

FIVE YEAR CAPITAL PLAN 2025-2029

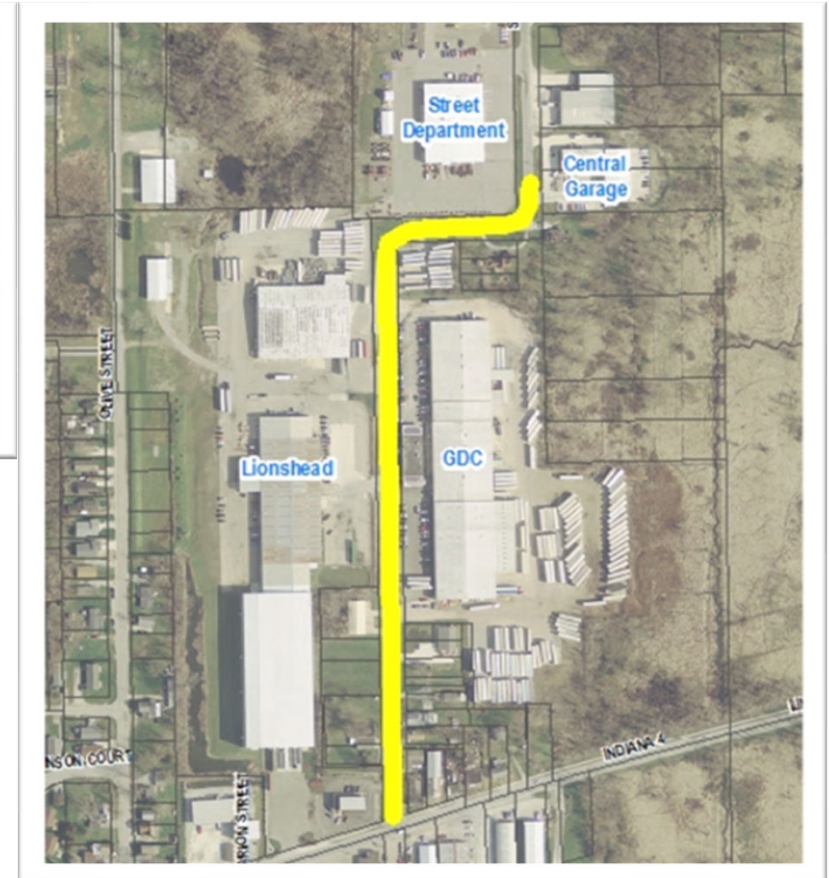
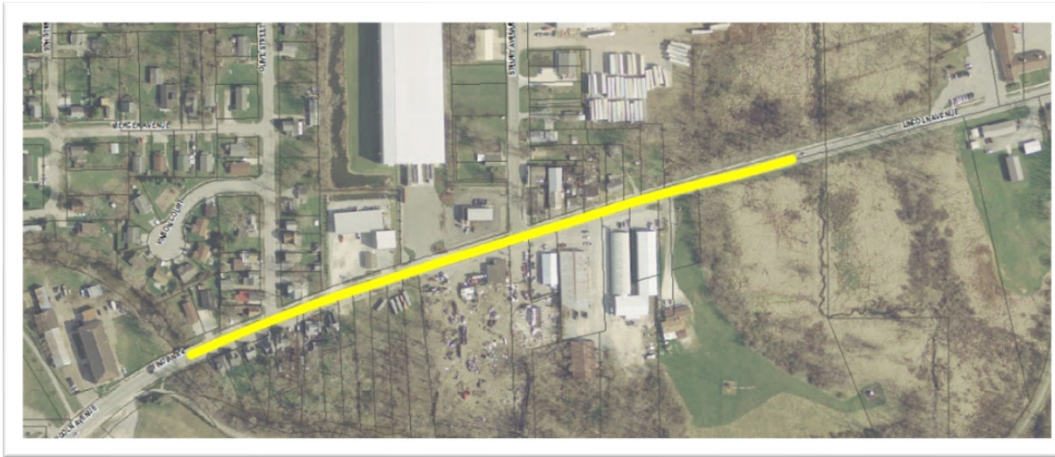
Goshen Redevelopment Commission

Requesting Approval – November 12, 2024

CONSOLIDATED RIVER RACE TIF

Project List

Steury Ave/Lincoln Ave Drainage Improvements



Project includes:

- New water main
- New storm sewer main, curb & gutter
- Intersection improvements at Steury & Olive Streets
- New turn-lane at Olive Street
- New turn-lane at Steury Avenue
- Modifications to the “S” curve to facilitate truck traffic
- New Sidewalks

- Full roadway reconstruction
- New water connection under creek

Construction – 2025/2026
Estimated Cost - \$9,400,000

Real Estate Acquisition and/or Demolition

- Funds set aside for acquisition and/or demolition within this TIF district to accommodate upcoming projects
- Initially earmarked for foundation removal for the Pike Street properties across from the Post Office

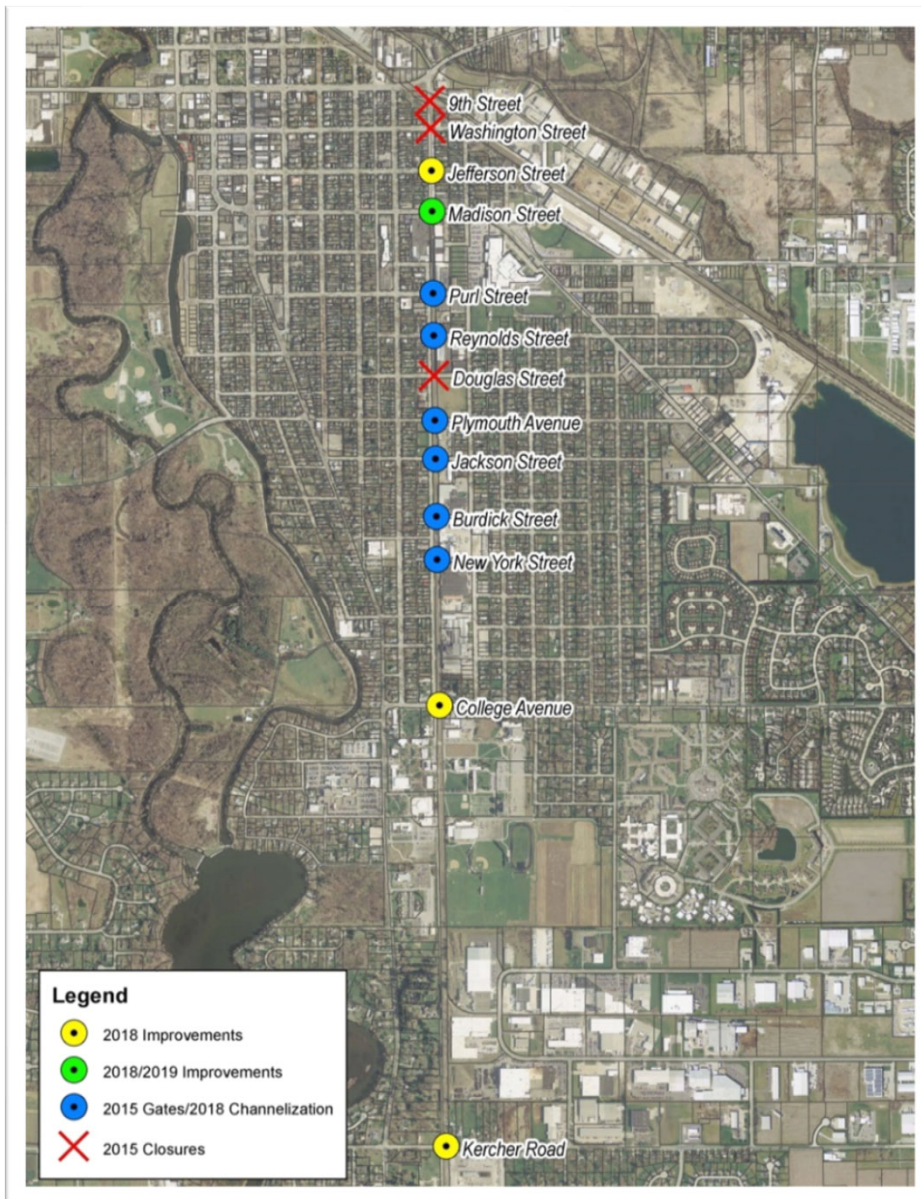
2025 Funding - \$50,000

Quiet Zone – Ninth Street Corridor

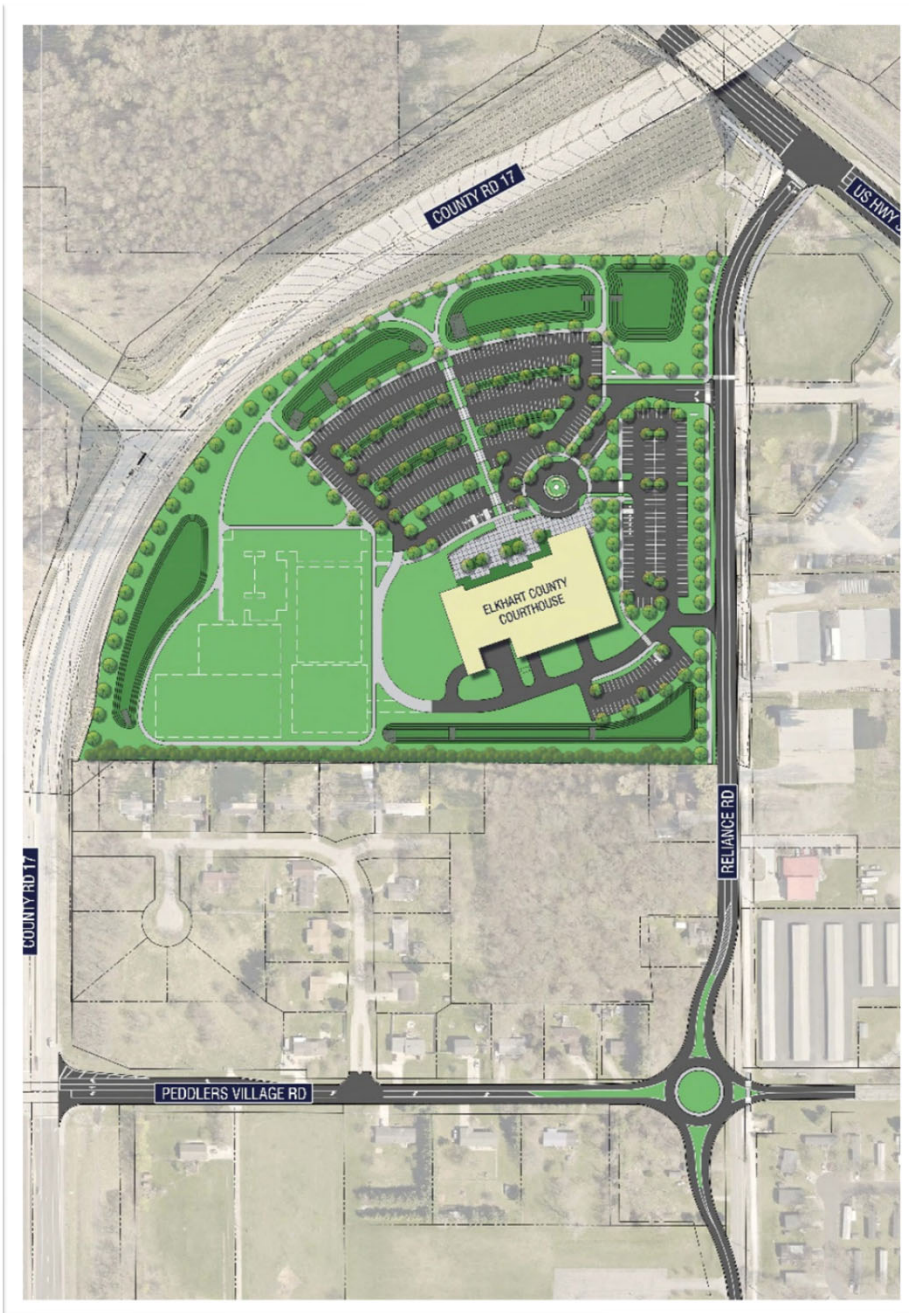
Project includes:

