of Lot Numbered Ninety-nine (99), as the Lot is known and designated on the recorded plat of WILDEN'S WALNUT HILL ADDITION to the City of Goshen, Indiana; said Plat being recorded in Deed Record 73, Page 05, in the Office of the Recorder of Elkhart County, Indiana, and being more particularly described as follows:

Commencing at the northwest corner of Lot Number Ninety-nine (99) in WILDEN'S WALNUT HILL ADDITION to the City of Goshen, Indiana as the point of beginning of this description; thence East along the north line of Lot Number Ninety-nine (99), a distance of 132.0 feet to the northeast corner of said Lot Number Ninety-nine (99); thence in a Southwesterly direction along the east line of said Lot Number Ninety-nine (99) a distance of 12.13 feet; thence in a Northwesterly direction, a distance of 129.73 feet to said northwest corner of Lot Number Ninety-nine (99) and the aforementioned point of beginning.

2. Consideration for Purchase and Development.

- 2.1. Developer will pay Redevelopment One Dollar (\$1.00) (the "purchase price") at closing. Redevelopment will convey the subject real estate to Developer when the conditions to closing are met.

3. Project Election and Phasing.

- 3.1. By the earlier of December 1, 2026, or the date Developer files its first zoning or subdivision application, Developer will elect by written notice to build either the duplex configuration (the "Duplex Option") or the single-family configuration (the "Single-Family Option") described above. Developer may later change its election only with Redevelopment's written consent, which Redevelopment will not unreasonably withhold if the Project Funding requires the change.
- 3.2. Under either option, Developer will subdivide the subject real estate into three (3) lots (each a "Lot"), with one (1) building on each Lot.
- 3.3. If Developer elects the Duplex Option and the Project Funding covers only two (2) buildings, Developer may build in two phases. The first phase will include two (2)

duplex buildings and all site improvements serving the Project, including parking, stormwater retention, and sidewalks ("Phase I"). The second phase will include the third duplex building or one single family house ("Phase II"). Developer must design Phase I to accommodate Phase II.

4. Site Control and Right of Entry.

- 4.1. From execution of this Agreement until closing or termination, Developer has the exclusive right to acquire and develop the subject real estate. During that time, Redevelopment will not sell, lease, encumber, or offer the subject real estate to anyone else.
- 4.2. Before closing, Developer and its agents may enter the subject real estate for surveys, soil borings, environmental assessments, and other testing needed to design, approve, and finance the Project. Developer must give Redevelopment reasonable advance notice, must restore the subject real estate after testing, and must not begin construction or place improvements before closing.
- 4.3. Before entering, Developer must give Redevelopment a certificate of commercial general liability insurance of at least [One Million Dollars (\$1,000,000.00)] per occurrence, naming the City of Goshen and the Goshen Redevelopment Commission as additional insureds.
- 4.4. Developer will give Redevelopment, without charge, copies of all surveys, environmental reports, and other studies of the subject real estate it obtains.

5. Conditions to Closing.

5.1. Closing is conditioned upon:

- 5.1.1. IHCD awarding Developer HOME Funds and Development Fund assistance, together with other funding commitments sufficient to complete the Project or, if Developer builds in phases, Phase I (collectively, the "Project Funding"). Developer must give Redevelopment written evidence of the Project Funding.
- 5.1.2. Completion of any environmental review required by the United States Department of Housing and Urban Development under 24 C.F.R. Part 58, and release of the HOME Funds for the Project.
- 5.1.3. Final approval of all rezoning, variances, and other land-use approvals for the Project, and recording of a subdivision plat creating the three (3) Lots.
- 5.1.4. Redevelopment Commission approval of Developer's final site and architectural plans.

- 5.2. Developer will apply for HOME Funds and Development Fund assistance in IHCD's funding round anticipated for March 2027. Developer will notify Redevelopment in writing within ten (10) days after IHCD awards or denies the applications.
- 5.3. If IHCD denies the applications, or if the conditions to closing are not met by December 31, 2027, either party may terminate this Agreement by written notice. Neither party will then have further liability, except that Developer's restoration and indemnification obligations survive. After a denial, Redevelopment may extend this deadline so Developer can reapply in IHCD's next funding round. Any other extension requires the written agreement of both parties.

6. Right of Repurchase.

- 6.1. Redevelopment will reserve in its deed a right to repurchase the subject real estate, or any Lot, as provided in this section.
- 6.2. Redevelopment may exercise this right if, after notice and the opportunity to cure under the Default and Remedies section:
 - 6.2.1. Developer fails to begin construction of the Project, or of Phase I, by the deadline in the Duty to Develop section;
 - 6.2.2. Developer fails to begin construction of Phase II by its deadline, in which case the right applies only to the Phase II Lot; or
 - 6.2.3. Developer stops construction on any Lot for more than one hundred eighty (180) consecutive days before completion, except for an unavoidable delay.
- 6.3. Redevelopment will exercise the right by written notice. Within sixty (60) days after the notice, Developer must reconvey the subject real estate or affected Lot by special warranty deed, free of liens and encumbrances except those existing at the original conveyance, those Redevelopment approves in writing, and those recorded for the Project Funding.
- 6.4. The repurchase price is One Dollar (\$1.00).
- 6.5. The right ends as to each Lot when a certificate of occupancy issues for the building on that Lot. On request, Redevelopment will record a release for that Lot.
- 6.6. Redevelopment will subordinate the right to the covenants, agreements, and mortgages required by IHCD or other Project Funding sources, and will sign reasonable subordination or intercreditor agreements, so long as its right to repurchase any Lot where construction has not begun remains intact.

6.7. The parties will sign a memorandum of this Agreement, which Redevelopment may record in the Office of the Recorder of Elkhart County, Indiana.

7. Obligations of Redevelopment.

7.1. At its expense, Redevelopment will:

- 7.1.1. As owner of record, sign, join in, or authorize Developer to file as its agent all applications for rezoning, variances, subdivision, and other land-use approvals for the Project, and support those applications before the Plan Commission, Board of Zoning Appeals, Common Council, and other bodies, so long as they are consistent with this Agreement.
- 7.1.2. Give Developer copies of any surveys, environmental reports, and other studies of the subject real estate in its possession.
- 7.1.3. Provide the information IHCD or other funding sources, reasonably requires for the Project Funding and the environmental review, including information about the Public Infrastructure Improvements.

8. Public Infrastructure Improvements.

8.1. Redevelopment will fund, design, bid, and construct the following public improvements to serve the Project (the “Public Infrastructure Improvements”), as finally determined and engineered by Goshen City Engineering:

- 8.1.1. Extension of the sanitary sewer along North 6th Street or through the adjacent alley.
- 8.1.2. Six (6) sanitary sewer laterals extended from the sewer to the property line, each with a cleanout.
- 8.1.3. Six (6) water service connections extended to the curb stops, together with any water main improvements needed to serve them.
- 8.1.4. Restoration of any street, alley, or other public right-of-way disturbed by this work.

Goshen City Engineering may adjust the scope, location, and design of the Public Infrastructure Improvements during final engineering as reasonably needed to serve the Project, so long as each unit receives sanitary sewer and water service at the property line. Redevelopment will consult with Developer on any change that affects Developer’s site plan. Any change remains subject to the cost limit in Section 8.2. Any addition requested by Developer will be at Developer’s expense.

8.2. Redevelopment’s cost for the Public Infrastructure Improvements will not exceed One Hundred Thousand Dollars (\$100,000.00) unless the Redevelopment Commission approves. If the engineer’s estimate or the bids exceed this amount and

the Commission does not approve the excess, either party may terminate this Agreement by written notice.

- 8.3. Redevelopment need not begin design until Developer gives written evidence that IHCDCA has awarded HOME Funds for the Project. After the award, Redevelopment anticipates completing design, bidding the improvements in fall 2027, and building them in spring 2028.
- 8.4. Redevelopment will not award a contract for or begin construction of the Public Infrastructure Improvements before release of the HOME Funds unless Developer confirms in writing that doing so will not jeopardize the Project Funding.
- 8.5. The Public Infrastructure Improvements will be bid and built under Indiana public works law, with plans approved by Goshen City Engineering and the Board of Public Works and Safety. The City of Goshen will own and maintain them.
- 8.6. Redevelopment will notify Developer in writing when the Public Infrastructure Improvements are substantially complete.

9. Obligations of Developer.

9.1. At its expense, Developer will:

- 9.1.1. Construct the Project consistent with its proposal dated August 28, 2026, its election under the Project Election and Phasing section, and final site and architectural plans approved by the Redevelopment Commission before closing. The Commission will not unreasonably withhold approval.
- 9.1.2. Obtain all rezoning, variance, subdivision, and other land-use approvals for the Project, including the survey and plat, and complete Technical Review before any permits issue.
- 9.1.3. Comply with all requirements of IHCDCA and the other Project Funding sources.
- 9.1.4. Construct all water, sewer, and other utility lines and connections on the subject real estate, connect each building to City water and sewer before occupancy, and pay all tap fees.
- 9.1.5. Construct sidewalks along all adjacent public streets.
- 9.1.6. Retain stormwater on site by a method approved by Goshen City Engineering, along the southern property line adjacent to East Wilden Avenue where feasible.
- 9.1.7. Under the Duplex Option, build an off-street parking area with alley access, providing two (2) spaces per unit plus all required accessible spaces.
- 9.1.8. Under the Duplex Option, rent the units as affordable housing to households earning at or below sixty percent (60%) of Area Median Income, or as rules of HOME grant state, for at least the affordability period IHCDCA requires. Under

the Single-Family Option, sell the homes to homebuyers who qualify under the Project Funding.

