

**VALPARAISO REDEVELOPMENT COMMISSION**  
**Regular Meeting Minutes**  
**February 10, 2022**

The regular meeting of the Valparaiso Redevelopment Commission was called to order at 4:25 p.m. on Thursday, February 10, 2022. President Trish Sarkisian initially presided.

Members present were: Trish Sarkisian, Rob Thorgren, Casey Schmidt, and Tim Bucher. Evan Costas was present via zoom. Also present were City Attorney Patrick Lyp, Interim Redevelopment Director Stu Summers via zoom, Engineering Director Michael Jabo, and Andrew Mouser from Baker Tilly via zoom. Members of the public watched remotely.

**ITEM #1 MINUTES:**

Mr. Thorgren reported copies of the February 10, 2022 regular meeting minutes were distributed to members for their review prior to the meeting. After reviewing the minutes, all seemed in order. Mr. Thorgren recommended their approval.

Motion: Mr. Thorgren motioned to approve the February 10, 2022 meeting minutes as presented. Mr. Lowe seconded. Roll call vote: Ayes: 5 Commissioners Trish Sarkisian, Ethan Lowe, Rob Thorgren, Evan Costas and Casey Schmidt. Nays: 0. Motion was unanimously carried.

**ITEM #2 CLAIMS REGISTER AND FINANCIAL REPORT**

Mr. Summers reported that the Commission was sent the February 10, 2022 Claims Register and January 2022 Financial Report prior to the meeting. Mr. Summers recommended approval.

Motion: Mr. Thorgren motioned to approve the February Claims Register and the January Financial Report. Mr. Lowe seconded the motion. Roll call vote: Ayes: 5 Commissioners Trish Sarkisian, Ethan Lowe, Rob Thorgren, Evan Costas and Casey Schmidt. Nays: 0. Motion was unanimously carried.

**ITEM #3 A RESOLUTION OF THE VALPARAISO REDEVELOPMENT COMMISSION ACCEPTING THE TRANSFER OF REAL PROPERTY FROM THE BOARD OF PUBLIC WORKS AND SAFETY:**

Mr. Lyp stated Board of Works transferred the properties at 16-18 Indiana Ave. It is the intent of the City to determine the best use of the property. Appraisals are in the process of being done and when the appraisals are received an RFP will be sent out and see what comes back as possible uses of the properties. Mr. Lyp requests approval of the resolution.

Motion: Mr. Thorgren motioned to approve the Resolution of the Valparaiso Redevelopment Commission Accepting the Transfer of Real Property from the Board of Public Works and Safety. Mr. Lowe seconded the motion. Roll call vote: Ayes: 5 Commissioners Trish Sarkisian, Ethan Lowe, Rob Thorgren, Evan Costas and Casey Schmidt. Nays: 0. Motion was unanimously carried.

**ITEM #4-A RESOLUTION OF REDEVELOPMENT COMMISSION REQUESTING ISSUANCE OF ECONOMIC DEVELOPMENT TAX INCREMENT REVENUE BONDS:**

Mr. Mouser stated the Resolution is the preliminary step to provide an incentive to the developer for the LINC project. The Resolution will need to be approved by the Economic Development Commission and City Council as well.

This is a way to provide money to the developer from existing Redevelopment Commission balances to allow them to proceed with construction. This is the first step in the approval process, there is an anticipate approval would be done in March, which would allow the closure on the bonds in the March/April time frame. This would allow the Redevelopment Commission to pay off the bonds and provide the contribution to the developer in the April time frame.

Mr. Lyp stated that even though the funding hasn't been finalized at this time, the resolution is the vehicle where the Redevelopment Commission would contribute the 3 million dollars that was committed to the project. Mr. Summers recommended approval of the Resolution.

Motion: Mr. Lowe motioned to approve Resolution of Redevelopment Commission Requesting Issuance of Economic Development Tax Increment Revenue Bonds. Mr. Schmidt seconded. Roll call vote: Ayes: 5 Commissioners Trish Sarkisian, Ethan Lowe, Rob Thorgren, Evan Costas and Casey Schmidt. Nays: 0. Motion was unanimously carried.

**ITEM #5- MULTI-USE TRAIL FROM TRANSIT PARKING LOT TO DOWNTOWN:**

Ms. Shrader stated the trail project that connects the downtown area with the transit-oriented development where Journeyman is making their improvements. Federal grants were applied for and awarded for preliminary engineering and construction. The project is in the preliminary construction stage. The Board of Works has approved two boilerplate contracts related to the TOD Trail project. In September 2021, the Board of Works signed the LPA-Consultant Contract with DLZ for trail design services. In January 2022, the Board of Works signed the INDOT-LPA agreement authorizing the use of federal funds to help pay for trail design costs. Preliminary engineering has begun and will continue for the next couple of years. The amount of federal participation for design is shown in the contract as \$118,300. Ms. Shrader is seeking ratification of both contracts. Mr. Summers recommended approval of ratification of both contracts.