- Completion of Norfolk Southern's improvements at Madison Street (RDC's portion has been paid)
- Installation of channelization at several crossings throughout the corridor
- Quiet Zone application has been submitted and approval is anticipated mid-year 2025

Estimated Remaining Cost – \$750,000



Consolidated Court Complex – Roadway Projects



Project includes:

- Reconstructing Reliance Road from US 33 to Peddlers Village Rd to 3 lanes
- Adjusting Reliance Road/US 33 intersection within existing ROW and adding a traffic signal
- Constructing a roundabout at Reliance Road and Peddlers Village Road
- Reconstructing Peddlers Village Road from Reliance Road west to CR 17
- Reconfiguring lane designation at Peddlers Village Road and CR 17
- Acquisition of several parcels to allow for roundabout construction

Construction – 2024/2025
Estimated Remaining Cost –
\$3,800,000

West Jefferson Streetscape



Project includes:

- Reconstruction of West Jefferson from Main Street to 3rd Street
- Utilization of block pavers to address stormwater restrictions
- To include sidewalk & streetscape improvements
- Design to increase available downtown parking

Construction – 2025
Project Cost - \$1,500,000

East Lincoln Reconstruction – Railroad to Rock Run Creek

Includes:

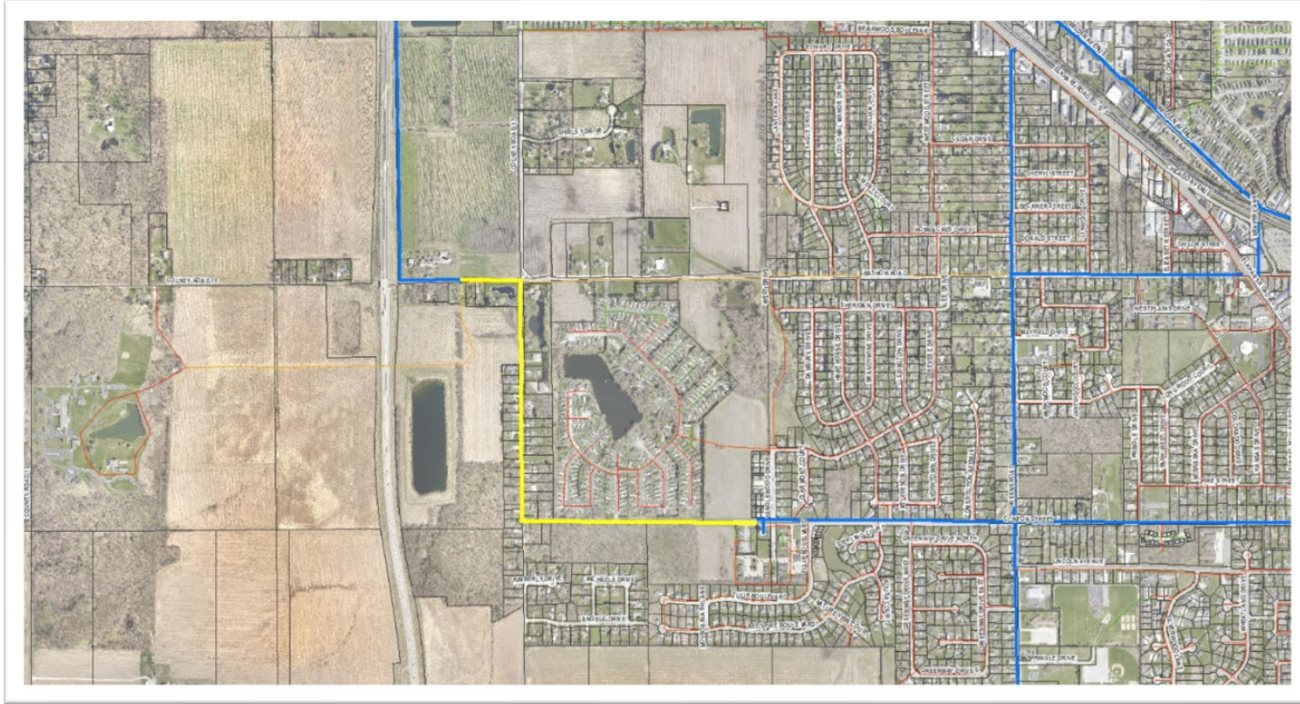
- New sewer main
- Complete roadway reconstruction
- Alignment of Logan and access drive for northern properties
- Relocation of trail crossing
- Addition of a pedestrian crossing median
- Installation of a pedestrian crossing across railroad



Construction – 2027

Estimated Cost - \$1,000,000 (\$600,000 RDC Share)

Water Main Installation – Clinton, Bashor & Reliance



Project includes:

- 5,800' of new 12" water main to create a loop for the existing water system
- Will provide improved pressure for the US 33 corridor and surrounding areas
- Eliminates the need for an additional water tower

Construction – 2028

Project Cost - \$3,300,000

(\$300,000 Design & \$3,000,000 Construction)

Pike Street Water Main Extension

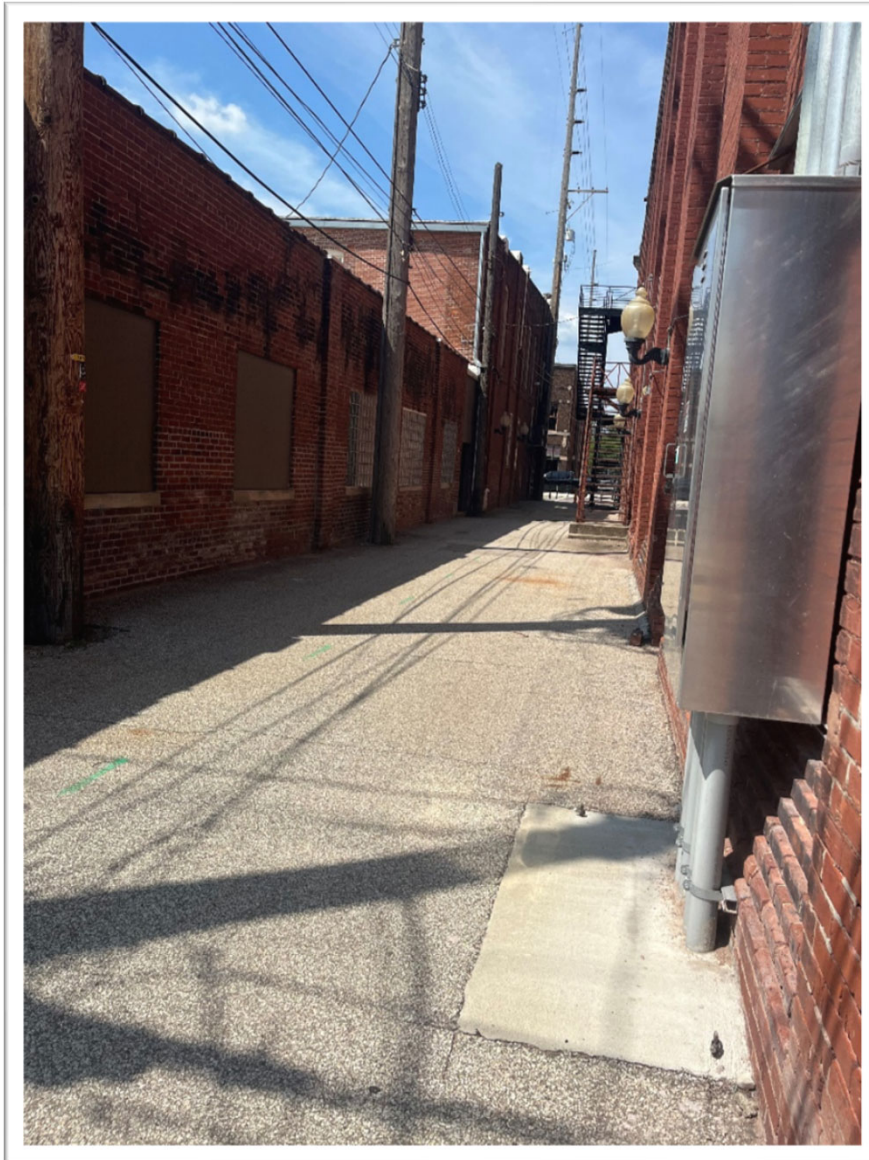


Project includes:

- Replacement of the 10" water main with a new 24" main for along Pike Street to the Chicago Avenue intersection
- Intended to eliminate the water restriction that exists

Construction – 2028
Project Cost - \$275,000
(\$25,000 Design & \$250,000
Construction)