9.1.9. Comply with all applicable federal, state, and local laws, codes, and ordinances, and all Goshen City Engineering policies and standards.

10. Infrastructure Construction Requirements.

10.1. Developer's water and sewer building lines, sidewalks, and related facilities must be built to plans and specifications approved in advance by Goshen City Engineering and the Board of Public Works and Safety.

10.2. Each party will sign the easements, right-of-way grants, and other documents reasonably needed to develop the subject real estate and to maintain the City's water mains, sewer mains, streets, and sidewalks. These documents will be recorded in the Office of the Recorder of Elkhart County, Indiana.

11. Duty to Develop.

11.1. Developer must begin construction of the Project, or of Phase I, by the later of June 1, 2028, or sixty (60) days after Redevelopment's notice that the Public Infrastructure Improvements are substantially complete. Developer must complete construction within twelve (12) months after it begins.

11.2. If Developer builds in phases, it must begin Phase II by December 31, 2030, and complete it within twelve (12) months after it begins. Phase II is also contingent on successful HOME grant application, Development Fund assistance from IHCD, NeighborWorks America funding, and other sources,

11.3. If funding or other circumstances beyond Developer's control threaten a deadline, Developer may request an extension in writing, with supporting documentation and a revised timeline. Redevelopment will consider the request in good faith and may grant up to twelve (12) months if Developer shows continued progress and compliance with this Agreement. A longer extension requires an amendment.

12. Closing.

12.1. Closing will occur within ninety (90) days after the conditions to closing are met, unless the parties agree otherwise. The parties will share the closing agent's fees equally.

13. Title Insurance.

13.1. Redevelopment will obtain, at its cost, a title insurance commitment and deliver it to Developer at least thirty (30) days before closing.

13.2. At closing, Redevelopment will provide an ALTA owner's policy insuring title in the amount of the purchase price, subject only to the policy's standard exceptions.

14. Warranties.

14.1. Redevelopment will convey merchantable title by warranty deed, free of liens and encumbrances except the right of repurchase and conditions of record, including zoning, taxes, and assessments.

14.2. Redevelopment makes no warranty that the subject real estate is suitable for any purpose. Developer has inspected the subject real estate and relies solely on its own inspection, not on any representation by Redevelopment or its agents.

15. Possession of Real Estate.

15.1. Redevelopment will deliver possession of the subject real estate at closing.

16. Developer's Warranties and Representations.

16.1. The person signing for Developer has full authority to bind Lacasa of Goshen, Inc. to this Agreement.

16.2. Developer will indemnify and hold harmless the City of Goshen and Redevelopment from any loss, claim, damage, or expense arising from Developer's entry upon, development of, or use of the subject real estate.

17. Default and Remedies.

17.1. Each of the following is an event of default:

17.1.1. Developer files for bankruptcy, or a bankruptcy proceeding is filed against Developer;

17.1.2. Developer makes an assignment for the benefit of creditors;

17.1.3. A receiver is appointed for Developer, its assets, or the subject real estate; or

17.1.4. Either party materially breaches this Agreement.

17.2. Upon a default by Developer, Redevelopment will give Developer written notice, and Developer must cure the default within thirty (30) days. If the default cannot reasonably be cured in thirty (30) days, Developer is not in breach so long as it begins the cure promptly and diligently completes it. Nor is Developer in default while an unavoidable delay prevents a cure. An unavoidable delay is one caused by

power outages, fire, acts of God, delays by IHCD or the United States Department of Housing and Urban Development in processing the Project Funding or the environmental review, severe economic disruption that makes performance commercially impracticable, or other causes beyond Developer's control that reasonable diligence could not avoid. If Developer does not diligently pursue a cure, Redevelopment may exercise any remedy available at law or in equity, including its right of repurchase.

- 17.3. Upon any breach, the non-defaulting party may recover its damages, including the costs it incurred in performing this Agreement before the breach, and may compel specific performance.

18. Amendment.

- 18.1. This Agreement may be amended only in a writing signed by both parties. A party seeking an amendment will submit a written request explaining it, and the other party will respond within thirty (30) days.

19. Miscellaneous.

- 19.1. Indiana law governs this Agreement.
- 19.2. Venue for any action to enforce or interpret this Agreement lies in a court of competent jurisdiction in Elkhart County, Indiana.
- 19.3. The prevailing party in any action to enforce this Agreement may recover its costs, including reasonable attorney's fees.
- 19.4. If any provision of this Agreement is invalid or unenforceable, that provision will be reformed to comply with law, and the remaining provisions remain in effect.
- 19.5. This Agreement binds the parties and their legal representatives, successors, and assigns.
- 19.6. This Agreement is the entire agreement between the parties and supersedes all prior agreements and understandings.
- 19.7. Neither party may assign this Agreement without the other's written consent, which will not be unreasonably withheld. Developer may, however, assign this Agreement on written notice to an entity it controls that is formed to own the Project if IHCD requires, so long as Developer remains responsible for performance. Developer's sale of completed homes under the Single-Family Option needs no consent.

19.8. This Agreement and all documents submitted under it are subject to the Indiana Access to Public Records Act, Indiana Code 5-14-3.

19.9. Notices must be in writing and delivered personally, by certified mail, or by nationally recognized overnight courier to the addresses below, or to another address a party designates by notice:

Redevelopment:

Goshen Redevelopment Commission
Attn: Redevelopment Director
204 East Jefferson Street, Suite 5
Goshen, Indiana 46528

with a copy to:

City of Goshen Legal Department
204 East Jefferson Street, Suite 2
Goshen, Indiana 46528

Developer:

Lacasa of Goshen, Inc.
202 North Cottage Avenue
Goshen, Indiana 46528.

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

[Signatures on following page]

**City of Goshen Redevelopment
Commission**

Brian Garber, President

Attest: Jonathan Graber, Secretary

Date: _____

**City of Goshen Board of
Public Works and Safety**

Gina M. Leichty, Mayor

Date: _____

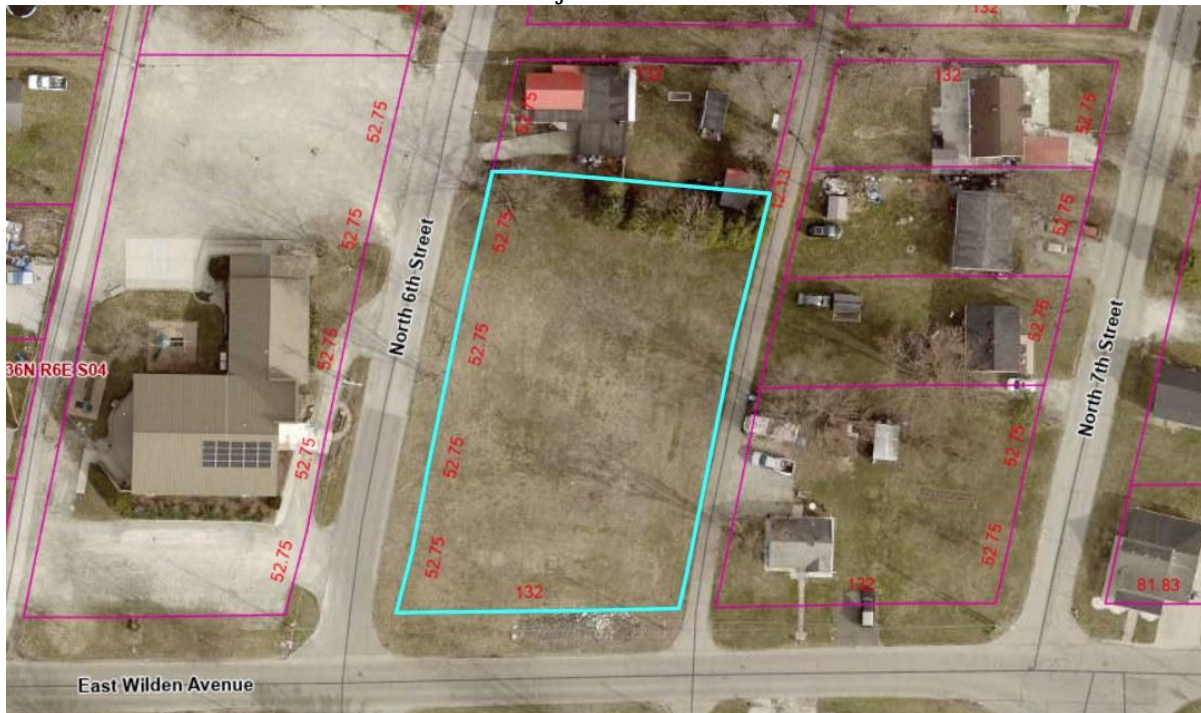
Lacasa of Goshen, Inc.

Printed: _____

Title: _____

Date: _____

EXHIBIT A
The Subject Real Estate



908 North 6th Street – Tax Code 20-11-04-478-014.000-015



**Engineering Department
CITY OF GOSHEN**

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

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

MEMORANDUM

TO: Goshen Redevelopment

FROM: Engineering Department

RE: **CENTURY DRIVE RECONSTRUCTION – CHANGE ORDER NO. 1
(JN: 2024-0030)**

DATE: October 13, 2026

Attached please find Change Order No. 1 for items described below.

