GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of October 13, 2026

The Goshen Redevelopment Commission met in a regular meeting 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.

CALL TO ORDER/ROLL CALL

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

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

APPROVAL OF MINUTES

A motion was made by Commissioner Graber and seconded by Commissioner Yoder to approve the the minutes of the regular meeting of September 8, 2026.

A motion was made by Commissioner Yoder and seconded by Garber to approve the minutes of the special meeting of September 25, 2026.

The motion was adopted unanimously.

OPEN PROPOSALS

65735 & 65753 State Road 15
Becky Hutsell, Redevelopment Director, no proposals were received. The RFP will stay open for an additional 30 days for any non-full price offers. Any proposals received will be opened on November 12, 2026, at the Board of Works meeting.

NEW BUSINESS

Proposed Modifications of Remaining Improvements Requirements – 323 South Sixth Street
Becky Hutsell, Redevelopment Director, reported that Tim Hochstetler, owner of 323 South Sixth Street, requested release of the property's $25,000 performance mortgage at the July meeting. Instead of forgiving the mortgage, the Commission requested a detailed plan for the remaining improvements. The memo in the meeting packet summarized the owner's proposals. The completion deadline remains April 1st, 2028.

Discussion about original agreement, what interior and exterior improvements are complete, and which still need done.

A motion was made by Commissioner Yoder and seconded by Commissioner Graber to approve an amendment to the existing agreement for 323 South 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 agreement.

The motion was adopted unanimously.

Agreement for the Sale, Purchase, and Development of Real Estate – 908 North Sixth Street

Becky Hutsell, Redevelopment Director, at the September meeting, in your packets, a copy of the proposal from Lacasa was provided. A review committee of Commissioner Garber, Commissioner Yoder and city staff met with Lacasa to review the proposal and work through development details.

Brad Hunsberger, Senior VP, Real Estate Development Lacasa, answered questions about the plans for development and indicated changes on the federal level area median income to 80%.

Discussion about how AMI is calculated and the changes to the agreement in reference to changing income levels.

A motion was made by Commissioner Graber and seconded by Commission Yoder to amend the agreement to read 80% area median income.

A motion was made by Commissioner Graber and seconded by Commissioner Yoder to approve the agreement as amended.

The motion was adopted unanimously.

Request Approval of Change Order No. 1 for Century Drive Reconstruction

Becky Hutsell, Redevelopment Director, reported that construction revealed the need to modify several commercial drive approaches to better accommodate large trucks and trailers. Several drainage issues, including deteriorated and damaged culverts, also require modifications to the stormwater system. The change order totals $63,418.58, bringing the revised contract amount to $5,540,965.82, a 1.16% increase over the original contract amount.

Discussion about whether these issues should be identified during design process and having exit interviews with consultants/contractors.

A motion was made by Commissioner Yoder and seconded by Commissioner Graber to approve Change Order No. 1 for Century Drive Reconstruction.

The motion was adopted unanimously.

Contract Amendment No. 1 with Abonmarche for East College Avenue Drainage Assistance

Becky Hutsell, Redevelopment Director, reported that evaluating alternatives for rerouting Elkhart County regulated drains that flow through the College Avenue Phase II project requires engineering work beyond the original update scope. This additional work will assess the feasibility of expanding stormwater storage and infrastructure north of College Avenue. Abonmarche proposed an additional $10,800 for these tasks, bringing the amended contract total to $55,700.

A motion was made by Commissioner Yoder and seconded by Commissioner Graber to approve contract Amendment No. 1 with Abonmarche Consultants for the East College Avenue Drainage Assistance project and authorize the Redevelopment Director to sign the Amendment.

The motion was adopted unanimously.

Request to Issue a Request for Proposals for Dierdorff Reconstruction

Becky Hutsell, Redevelopment Director, reported that city staff, in coordination with the Engineering Department, prepared a Request for Proposals (RFP) for professional services for the reconstruction of

Dierdorff Road from College Avenue south to County Road 40/Waterford Mills Parkway. The project has two phases: Phase 1 extends from Kercher Road south to County Road 40/Waterford Mills Parkway; Phase 2 extends from Kercher Road north to College Avenue. Proposals are due Monday, November 23, 2026, at 3:00 p.m. Commissioner Brett Weddell and Commissioner Yoder volunteered to review and score the proposals.

A motion was made by Commissioner Yoder and seconded by Commissioner Graber to approve the request to issue a Request for Proposals for Dierdorff Road Reconstruction design services and appoint two Commission members to assist in evaluating and scoring the proposals received.

The motion was adopted unanimously.

UPDATE

College Avenue Phase III Update Cost Estimates

Becky Hutsell, Redevelopment Director, reported that costs for reconstructing College Avenue between 9th Street and US 33 were initially estimated in 2020. Modest increases in preliminary engineering (PE) and construction (CN) costs were estimated. as Goshen. American Structurepoint's Stage 1 estimate placed construction costs at approximately $13.9 million, an increase of roughly $6.3 million. With Stage II and construction limits more clearly defined, Structurepoint provided an updated estimate of $3.5 million for combined design and right-of-way costs, an increase of roughly $1.3 million. The Engineering Department applied for federal funding for these costs through MACOG's Call of Projects, which closed on October 12, 2026. If the maximum requested federal funding match is secured, the additional local funding requirement is expected to be approximately $2.3 million.

Andrew Lund, Goshen Engineering Project Manager, answered questions from commission members.

Discussion about the cost increase. Instead of multiple phases of a project over several years, why not push a project through in a year. Funding sources discussed.

No motion taken.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Graber and seconded by Commissioner Yoder to approve the Register of Claims for $ 1,274,273.00.

The motion was adopted unanimously.

MONTHLY STAFF REPORT

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

OPEN FORUM

Commissioner Graber asked how the Downtown Vault Closure project was progressing. An update was provided.

Mayor Leichty thanked the commission for their participation in closing the vaults. This allows the city to contract the service if snow removal on Main Street. Larger snow removal equipment can now be used downtown, instead of being hand shoveled which will be a saving for the city.

Restaurant Row discussion about being a year-round amenity.

ADJOURNMENT

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

The motion was adopted unanimously.

The regular meeting was adjourned at 4:04 p.m.

APPROVED November 10, 2026

GOSHEN REDEVELOPMENT COMMISSION

Brian Garber, President

Jonathan Graber, Secretary