Goshen Theater Alley Improvements



Project includes:

- Full reconstruction of the east/west alley south of Goshen Theater
- Existing drainage within the alleyway is in poor repair and asphalt needs to be lowered
- Reconstruction prevents further damage to the theater basement due to drainage issues

Construction – 2026
Project Cost - \$275,000
(\$25,000 Design &
\$250,000 Construction)

Dierdorff Lift Station/Sewer Extension

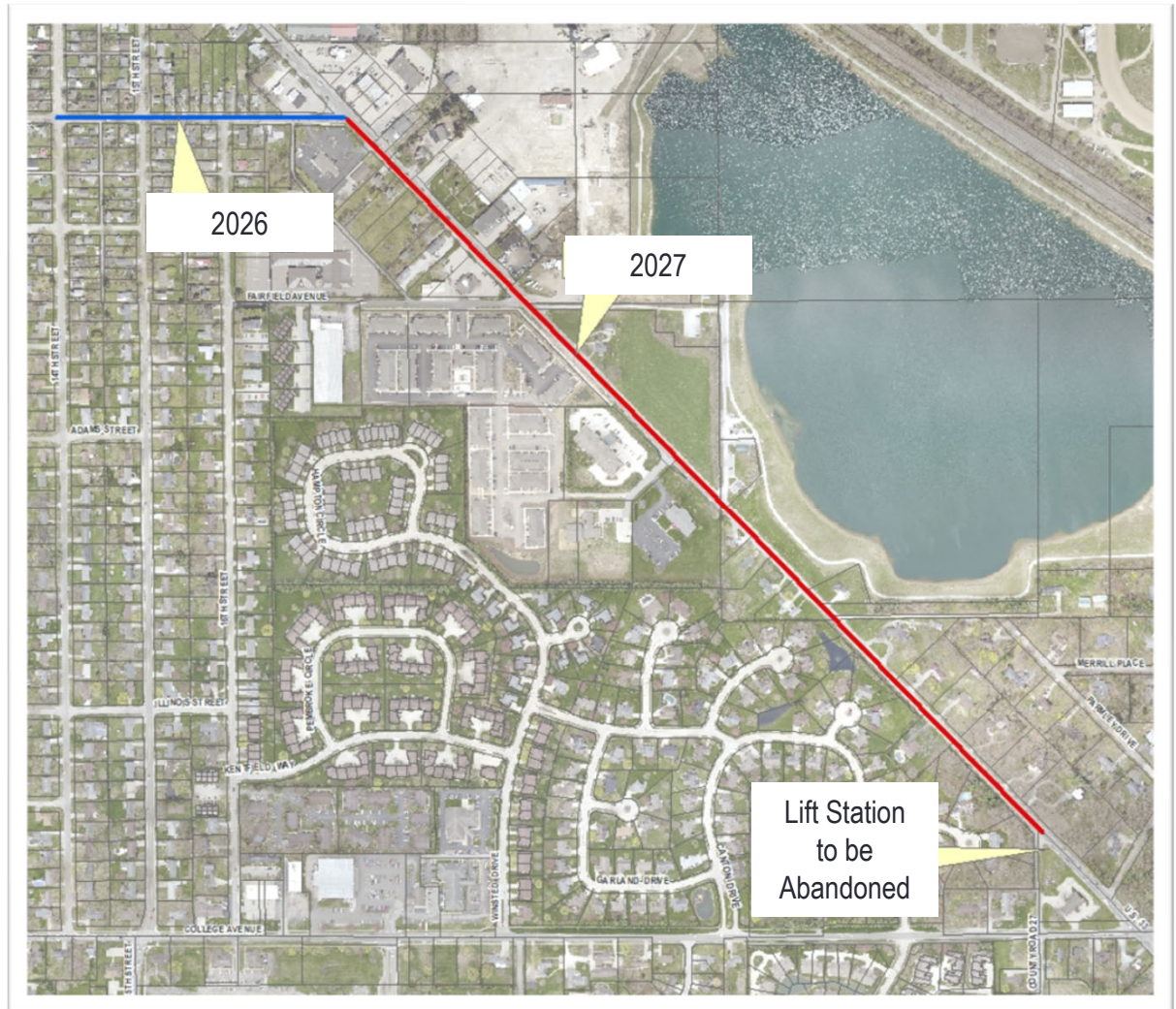
Project includes:

- Gravity sewer main installation from along Plymouth from 14th to Lincolnway East in 2026
- Gravity sewer main installation along Lincolnway East from Plymouth to Dierdorff in 2027
- Abandonment of the existing lift station at Dierdorff and Lincolnway East
- ***Contingent upon INDOT's Lincolnway East Reconstruction Project timeline***

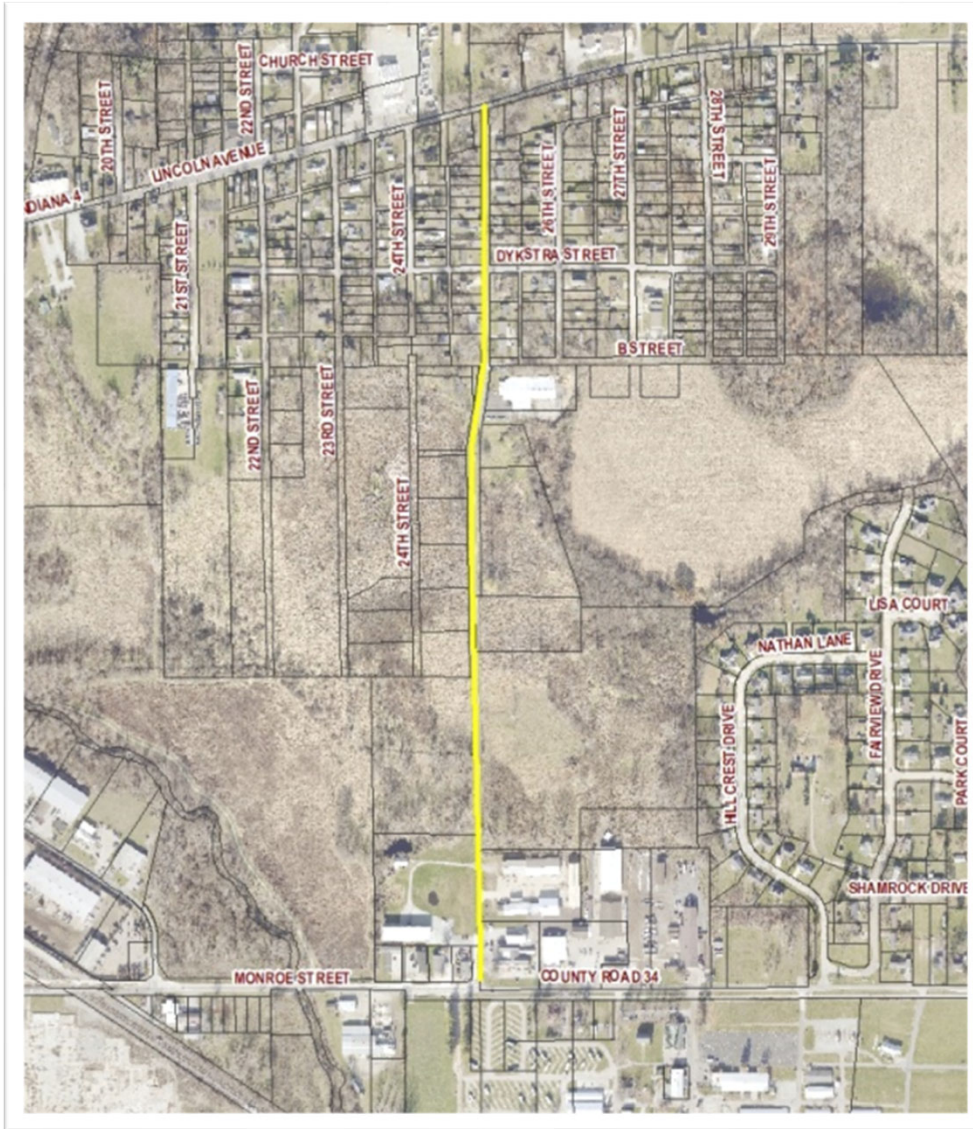
Construction – 2026/2027

Project Cost - \$2,800,000

(\$300,000 Design & \$2,500,000
Construction)



Blackport Reconstruction – Monroe to Lincoln



Project includes:

- MACOG funding has been awarded
- Currently evaluating constructability to determine if project is viable
- Update to be brought back to the RDC prior to moving forward with full design and any right-of-way acquisition