Mr. Thorgren motioned to approve Ratification of Two Contracts for the Multi-Use Trail from Transit Parking Lot to Downtown. Mr. Lowe seconded. Roll call vote: Ayes: 5 Commissioners Trish Sarkisian, Ethan Lowe, Rob Thorgren, Evan Costas and Casey Schmidt. Nays: 0. Motion was unanimously carried.

**ITEM #6- APPROVAL OF BERGLUND TEMPORARY USE AGREEMENT:**

Mr. Lyp stated the property at 455 Campbell was acquired by the Redevelopment Commission and Berglund Construction recently reached out to the RDC with the desire to utilize the property for their construction staging area. Berglund will pay \$200 a month for rent. If utilities become significant, Berglund will be responsible for the utility payments as well. The property is currently vacant and this is an appropriate use of the property during construction for Journeyman.

Motion: Mr. Thorgren motioned to approve Berglund Temporary Use Agreement. Mr. Lowe seconded. Roll call vote: Ayes: 5 Commissioners Trish Sarkisian, Ethan Lowe, Rob Thorgren, Evan Costas and Casey Schmidt. Nays: 0. Motion was unanimously carried. Mr. Costas seconded. A roll call vote was unanimously carried.

**ITEM #7-AUTHORIZATION FOR CITY ATTORNEY TO SIGN CLAIMS:**

Mr. Summers stated the State Board of Accounts requires the claims to be signed before going to the Clerk Treasurer's Office. With Mr. Summers being out of town, a backup signatory is needed. Mr. Summers requests approval of authorization for the City Attorney to sign claims in his absence.

Motion: Mr. Thorgren motioned to approve Berglund Temporary Use Agreement. Mr. Lowe seconded. Roll call vote: Ayes: 5 Commissioners Trish Sarkisian, Ethan Lowe, Rob Thorgren, Evan Costas and Casey Schmidt. Nays: 0. Motion was unanimously carried. Mr. Costas seconded. A roll call vote was unanimously carried.

**ITEM #8-METRIC ENVIRONMENTAL ENGAGEMENT AGREEMENT:**

Mr. Jabo stated the professional services agreement with Metric Environmental to preform asbestos, lead based paint and hazardous material inspections on up to 5 properties on Lincolnway. This allows the City to have a report in hand to give to the contractor that will be demolishing a property so the contractor knows what is in the building. Mr. Jabo respectfully requests approval of the contract not to exceed \$22,900. Mr. Summers stated this is within the budget and recommends approval.

Motion: Mr. Lowe motioned to approve Metric Environmental Engagement Agreement. Mr. Schmidt seconded. Roll call vote: Ayes: 5 Commissioners Trish Sarkisian, Ethan Lowe, Rob Thorgren, Evan Costas and Casey Schmidt. Nays: 0. Motion was unanimously carried. Mr. Costas seconded. A roll call vote was unanimously carried.

**ITEM #9-BROWNING DAY ENGAGEMENT PROPOSAL:**

Mr. Lyp stated that other departments in the City ask that the Redevelopment Commission to help fund consultants and studies. The Parks Department would like to utilize Browning Day as a consultant for some of their projects. Mr. Lyp respectfully requests approval of the Browning Day Consultant Agreement.

Motion: Mr. Lowe motioned to approve Berglund Temporary Use Agreement. Mr. Schmidt seconded. Roll call vote: Ayes: 5 Commissioners Trish Sarkisian, Ethan Lowe, Rob Thorgren, Evan Costas and Casey Schmidt. Nays: 0. Motion was unanimously carried. Mr. Costas seconded. A roll call vote was unanimously carried.

**ITEM #10 - PUBLIC COMMENT:**

None.

**ITEM #11 - ADJOURNMENT:**

Staff said they had no further items for the Commission's consideration. Mr. Thorgren motioned to adjourn the meeting with Mr. Lowe seconding. Roll call vote: Ayes: 5 Commissioners Trish Sarkisian, Ethan Lowe, Rob Thorgren, Evan Costas and Casey Schmidt. Nays: 0. Motion was unanimously carried. The February 10, 2022, Redevelopment Commission meeting adjourned at 4:46 p.m.

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Rob Thorngren, Secretary