



FIVE YEAR CAPITAL PLAN 2020-2024

Goshen Redevelopment Commission

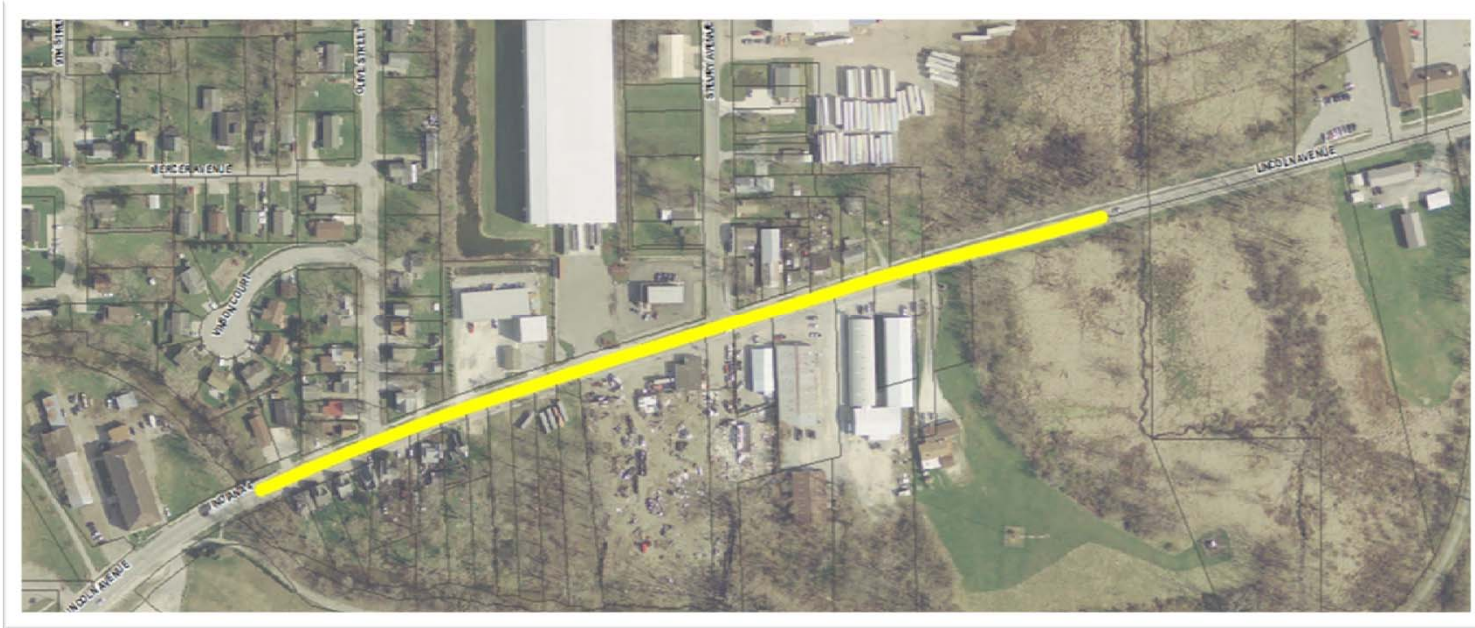
Approved January 21, 2020



CONSOLIDATED RIVER RACE TIF

Previously Approved Projects

Steury Ave/Lincoln Ave Drainage Improvements – Phase Two

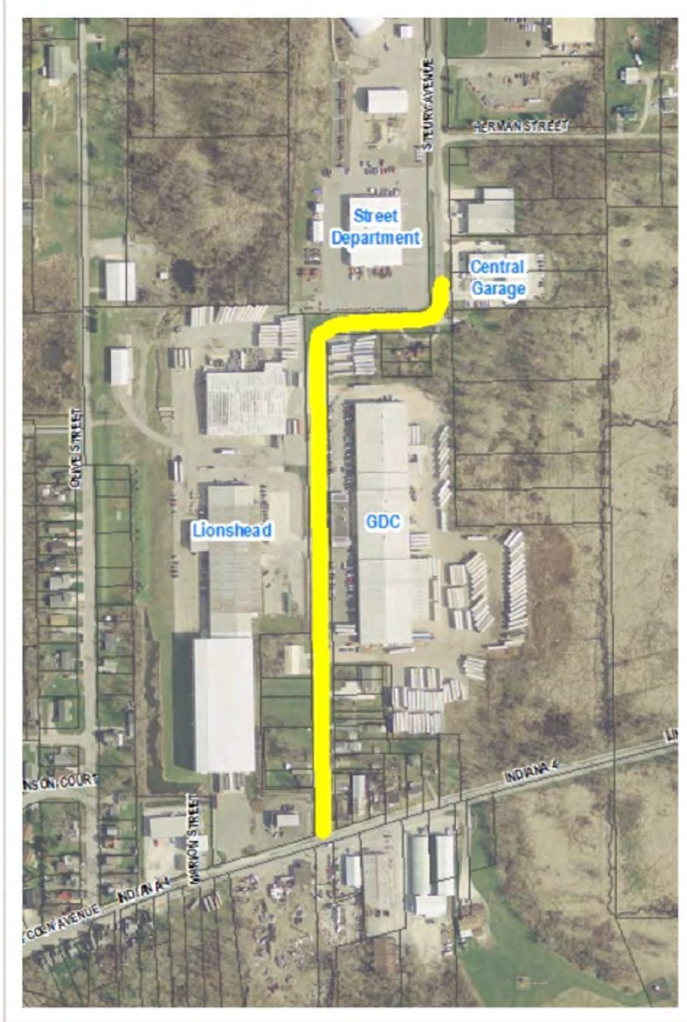


Project includes:

- New water main
- New storm sewer main, curb & gutter
- Installation of water along Steury to Lionshead property
- Intersection improvements at Steury & Olive Streets
- New turn-lane at Olive Street
- New turn-lane at Steury Avenue
- Full roadway reconstruction
- New water connection under creek

Construction – 2020
Estimated Cost - \$1,400,000

Steury Ave/Lincoln Ave Drainage Improvements – Phase Three



Project includes:

- New water main
- New storm sewer main
- Installation of curb & gutter
- Modifications to the "S" curves to facilitate truck traffic
- New sidewalks
- Full roadway reconstruction

Construction – 2021
Estimated Cost - \$800,000

East Lincoln Reconstruction – Railroad to Rock Run Creek

Includes:

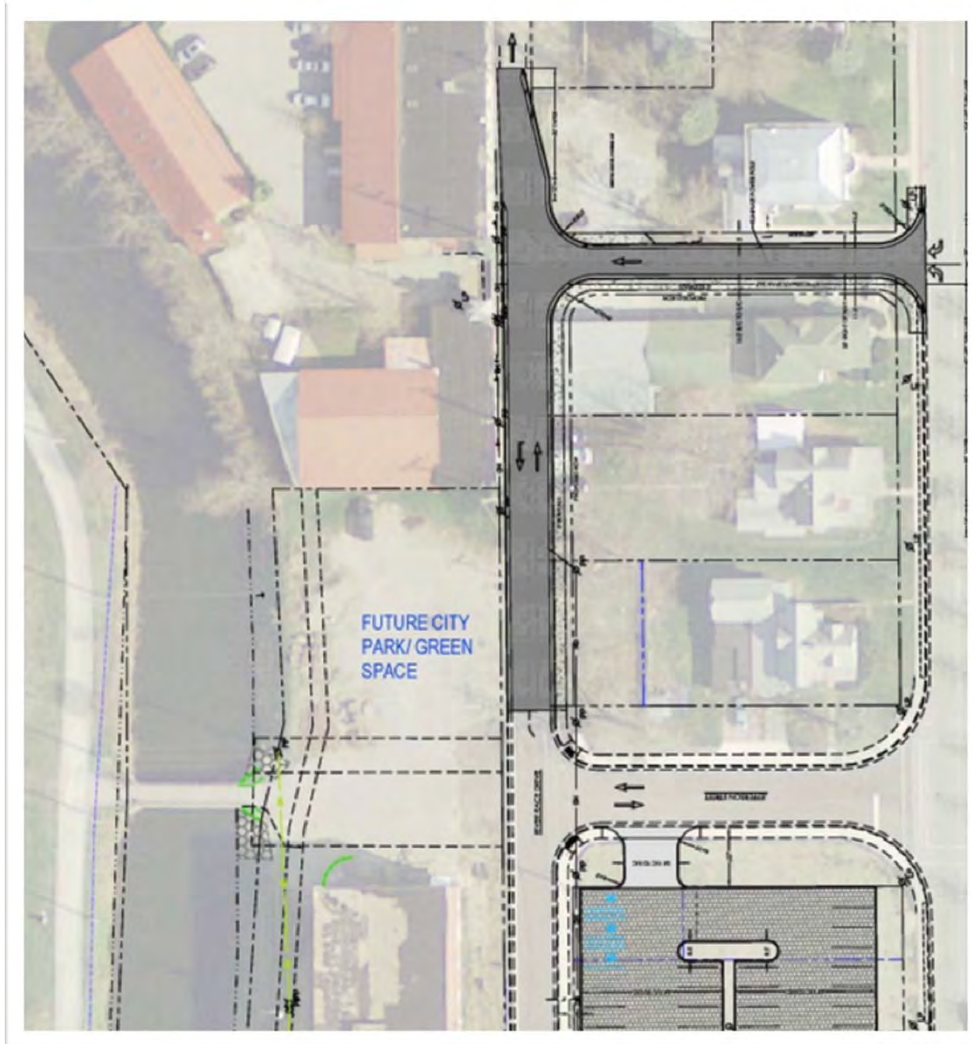
- New sewer main
- Complete roadway reconstruction
- Alignment of Logan and access drive for northern properties
- Relocation of trail crossing
- Addition of a pedestrian crossing median
- Installation of a pedestrian crossing across railroad



Construction – 2021

Estimated Cost - \$650,000 (*\$200,000 RDC Share*)

River Race Drive – Phase Two



Project includes:

- Making River Race Drive north of Jefferson two-way to the east/west alley
- Upgrading the east/west alley north of Jefferson to a one-way street
- Providing the landscaping material for a public park area adjacent to the canal

Construction – 2020
Estimated Project Cost - \$500,000

Real Estate Acquisition



- Funding to be available for any property within this TIF that the Commission has interest in acquiring to facilitate projects
- May include, but not limited to, the West Pike Street properties
 - Approximately 2.3 acres
 - Multiple owners present a barrier for private development
 - Former dry cleaner presents an environmental concern for private developers
 - Potential for a continuation of the Millrace Trail north along the Elkhart River

**Available Acquisition Funds -
\$400,000**

Millrace Pavilion



Estimated Cost - \$7.87 million

Construction – 2020/2021

Millrace Pavilion



Includes:

- A full-sized rink (100' x 206')
- Support buildings
- Paved plaza and event lawn space
- Parking lot

Opportunities:

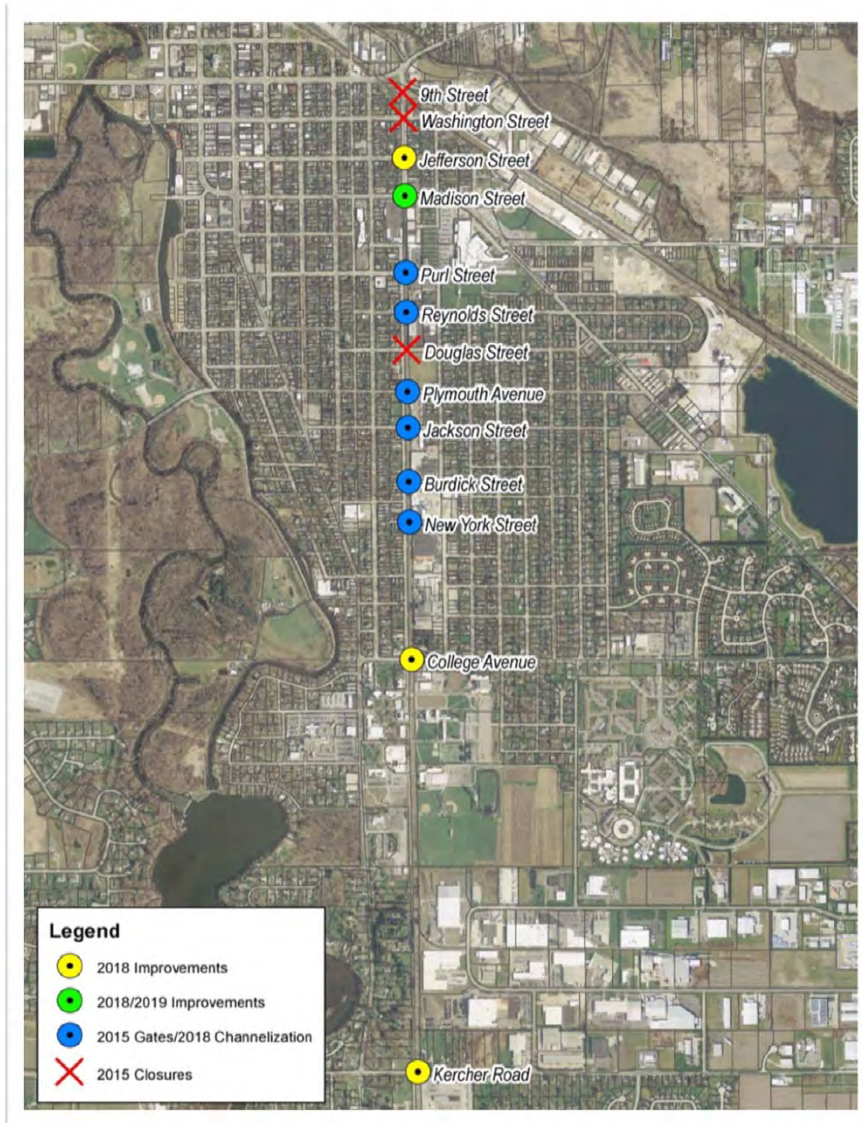
- Ice Skating
- Junior Hockey
- Covered Concerts
- Festivals
- Receptions
- Sports (basketball, volleyball, pickleball)
- First Fridays Expansion
- Parks Programming