**Construction Funding for
2028/2029**

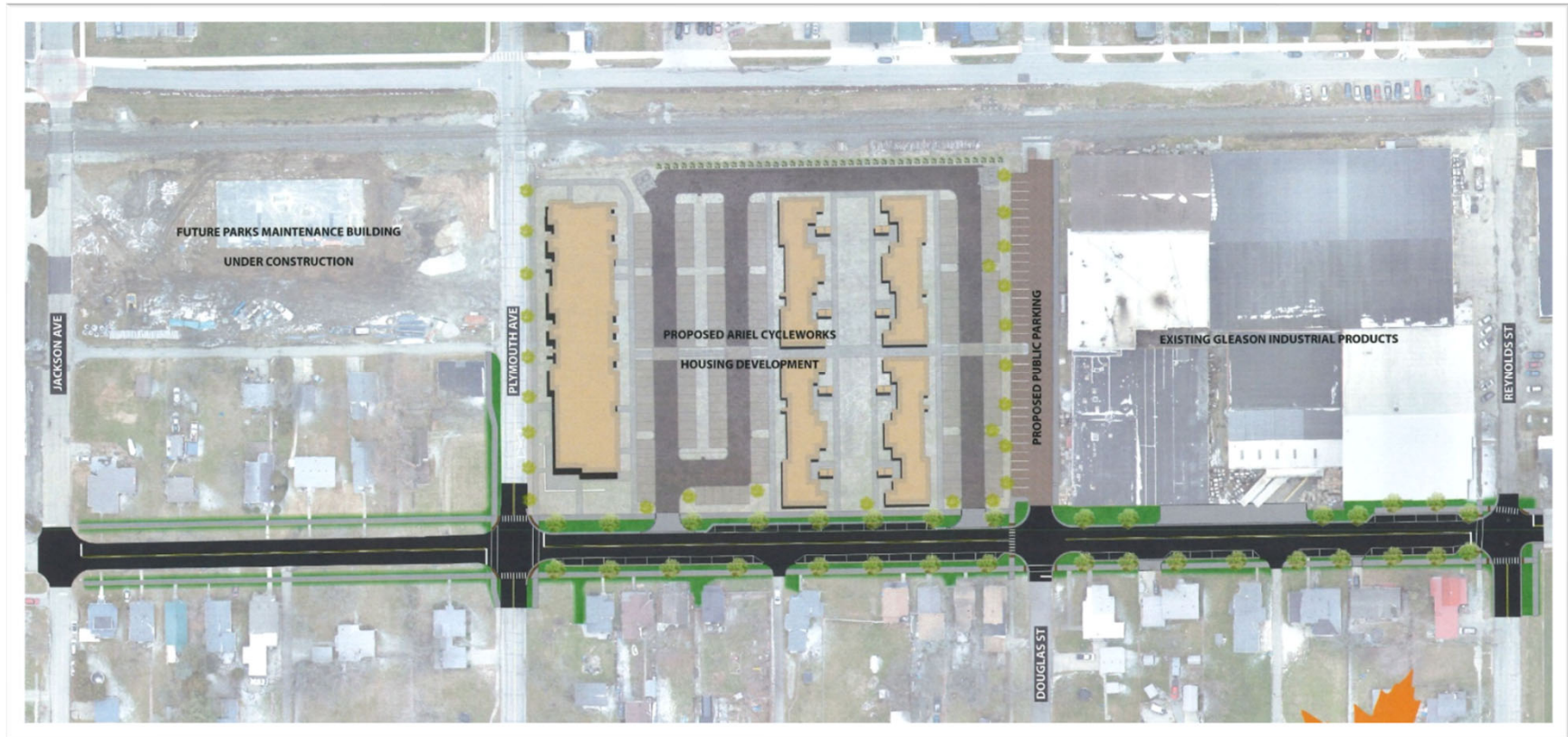
**Estimated Cost - \$1,427,440
(RDC portion)**

Downtown Lighting Design Study

- RDC has committed to contributing funding for a study/design for upgrading the downtown streetlights
- Existing infrastructure is failing due to age
- Current RDC commitment is only for the study/design

To be completed in 2028
Estimated Cost - \$100,000

10th & Douglas Reconstruction



Project includes:

- Installation of new water main from Jackson to Reynolds
- New sidewalks
- New roadway with improved drainage
- Improvements allow for development of Ariel Cycleworks project

To be completed in 2024/2025
Remaining Cost - \$1,000,000

River Race Drive – Alley to Washington Street



Project includes:

- Reconstructing the northern ½ block between Jefferson & Washington Street
- Requires demolition of 208 & 210 W. Washington Street and additional right-of-way acquisition from 211 S. 3rd Street
- Enlargement of City Parking Lot K (north of 211 S. 3rd Street) to be included with the project

Construction - 2027

Estimated Cost - \$2,300,000

Indiana Avenue Reconstruction – Pike St to Chicago Ave



Project includes:

- Reconstructing Indiana Avenue from Pike Street north to Chicago Avenue
- Utility coordination and design are currently underway with Engineering funds

Construction - 2026

Estimated Cost - \$1,500,000

Trailway Extension – Lincoln Ave to Pike St (with a bridge at Lincoln Ave)



Project includes:

- Evaluation of a pedestrian bridge beneath the Lincoln Avenue bridge
- Permitting and design for the trailway extension for the bridge and trailway from Lincoln Avenue north to Pike Street

Construction – 2025/2025

Estimated Cost - \$2,060,000

Consolidated River Race TIF 5 Year Budget

	2025	2026	2027	2028	2029
Prior Year End Estimated Cash Balance	\$10,476,654.11	\$5,479,544.11	\$6,659,894.11	\$4,040,244.11	\$4,625,594.11
ARPA Capital Projects Funds	\$4,900,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimated TIF Revenues <i>(estimated TIF revenues from 10/8/24 Baker Tilly report)</i>	\$3,812,890.00	\$4,010,350.00	\$4,010,350.00	\$4,010,350.00	\$4,010,350.00
Estimated Total Funds Available	\$19,189,544.11	\$9,489,894.11	\$10,670,244.11	\$8,050,594.11	\$8,635,944.11
Bond, Loan & Administrative Obligations					
Bond, Loan & Administrative Obligations	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00
Estimated Project Costs	\$13,635,000.00	\$2,755,000.00	\$6,555,000.00	\$3,350,000.00	\$980,200.00
Estimated Total Expenses & Project Costs	\$13,710,000.00	\$2,830,000.00	\$6,630,000.00	\$3,425,000.00	\$1,055,200.00
Estimated Year End Cash Balance Surplus/Deficit					
Estimated Year End Cash Balance Surplus/Deficit	\$5,479,544.11	\$6,659,894.11	\$4,040,244.11	\$4,625,594.11	\$7,580,744.11

SOUTHEAST TIF

Project List

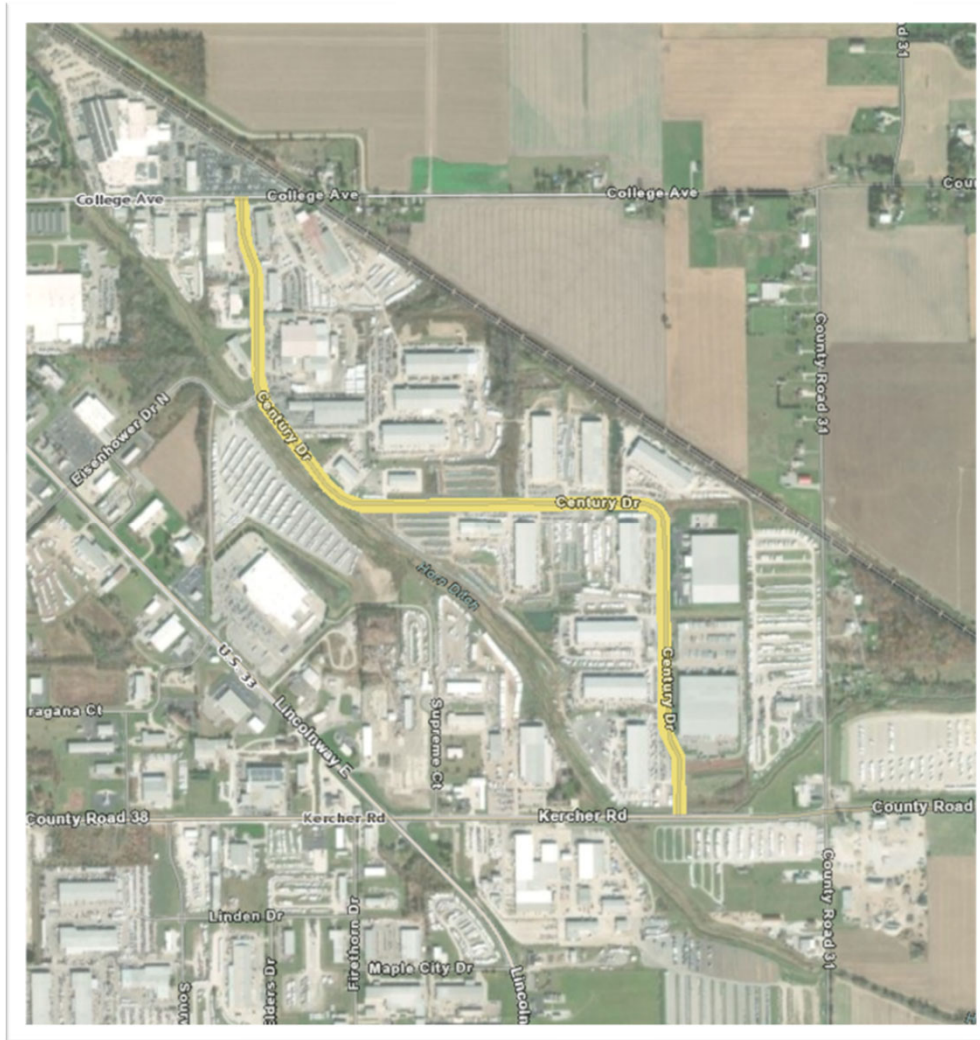
GCS “Pathway” Contribution

Project includes:

- Historically, \$100,000 annual contribution to the Goshen Community School’s Advanced Manufacturing Academy
- RDC made a 5-year commitment, with the final payment being made in 2024
- Funding has been utilized to purchase the equipment needed to expand the student opportunities and further build the Advanced Manufacturing program
- GCS provides an annual update report to the Commission each spring regarding the previous years’ funding contribution and program growth
- \$100,000 annual contribution shown for 2025-2029
- GCS to submit annual funding request with details on how the funds contribute to “pathway” development within their programs

2025-2029
Project Cost - \$500,000
(\$100,000/year)

Century Drive - Reconstruction



Project includes:

- Complete roadway reconstruction
 - Replacement of poor soils where needed
 - Increased base depth
 - Increased pavement thickness

Construction – 2025/2026

Estimated Cost - \$5,250,000

(Design - \$241,875 and
Construction - \$5,000,000)

Eisenhower Drive Reconstruction – US 33 to Dierdorff



Project includes:

- Full depth reconstruction of Eisenhower Drive from US 33 to Dierdorff Rd

Construction - 2025

Project Cost - \$1,600,000

(Design - \$100,000 & Construction - \$1,500,000)