During construction the following changes were found to be necessary for reasons as described: To prevent anticipated damage to the proposed approaches, sidewalk, curb and gutter by better accommodating turning movement at the drive approaches at 1821 & 1902 Century Drive, including for oversied trailers, the approach radii were increased, a portion of 4" sidewalk needs to be installed at 9" thick and 40 LFT of curb and gutter to be widened and hand formed. Addition of a 10" stone temporary drive approach was necessary to maintain access to 1902 Century Drive also due to the restrictive turning movement of large trailer specifically during reconstruction of the southbound lane. This work will result in saw cutting edge of pavement for installation of hand formed curb and gutter for 210 LFT. *See Figure 1 on Page 3.*

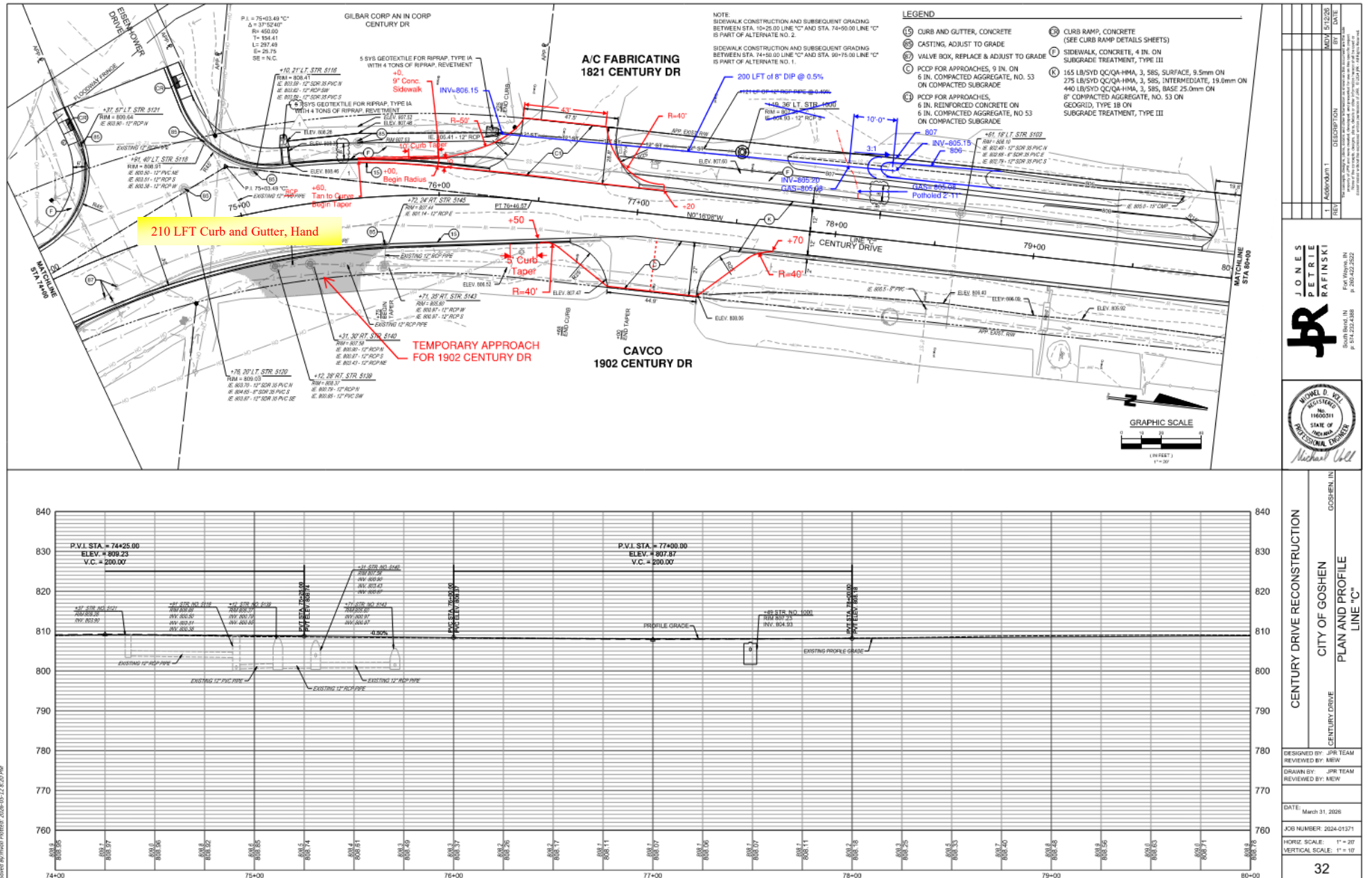
Several storm sewer revisions are necessary due to multiple reasons. The proposed Drywell Str. 1001 at 1821 Century was eliminated and replaced with 8" DIP culvert pipe to reduce long-term maintenance needs; 8" DIP was necessary to accommodate separation from gas service and allow for reduced cover over pipe. Additional CMP culverts were found to be deteriorated. These were replaced with 12" RCP for the roadway crossing near Sta. 80+32 Lt and 8" DIP was necessary at 1802 Century Drive as the existing culvert was smashed, preventing drainage and to meet minimum cover allowed between the top of pipe and top of finished surface. 6" DIP was needed at 1803 Century to provide an overflow drainage between Drywell Str. 1001 and existing structure. A 15" CMP extension (quote includes connection to existing culvert with manufacture's coupling) is required to reconnect the existing 15" CMP culvert at existing Str. 5099, which will be removed and replaced as it is inaccessible to maintenance due to the small size of the structure opening and cannot accommodate the new 12" RCP culvert to be connected at this structure. *See Figure 2 on Page 4.*

City of Goshen Engineering staff compared Niblock's newly quoted pay item unit costs to comparable items on recent quotes for other city projects and found the quoted pricing to be acceptable.

The original contract amount was \$5,477,547.25; Change Order No. 1 increases the total contract by \$63,418.58 for a revised contract amount of \$ \$5,540,965.83 which is an increase of 1.16% over the original contract amount.

**Requested Motion: Approve Change Order No. 1 for the Century Drive
Reconstruction for additional work as described above for
the amount of \$63,418.58**

Century Drive Reconstruction – Change Order No. 1 (Jn: 2024-0030)
 October 7, 2026
 Page 3



Page 4

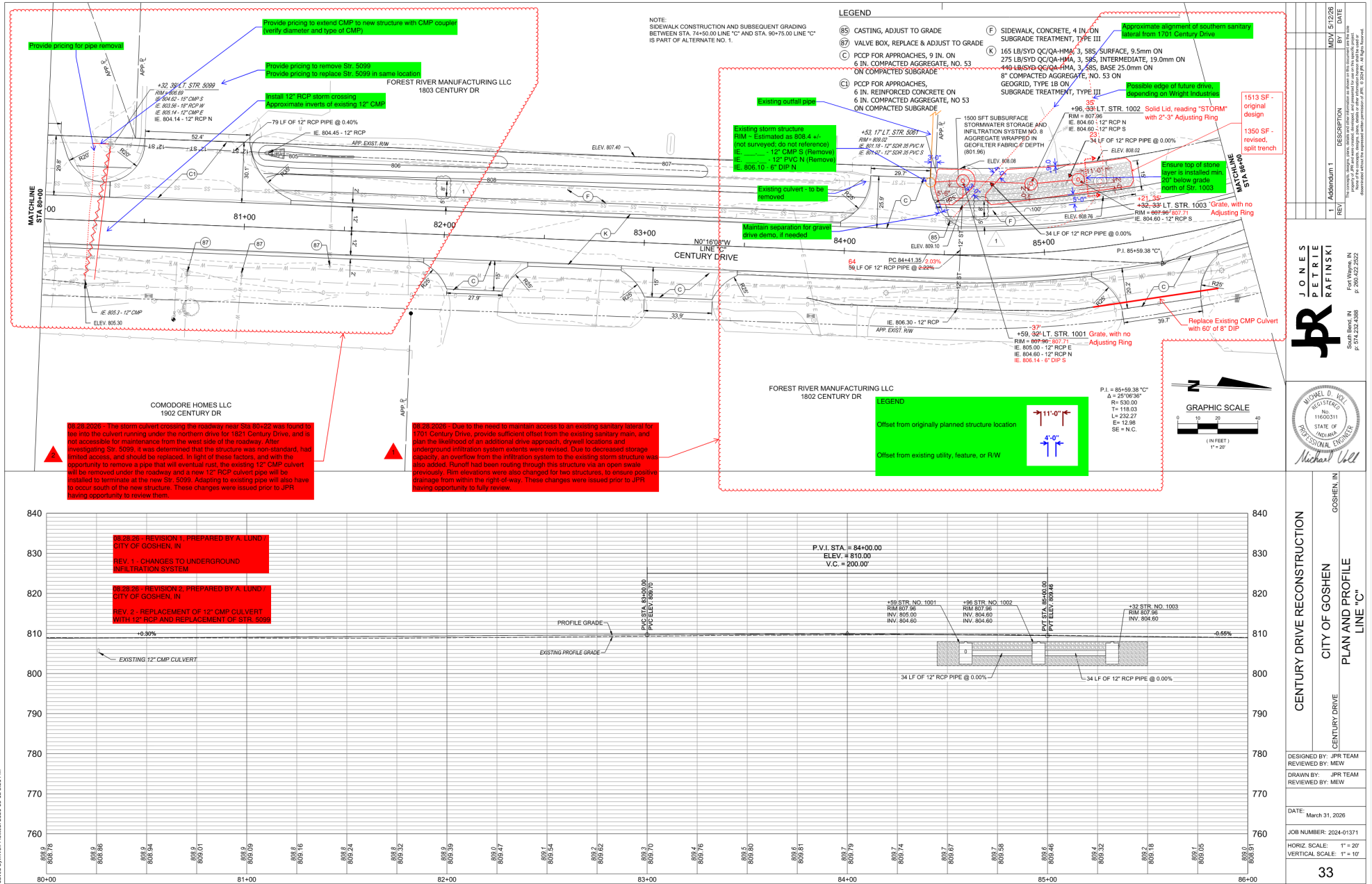


Figure 2 – Revised Stormwater Drainage at 1803 & 1802 Century Drive

Change Order No. 1

Date: 10/13/2026

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

OWNER: City of Goshen

PROJECT NAME: Century Drive Reconstruction

PROJECT NUMBER: 2024-0030

CONTRACTOR: Niblock Excavating, Inc.