Millrace Pavilion

Item	Estimated Cost
Architectural & Engineering Fees	\$324,000
Direct Construction Costs	\$6,756,857
Furnishings & Equipment*	\$430,000
65 Onsite Parking Spaces	\$376,000
Subtotal	\$7,510,857
Contingency (5%)	\$359,343
Total Estimated Project Cost	\$7,870,200

Source	Amount
Community Foundation of Elkhart County	\$1,000,000
Goshen Redevelopment Commission	\$5,500,000
Lead Gift	\$1,000,000
Regional Cities	\$300,000
Total Funding Sources	\$7,800,000

Quiet Zone – Ninth Street Corridor

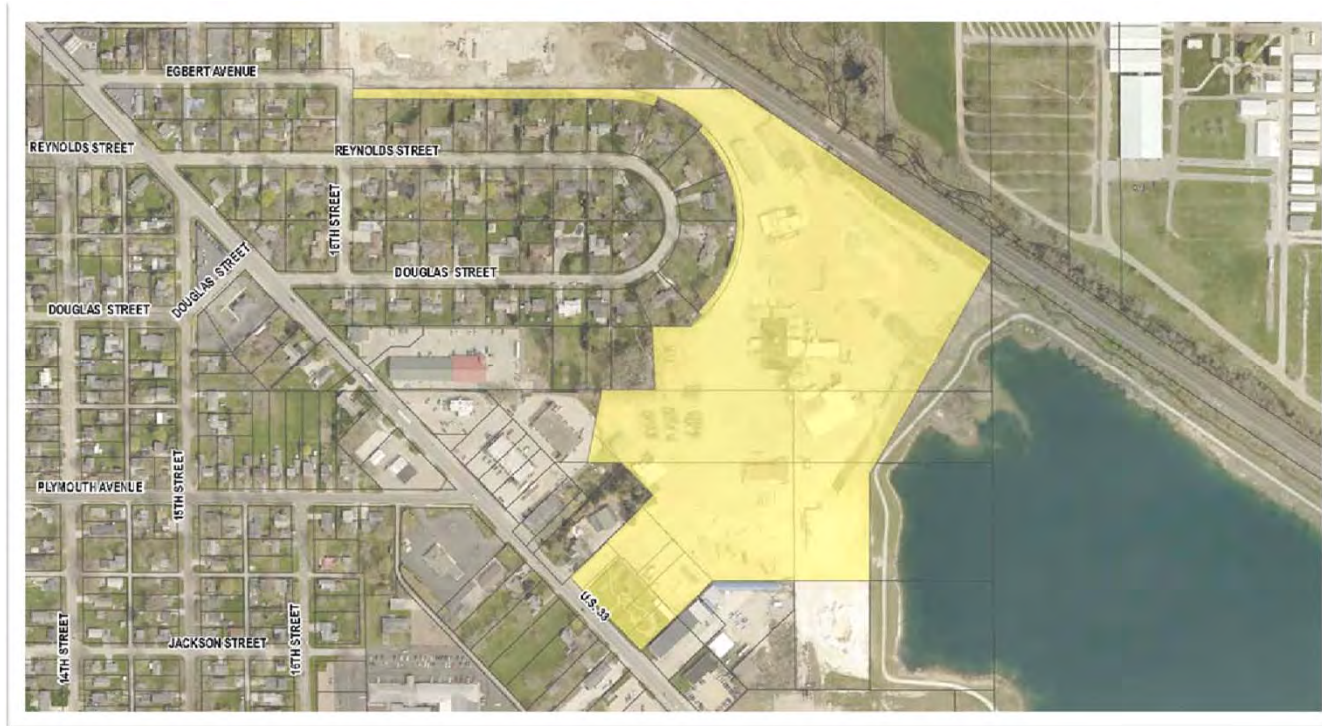


Project includes:

- 6 crossings with Gates & Flashers completed in 2015. 2 completed in 2018. Channelization to be added in 2020.
- 1 crossing with Channelization (Madison Street) to be completed in 2020.
- Will be applying for the Quiet Zone Designation in 2020/2021.

Estimated Remaining Cost – \$250,000 (includes cost associated with applying for the Quiet Zone)

Real Estate Acquisition – Ozinga Property



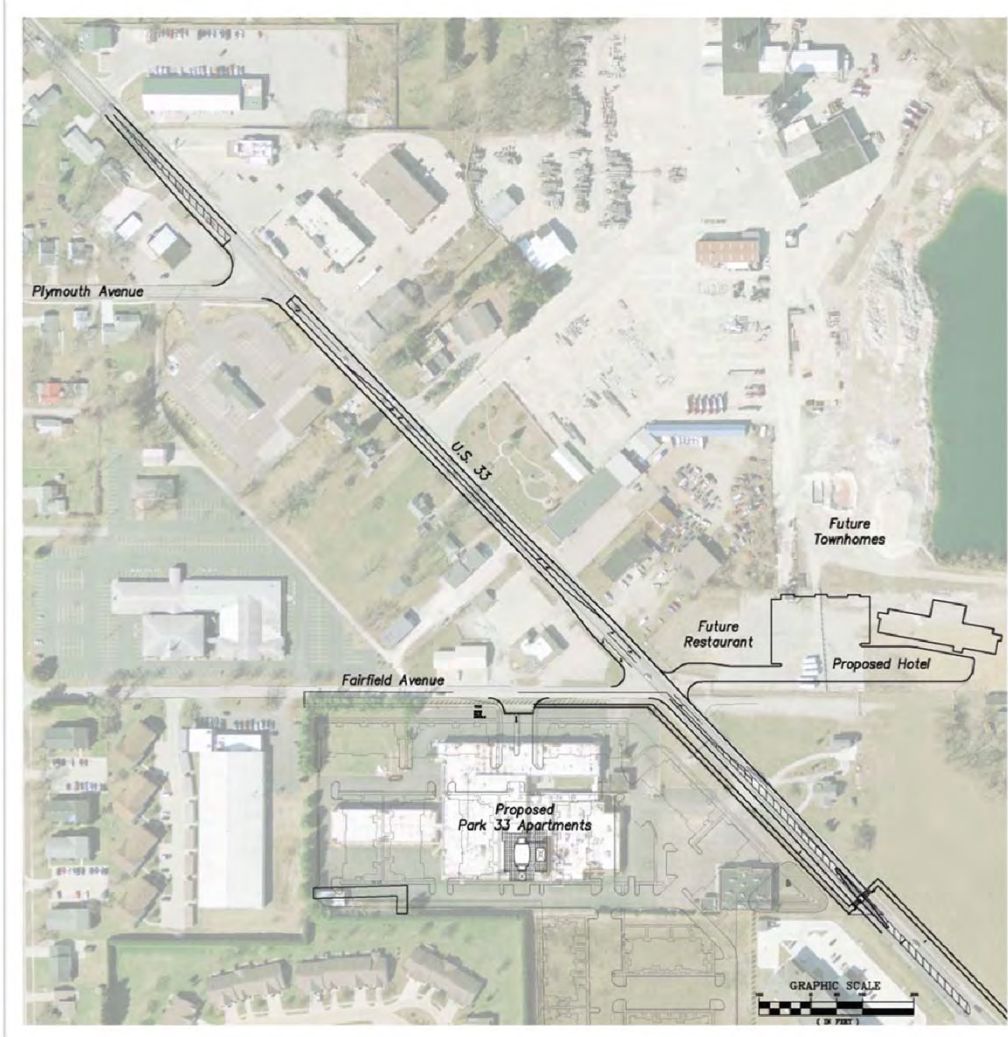
Property Description

- 24.16 Acres
- Located adjacent to Fidler Pond
- Frontage on US 33
- Listed for \$1.6 million (\$66,250 per acre)
- 66,000 sq ft of buildings on-site

Redevelopment Opportunities

- Market rate apartment development
- Hotel Development on US 33
- Development of bike path to connect Fidler Pond to Monroe Street Trail
- Additional park land along pond

US 33 – Fairfield to Plymouth Intersection Improvements & Pedestrian Crossing Construction



Project includes:

- Addition of a center turn lane from Plymouth Avenue to Fairfield Avenue
- Improved turning lanes at both intersections
- Installation of a pedestrian island south of Fairfield Avenue

Construction – 2022
Project Cost - \$1,031,500
(\$206,300 Local Share with
\$60,000 to be funded in 2020)

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 – 2023
Project Cost - \$1,410,000



CONSOLIDATED RIVER RACE TIF

New Projects

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 – 2022
Project Cost - \$210,000
(\$25,000 Design & \$185,000
Construction)

Parks Department Maintenance Facility



Project includes:

- Construction of new maintenance facility adjacent to new Parks Department offices
- To replace the existing facility north of Shanklin Parks on the west side of the Millrace Canal
- RDC to contribute the land and assist in funding the new facility

Construction – 2021
Project Cost - \$800,000
(\$350,000 RDC Contribution)

West Jefferson Streetscape

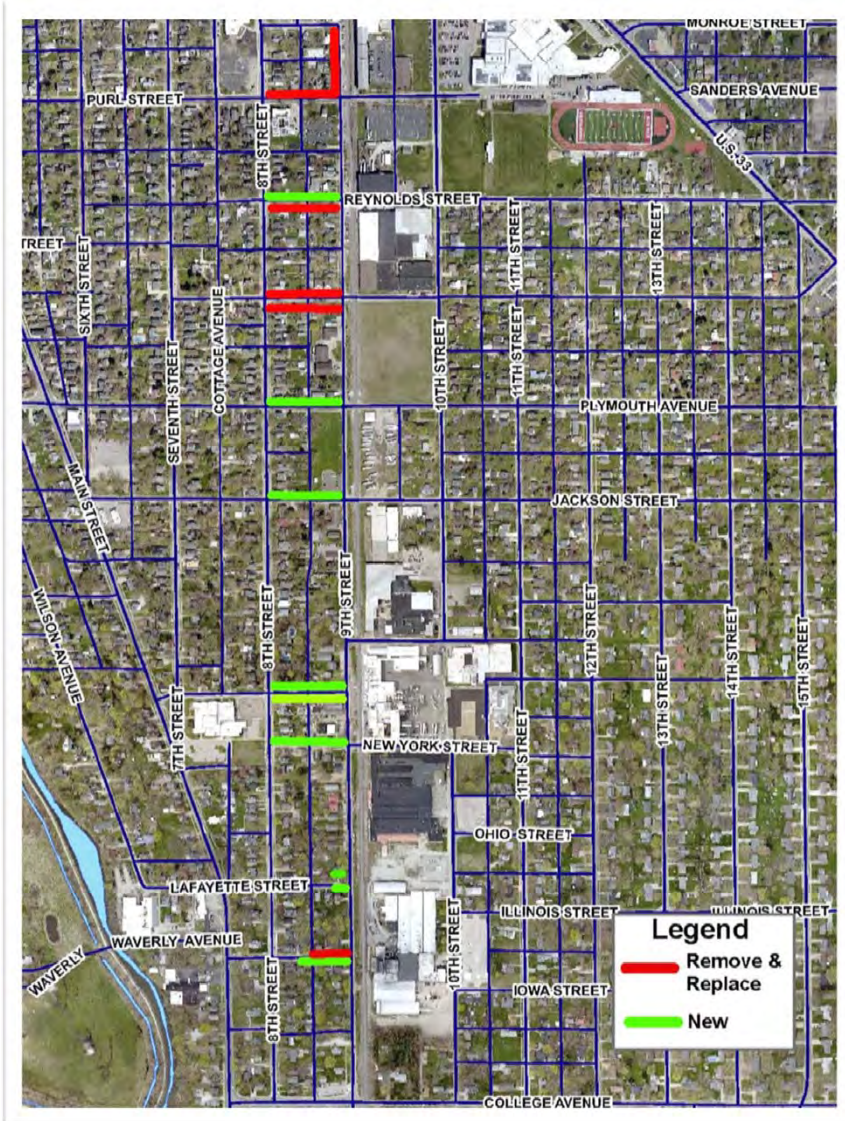


Project includes:

- Reconstruction of West Jefferson from Main Street to 3rd Street
- Utilization of block pavers to address stormwater restrictions
- To include sidewalk & streetscape improvements
- Potential for improved parking configuration

Construction – 2022
Project Cost - \$600,000
(\$100,000 Design & \$500,000
Construction)

9th Street Corridor Sidewalks



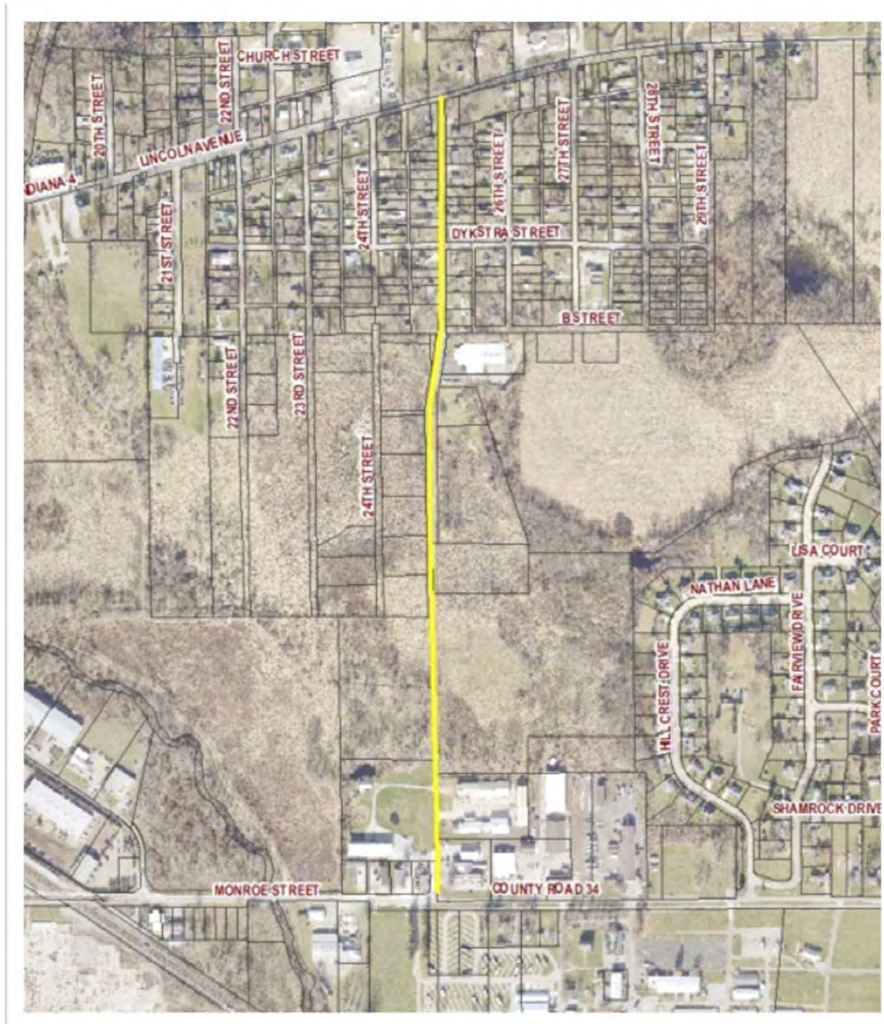
Project includes:

- Removal & replacement of several sidewalks that are in poor condition
- Construction of new sidewalks where sections are missing
- Funding to be provided over the course of three (3) years to complete all necessary improvements

Construction – 2020/2021/2022

Estimated Cost - \$375,000

Blackport Boardwalk/Sidewalk – Monroe to Lincoln



Project includes:

- Evaluation of sidewalk and/or boardwalk options for Blackport from Monroe Street to Lincoln Avenue
- A safe pedestrian connection is needed but various factors make it expensive and complicated
- MACOG funding will be applied for once a decision is made on the best solution

To be completed in 2020
Estimated Cost - \$50,000

Millrace Canal – Levee Condition Analysis



Project includes:

- Last evaluation for the canal levee from Plymouth Avenue to Madison Street was completed in 2012
- Staff to procure a consultant to reevaluate any changes to the levee's condition over the past 8 years

To be completed in 2020
Estimated Cost - \$30,000

Bike Path Installation – Monroe Street to Fidler Pond



Project includes:

- Construction of a multi-use trail from Monroe Street to Fidler Pond
- Constructed along the west edge of the railroad and Rock Run Creek
- *Contingent upon receiving funding from MACOG*

Construction – 2024

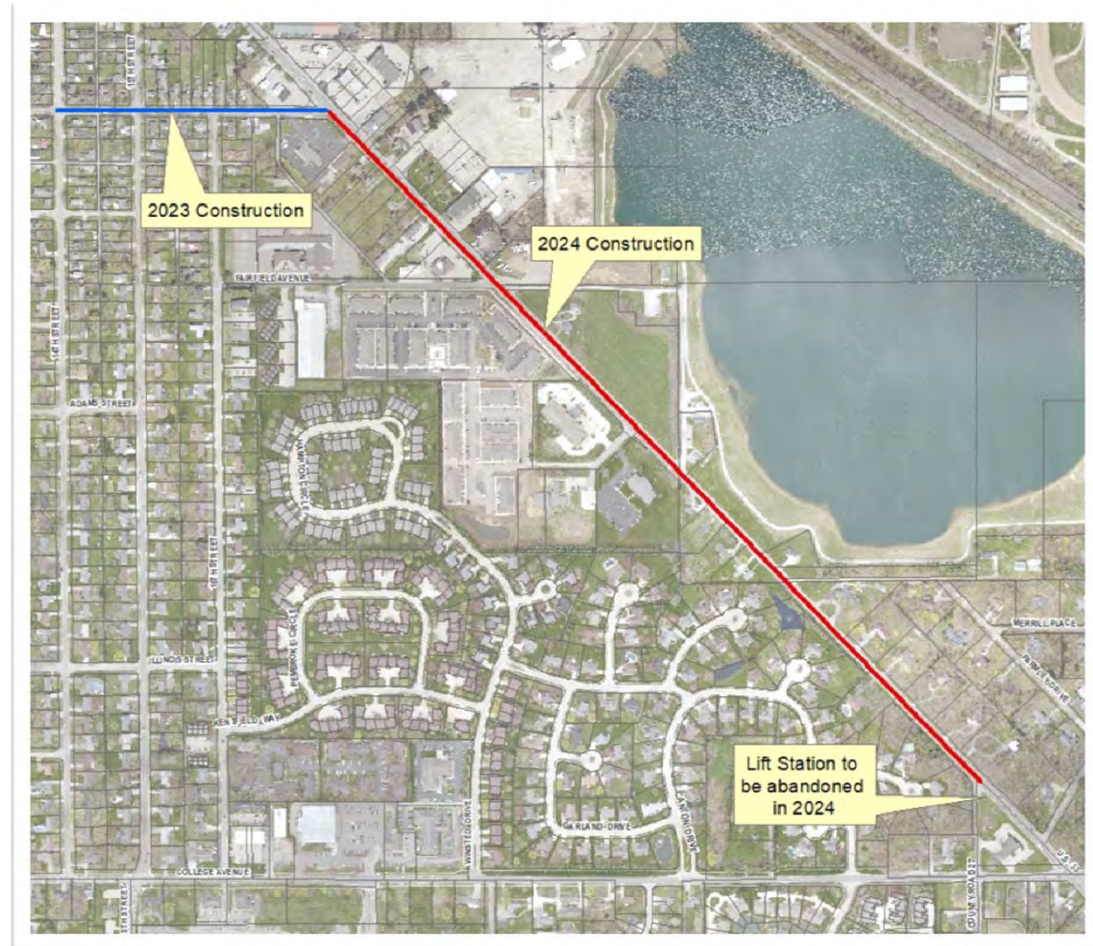
Project Cost - \$956,928 (Local Share - \$159,488)

Dierdorff Lift Station/Sewer Extension

Project includes:

- Gravity sewer main installation from along Plymouth from 14th to Lincolnway East in 2023
- Gravity sewer main installation along Lincolnway East from Plymouth to Dierdorff in 2024
- Abandonment of the existing lift station at Dierdorff and Lincolnway East
- *Contingent upon INDOT's Lincolnway East Reconstruction Project*

Construction – 2023/2024
Project Cost - \$1,600,000
(**\$250,000 Design & \$1,350,000 Construction**)



Sidewalk Construction (College & Lincolnway East)



Project includes:

Construction of new sidewalks for:

- East side of Lincolnway East from Monroe Street to College Avenue (*contingent upon INDOT's road project*)
- North side of College Avenue from 9th to 15th Street

Construction – 2023
Project Cost - \$750,000

Madison Street Bridge – Evaluation of Improvement Options



Project includes:

- Current bridge only accommodates one-lane traffic
- Rated for only 12-ton vehicles due to bridge condition
- Various bridge alternatives exist but costs vary significantly

To be completed in 2020
Project Cost - \$50,000

Consolidated River Race TIF 5 Year Budget

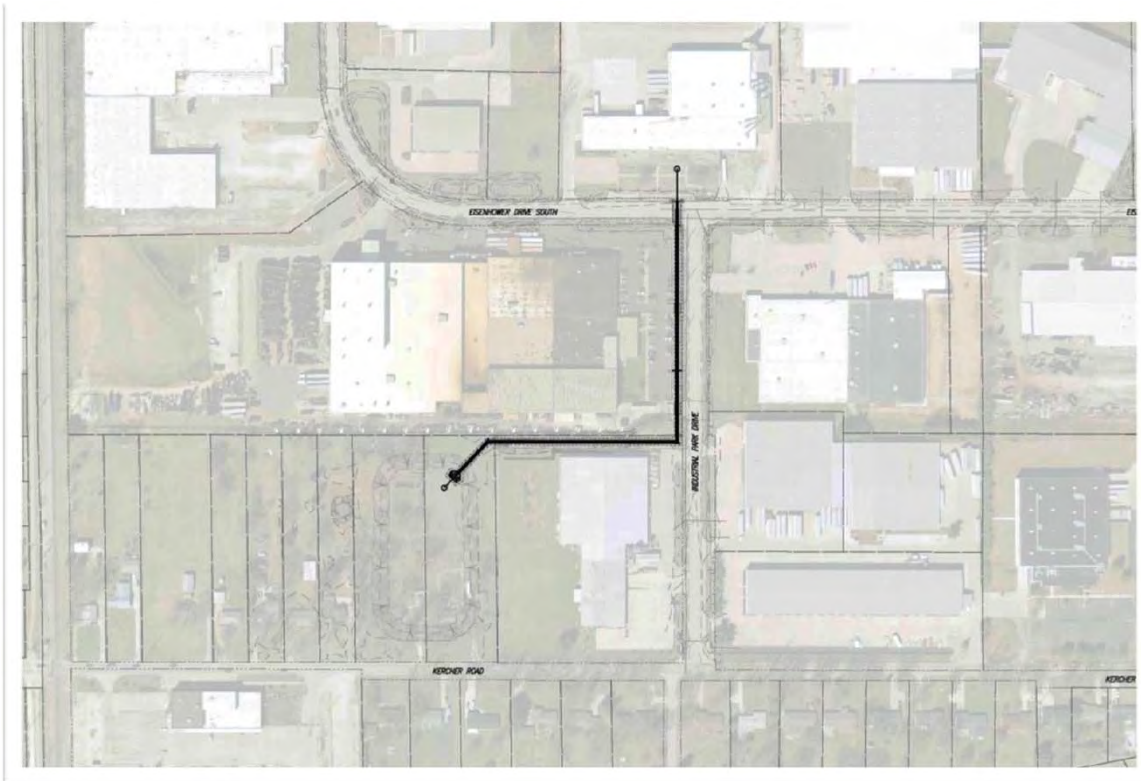
	2020	2021	2022	2023	2024
Prior Year End Estimated Cash Balance	\$2,701,937.19	\$542,816.78	\$698,951.78	\$1,974,830.02	\$2,180,850.02
Major Moves Proceeds	\$3,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimated TIF Revenues <i>(estimated TIF revenues from 11/12/19 Baker Tilly report)</i>	\$3,519,670.00	\$3,528,210.00	\$3,536,750.00	\$3,541,020.00	\$3,545,280.00
Estimated Total Funds Available	\$9,221,607.19	\$4,071,026.78	\$4,235,701.78	\$5,515,850.02	\$5,726,130.02
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Bond, Loan & Administrative Obligations	\$638,790.41	\$1,422,075.00	\$869,571.76	\$810,000.00	\$810,000.00
Estimated Project Costs	\$8,040,000.00	\$1,950,000.00	\$1,391,300.00	\$2,525,000.00	\$2,009,488.00
Estimated Total Expenses & Project Costs	\$8,678,790.41	\$3,372,075.00	\$2,260,871.76	\$3,335,000.00	\$2,819,488.00
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Estimated Year End Cash Balance Surplus/Deficit	\$542,816.78	\$698,951.78	\$1,974,830.02	\$2,180,850.02	\$2,906,642.02



SOUTHEAST TIF

Previously Approved Projects

Goshen Industrial Park Stormwater Retention – Phase Two



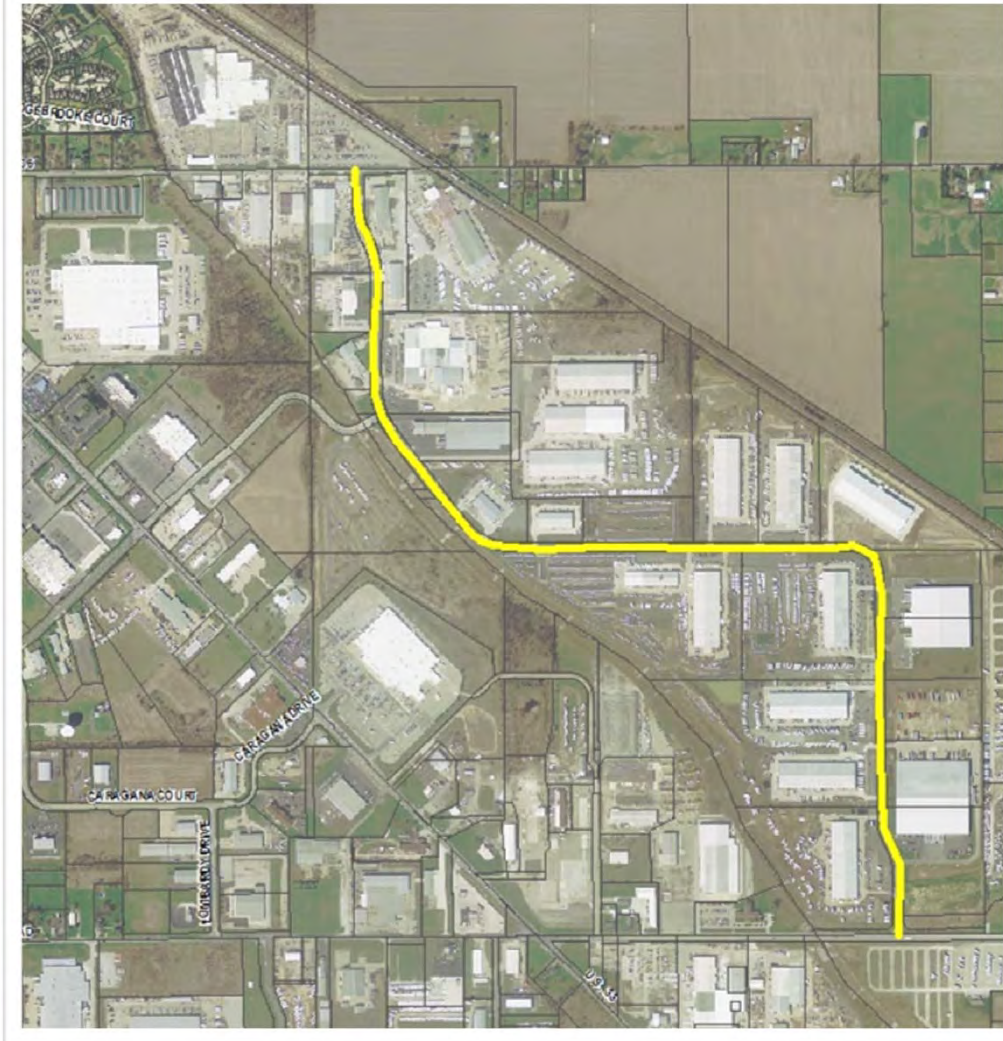
Project includes:

- Installation of a control structure at Industrial Park Drive and Eisenhower Drive South to divert overflow to the detention pond
- New stormwater infrastructure in Industrial Park Drive
- New utility easement and stormwater infrastructure across Genesis' property to the new pond

Construction – 2020

Project Cost - \$2,000,000

Century Drive - Reconstruction

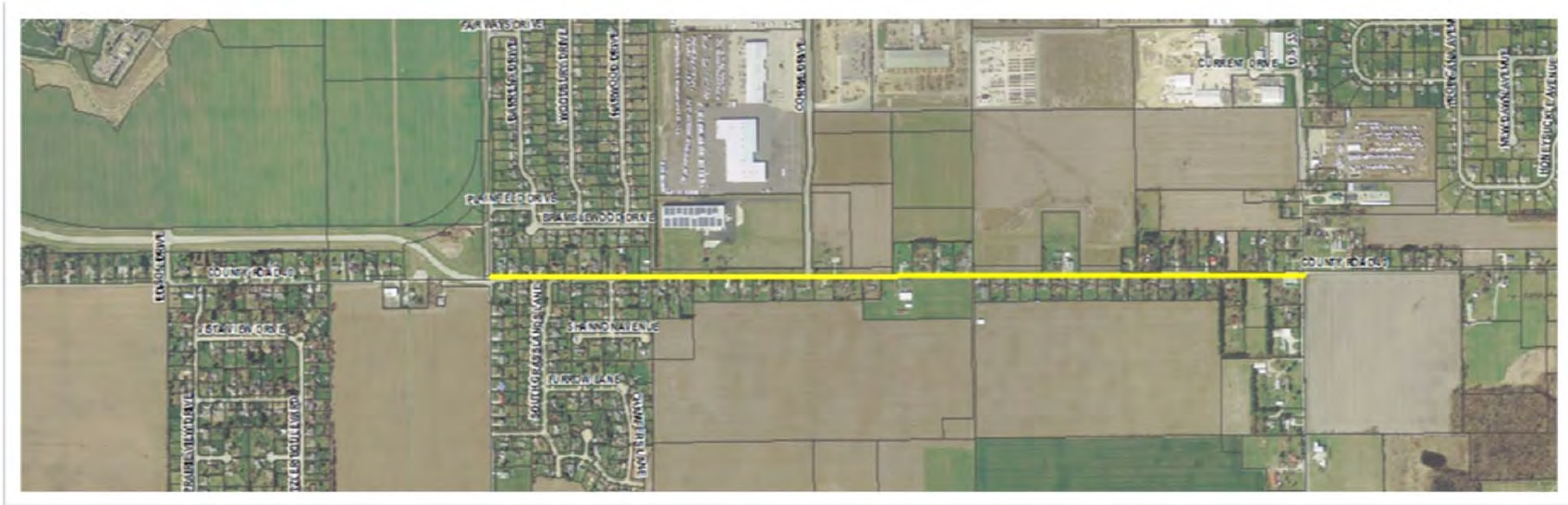


Project includes:

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

Construction – 2021
Estimated Cost -
\$1,870,000 with \$115,000
for design to be funded
in 2020

CR 40 Reconstruction – Dierdorff to US 33



Project includes:

- Intersection improvements at Dierdorff and US 33
- 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 – 2024
Project Cost - \$2,400,000 million

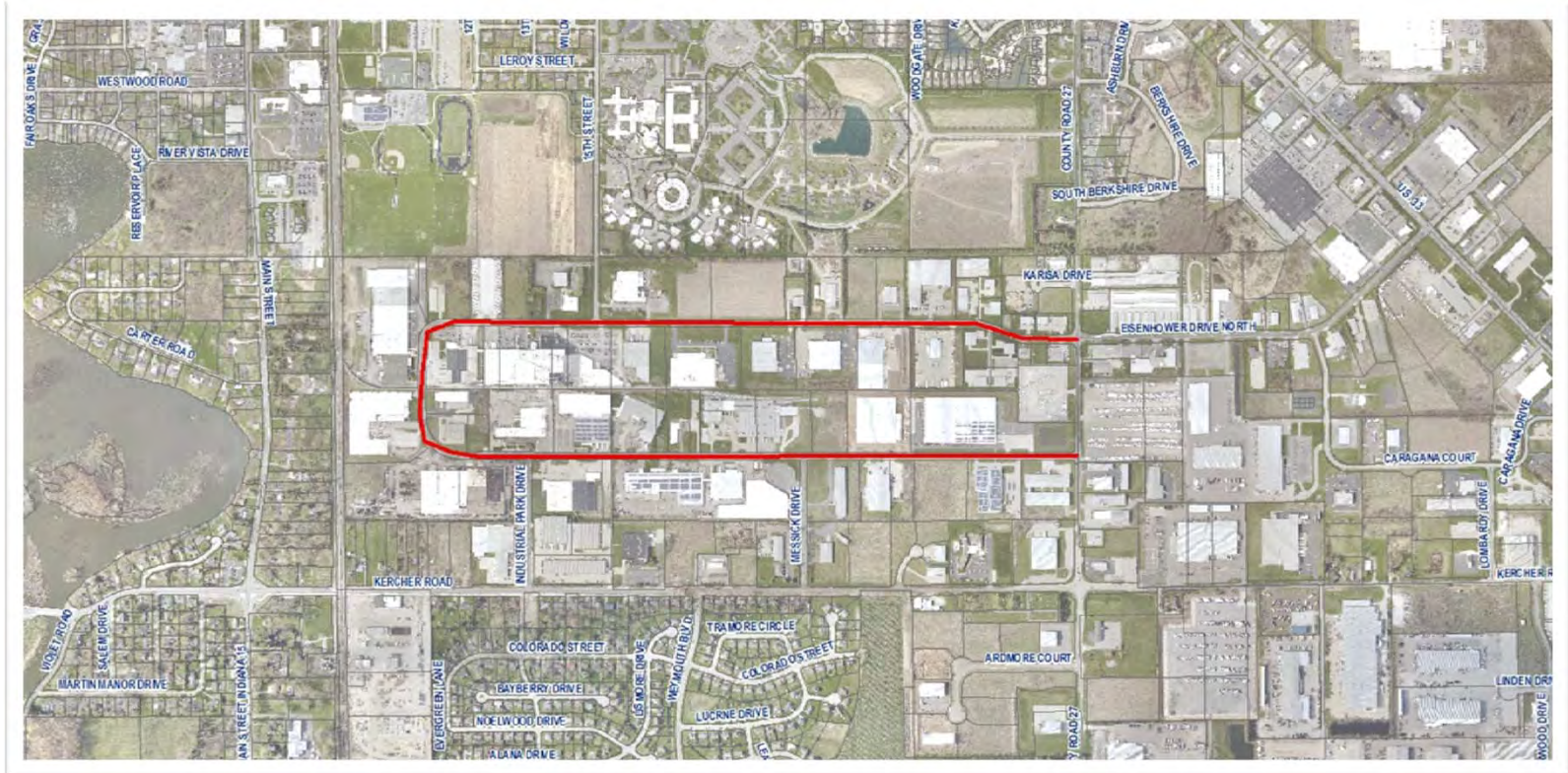
Waterford Mills Parkway – SR 15 to CR 40



Construction - 2023

Estimated Project Cost - \$5,000,000 (\$2,500,000 RDC Contribution)

Eisenhower Drive Reconstruction



Project includes:

- Full depth reconstruction of Eisenhower Drive North and South within the Goshen Industrial Park

Construction - 2020
Project Cost - \$2,000,000

College Avenue Reconstruction - 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 - 2023

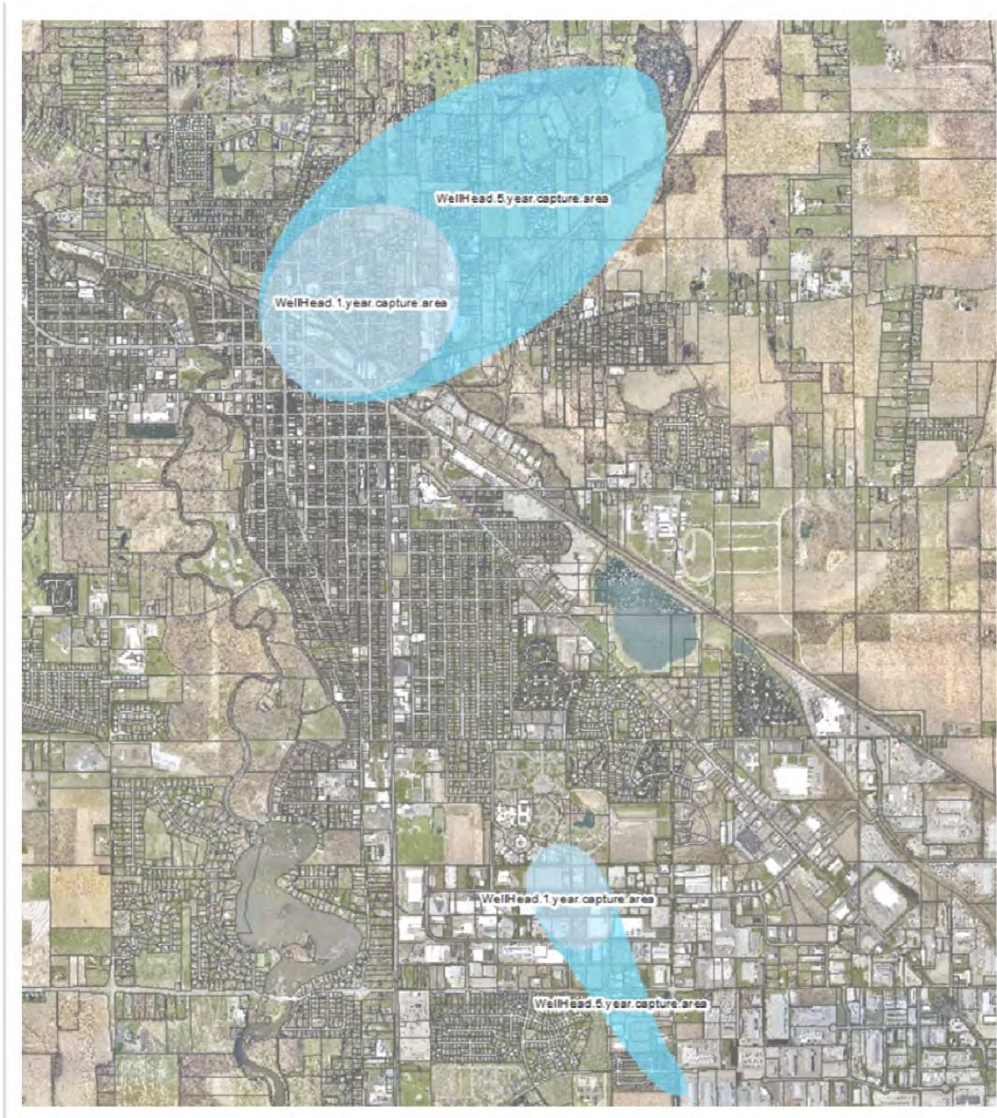
Project Cost - \$4,627,020 (\$1,019,800 local share with \$130,400 for design in 2020)



SOUTHEAST TIF

New Projects

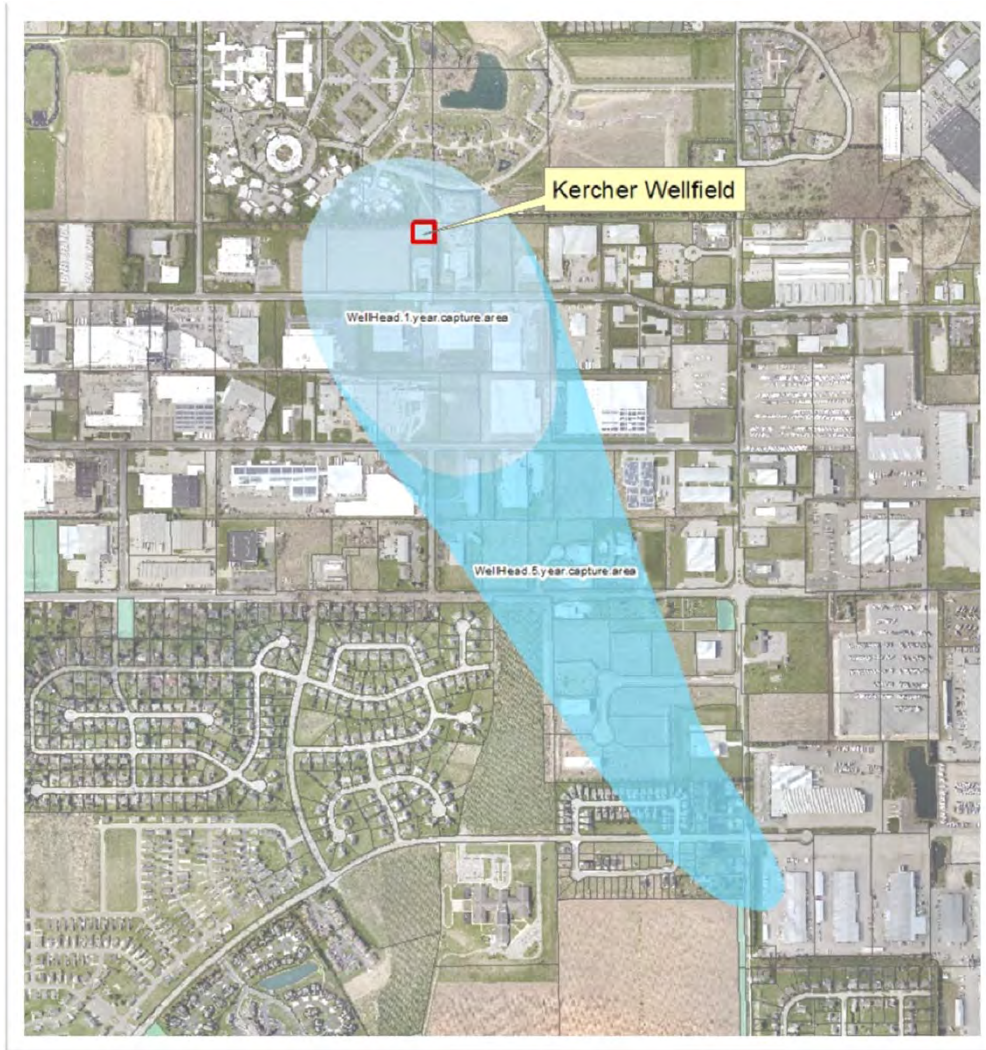
South Wellfield Improvements



Wellfield Overview:

- City's water distribution system is fed by 9 deep aquifer wells
 - 6 at North Water Plant
 - 3 at Kercher Water Plant
- Both plants are needed to provide adequate capacity to city water customers
- A Wellhead Protection Area has been established for each wellfield to protect the drinking water wells from contamination
 - "Capture Areas" areas impact property owners

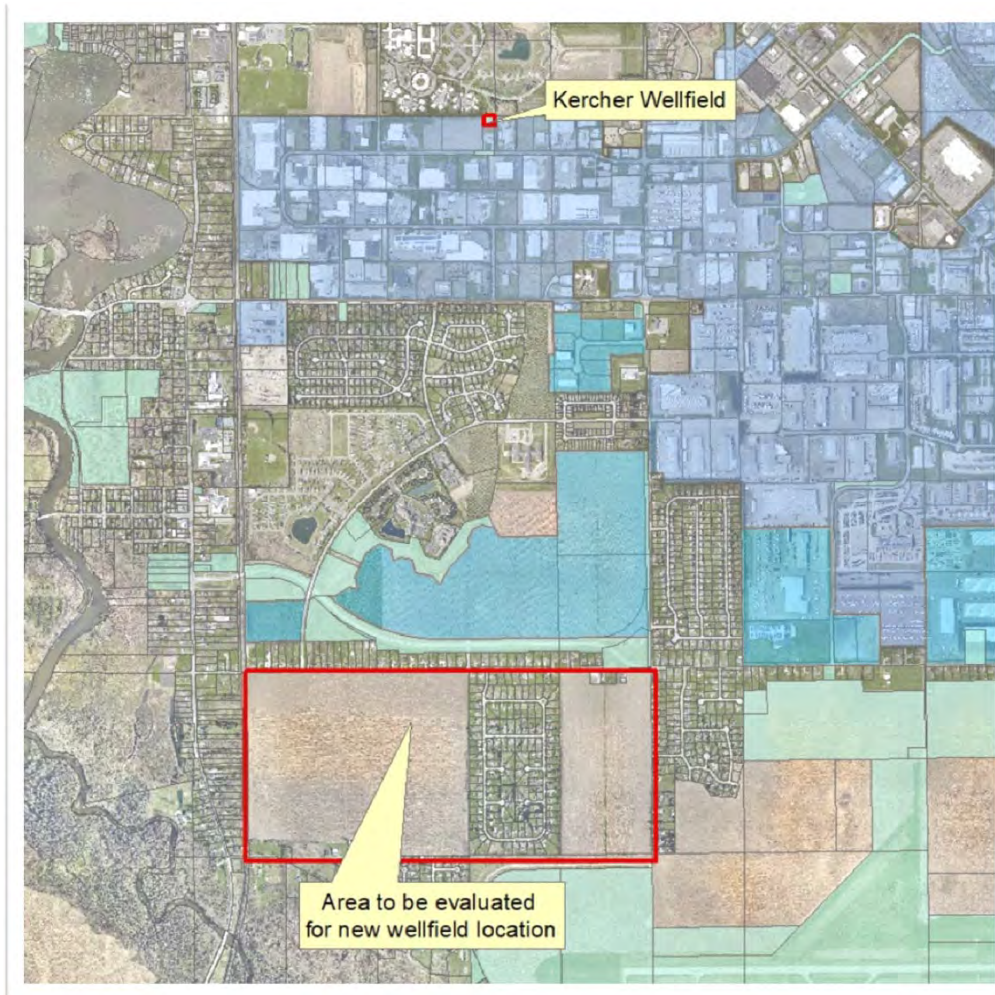
South Wellfield Improvements



Project Details:

- Kercher Wellfield is currently not fully functioning
 - Well #12 is not operating. A new screen needs to be installed within the well.
 - Well #14 has a failed motor and is currently operating on a borrowed motor.
- Utilities has evaluated acquiring adjacent property for new well installation but:
 - Contamination issues identified
 - New wells will increase capture area boundaries

South Wellfield Improvements



Proposed Project Includes:

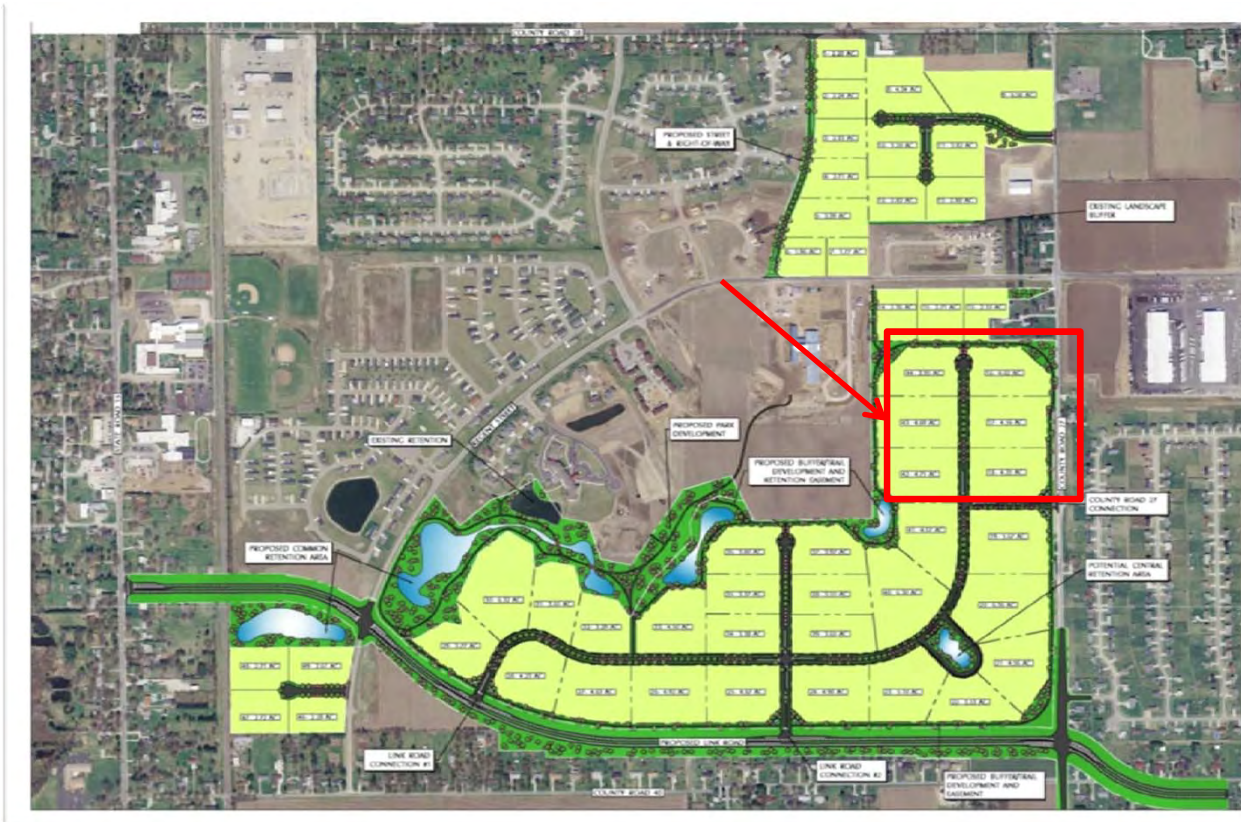
Immediate Plans for 2020:

- Replace screen in Well #12 - **\$300,000**
- Replace motor for Well #14 - **\$200,000**
- Conduct evaluation of land south of CR 40 to determine suitability of soil, deep aquifer condition and groundwater flow - **\$150,000**

Future Plans:

- Potential acquisition of 6 acres of land for future wellfield - **\$350,000**
- Partnership with Goshen Utilities to construct a new wellfield - **\$3,000,000**

Waterford Commons – Phase I



Construction - 2021
Project Cost -
\$1,150,000
(\$150,000 design &
\$1,000,000
construction)

Project includes:

- Design and construction of the first phase of a new industrial development south of Ardmore Court
- Evaluation of developer funded infrastructure improvements with TIF reimbursement OR Commission funded infrastructure improvements to facilitate industrial growth

New Fire Station

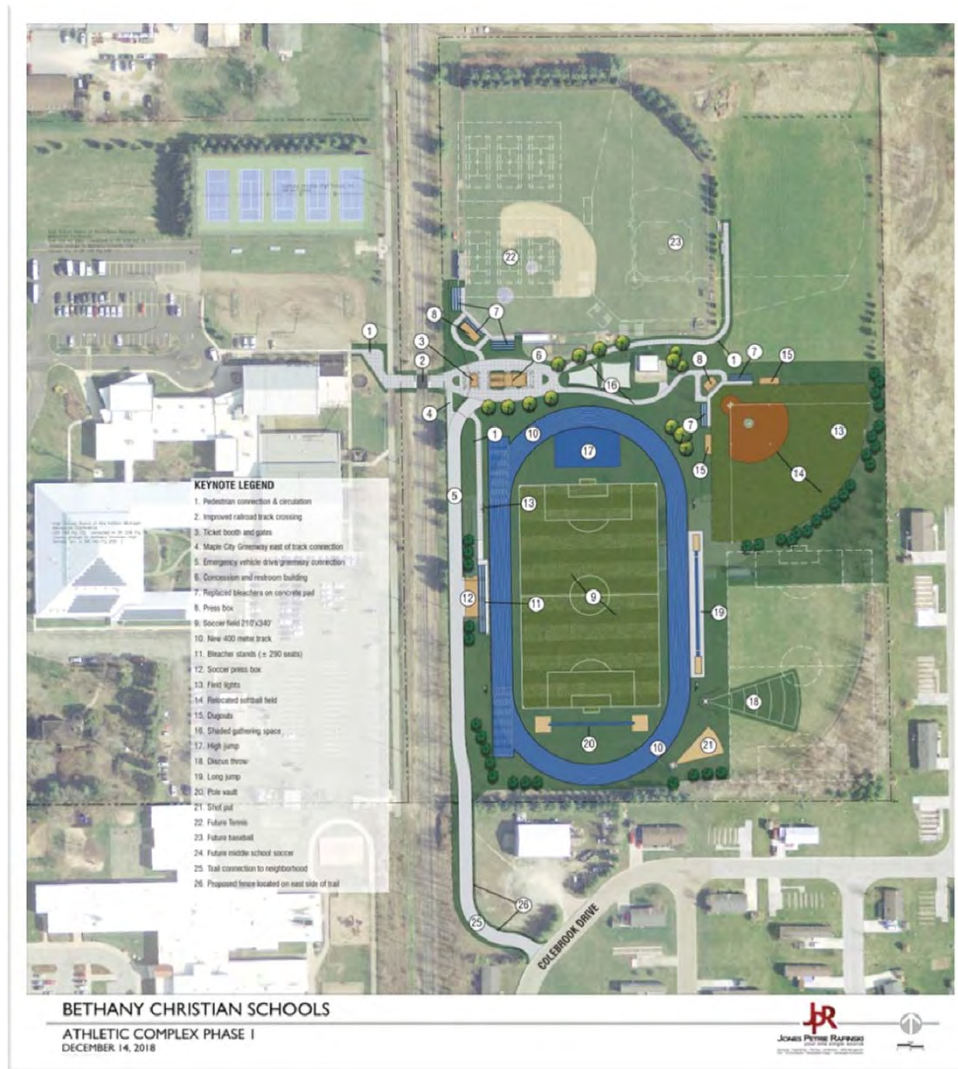


Construction - 2022
Project Cost -
\$6,200,000 (\$2,700,000
RDC Contribution)

Project includes:

- Design and construction of a new south fire station to replace College Ave Station
- Proposed location will improve fire rating and insurance rates for community

Winona Trail Extension

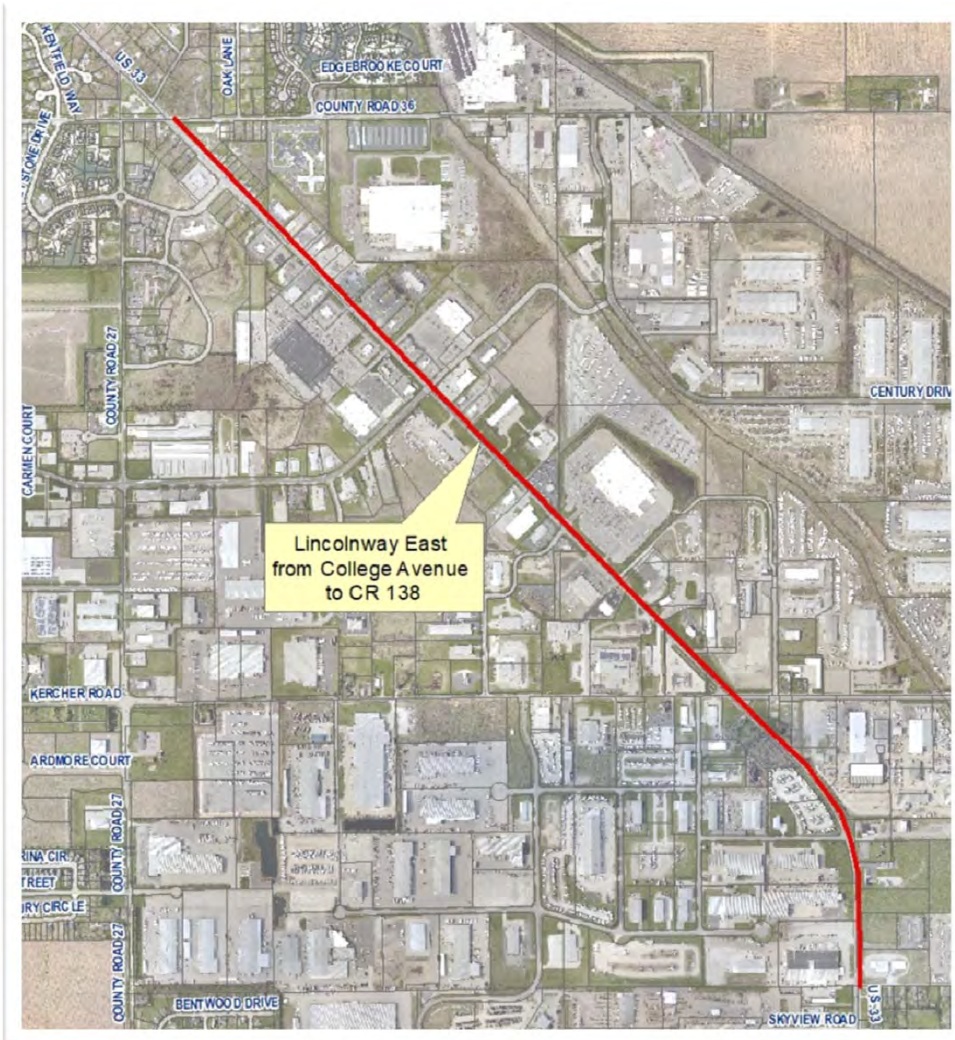


Project includes:

- Partnership with Bethany Schools to create a trail extension in conjunction with their new sports facility project
- Continuation of Winona Trail across the RR tracks to connect with the residential development to the southeast

Construction – 2020
Estimated Cost - \$85,000

Sidewalk Construction (Lincolnway East)



Project includes:

Construction of new sidewalks for:

- Along Lincolnway East from College Avenue to CR 138
(contingent upon INDOT's road project)

Construction – 2023
Project Cost - \$750,000

Dierdorff Road Reconstruction

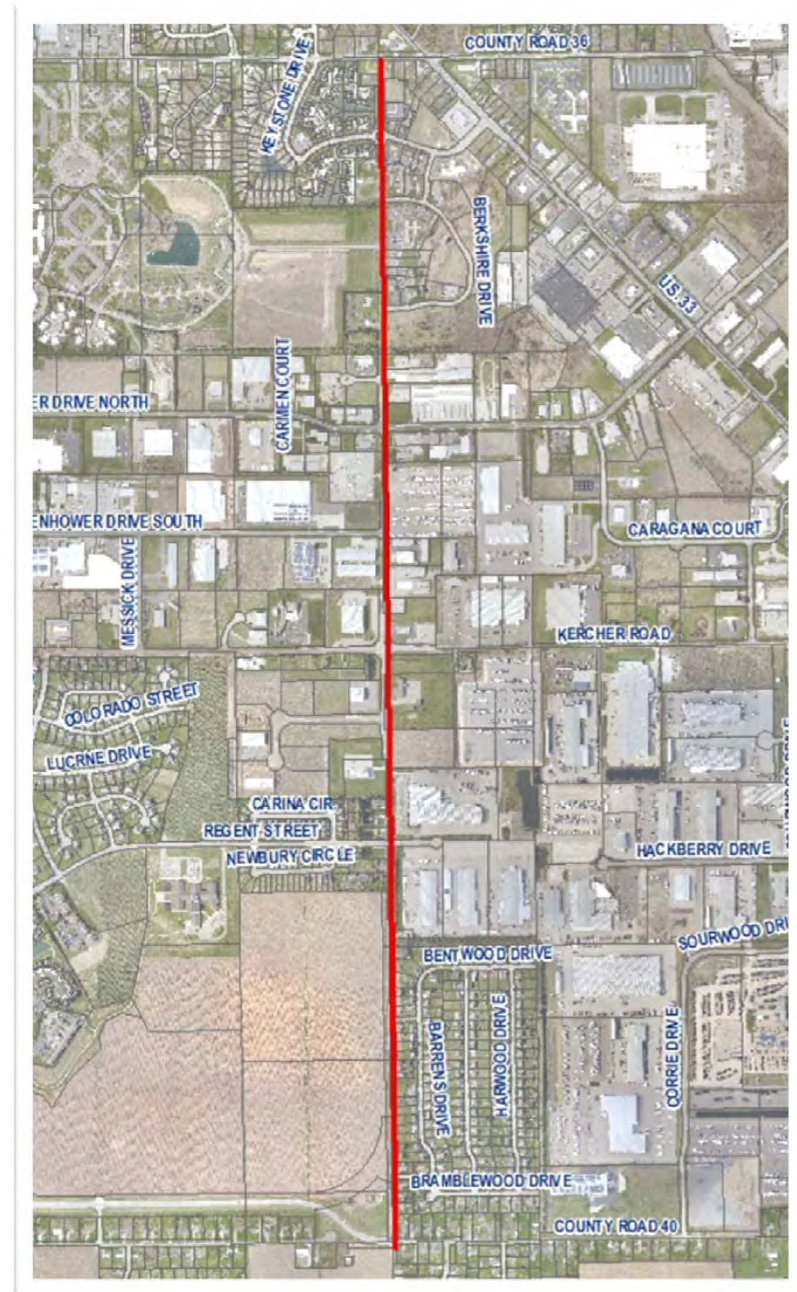
Project includes:

- Full depth reconstruction of Dierdorff Road from College Avenue south to CR 40

Construction - 2023

Project Cost - \$2,650,000

(\$300,000 Design & \$2,350,000 Construction)



Southeast TIF 5 Year Budget

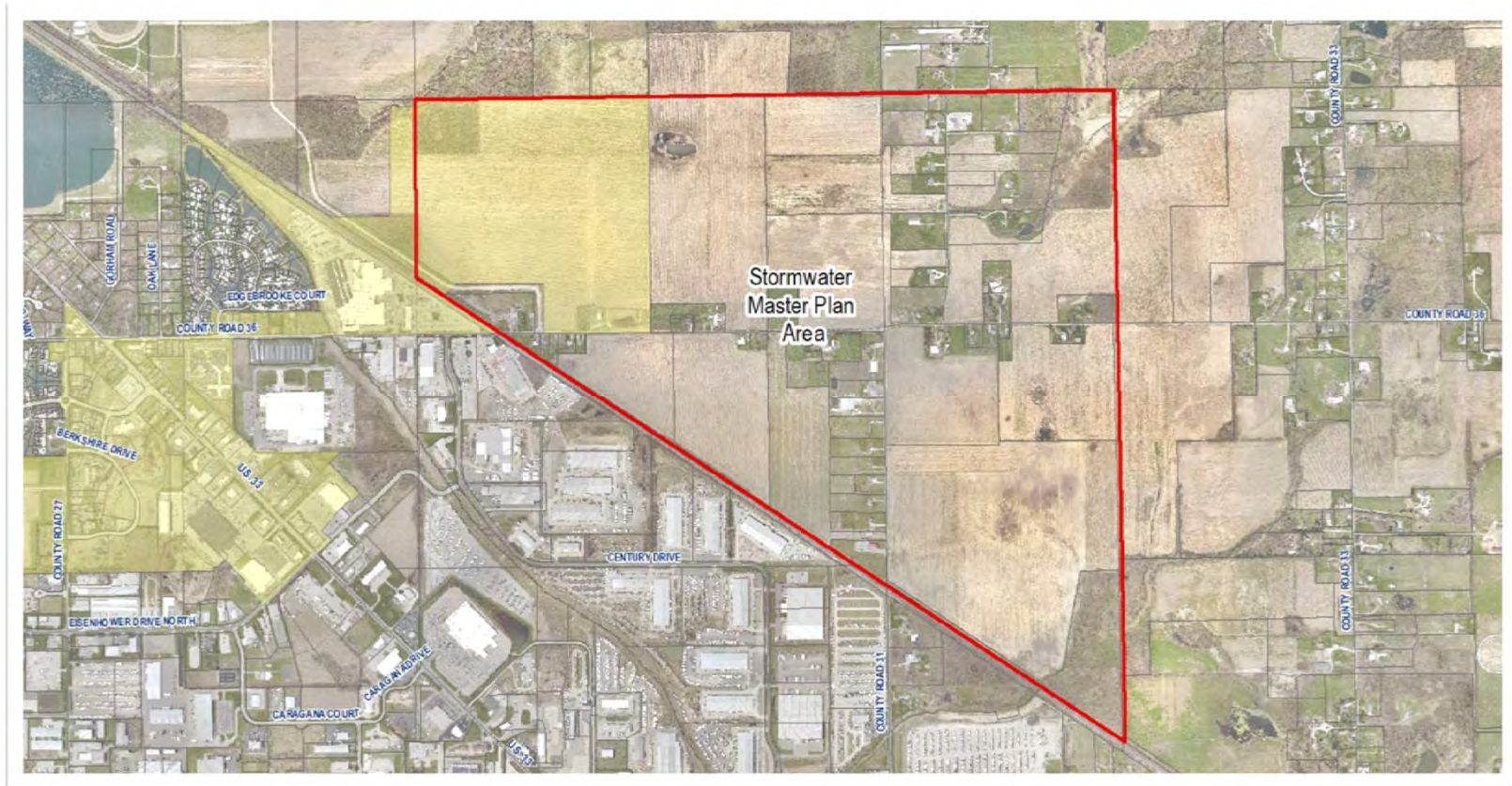
	2020	2021	2022	2023	2024
Prior Year End Estimated Cash Balance	\$5,086,682.54	\$3,186,497.49	\$2,870,709.49	\$2,638,425.95	\$2,260,034.95
Estimated TIF Revenues <i>(estimated TIF revenues from 11/12/19 Baker Tilly report)</i>	\$5,045,030.00	\$5,088,280.00	\$5,123,020.00	\$5,156,820.00	\$5,166,700.00
Estimated Total Annual Funds Available	\$10,131,712.54	\$8,274,777.49	\$7,993,729.49	\$7,795,245.95	\$7,426,734.95
Bond, Loan & Administrative Obligations	\$1,512,795.05	\$1,602,047.00	\$1,381,881.54	\$1,283,188.00	\$908,607.75
Estimated Project Costs	\$5,432,420.00	\$3,802,021.00	\$3,973,422.00	\$4,252,023.00	\$5,773,194.00
Estimated Total Annual Expenses & Project Costs	\$6,945,215.05	\$5,404,068.00	\$5,355,303.54	\$5,535,211.00	\$6,681,801.75
Estimated Year End Cash Balance Surplus/Deficit	\$3,186,497.49	\$2,870,709.49	\$2,638,425.95	\$2,260,034.95	\$744,933.20



LIPPERT/DIERDORFF TIF

New Projects

Stormwater Master Plan



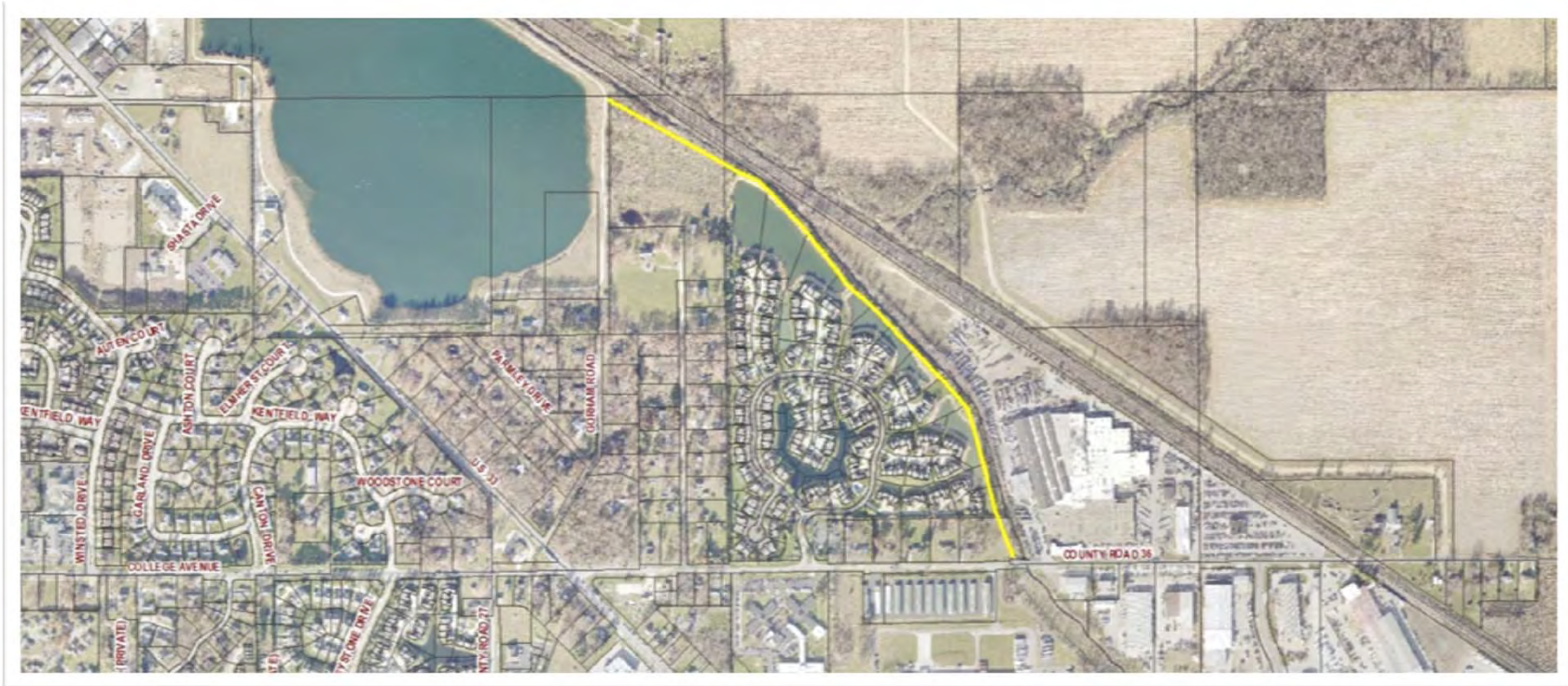
Project includes:

- Analysis of existing stormwater issues within the area & development of a master plan to address stormwater to allow for future development

To be completed in 2021

Project Cost - \$50,000

Bike Path Installation – Fidler Pond to College Avenue



Project includes:

- Construction of a multi-use trail from Fidler Pond to College Avenue
- To be constructed along the west edge of Rock Run Creek
- *Contingent upon receiving funding from MACOG*