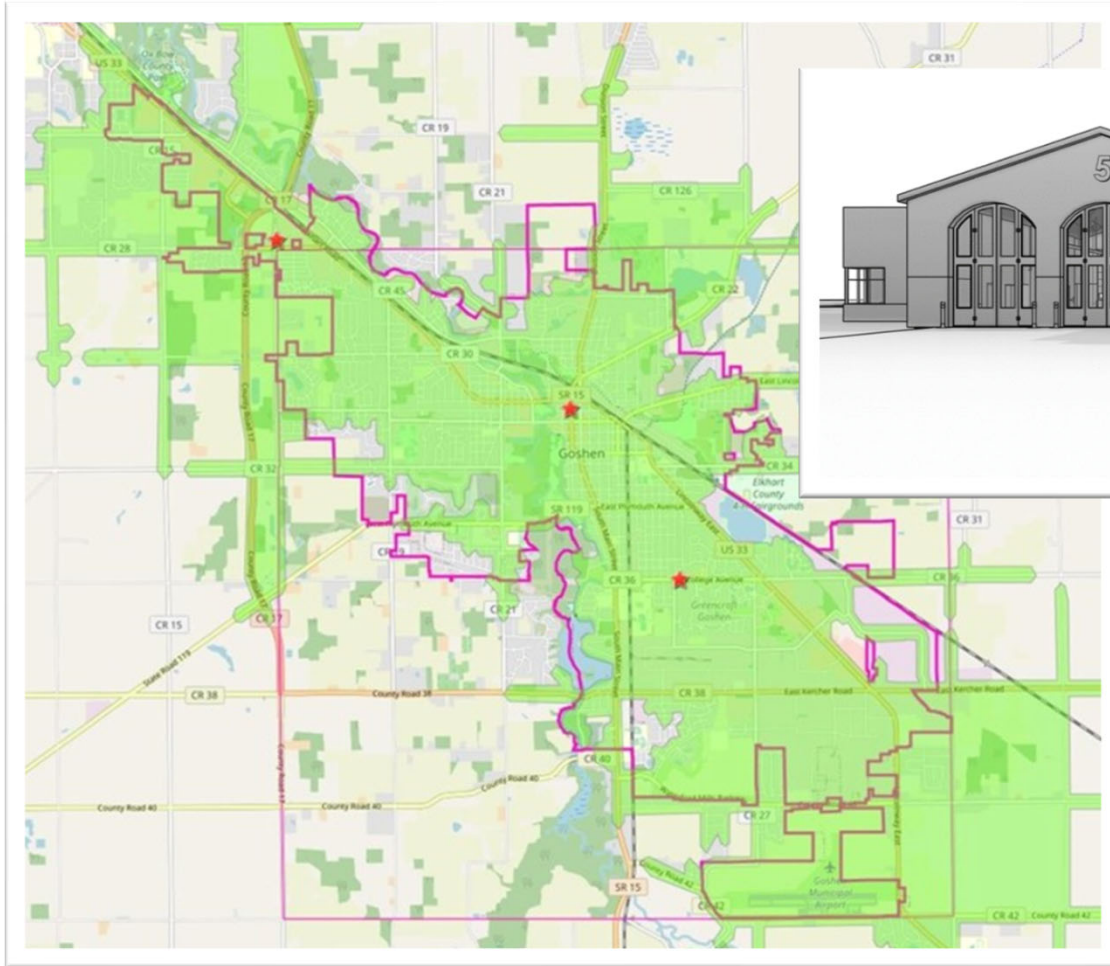
New South Wellfield Project



Project includes:

- Acquisition of approximately 70 acres of land just north of the Goshen Airport for a new wellfield
- Funding contribution of an additional \$3.5 million towards construction of the new wellfield in 2025

New South Fire Station

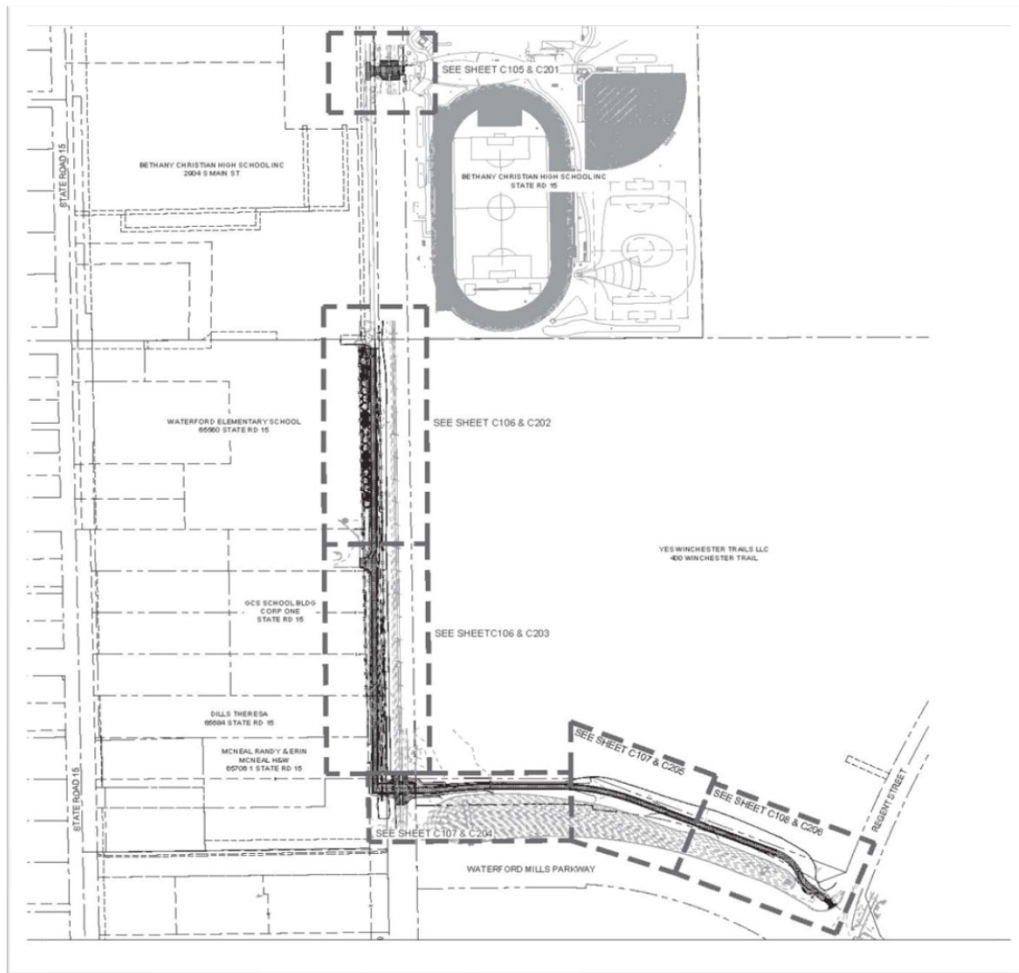


Construction – 2025/2026
Project Cost - \$12,000,000
(To be funded with a TIF Bond)

Project includes:

- Design and construction of a new south fire station using the Build-Operate-Transfer Model
- Location will improve service times and fire rating for community

Winona Trail Extension/Cherry Creek Trailway



Project includes:

- Partnership with Bethany Schools to create a trail extension in conjunction with their new sports facility project
- Continuation of Winona Trail to the south with a new pedestrian RR crossing just north of Waterford Mills Parkway
- Will include connections to new Cherry Creek Trailway

Construction – 2025/2026

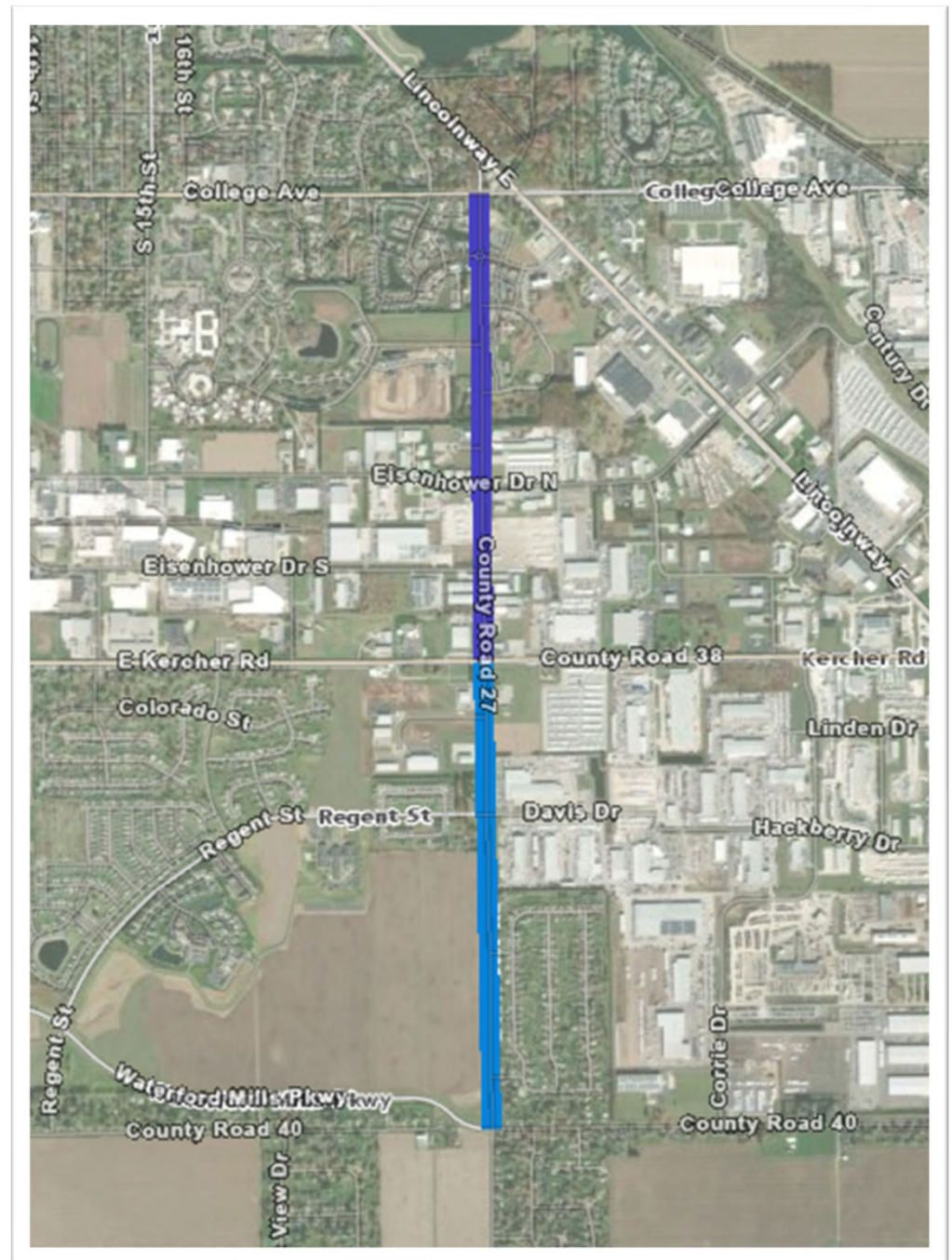
Estimated Cost -

\$3,000,000

Dierdorff Road Reconstruction

Project includes:

- Phase I - Full depth reconstruction of Dierdorff Road from Kercher Road south to CR 40
 - \$8,250,000
 - 2027 Construction
- Phase II – Full depth reconstruction of Dierdorff Road from Kercher Road north to College Avenue
 - \$6,250,000
 - 2029 Construction



College Avenue Reconstruction – Phase One

US 33 east to RR Crossing



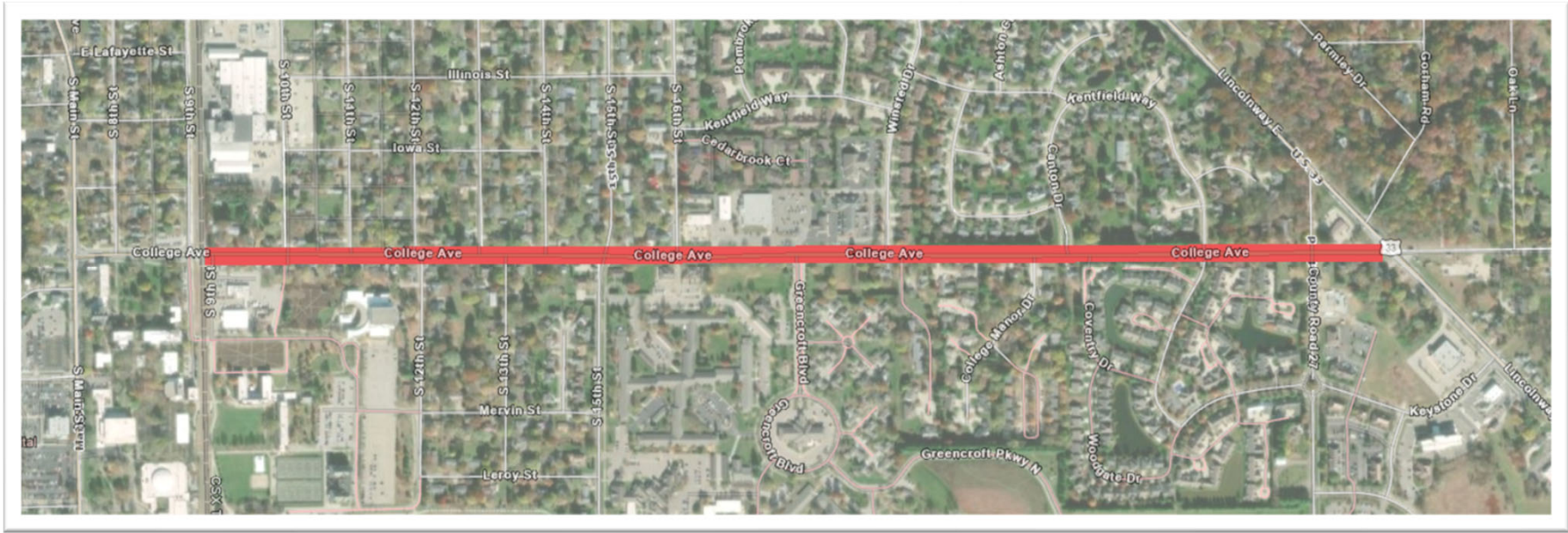
Project includes:

- Reconstruction of College Avenue, including the addition of a two-way left turn lane from US 33 to the RR tracks
- Construction of a 10' multi-use path on the north side of College

Construction – 2025/2026
Project Cost - \$1,019,800 (local share)

College Avenue Reconstruction – Phase Two

US 33 east to RR Crossing

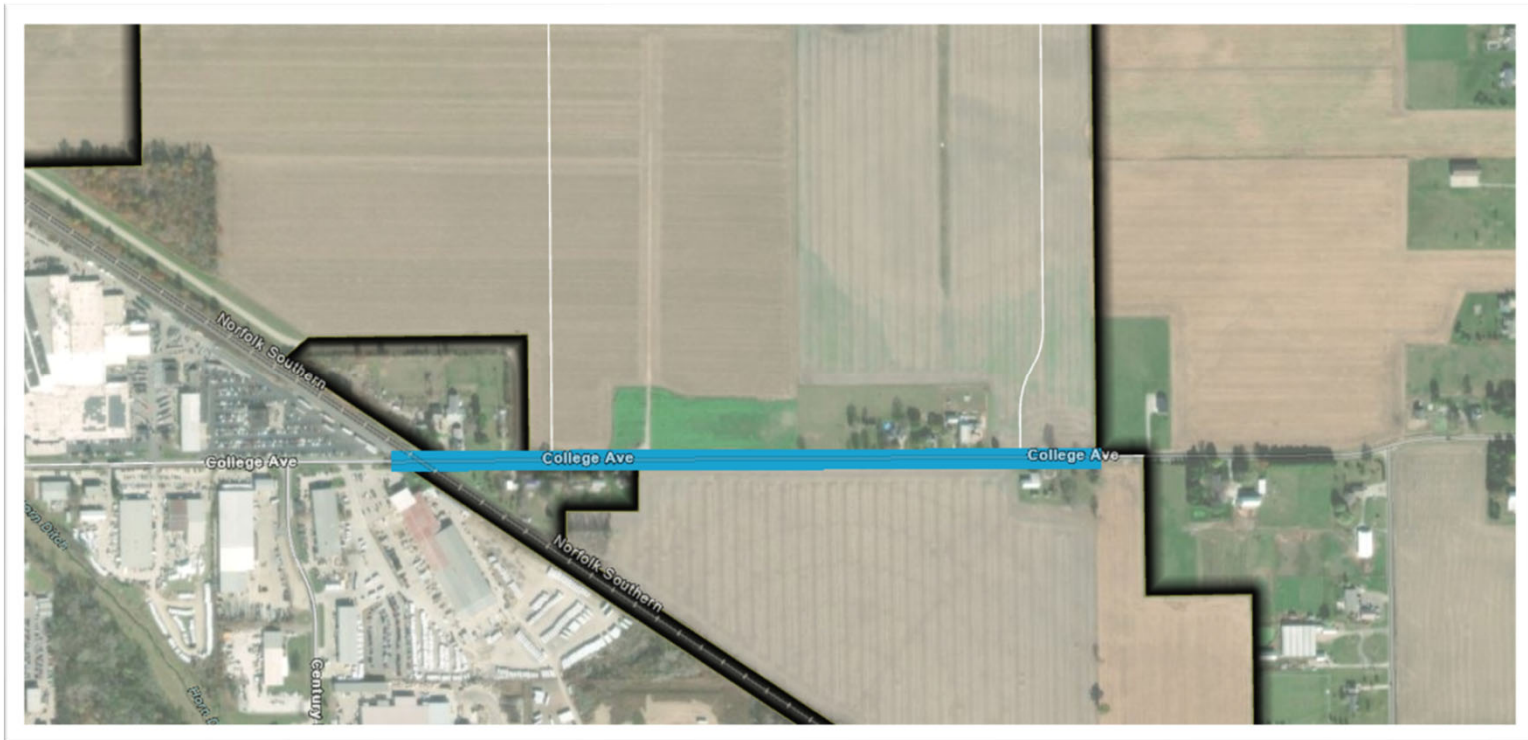


Project includes:

- Reconstruction of College Avenue from the RR crossing at 9th Street east to US 33
- Construction of a 10' multi-use path on the north side of College

Construction – 2029/2030
Project Cost - \$2,850,000 (local share)

College Avenue Reconstruction – Phase Three (RR Crossing east to City Limits)



Project includes:

- Reconstruction of College Avenue, including the addition of a two-way left turn lane from the RR east to the city limits (includes improvements at the RR crossing)
- Construction of a 10' multi-use path on the north side of College

Construction – 2029/2030

Project Cost - \$1,350,000 (local share)

Corrie Dr & Sourwood Dr Reconstruction



Project includes:

- Full reconstruction of the roadways from CR 40 north to Kercher Road
- Includes adding sidewalk in areas where they are missing

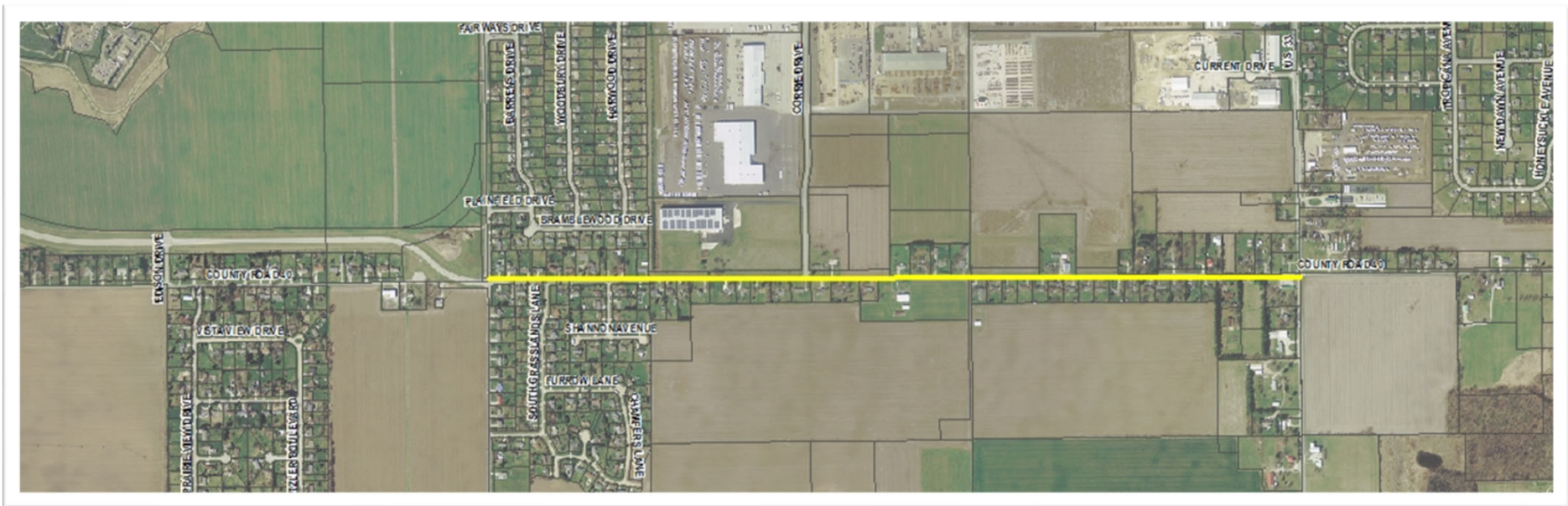
Construction – 2025/2026

Project Cost - \$2,200,000

(Design - \$200,000 and

Construction - \$2,000,000)