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

During construction the following changes were found to be necessary for reasons as described: To prevent anticipated damage to the proposed approaches, sidewalk, curb and gutter by better accommodating turning movement at the drive approaches at 1821 & 1902 Century Drive, including for oversied trailers, the approach radii were increased, a portion of 4" sidewalk needs to be installed at 9" thick and 40 LFT of curb and gutter to be widened and hand formed. Addition of a 10" stone temporary drive approach was necessary to maintain access to 1902 Century Drive also due to the restrictive turning movement of large trailer specifically during reconstruction of the southbound lane. This work will result in saw cutting edge of pavement for installation of hand formed curb and gutter for 210 LFT.

Several Stormsewer revisions are necessary due to multiple reasons. The proposed Drywell Str. 1001 at 1821 Century was eliminated and replaced with 8" DIP culvert pipe to reduce long-term maintenance needs; 8" DIP was necessary to accommodate separation from gas service and allow for reduced cover over pipe. Additional CMP culverts were found to be deteriorated. These were replaced with 12" RCP for the roadway crossing near Sta. 80+32 Lt and 8" DIP was necessary at 1802 Century Drive as the existing culvert was smashed, preventing drainage and to meet minimum cover allowed between the top of pipe and top of finished surface. 6" DIP was needed at 1803 Century to provide an overflow drainage between Drywell Str. 1001 and existing structure. A 15" CMP extension (quote includes connection to existing culvert with manufacture's coupling) is required to reconnect the existing 15" CMP culvert at existing Str. 5099, which will be removed and replaced as it is inaccessible to maintenance due to the small size of the structure opening and cannot accommodate the new 12" RCP culvert to be connected at this structure.

CHANGE ORDER FORM

6	MANHOLE, REMOVE	1 EA	@	\$700.00		\$700.00
7	PIPE, REMOVE	125 LFT	@	\$15.50		\$1,937.50
13	STRUCTURE BACKFILL, TYPE 2	12 CYS	@	\$80.00		\$952.00
25	CURB AND GUTTER, CONCRETE	-250 LFT	@	\$38.50		-\$9,625.00
26	PCCP FOR APPROACHES, 9 IN.	111 SYS	@	\$132.50		\$14,669.08
35	PIPE, RCP, 12 IN. DIA	-52 LFT	@	\$60.50		-\$3,146.00
40	DRYWELL	-1 EA	@	\$5,000.00		-\$5,000.00
45	CATCH BASIN, 60 IN. DIA	1 EA	@	\$7,500.00		\$7,500.00
5A	SIDEWALK, CONCRETE	-15 SYS	@	\$71.50		-\$1,072.50
CO1.1	PIPE, DIP, 6 IN. DIA	16 LFT	@	\$127.50		\$2,040.00
CO1.2	PIPE, DIP, 8 IN. DIA	260 LFT	@	\$106.50		\$27,690.00
CO1.3	PIPE, CMP, 15 IN. DIA	20 LFT	@	\$75.00		\$1,500.00
CO1.4	CURB AND GUTTER, CONCRETE, HAND-	250 LFT	@	\$42.50		\$10,625.00
CO1.5	SAW CUT EDGE OF PAVEMENT	210 LFT	@	\$7.85		\$1,648.50
CO1.6	TEMPORARY DRIVE APPROACH, 10" THICK	1 EA	@	\$11,500.00		\$11,500.00
CO1.7	TRAFFIC CONTROL, PH 1, TEMP APPROACH	1 EA	@	\$1,500.00		\$1,500.00
Subtotal -						\$63,418.58

CHANGE ORDER FORM

Change Order No. 1

II. ADJUSTMENTS IN AMOUNT OF CONTRACT

1. Amount of original contract	\$5,477,547.25
2. Net (Addition/ Reduction) due to all Previous Contract Supplements Numbers 1 to <u>0</u>	\$0.00
3. Amount of Contract, not including this supplement	\$5,477,547.25
4. Addition/ Reduction to Contract due to this supplement	\$63,418.58
5. Amount of Contract, including this supplemental	\$5,540,965.83
6. Total (Addition/ Reduction) due to all Change Orders (Line 2 + Line 4)	\$63,418.58
7. Total percent of change in the original contract price Includes Change Order No. 1 to <u>1</u> (Line 6 divided by Line 1)	1.16%

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 2 calendar days, making the final completion date N/A.
2. Any additional work to be performed under this Contract supplement will be carried out in compliance with the specifications included in the preceding Description of Work Involved, with the supplemental contract drawing designed as _____, and under the provisions of the original contract including compliance with applicable equipment specifications, general specifications and project specifications for the same type of work.
3. This Contract Supplement, unless otherwise provided herein, does not relieve the contractor from strict compliance with the guarantee provisions of the original contract, particularly those pertaining to performance and operation of equipment.
4. The contractor expressly agrees that he will place under coverage of his Performance and Payment Bonds and contractor's insurance, all work covered by this Contract Supplement. The contractor will furnish to the owner evidence of increased coverage of this Performance and Payments bonds for the accrued value of all contract supplements, which exceed the original contract price by twenty (20) percent.

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: Engineering Department

**RE: EAST COLLEGE AVENUE DRAINAGE ASSISTANCE
(JN 2025-0030)**

Date: October 13, 2026

In support of the evaluation of design alternatives for re-routing Elkhart County regulated drains, which flow the College Avenue, Phase II project, Redevelopment Commission approved an agreement in 2025 with Abonmarche to update the original drainage study for the East College Avenue industrial area.

Additional engineering work beyond the original scope of the update was found to be necessary to investigate the feasibility of expanding stormwater storage and storm infrastructure on the north side of College Avenue, in order to determine whether Lateral "L" (which flows on the south of College Avenue) may also be routed through the Brinkley site developments. Landscaping within the Brinkley site also needed to be investigated for conflicts with the proposed roadway project and potential storm changes north of the roadway.

Abonmarche provided pricing for completing these tasks, which amounts to an increase of \$10,800, bringing the amended contract total to \$55,700.

Maps of the alternates requiring additional investigation are attached.

Suggested Motion: Move to approve contract Amendment No. 1 with Abonmarche Consultants for the East College Avenue Drainage Assistance project in the amount of \$10,800 and authorize the Redevelopment Director to sign the Amendment.

AMENDMENT NO. 1

East College Avenue Drainage Assistance

THIS AMENDMENT NO. 1 (“Amendment”) is entered into on _____, 2026, which is the last signature date set forth on the signature page, by and between **Abonmarche Consultants, Inc.** (“Consultant”), whose mailing address is 303 River Race Drive, Unit 206, Goshen, Indiana 46526, and **City of Goshen, Indiana**, a municipal corporation and political subdivision of the State of Indiana acting through the Goshen Redevelopment Commission (“City”).

RECITALS

(A) City and Consultant entered into an Agreement on September 30, 2025 (the “Original Agreement”) for Consultant to provide professional services, labor, equipment, and expertise necessary to perform an update of the East College Avenue Drainage Study, including analysis, design support, and legal documentation.

(B) It is necessary for Consultant to perform additional services under Task #2 to update the drainage study and to add a new Task #6 to for the evaluation and revision of proposed landscaping.

(C) Any modification or amendment to the terms and conditions of the Original Agreement shall be made in writing and signed by both parties.

In consideration of the terms, conditions and mutual covenants to be kept and performed under the Original Agreement, and under the terms, conditions and mutual covenants of this Amendment, the parties agree as follows:

SECTION 1. Scope of Services

The Agreement shall be amended by adding the following services to be performed by Consultant:

(A) Task #2 – Update Drainage Study. Task #2 shall include the following additional services:

(1) Evaluate the feasibility and benefit of expanding the stormwater storage along the east side of Brinkley’s development to detain additional runoff.

(2) Evaluate the feasibility and benefit of expanding the conveyance ditch along the south side of Brinkley’s development, north of College Avenue, to detain additional runoff.

(3) Determine the amount of Lateral L that could be directed to the north side of College Avenue by utilizing the expanded storage areas described above.

(4) Watershed “E” as defined in the original drainage report, had been removed from the catchment area in the previous amendment following discussions with the Elkhart County Drainage Board due to the installation of a tile system within the farm field. However, recent aerial imagery suggests that a measurable amount of runoff overflows into the Brinkley basins watershed. Consultant will discuss this with Elkhart County and, pending the discussion, will add 75% of the area back into the watershed as an agreed approximation.

(5) After expanding the ditches as described above; redirecting a portion of Lateral L to the north; and adding 75% of Watershed “E” back into the model, Consultant will determine the

required storage in the South Basin while including a 24" and 36" outlet pipe at the bottom of the basin.

(6) Evaluate the existing County regulated drainage ditch along the railroad tracks to Rock Run Creek to determine the capacity available for discharges from the North Pond and South Basin.

(B) Task #6 – Landscape Mound and Plantings (New Task). Task #6 shall include review of the proposed landscape mound and plantings provided by Brinkley along the north side of College Avenue. Overlay the proposed plan into College Avenue design files and review for potential conflicts. Revise the plan following meeting and discussions with the City and submit for review.