Design – 2024

Project Cost - \$1,226,400 (Local Share - \$204,400)

Sidewalk Construction (College & Dierdorff)



Project includes:

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

Construction – 2023
Project Cost - \$85,000

Dierdorff/Lippert TIF 5 Year Budget

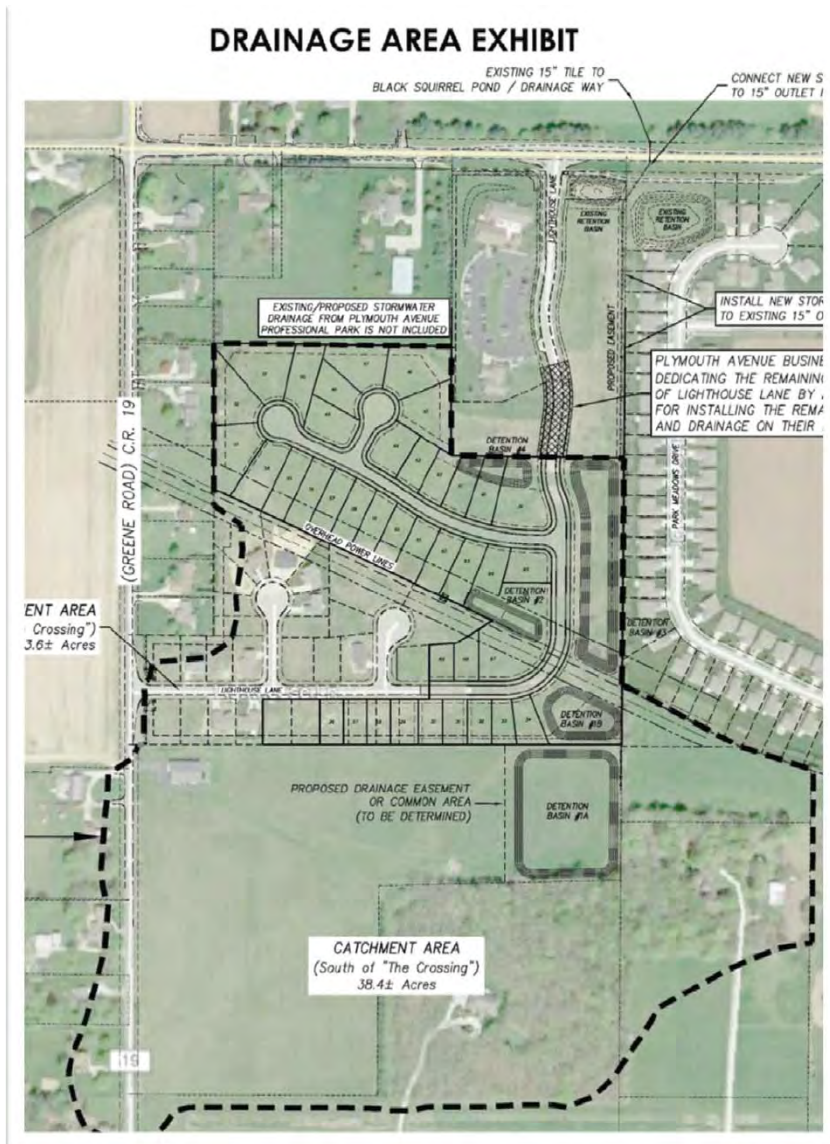
	2020	2021	2022	2023	2024
Prior Year End Estimated Cash Balance	\$0.00	\$68,700.00	\$87,400.00	\$71,100.00	\$139,800.00
Estimated TIF Revenues <i>(estimated TIF revenues from 11/12/19 Baker Tilly report)</i>	\$68,700.00	\$68,700.00	\$68,700.00	\$68,700.00	\$68,700.00
Estimated Total Funds Available	\$68,700.00	\$137,400.00	\$156,100.00	\$139,800.00	\$208,500.00
Bond, Loan & Administrative Obligations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimated Project Costs	\$0.00	\$50,000.00	\$85,000.00	\$0.00	\$204,400.00
Estimated Total Expenses & Project Costs	\$0.00	\$50,000.00	\$85,000.00	\$0.00	\$204,400.00
Estimated Year End Cash Balance Surplus/Deficit	\$68,700.00	\$87,400.00	\$71,100.00	\$139,800.00	\$4,100.00



PLYMOUTH AVENUE TIF

Previously Approved Projects

Stormwater Improvements – Crossing Subdivision



Project includes:

- Partnership between RDC and 3 private property owners
- Includes a series of retention ponds piped together with discharge into the City's system that releases to a pond at Black Squirrel Golf Course
- Drainage improvements allow for build out of The Crossing subdivision and future subdivision to the south

Construction – 2020

Project Cost – Approx. \$550,000

(all funds available for this TIF)



FIVE YEAR CAPITAL PLAN FINANCIAL PLAN 2020-2024

Goshen Redevelopment Commission



CONSOLIDATED RIVER RACE TIF

CONSOLIDATED RIVER RACE /US 33 TIF DISTRICT
5 YEAR FUNDING PLAN
ESTIMATED CASH BALANCE /DEFICIT

	2020	2021	2022	2023	2024
Prior Year End Estimated Cash Balance	\$2,701,937.19	\$542,816.78	\$698,951.78	\$1,974,830.02	\$2,180,850.02
Major Moves Proceeds	\$3,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimated TIF Revenues <i>(estimated TIF revenues from 11/12/19 Baker Tilly report)</i>	\$3,519,670.00	\$3,528,210.00	\$3,536,750.00	\$3,541,020.00	\$3,545,280.00
Estimated Total Funds Available	\$9,221,607.19	\$4,071,026.78	\$4,235,701.78	\$5,515,850.02	\$5,726,130.02
Bond, Loan & Administrative Obligations	\$638,790.41	\$1,422,075.00	\$869,571.76	\$810,000.00	\$810,000.00
Estimated Project Costs	\$8,040,000.00	\$1,950,000.00	\$1,391,300.00	\$2,525,000.00	\$2,009,488.00
Estimated Total Expenses & Project Costs	\$8,678,790.41	\$3,372,075.00	\$2,260,871.76	\$3,335,000.00	\$2,819,488.00
Estimated Year End Cash Balance Surplus/Deficit	\$542,816.78	\$698,951.78	\$1,974,830.02	\$2,180,850.02	\$2,906,642.02

**CONSOLIDATED RIVER RACE/US 33 TIF DISTRICT
5 YEAR PROJECT FUNDING PLAN
BOND, LOAN AND ADMINISTRATIVE OBLIGATIONS**

			2020	2021	2022	2023	2024
TIF Reimbursement Obligations	Park 33 Repayment Agreement (Beginning Balance - \$457,480.00. Current Balance - \$438,612.00)						
	February	Loan Repayment	\$9,537.00	\$150,000.00	\$0.00	\$0.00	\$0.00
	August	Loan Repayment	\$150,000.00	\$129,075.00	\$0.00	\$0.00	\$0.00
	SUBTOTALS:		\$159,537.00	\$279,075.00	\$0.00	\$0.00	\$0.00
Loan Obligations	Major Moves Loan - River Race (estimated payoff - 1/2022)						
	February	Loan Repayment	\$166,500.00	\$166,500.00	\$59,571.76	\$0.00	\$0.00
	August	Loan Repayment	\$166,500.00	\$166,500.00	\$0.00	\$0.00	\$0.00
	SUBTOTALS:		\$333,000.00	\$333,000.00	\$59,571.76	\$0.00	\$0.00
	Major Moves Loan - River Race (estimated payoff - 1/2020)						
	January	Loan Repayment	\$56,253.41	\$0.00	\$0.00	\$0.00	\$0.00
	July	Loan Repayment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	SUBTOTALS:		\$56,253.41	\$0.00	\$0.00	\$0.00	\$0.00
	NEW Major Moves Loan - River Race (estimated payoff - 7/2025)						
	January	Loan Repayment	\$0.00	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00
	July	Loan Repayment	\$0.00	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00
	SUBTOTALS:		\$0.00	\$600,000.00	\$600,000.00	\$600,000.00	\$600,000.00
	Brownfield RLF Loan to City (estimated payoff - 2025)						
	January	Loan Repayment	\$25,000.00	\$85,000.00	\$85,000.00	\$85,000.00	\$85,000.00
	July	Loan Repayment	\$25,000.00	\$85,000.00	\$85,000.00	\$85,000.00	\$85,000.00
	SUBTOTALS:		\$50,000.00	\$170,000.00	\$170,000.00	\$170,000.00	\$170,000.00
Administrative Obligations	Annual Administrative Expenses						
	Salary Reimbursement, etc.		\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
ANNUAL BOND, LOAN & ADMINISTRATIVE OBLIGATIONS			\$638,790.41	\$1,422,075.00	\$869,571.76	\$810,000.00	\$810,000.00
<i>Annual Major Moves Loan Repayment</i>			<i>\$389,253.41</i>	<i>\$933,000.00</i>	<i>\$659,571.76</i>	<i>\$600,000.00</i>	<i>\$600,000.00</i>

CONSOLIDATED RIVER RACE/US 33 TIF DISTRICT
5 YEAR PROJECT FUNDING PLAN

Project Description		2020			2021			2022			2023			2024			Five Year Totals		
		Local Funds	Other Funds	Total	Local Funds	Other Funds	Total	Local Funds	Other Funds	Total	Local Funds	Other Funds	Total	Local Funds	Other Funds	Total	Local Funds	Federal Funds	Total
Steury Avenue/Lincoln Avenue Drainage Improvements (Phase II & III)	Design Work																		
	Right of Way & Acquisition																		
	Construction & Inspection	\$1,400,000		\$1,400,000	\$800,000		\$800,000										\$2,200,000		\$2,200,000
East Lincoln from Rail Road to Rock Run Creek	Design Work																		
	Right of Way & Acquisition																		
	Construction & Inspection				\$200,000	\$600,000	\$800,000										\$200,000	\$600,000	\$800,000
River Race Drive Phase II - Road Construction, East/West Alley Construction, Utility Relocation and Parking Lot Construction	Design Work																		
	Right of Way & Acquisition																		
	Construction & Inspection	\$500,000		\$500,000													\$500,000		\$500,000
Real Estate Acquisition (including, but not limited to, West Pike Street properties)	Design Work																		
	Right of Way & Acquisition	\$200,000		\$200,000	\$200,000		\$200,000										\$400,000		\$400,000
	Construction & Inspection																		
Ice Rink/ Multit -Use Pavilion (includes extension of utilities beneath the canal)	Design Work																\$0		\$0
	Right of Way & Acquisition																		
	Construction & Inspection	\$5,500,000		\$5,500,000													\$5,500,000		\$5,500,000
Quiet Zone 9th Street Corridor	Design Work																		
	Right of Way & Acquisition																		
	Construction & Inspection	\$250,000		\$250,000													\$250,000		\$250,000
Ozinga Property	Design Work																		
	Right of Way & Acquisition				\$150,000		\$150,000							\$850,000		\$850,000	\$1,000,000		\$1,000,000
	Construction & Inspection																		
US 33 - Fairfield to Plymouth Intersection Improvements & Pedestrian Crossing	Design Work	\$60,000		\$60,000													\$60,000		\$60,000
	Right of Way & Acquisition																		
	Construction & Inspection							\$206,300	\$825,200	\$1,031,500							\$206,300	\$825,200	\$1,031,500

CONSOLIDATED RIVER RACE/US 33 TIF DISTRICT
5 YEAR PROJECT FUNDING PLAN

Project Description		2020			2021			2022			2023			2024			Five Year Totals		
		Local Funds	Other Funds	Total	Local Funds	Other Funds	Total	Local Funds	Other Funds	Total	Local Funds	Other Funds	Total	Local Funds	Other Funds	Total	Local Funds	Federal Funds	Total
Water Main Installation for Clinton, Bashor & Reliance - 5800' of new water main to serve US 33 Corridor in lieu of new water tower construction	Design Work							\$110,000		\$110,000							\$110,000		\$110,000
	Right of Way & Acquisition																		
	Construction & Inspection										\$1,300,000		\$1,300,000				\$1,300,000		\$1,300,000
** Pike Street Water Main Extension (200' near Chicago Avenue)	Design Work				\$25,000		\$25,000										\$25,000		\$25,000
	Right of Way & Acquisition																		
	Construction & Inspection							\$200,000		\$200,000							\$200,000		\$200,000
** Parks Department Maintenance Facility Contribution	Design Work																		
	Right of Way & Acquisition																		
	Construction & Inspection				\$350,000		\$350,000										\$350,000		\$350,000
** West Jefferson Streetscape	Design Work				\$100,000		\$100,000										\$100,000		\$100,000
	Right of Way & Acquisition																		
	Construction & Inspection							\$500,000		\$500,000							\$500,000		\$500,000
** 9th Street Corridor Sidewalks (replacing all sidewalks from between 8th and 9th from College to Purl)	Design Work																		
	Right of Way & Acquisition																		
	Construction & Inspection				\$125,000		\$125,000	\$125,000		\$125,000	\$125,000		\$125,000				\$375,000		\$375,000
** Blackport Boardwalk/Sidewalk from Monroe to Lincoln - STUDY ONLY	Design Work	\$50,000		\$50,000													\$50,000		\$50,000
	Right of Way & Acquisition																		
	Construction & Inspection																		
** Millrace Canal - Updated Levee Analysis	Design Work	\$30,000		\$30,000													\$30,000		\$30,000
	Right of Way & Acquisition																		
	Construction & Inspection																		
** Bike Path - Monroe Street to Fidler Pond	Design Work																		
	Right of Way & Acquisition																		
	Construction & Inspection													\$159,488	\$797,440	\$956,928	\$159,488	\$797,440	\$956,928