CR 40 Reconstruction – Dierdorff to US 33



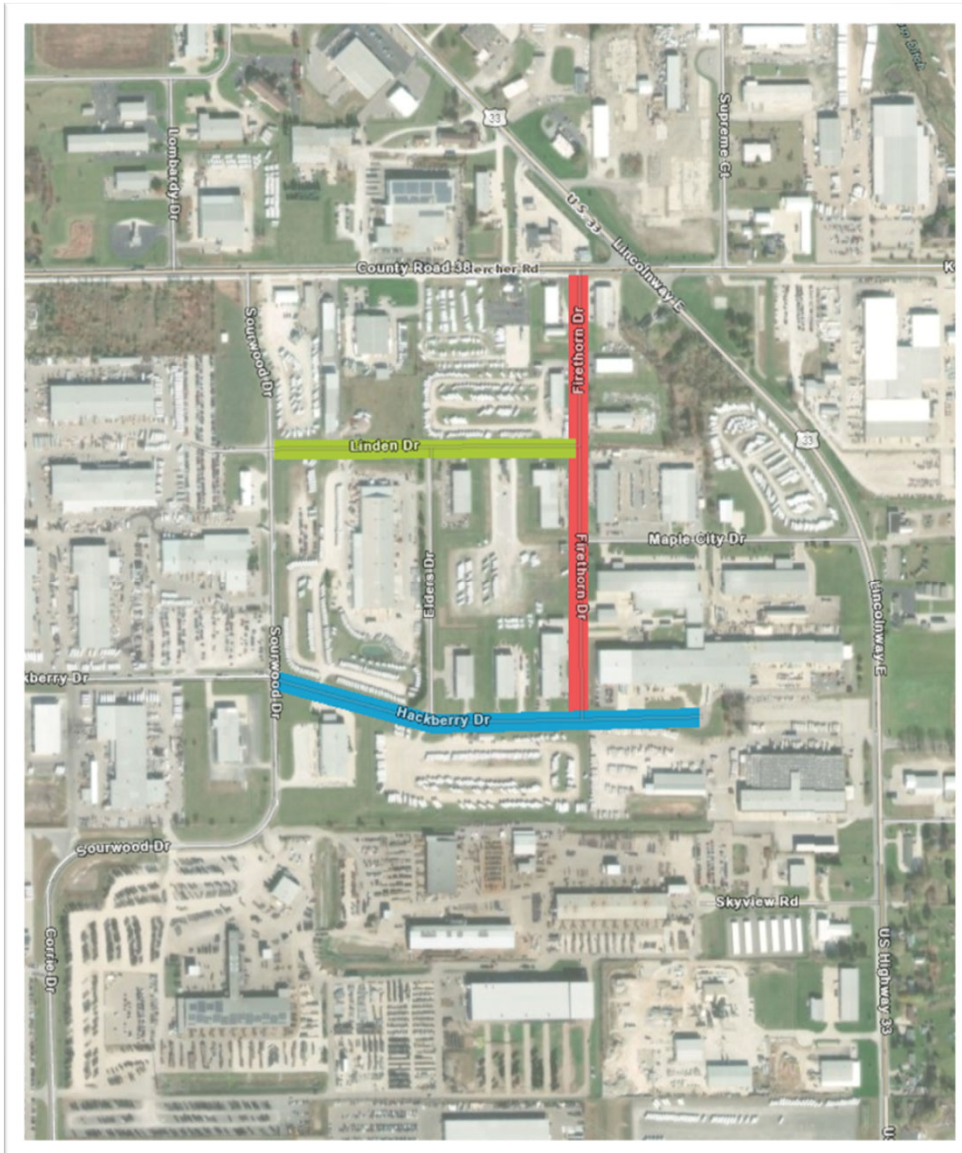
Project includes:

- Widening of drive lanes to facilitate truck traffic to the industrial areas
- Increasing the thickness of the pavement to allow for truck traffic
- Installation of storm sewer infrastructure
- ***Contingent upon receiving funding from MACOG***

Construction – 2032
Project Cost - \$4,750,000

(includes design, right-of-way acquisition and construction)

Firethorne/Hackberry/Linden Reconstruction



Project includes:

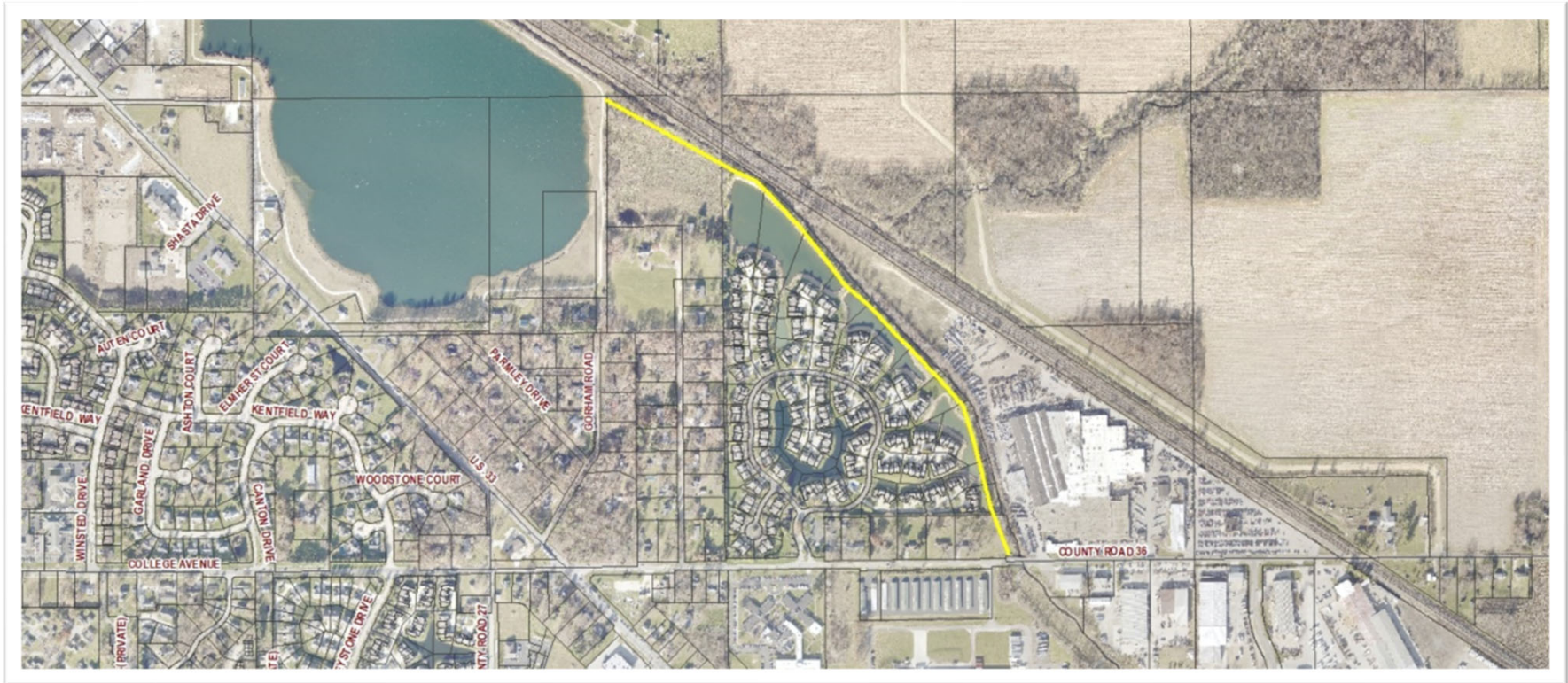
- Full reconstruction of the roadways from CR 40 north to Kercher Road
- Includes adding sidewalk in areas where they are missing

Construction – 2028

Project Cost - \$2,200,000

(Design - \$200,000 and
Construction - \$2,000,000)

Multi-Use Trail – Fidler Pond to E. College Avenue



Project includes:

- Construction of a multi-use trail from Fidler Pond to College Avenue
- Placement of trailway to be evaluated between the route as shown and another option that extends up Oak Lane

Construction – 2027

Project Cost - \$1,350,000

(includes design, right-of-way acquisition and construction)

Caragana Drive Reconstruction



Project includes:

- Full roadway reconstruction from US 33 to Eisenhower Drive

Construction – 2025

Project Cost - \$1,600,000

City Annex Building Contribution

Project includes:

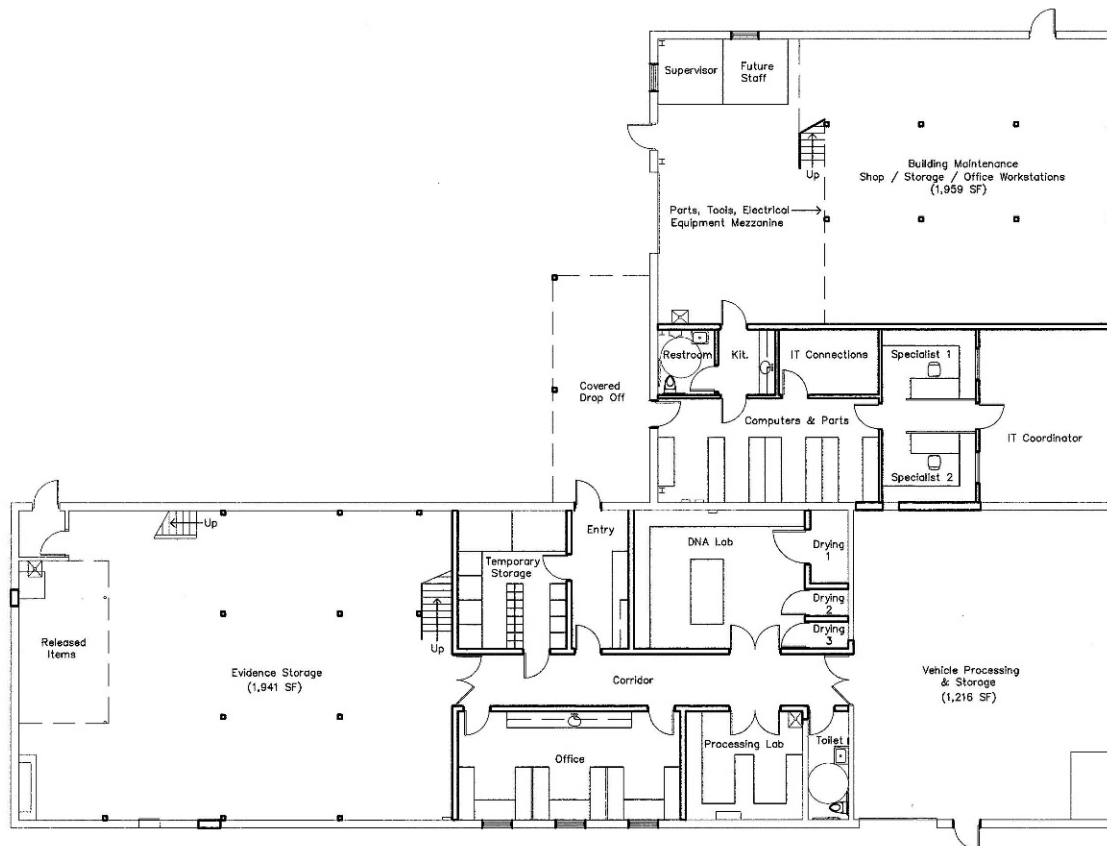
- RDC contribution of \$1,000,000 towards the redevelopment of the 2nd floor of the City Annex Building
- To be paired with a current City bond to allow for the necessary improvements to be made
- Project provides additional office space for City of Goshen Annex employees
- Upgrades allow for handicap accessibility throughout the building and fire suppression throughout the building