SECTION 2. Compensation

City agrees to compensate Consultant for performing the services under this Amendment as follows:

- | | | |
|-----|---|---------|
| (A) | Task #2 - Update Drainage Study | \$8,300 |
| (B) | Task #6 - Landscape Mound and Plantings | \$2,500 |

SECTION 3. Original Agreement

In all respects, all other provisions of the Original Agreement not affected by this Amendment shall remain in full force and effect.

SECTION 4. Authority to Execute; Counterparts and Electronic Signatures.

(A) The undersigned affirm that all steps have been taken to authorize execution of this Amendment, and upon the undersigned's execution, bind their respective organizations to the terms of the Amendment.

(B) This Amendment may be executed in two or more counterparts, each of which shall be taken to be one and the same document, with the same effect as if the parties hereto had signed the same signature page. An electronic copy of any party's signature shall be deemed legally binding as the original signatures.

IN WITNESS WHEREOF, the parties have executed this Amendment on the dates as set forth below.

City of Goshen, Indiana
Redevelopment Commission

Abonmarche Consultants, Inc.

Becky Hutsell, Redevelopment Director

By: _____

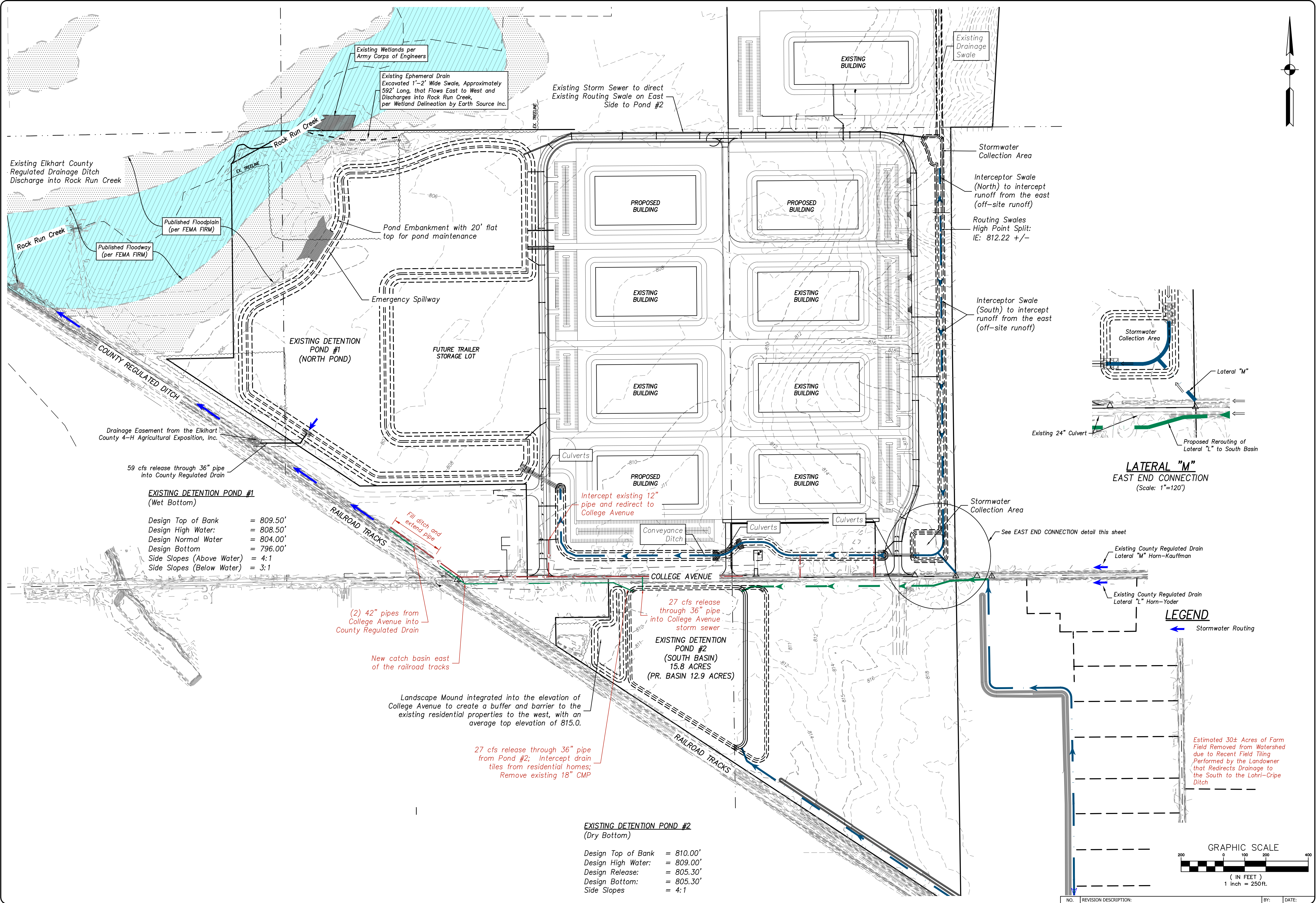
Printed: _____

Date Signed: _____

Title: _____

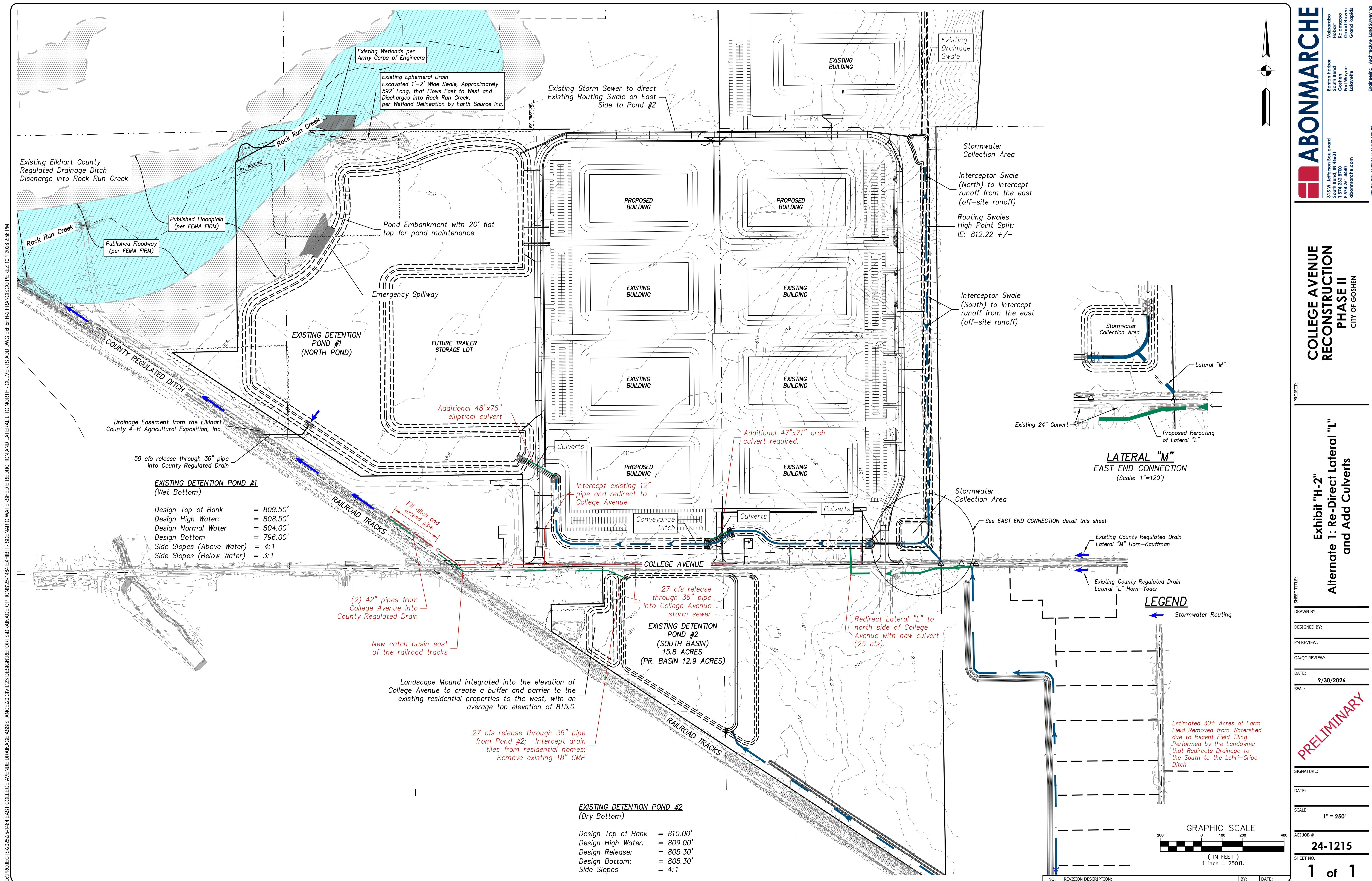
Date Signed: _____

C:\PROJECTS\202505-1484 EAST COLLEGE AVENUE DRAINAGE ASSISTANCE\20 CIVIL\23 DESIGN\REPORTS\DRAINAGE OPTIONS\25-1484 EXHIBIT - SCENARIO WATERSHED E REDUCTION - NOT REDIRECTING LAT L DWG EXHIBIT H-1 FRANCISCO PEREZ 10.1.2026 2:58 PM



**COLLEGE AVENUE
RECONSTRUCTION
PHASE II**
CITY OF GOSHEN

Exhibit "H-1"
Revised Plan with Watershed "E"
Reduction



**COLLEGE AVENUE
RECONSTRUCTION
PHASE II
CITY OF GOSHEN**

Exhibit "H-2"
Alternate 1: Re-Direct Lateral "L"
and Add Culverts

SHEET TITLE:

DRAWN BY:

DESIGNED BY:

PM REVIEW:

QA/QC REVIEW

DATE: _____

SEAL

PRELIMINARY

SIGNATURE _____

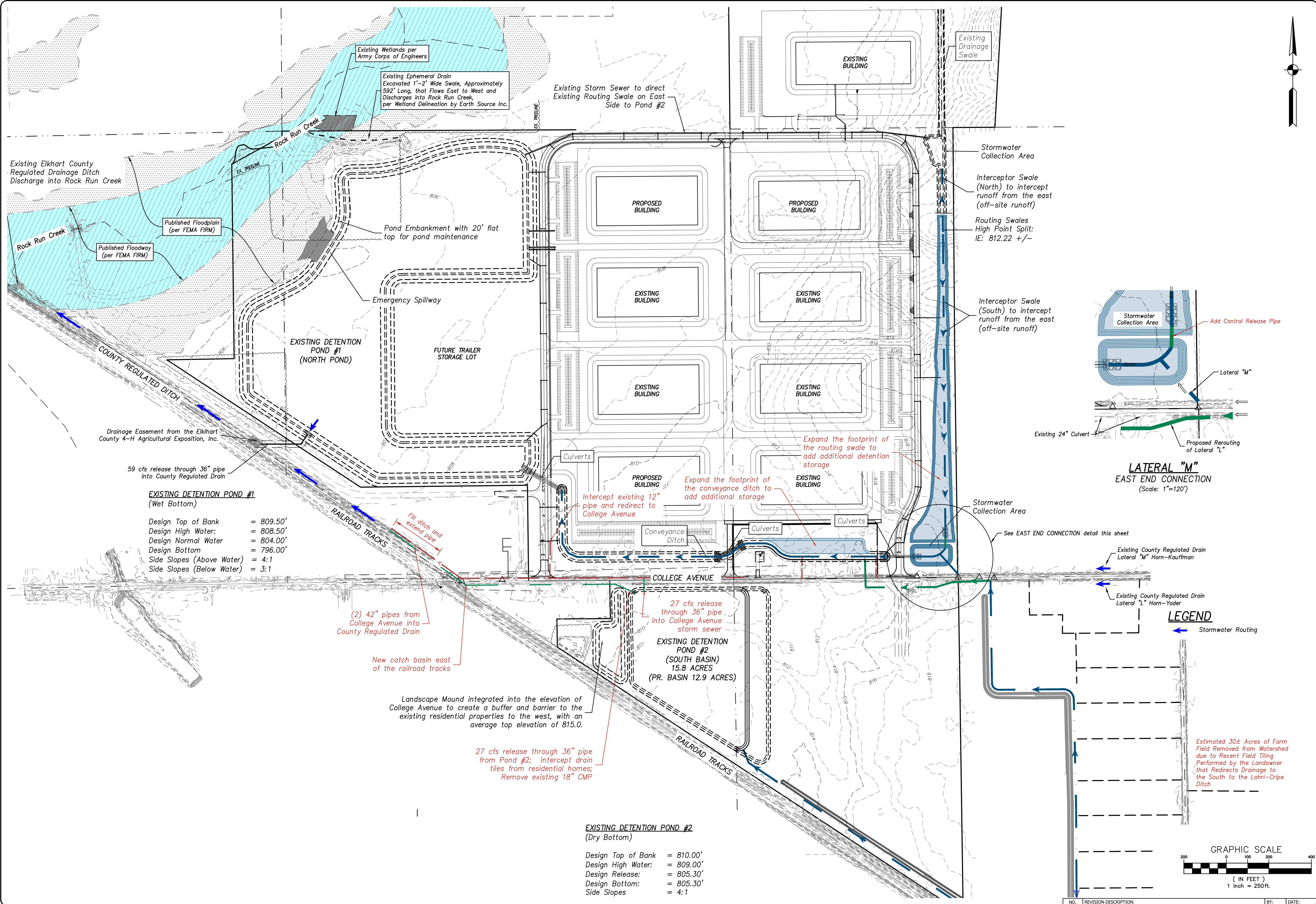
DATE: _____

SCALE: _____

ACI JOB #
24-1215

SHEET NO.

C:\PROJECTS\202505-1484 EAST COLLEGE AVENUE DRAINAGE ASSISTANCE\20 CIVIL\23 DESIGN\REPORTS\DRAINAGE OPTIONS\25-1484 EXHIBIT - SCENARIO WATERSHED E REDUCTION AND LATERAL L TO NORTH - EXPAND SWALES DWG EXHIBIT H-3 FRANCISCO PEREZ 10.1.2026 2:55 PM



**COLLEGE AVENUE
RECONSTRUCTION
PHASE II**
CITY OF GOSHEN

PROJECT:

**Exhibit "H-3"
Alternate 2: Re-Direct Lateral "L"
and Widen Ditches**

SHEET TITLE:

DRAWN BY:

DESIGNED BY:

PM REVIEW:

QA/QC REVIEW:

DATE: 9/30/2026

SEAL:

SIGNATURE:

DATE:

SCALE: 1" = 250'

ACI JOB #
24-1215

SHEET NO.



**Engineering Department
CITY OF GOSHEN**

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

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

Memorandum

To: Goshen Redevelopment Commission

From: Engineering Department

**RE: COLLEGE AVE – PHASE III – UPDATED COST ESTIMATE
(JN 2021-0017)**

Date: October 13, 2026

Reconstruction of College Avenue between 9th Street and US 33 was originally estimated in 2020, with modest increases in preliminary engineering (PE) and construction (CN) estimated as Goshen was soliciting proposals for a design consultant and following the negotiations of the PE contract. These amounts are shown in the table on next page and are the same as the current costs reflected in MACOG's Transportation Improvement Plan (TIP).

As Structurepoint completed their Stage I estimate, they found estimated construction costs of approximately \$13.9 million, a roughly \$6.3 million increase. As they created their Stage I estimate, they did take extra time to include items that were not fully designed to develop a much more solid estimate. With estimated construction inspection and a preliminary costs of water main replacement, the total increase would be approximately \$7.8 million. The water main replacement would be non-participating, meaning it would need to be paid locally.

With plans continuing into Stage II and construction limits more generally defined, Structurepoint has also recently been able to provide an updated total for design and right-of-way costs. The total of these combined costs is expected to be \$3.5 million, which is a roughly \$1.3 million increase.

Engineering staff proceeded with applying for Federal funding participation of these costs in MACOG's Call for Projects, which closed yesterday, October 12. Provided the requested maximum federal funding match is achieved, we expect an increase of approximately \$2.3 million in local funds. We will continue to be in conversation with MACOG and anticipate a response from them by the end of the year as to revised funding amounts, programmed in the TIP.



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engineering@goshencity.com • www.goshenindiana.org

Project	Phase	Total Costs		
		Prior Estimate	Current Estimate Submitted to MACOG	Cost Increase
College Avenue	Preliminary Engineering (PE)	\$866,450	\$1,707,841	\$841,391
Phase III (9th Street to US 33)	Right-of-Way (RW)	\$1,300,000	\$1,749,429	\$449,429
	Subtotal, PE & RW	\$2,166,450	\$3,457,270	\$1,290,820
	Construction & Contingency	\$7,375,000	\$13,020,000	\$5,645,000
	Railroad	\$250,000	\$900,000	\$650,000
	Subtotal, Construction & Railroad	\$7,625,000	\$13,920,000	\$6,295,000
	Construction, Non-Participating	\$900,000	\$1,500,000	\$600,000
	Subtotal, All Construction & Railroad	\$8,525,000	\$15,420,000	\$6,895,000
	Construction Inspection (CI)	\$1,158,500	\$2,032,800	\$874,300
	Subtotal, Construction & CI	\$9,683,500	\$17,452,800	\$7,769,300
	Total, All Phases	\$11,849,950	\$20,910,070	\$9,060,120

Note: Non-Participating construction costs reflect a possible water main replacement from 9th Street to 15th Street.

Project	Phase	Federal Costs		Local Costs		
		Current Programmed	Future Revised Funding Request / Revised Funding Level	Revised Cost with Federal Funds as Requested	Estimated Local Cost Increase above Previous Estimate	Federal %
College Avenue	Preliminary Engineering (PE)	\$693,160	\$1,366,273	\$341,568	\$168,278	80.00%
Phase III (9th Street to US 33)	Right-of-Way (RW)	\$1,040,000	\$1,399,543	\$349,886	\$89,886	80.00%
	Subtotal, PE & RW	\$1,733,160	\$2,765,816	\$691,454	\$258,164	80.00%
	Construction & Contingency	\$5,900,000	\$10,416,000	\$2,604,000	\$1,129,000	80.00%
	Railroad		\$720,000	\$180,000	\$130,000	80.00%
	Subtotal, Construction & Railroad	\$5,900,000	\$11,136,000	\$2,784,000	\$1,259,000	80.00%
	Construction, Non-Participating			\$1,500,000	\$600,000	
	Subtotal, All Construction & Railroad	\$5,900,000	\$11,136,000	\$4,284,000	\$1,859,000	
	Construction Inspection (CI)		\$1,626,240	\$406,560	\$174,860	80.00%
	Subtotal, Construction & CI	\$5,900,000	\$12,762,240	\$4,690,560	\$2,033,860	73.12%
	Total, All Phases	\$7,633,160	\$15,528,056	\$5,382,014	\$2,292,024	74.26%

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 **September 9, 2026, through October 8, 2026**, and finds that entries are allowed in the total amount of **\$1,274,273.00**