CONSOLIDATED RIVER RACE/US 33 TIF DISTRICT
5 YEAR PROJECT FUNDING PLAN

Project Description		2020			2021			2022			2023			2024			Five Year Totals		
		Local Funds	Other Funds	Total	Local Funds	Other Funds	Total	Local Funds	Other Funds	Total	Local Funds	Other Funds	Total	Local Funds	Other Funds	Total	Local Funds	Federal Funds	Total
** Dierdorff Lift Station Removal/Gravity Sewer Extension	Design Work							\$250,000		\$250,000							\$250,000		\$250,000
	Right of Way & Acquisition																		
	Construction & Inspection									\$350,000		\$350,000	\$1,000,000		\$1,000,000	\$1,350,000		\$1,350,000	
** Sidewalk Construction - US 33 from College to Monroe along east side of roadway & on College from 9th to 15th Street	Design Work																		
	Right of Way & Acquisition																		
	Construction & Inspection									\$750,000		\$750,000				\$750,000		\$750,000	
** Madison Street Bridge - Evaluation of Improvement Options	Design Work	\$50,000		\$50,000													\$50,000		\$50,000
	Right of Way & Acquisition																		
	Construction & Inspection																		
ANNUAL PROJECT TOTALS:		\$8,040,000	\$0	\$8,040,000	\$1,950,000	\$600,000	\$2,550,000	\$1,391,300	\$825,200	\$2,216,500	\$2,525,000	\$0	\$2,525,000	\$2,009,488	\$797,440	\$2,806,928	\$15,915,788	\$2,222,640	\$18,138,428

** Denotes new projects added to the Capital Plan

Major Moves Loan Summary
Two Current Loans and One Proposed Loan

		2020	2021	2022	2023	2024	2025
Current Major Moves Loan - River Race (estimated payoff - 1/2022)							
February	Loan Repayment	\$166,500.00	\$166,500.00	\$59,571.76	\$0.00	\$0.00	\$0.00
August	Loan Repayment	\$165,000.00	\$165,000.00	\$0.00	\$0.00	\$0.00	\$0.00
SUBTOTALS:		\$331,500.00	\$331,500.00	\$59,571.76	\$0.00	\$0.00	\$0.00
Current Major Moves Loan - River Race (estimated payoff - 1/2020)							
January	Loan Repayment	\$56,253.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
July	Loan Repayment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SUBTOTALS:		\$56,253.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Proposed New Major Moves Loan - River Race (estimated payoff - 7/2025) \$2,820,000							
January	Loan Repayment	\$0.00	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00
July	Loan Repayment	\$0.00	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00
SUBTOTALS:		\$0.00	\$600,000.00	\$600,000.00	\$600,000.00	\$600,000.00	\$600,000.00
ANNUAL MAJOR MOVES LOAN REPAYMENT		\$387,753.41	\$931,500.00	\$659,571.76	\$600,000.00	\$600,000.00	\$600,000.00



SOUTHEAST TIF

SOUTHEAST TIF DISTRICT
5 YEAR PROJECT FUNDING PLAN

ESTIMATED ANNUAL CASH BALANCE / DEFICIT

	2020	2021	2022	2023	2024
Prior Year End Estimated Cash Balance	\$5,086,682.54	\$3,186,497.49	\$2,870,709.49	\$2,638,425.95	\$2,260,034.95
Estimated TIF Revenues <i>(estimated TIF revenues from 11/12/19 Baker Tilly report)</i>	\$5,045,030.00	\$5,088,280.00	\$5,123,020.00	\$5,156,820.00	\$5,166,700.00
Estimated Total Annual Funds Available	\$10,131,712.54	\$8,274,777.49	\$7,993,729.49	\$7,795,245.95	\$7,426,734.95
Bond, Loan & Administrative Obligations	\$1,512,795.05	\$1,602,047.00	\$1,381,881.54	\$1,283,188.00	\$908,607.75
Estimated Project Costs	\$5,432,420.00	\$3,802,021.00	\$3,973,422.00	\$4,252,023.00	\$5,773,194.00
Estimated Total Annual Expenses & Project Costs	\$6,945,215.05	\$5,404,068.00	\$5,355,303.54	\$5,535,211.00	\$6,681,801.75
Estimated Year End Cash Balance Surplus/Deficit	\$3,186,497.49	\$2,870,709.49	\$2,638,425.95	\$2,260,034.95	\$744,933.20

SOUTHEAST TIF DISTRICT
5 YEAR PROJECT FUNDING PLAN
BOND, LOAN AND ADMINISTRATIVE OBLIGATIONS

	Date	Description	2020	2021	2022	2023	2024
Bond Obligations	Redevelopment District Refunding Bonds of 2015 (formerly 2005, Series A & 2006, Series B) Last Payment = 1/1/2025						
	January	Principal Payment	\$375,000.00	\$385,000.00	\$395,000.00	\$410,000.00	\$420,000.00
	January	Interest Payment	\$21,087.50	\$17,806.25	\$14,437.50	\$10,981.25	\$7,393.75
	July	Interest Payment	\$17,806.25	\$14,437.50	\$10,981.25	\$7,393.75	\$3,718.75
	Economic Development Lease Rental Refunding Bonds of 2015 (formerly Taxable Tax Increment Bonds of 2008) Last Payment = 1/15/2028						
	January	Annual Lease Payment	\$403,000.00	\$400,000.00	\$397,000.00	\$394,000.00	\$386,000.00
	TOTAL BOND OBLIGATIONS:		\$816,893.75	\$817,243.75	\$817,418.75	\$822,375.00	\$817,112.50
TIF Reimbursement Loan Obligations	Keystone RV Company's Infrastructure Repayment Agreement (CR 40 Water Main Extension Project) (Beginning Balance - \$600,000.00. Current Balance - \$447,114.25)						
	February	Loan Repayment	\$125,385.00	\$125,385.00	\$0.00	\$0.00	\$0.00
	August	Loan Repayment	\$125,385.00	\$70,959.25	\$0.00	\$0.00	\$0.00
	Keystone RV Company's Infrastructure Repayment Agreement (CR 40 Sewer Main Extension Project) (Beginning Balance - \$782,919.75. Current Balance - \$447,114.25)						
	February	Loan Repayment	\$0.00	\$0.00	\$98,904.75	\$98,904.75	\$51,495.25
	August	Loan Repayment	\$0.00	\$0.00	\$98,904.75	\$98,904.75	\$0.00
	MA Investment's Infrastructure Repayment Agreement (Waterford Commons Business Park) (Beginning Balance - \$986,349.00. Current Balance - \$979,676.25)						
	February	Loan Repayment	\$6,672.75	\$150,000.00	\$150,000.00	\$150,000.00	\$0.00
	August	Loan Repayment	\$150,000.00	\$150,000.00	\$150,000.00	\$73,003.50	\$0.00
	BriMar Properties' Infrastructure Repayment Agreement (BriMar Expansion Project) (Beginning Balance - \$92,603.00. Current Balance - \$55,029.50)						
	February	Loan Repayment	\$13,234.50	\$13,234.50	\$2,091.50	\$0.00	\$0.00
	August	Loan Repayment	\$13,234.50	\$13,234.50	\$0.00	\$0.00	\$0.00
	Infrastructure Repayment Agreement - Supreme Corp., Forest River, Elkhart County Stormwater & Goshen Utilities (Horn Ditch Project) (Beginning Balance - \$735,149.75. Current Balance - \$468,541.34)						
	February	Loan Repayment	\$110,994.55	\$110,995.00	\$24,561.79	\$0.00	\$0.00
	August	Loan Repayment	\$110,995.00	\$110,995.00	\$0.00	\$0.00	\$0.00
	TOTAL LOAN OBLIGATIONS:		\$655,901.30	\$744,803.25	\$524,462.79	\$420,813.00	\$51,495.25
Administrative Obligations	Annual Administrative Expenses						
	Salary Reimbursement, etc.		\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
ANNUAL BOND, LOAN & ADMINISTRATIVE OBLIGATIONS			\$1,512,795.05	\$1,602,047.00	\$1,381,881.54	\$1,283,188.00	\$908,607.75

SOUTHEAST TIF DISTRICT
5 YEAR PROJECT FUNDING PLAN

Project Description		2020			2021			2022			2023			2024			Five Year Project Totals		
		TIF Funds	Federal Funds	Total	TIF Funds	Federal Funds	Total	TIF Funds	Federal Funds	Total	TIF Funds	Federal Funds	Total	TIF Funds	Federal Funds	Total	TIF Funds	Federal Funds	Total
Goshen Industrial Park Stormwater Retention	Design Work																		
	Right of Way & Acquisition																		
	Construction & Inspection	\$2,000,000		\$2,000,000												\$2,000,000		\$2,000,000	
Century Drive Reconstruction	Design Work	\$115,000		\$115,000												\$115,000		\$115,000	
	Right of Way & Acquisition																		
	Construction & Inspection				\$1,750,000		\$1,750,000									\$1,750,000		\$1,750,000	
CR 40 Reconstruction Dierdorff to US 33	Design Work				\$150,000		\$150,000									\$150,000		\$150,000	
	Right of Way & Acquisition							\$300,000		\$300,000						\$300,000		\$300,000	
	Construction & Inspection												\$2,000,000		\$2,000,000	\$2,000,000		\$2,000,000	
Waterford Mills Parkway Extension SR 15 to CR 40	Design Work	\$100,000		\$100,000												\$100,000		\$100,000	
	Right of Way & Acquisition				\$250,000		\$250,000	\$250,000		\$250,000						\$500,000		\$500,000	
	Construction & Inspection										\$1,900,000		\$1,900,000			\$1,900,000		\$1,900,000	
Eisenhower Drive Reconstruction	Design Work																		
	Right of Way & Acquisition																		
	Construction & Inspection	\$2,000,000		\$2,000,000												\$2,000,000		\$2,000,000	
College Avenue Reconstruction (US 33 east to RR Crossing)	Design Work	\$130,400		\$130,400												\$130,400		\$130,400	
	Right of Way & Acquisition							\$171,400		\$171,400						\$171,400		\$171,400	
	Construction & Inspection												\$771,170		\$771,170	\$771,170		\$771,170	

SOUTHEAST TIF DISTRICT
5 YEAR PROJECT FUNDING PLAN

Project Description		2020			2021			2022			2023			2024			Five Year Project Totals		
		TIF Funds	Federal Funds	Total	TIF Funds	Federal Funds	Total	TIF Funds	Federal Funds	Total	TIF Funds	Federal Funds	Total	TIF Funds	Federal Funds	Total	TIF Funds	Federal Funds	Total
** South Wellfield Improvements	Design Work	\$150,000		\$150,000															
	Right of Way & Acquisition				\$350,000		\$350,000												
	Construction & Inspection	\$500,000		\$500,000									\$3,000,000		\$3,000,000	\$3,500,000		\$3,500,000	
** Waterford Commons Phase I Infrastructure Construction	Design Work	\$150,000		\$150,000												\$150,000		\$150,000	
	Right of Way & Acquisition																		
	Construction & Inspection				\$1,000,000		\$1,000,000									\$1,000,000		\$1,000,000	
** New Fire Station	Design Work	\$200,000		\$200,000															
	Right of Way & Acquisition																		
	Construction & Inspection							\$2,500,000		\$2,500,000						\$2,500,000		\$2,500,000	
** Winona Trail Extension	Design Work																		
	Right of Way & Acquisition																		
	Construction & Inspection	\$85,000		\$85,000												\$85,000		\$85,000	
** Sidewalk Construction - US 33 from College to CR 40	Design Work																		
	Right of Way & Acquisition																		
	Construction & Inspection							\$750,000		\$750,000						\$750,000		\$750,000	
** Dierdorff Reconstruction	Design Work				\$300,000		\$300,000												
	Right of Way & Acquisition																		
	Construction & Inspection										\$2,350,000		\$2,350,000			\$2,350,000		\$2,350,000	
TOTALS:		\$5,432,420	\$0	\$5,430,400	\$3,802,021	\$0	\$3,800,000	\$3,973,422	\$0	\$3,971,400	\$4,252,023	\$0	\$4,250,000	\$5,773,194	\$0	\$5,771,170	\$22,222,970	\$0	\$22,222,970

** Denotes new projects that have been added to the Capital Plan



LIPPERT/DIERDORFF TIF

DIERDORFF/LIPPERT TIF DISTRICT
5 YEAR FUNDING PLAN
ESTIMATED CASH BALANCE /DEFICIT

	2020	2021	2022	2023	2024
Prior Year End Estimated Cash Balance	\$0.00	\$68,700.00	\$87,400.00	\$71,100.00	\$139,800.00
Estimated TIF Revenues <i>(estimated TIF revenues from 11/12/19 Baker Tilly report)</i>	\$68,700.00	\$68,700.00	\$68,700.00	\$68,700.00	\$68,700.00
Estimated Total Funds Available	\$68,700.00	\$137,400.00	\$156,100.00	\$139,800.00	\$208,500.00
Bond, Loan & Administrative Obligations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimated Project Costs	\$0.00	\$50,000.00	\$85,000.00	\$0.00	\$204,400.00
Estimated Total Expenses & Project Costs	\$0.00	\$50,000.00	\$85,000.00	\$0.00	\$204,400.00
Estimated Year End Cash Balance Surplus/Deficit	\$68,700.00	\$87,400.00	\$71,100.00	\$139,800.00	\$4,100.00

DIERDORFF/LIPPERT TIF DISTRICT
5 YEAR PROJECT FUNDING PLAN

Project Description		2020			2021			2022			2023			2024			Five Year Totals		
		Local Funds	Other Funds	Total	Local Funds	Other Funds	Total	Local Funds	Other Funds	Total	Local Funds	Other Funds	Total	Local Funds	Other Funds	Total	Local Funds	Federal Funds	Total
** Stormwater Master Plan	Design Work				\$50,000		\$50,000										\$50,000		\$50,000
	Right of Way & Acquisition																		
	Construction & Inspection																		
** Bike Path - Fidler Pond to College Avenue	Design Work																		
	Right of Way & Acquisition																		
	Construction & Inspection												\$204,400	\$1,022,000	\$1,226,400	\$204,400	\$1,022,000	\$1,226,400	
** Sidewalk Construction - Dierdorff Road	Design Work																		
	Right of Way & Acquisition																		
	Construction & Inspection							\$85,000		\$85,000									
ANNUAL PROJECT TOTALS:		\$0	\$0	\$0	\$50,000	\$0	\$50,000	\$85,000	\$0	\$85,000	\$0	\$0	\$0	\$204,400	\$1,022,000	\$1,226,400	\$254,400	\$1,022,000	\$1,276,400

** Denotes new projects added to the Capital Plan