Construction – 2023/2024
Project Cost - \$4,200,000
(\$1,000,000 RDC contribution)

Goshen News Warehouse Project

Project includes:

- Acquisition of the building - \$305,000
- Renovation of the building to allow for relocation of the Goshen Police Department Evidence Division and the new City Buildings & Grounds Department - \$2,200,000



Construction – 2025/2026
Project Cost - \$2,305,000

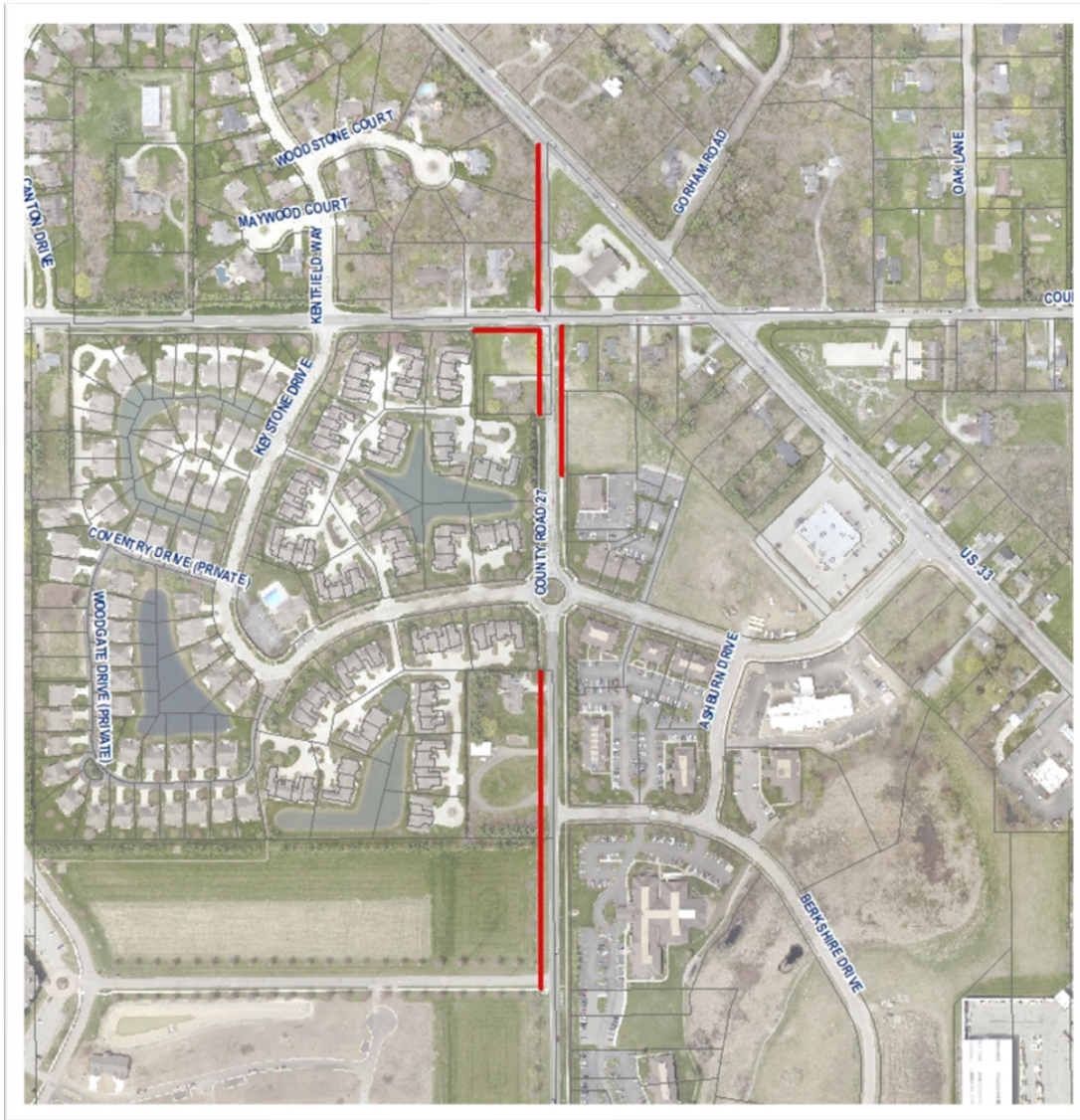
Southeast TIF 5 Year Budget

	2025	2026	2027	2028	2029
Prior Year End Estimated Cash Balance	\$21,128,259.59	\$5,276,698.84	\$7,750,176.84	\$5,017,132.34	\$9,307,172.84
Estimated TIF Revenues <i>(estimated TIF revenues from 10/8/24 Baker Tilly report)</i>	\$9,458,780.00	\$9,458,780.00	\$9,458,780.00	\$9,458,780.00	\$9,458,780.00
Estimated Total Annual Funds Available	\$30,587,038.59	\$14,735,478.84	\$17,208,956.84	\$14,475,912.34	\$18,765,952.84
Bond, Loan & Administrative Obligations	\$1,090,423.75	\$2,569,302.00	\$2,574,824.50	\$2,568,739.50	\$1,692,062.00
Estimated Project Costs	\$24,219,916.00	\$4,416,000.00	\$9,620,000.00	\$2,600,000.00	\$8,020,000.00
Estimated Total Annual Expenses & Project Costs	\$25,310,339.75	\$6,985,302.00	\$12,191,824.50	\$5,168,739.50	\$9,712,062.00
Estimated Year End Cash Balance Surplus/Deficit	\$5,276,698.84	\$7,750,176.84	\$5,017,132.34	\$9,307,172.84	\$9,053,890.84

LIPPERT/DIERDORFF TIF

Project List

Sidewalk Construction (College & Dierdorff)



Project includes:

Construction of new sidewalks along College Avenue & Dierdorff Road where there are missing sections

** May be included in Dierdorff Rd Reconstruction – Phase II*

Construction – TBD
Project Cost - TBD

Gorham Woods Traffic Improvements



Project includes:

- RDC developing a scope of work to evaluate potential improvements
- INDOT's plans for US 33 widening will be needed prior to City's design

Design – TBD
Project Cost - TBD

Dierdorff/Lippert TIF 5 Year Budget

	2025	2026	2027	2028	2028
Prior Year End Estimated Cash Balance	\$762,851.27	\$1,006,151.27	\$1,246,481.27	\$1,486,811.27	\$1,727,141.27
Estimated TIF Revenues <i>(estimated TIF revenues from 11/8/22 Baker Tilly report)</i>	\$240,330.00	\$240,330.00	\$240,330.00	\$240,330.00	\$240,330.00
Estimated Total Funds Available	\$1,006,151.27	\$1,246,481.27	\$1,486,811.27	\$1,727,141.27	\$1,967,471.27
Bond, Loan & Administrative Obligations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimated Project Costs	\$0.00	\$0.00	\$0.0	\$0.0	\$0.0
Estimated Total Expenses & Project Costs	\$0.00	\$0.00	\$0.0	\$0.0	\$0.0
Estimated Year End Cash Balance Surplus/Deficit	\$1,006,151.27	\$1,246,481.27	\$1,486,811.27	\$1,727,141.27	\$1,967,471.27

PUBLIC SAFETY FUNDING

DETAIL REGARDING POLICE FUNDING LINE

Public Safety Equipment Fund				
Year	Item	Unit Price	Quantity	Total Price
2024	Squad Vehicles	\$ 73,000.00	5	\$ 365,000.00
	In-Car Radio System	\$ 4,847.93	12	\$ 58,175.16
	Thermo Imaging Spotlight	\$ 2,777.00	5	\$ 13,885.00
	Annual Taser Lease	\$ 59,984.40	1	\$ 59,984.40
				\$497,044.56
2025	Squad Vehicles	\$ 75,000.00	5	\$ 375,000.00
	In-Car Radio System	\$ 4,847.93	10	\$ 48,479.30
	Thermo Imaging Spotlight	\$ 2,777.00	5	\$ 13,885.00
	Annual Taser Lease	\$ 59,984.40	1	\$ 59,984.40
				\$497,348.70
2026	Squad Vehicles	\$ 78,000.00	5	\$ 390,000.00
	In-Car Radio System	\$ 4,847.93	7	\$ 33,935.51
	Thermo Imaging Spotlight	\$ 2,777.00	5	\$ 13,885.00
	Annual Taser Lease	\$ 59,984.40	1	\$ 59,984.40
				\$497,804.91
2027	Squad Vehicles	\$ 81,000.00	5	\$ 405,000.00
	In-Car Radio System	\$ 4,847.93	5	\$ 24,239.65
	Thermo Imaging Spotlight	\$ 2,777.00	5	\$ 13,885.00
	Annual Taser Lease	\$ 59,984.40	1	\$ 59,984.40
				\$503,109.05