APPROVED on October 13, 2026

Brian Garber, President

Jonathan Graber, Secretary



Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 0210420 - AMAZON CAPITAL SERVICES, INC.										Vendor Total: 39.48
1V9V-3J13-1VJM	Invoice	9/24/2026	9/8/2026	10/8/2026	9/8/2026	39.48	0.00	0.00	0.00	39.48
OFFICE SUPPLIES	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
OFFICE SUPPLIES	N/A		0.00	0.00	39.48	0.00	0.00	0.00	39.48	
Distributions										
Account Number	Account Name	Project	Account Key	Amount	Percent					
2226-5-00-4290001	REDV OP/OTHER SUPPLIES			39.48	100.00%					
Vendor: 0200013 - GOSHEN UTILITIES										Vendor Total: 45.65
311-2440-07 9/14/26	Invoice	9/24/2026	9/14/2026	10/14/2026	9/14/2026	45.65	0.00	0.00	0.00	45.65
309 E KERCHER	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
309 E KERCHER	N/A		0.00	0.00	45.65	0.00	0.00	0.00	45.65	
Distributions										
Account Number	Account Name	Project	Account Key	Amount	Percent					
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS			45.65	100.00%					
Vendor: 0214121 - GREENTEC INNOVATIONS, INC.										Vendor Total: 11,406.05
ORD35624	Invoice	9/25/2026	9/21/2026	9/21/2026	9/21/2026	11,406.05	0.00	0.00	0.00	11,406.05
RESTAURANT ROW - PLANTERS	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
RESTAURANT ROW - PLANTERS	N/A		0.00	0.00	11,406.05	0.00	0.00	0.00	11,406.05	
Distributions										
Account Number	Account Name	Project	Account Key	Amount	Percent					
4446-5-00-4390930	CONS RR/US33/OTHER SVCS & CHGS			11,406.05	100.00%					
Vendor: 0200014 - NIPSCO										Vendor Total: 228.48
014-706-006-0 9/2/26	Invoice	9/24/2026	9/2/2020	9/22/2020	9/2/2020	228.48	0.00	0.00	0.00	228.48
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	228.48	0.00	0.00	0.00	228.48	
Distributions										
Account Number	Account Name	Project	Account Key	Amount	Percent					
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS			228.48	100.00%					

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	4	11,719.66	0.00	0.00	0.00	11,719.66	0.00	11,719.66
Grand Total:		11,719.66	0.00	0.00	0.00	11,719.66	0.00	11,719.66

Account Summary

Account	Name	Amount
2226-5-00-4290001	REDV OP/OTHER SUPPLIES	39.48
Total:		39.48

Account	Name	Amount
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS	274.13
Total:		274.13

Account	Name	Amount
4446-5-00-4390930	CONS RR/US33/OTHER SVCS & CHGS	11,406.05
Total:		11,406.05



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:	3,603.00		
26-3246	Invoice	10/15/2026	9/10/2026	10/10/2026	9/10/2026	3,603.00	0.00	0.00	0.00	3,603.00		
COLLEGE AVE PHASE 1 CE INSPECTION		AP1ST - AP1ST	No									
Items												
Item Description		Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total			
COLLEGE AVE PHASE 1 CE INSPECTION		N/A	0.00	0.00	3,603.00	0.00	0.00	0.00	3,603.00			
Distributions												
Account Number		Account Name	Project Account Key		Amount	Percent						
4445-5-00-4310502		SE E.D. TIF/CONTR SVCS			3,603.00	100.00%						
Vendor: 0205859 - ABONMARCHÉ CONSULTANTS, INCORPORATED											Vendor Total:	42,313.00
165487	Invoice	10/15/2026	8/8/2026	9/7/2026	8/8/2026	2,625.00	0.00	0.00	0.00	2,625.00		
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	2,625.00	0.00	0.00	0.00	2,625.00			
Distributions												
Account Number		Account Name	Project Account Key		Amount	Percent						
4446-5-00-4310502		CONS RR/US33/CONTRACTUAL SVCS			2,625.00	100.00%						
165503	Invoice	10/15/2026	8/8/2026	9/7/2026	8/8/2026	3,500.00	0.00	0.00	0.00	3,500.00		
CHERRY CREEK SIDEWALK		AP1ST - AP1ST	No									
Items												
Item Description		Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total			
CHERRY CREEK SIDEWALK		N/A	0.00	0.00	3,500.00	0.00	0.00	0.00	3,500.00			
Distributions												
Account Number		Account Name	Project Account Key		Amount	Percent						
4445-5-00-4420000		SE E.D. TIF/CAPITAL PROJ			3,500.00	100.00%						
165506	Invoice	10/15/2026	8/8/2026	9/7/2026	8/8/2026	2,800.00	0.00	0.00	0.00	2,800.00		
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	2,800.00	0.00	0.00	0.00	2,800.00			
Distributions												
Account Number		Account Name	Project Account Key		Amount	Percent						
4446-5-00-4310502		CONS RR/US33/CONTRACTUAL SVCS			2,800.00	100.00%						
165945	Invoice	10/15/2026	9/9/2026	10/9/2026	9/9/2026	888.00	0.00	0.00	0.00	888.00		
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	888.00	0.00	0.00	0.00	888.00			
Distributions												
Account Number		Account Name	Project Account Key		Amount	Percent						
4446-5-00-4310502		CONS RR/US33/CONTRACTUAL SVCS			888.00	100.00%						
166098	Invoice	10/15/2026	9/16/2026	10/16/2026	9/16/2026	18,000.00	0.00	0.00	0.00	18,000.00		
ENC CHERRY CREEK INSPECTION		AP1ST - AP1ST	No									

Payable Register

Packet: APPKT06787 - RDC 10/15/26

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	
ENC CHERRY CREEK INSPECTION	N/A		0.00	0.00	18,000.00	0.00	0.00	0.00	18,000.00	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ				18,000.00	100.00%				
166099	Invoice	10/15/2026	9/16/2026	10/16/2026	9/16/2026	1,000.00	0.00	0.00	0.00	1,000.00
CHERRY CREEK UTILITY COORDINATION	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
CHERRY CREEK UTILITY COORDINATION	N/A		0.00	0.00	1,000.00	0.00	0.00	0.00	1,000.00	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ				1,000.00	100.00%				
166195-23	Invoice	10/15/2026	9/22/2026	10/22/2026	9/22/2026	13,500.00	0.00	0.00	0.00	13,500.00
ENC COLLEGE AVE PHASE 2	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ENC COLLEGE AVE PHASE 2	N/A		0.00	0.00	13,500.00	0.00	0.00	0.00	13,500.00	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ				13,500.00	100.00%				

Vendor: [0214138 - ACCURATE METAL FABRICATING](#)

Vendor Total: 45,649.04

121206	Invoice	10/15/2026	9/28/2026	9/28/2026	9/28/2026	45,649.04	0.00	0.00	0.00	45,649.04
RESTAURANT ROW FENCING	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
RESTAURANT ROW FENCING	N/A		0.00	0.00	45,649.04	0.00	0.00	0.00	45,649.04	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT				45,649.04	100.00%				

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

Vendor Total: 23,645.85

209966	Invoice	10/15/2026	9/4/2026	10/4/2026	9/4/2026	1,066.60	0.00	0.00	0.00	1,066.60
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	1,066.60	0.00	0.00	0.00	1,066.60	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS				1,066.60	100.00%				
210004-40	Invoice	10/8/2026	10/8/2026	11/7/2026	10/8/2026	22,579.25	0.00	0.00	0.00	22,579.25
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	22,579.25	0.00	0.00	0.00	22,579.25	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS				22,579.25	100.00%				

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

Vendor Total: 736.00

45284	Invoice	10/15/2026	10/1/2026	10/31/2026	10/1/2026	736.00	0.00	0.00	0.00	736.00
SEPTEMBER MOWING	AP1ST - AP1ST				No					

Payable Register

Packet: APPKT06787 - RDC 10/15/26

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
SEPTEMBER MOWING Distributions	N/A	0.00	0.00	736.00	0.00	0.00	0.00	736.00		
Account Number	Account Name	Project	Account Key	Amount	Percent					
2226-5-00-4310502	REDV OP/CONTRACT SVCS			736.00	100.00%					

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

Vendor Total: 14,417.85

14715-07	Invoice	10/15/2026	10/6/2026	10/6/2026	10/6/2026	9,400.35	0.00	0.00	0.00	9,400.35
US 33 WATER SYSTEM UPGRADE PHASE 1 D...			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	9,400.35	0.00	0.00	0.00	9,400.35
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS			9,400.35	100.00%			

14715-08	Invoice	10/15/2026	9/25/2026	9/25/2026	9/25/2026	5,017.50	0.00	0.00	0.00	5,017.50
US 33WATER SYSTEM UPGRADE PHASE 1 D...			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	5,017.50	0.00	0.00	0.00	5,017.50
Distributions									
Account Number		Account Name	Project Account Key		Amount	Percent			
4445-5-00-4310502		SE E.D. TIF/CONTR SVCS			5,017.50	100.00%			

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

Vendor Total: 38,583.25

85640-33	Invoice	10/15/2026	8/10/2026	9/9/2026	8/10/2026	25,654.90	0.00	0.00	0.00	25,654.90
ENC BLACKPORT DR RECONSTRUCTION			AP1ST - AP1ST	No						

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BLACKPORT DR RECONSTRUCTION Distributions	N/A	0.00	0.00	25,654.90	0.00	0.00	0.00	25,654.90
Account Number	Account Name	Project Account Key		Amount	Percent			
4446-5-00-4310502	CONS RR/US33/CONTRACTUAL SVCS			25,654.90	100.00%			

85876-34	Invoice	10/15/2026	9/10/2026	10/10/2026	9/10/2026	12,928.35	0.00	0.00	0.00	12,928.35
ENC BLACKPORT DR RECONSTRUCTION			AP1ST - AP1ST	No						

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ENC BLACKPORT DR RECONSTRUCTION Distributions	N/A	0.00	0.00	12,928.35	0.00	0.00	0.00	12,928.35
Account Number	Account Name	Project Account Key		Amount	Percent			
4446-5-00-4310502	CONS RR/US33/CONTRACTUAL SVCS			12,928.35	100.00%			

Vendor: [0200174 - ELKHART COUNTY GRAVEL INC.](#)

Vendor Total: 89,943.75

11505	Invoice	10/15/2026	9/1/2026	10/1/2026	9/1/2026	89,943.75	0.00	0.00	0.00	89,943.75
TROM UJNSUITABLE SOILS			AP1ST - AP1ST	No						

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
TRORM UNSUITABLE SOILS Distributions	N/A	0.00	0.00	89,943.75	0.00	0.00	0.00	89,943.75
Account Number	Account Name	Project Account Key		Amount	Percent			
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT			89,943.75	100.00%			

Vendor: [0207255 - INDIANA MEDIA GROUP](#)

Vendor Total: 64.94

1985325	Invoice	10/15/2026	9/3/2026	10/3/2026	9/3/2026	64.94	0.00	0.00	0.00	64.94
PUBLICATION FOR RFP SR 15 PROPRITIES			AP1ST - AP1ST	No						

Payable Register

Packet: APPKT06787 - RDC 10/15/26

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		
PUBLICATION FOR RFP SR 15 PROPRITIES	N/A	0.00	0.00	64.94	0.00	0.00	0.00	64.94		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS		64.94	100.00%						

Vendor: [0202551 - JOHN WILLIAM DAVIS, JR.](#)

Vendor Total: 49,798.05

20D05-1604	Invoice	10/5/2026	10/5/2026	10/15/2026	10/5/2026	49,798.05	0.00	0.00	0.00	49,798.05
RAMIREZ SETTLEMENT	AP1ST - AP1ST	No								

Notes: CHECK MADE OUT - DAVIS & ROOSE TRUST ACCOUNT - BENEFIT OF AGUSTIN RAMIREX & MARIA CALDERON

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
RAMIREZ SETTLEMENT Distributions	N/A	0.00	0.00	49,798.05	0.00	0.00	0.00	49,798.05
Account Number	Account Name	Project Account Key		Amount	Percent			
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT			49,798.05	100.00%			

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

Vendor Total: 48,914.82

0053513	Invoice	10/15/2026	8/30/2026	9/29/2026	8/30/2026	23,238.55	0.00	0.00	0.00	23,238.55
CENTURY MAPLE CITY DR RECONSTRUCTION	AP1ST - AP1ST	No								

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
CENTURY MAPLE CITY DR RECONSTRUC...	N/A	0.00	0.00	23,238.55	0.00	0.00	0.00	23,238.55
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ			23,238.55	100.00%			

0053622	Invoice	10/15/2026	9/30/2026	10/30/2026	9/30/2026	25,676.27	0.00	0.00	0.00	25,676.27
CENTURY MAPLE CITY DR RECONSTRUCTION	AP1ST - AP1ST	No								

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
CENTURY MAPLE CITY DR RECONSTRUC...	N/A	0.00	0.00	25,676.27	0.00	0.00	0.00	25,676.27
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ			25,676.27	100.00%			

Vendor: [0210626 - KENNYLAND TREE WORKS LLC](#)

Vendor Total: 1,350.00

1048	Invoice	10/15/2026	9/4/2026	10/4/2026	9/4/2026	1,350.00	0.00	0.00	0.00	1,350.00
RIVER RACE DR EXT - TREE REMOVAL	AP1ST - AP1ST	No								

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
RIVER RACE DR EXT - TREE REMOVAL	N/A	0.00	0.00	1,350.00	0.00	0.00	0.00	1,350.00
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT			1,350.00	100.00%			

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

Vendor Total: 880,361.94

14864	Invoice	10/15/2026	9/22/2026	10/22/2026	9/22/2026	429,835.27	0.00	0.00	0.00	429,835.27
ENC LINCOLN STERY RECONSTRUCTION	AP1ST - AP1ST	No								

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ENC LINCOLN STERY RECONSTRUCTION	N/A	0.00	0.00	429,835.27	0.00	0.00	0.00	429,835.27
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
4502-5-00-4440000	ARP/CAPITAL OUTLAYS			429,835.27	100.00%			

Payable Register

Packet: APPKT06787 - RDC 10/15/26

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code		On Hold							
14872	Invoice	10/15/2026	9/24/2026	10/24/2026	9/24/2026	450,526.67	0.00	0.00	0.00	450,526.67
CENTURY MAPLE CITY DR RECONSTRUCTION	AP1ST - AP1ST		No							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
CENTURY MAPLE CITY DR RECONSTRUC...	N/A		0.00	0.00	450,526.67	0.00	0.00	0.00	450,526.67	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ				450,526.67	100.00%				

Vendor: [0212127 - T & T AUTOMOTIVE SERVICE](#)

Vendor Total: 9,792.75

13247	Invoice	10/15/2026	9/14/2026	10/14/2026	9/14/2026	9,792.75	0.00	0.00	0.00	9,792.75
RELiance ROAD LOT CLEARING		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
RELiance ROAD LOT CLEARING		N/A		0.00	0.00	9,792.75	0.00	0.00	0.00	9,792.75
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4446-5-00-4420000		CONS RR/US33/CAPITAL PROJECT				9,792.75	100.00%			

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

Vendor Total: 13,155.00

2026-21	Invoice	10/15/2026	9/26/2026	10/26/2026	9/26/2026	13,155.00	0.00	0.00	0.00	13,155.00
DOWTOWN VAULTS - 108 N MAIN		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
DOWTOWN VAULTS - 108 N MAIN		N/A		0.00	0.00	13,155.00	0.00	0.00	0.00	13,155.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4446-5-00-4420000		CONS RR/US33/CAPITAL PROJECT				13,155.00	100.00%			

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	26	1,262,329.24	0.00	0.00	0.00	1,262,329.24	0.00	1,262,329.24
Grand Total:		1,262,329.24	0.00	0.00	0.00	1,262,329.24	0.00	1,262,329.24

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	41,666.70
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS	64.94
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ	535,441.49
Total:		577,173.13

Account	Name	Amount
4446-5-00-4310502	CONS RR/US33/CONTRACTUAL SVCS	44,896.25
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT	209,688.59
Total:		254,584.84

Account	Name	Amount
4502-5-00-4440000	ARP/CAPITAL OUTLAYS	429,835.27
Total:		429,835.27



City of Goshen, IN

Payable Register

Payable Detail by Vendor Name

Packet: APPKT06760 - ELAN - RDC 10/15/26

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:	224.10
5864 9/25/26	Invoice	10/15/2026	9/25/2026	10/25/2026	9/25/2026	224.10	0.00	0.00	0.00	224.10
NOTARY CONT ED - IDEM PERMIT PAYMENT		AP1ST - AP1ST		No						
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
NOTARY CONT ED Distributions	N/A		0.00	0.00	49.10	0.00	0.00	0.00	49.10	
Account Number	Account Name		Project Account Key		Amount	Percent				
2226-5-00-4390301	REDV OP/SUBS & DUES				49.10	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
LINCOLN STEURY IDEM PERMIT PAYME... Distributions	N/A		0.00	0.00	175.00	0.00	0.00	0.00	175.00	
Account Number	Account Name		Project Account Key		Amount	Percent				
4446-5-00-4390930	CONS RR/US33/OTHER SVCS & CHGS				175.00	100.00%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	1	224.10	0.00	0.00	0.00	224.10	0.00	224.10
Grand Total:		224.10	0.00	0.00	0.00	224.10	0.00	224.10

Account Summary

Account	Name	Amount
2226-5-00-4390301	REDV OP/SUBS & DUES	49.10
	Total:	49.10

Account	Name	Amount
4446-5-00-4390930	CONS RR/US33/OTHER SVCS & CHGS	175.00
	Total:	175.00



October 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 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.

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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 in the next few months.

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

The Goshen Redevelopment Commission received one proposal from Struxure Development, LLC and previously authorized exclusive negotiations for redevelopment of the site. A Development Agreement has since been negotiated and approved for a residential apartment project located in the 200 block of South Third Street, north of West Jefferson Street. The project includes the redevelopment of approximately 0.69 acres of Redevelopment Commission-owned property and represents the next phase of investment in the River Race corridor.

On September 24, 2026, the City of Goshen Board of Public Works and Safety approved the Agreement for the Sale, Purchase, and Development of Real Estate with Struxure Development, LLC. The agreement provides for conveyance of the property to the developer and outlines responsibilities for related public improvements, including perimeter parking, curbs, sidewalks, utility connections, and other infrastructure improvements serving the site. The Board also authorized execution of documents necessary to complete closing and implement the agreement.

5. MILLRACE TOWNHOME SITE

PROJECT DESCRIPTION

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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 we anticipate that the public infrastructure work will be completed by the end of October.

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

PROJECT UPDATE

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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.

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

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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. 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.

14. EISENHOWER DRIVE & CARAGANA COURT RECONSTRUCTION

PROJECT DESCRIPTION

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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.

15. 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.

16. TRAILWAY EXTENSION – LINCOLN AVENUE TO PIKE STREET

PROJECT DESCRIPTION

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

PROJECT UPDATE

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

17. RIVER RACE DRIVE EXTENSION & PARKING LOT K EXPANSION

PROJECT DESCRIPTION

We have entered into an agreement with Abonmarche for the design work associated with this project.

18. 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.

19. 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

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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.