

VALPARAISO REDEVELOPMENT COMMISSION
Regular Meeting Minutes
April 14, 2022

The regular meeting of the Valparaiso Redevelopment Commission was called to order at 4:30p.m. on Thursday, April 14, 2022. President Trish Sarkisian presided.

Members present were: Trish Sarkisian, Rob Thorgren, Ethan Lowe, Casey Schmidt and Evan Costas. Also present were City Attorney Patrick Lyp, Director of Development George Douglas, Engineering Director Michael Jabo, Stu Summers and Daniel Dalton from Cender & Co. Members of the public watched remotely.

ITEM #1- MINUTES:

Mr. Lowe reported copies of the March 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. Lowe recommended their approval.

Motion: Mr. Thorgren motioned to approve the March 10, 2022 meeting minutes as presented. Mr. Costas seconded. A voice vote was unanimously carried.

ITEM #2 CLAIMS REGISTER AND FINANCIAL REPORT

Mr. Summers reported that the Commission was sent the April 14, 2022 Claims Register and March 2021 Financial Report prior to the meeting. Mr. Summers recommended approval.

Motion: Mr. Lowe motioned to approve the March Claims Register and the February Financial Report. Mr. Costas seconded the motion. A voice vote was unanimously carried.

ITEM #3 AUTHORIZING LOANS BETWEEN THE GENERAL FUND AND THE CONSOLIDATED FUND:

Mr. Douglas is requesting authorization for funds to be moved between the General Fund and Consolidated Fund for the purpose of funding previously approved projects.

Motion: Mr. Thorgren motioned to authorize the transfer of funds between the General Fund and the Consolidated Fund. Mr. Costas seconded the motion. A voice vote was unanimously carried.

ITEM #4 2021 ANNUAL TIF REPORT OVERLAPPING UNITS REPORT AND CAPTURE OF INCREMENTAL AV RESOLUTION:

Mr. Dalton stated that the annual report is used to review the employees, commission members, fund balances, revenues, expenditures and lists of parcels in allocation areas.

Mr. Summers stated that the Resolution of the Valparaiso Redevelopment Commission Concerning the 2023 Budget Year Determination for Tax Increment for the Valparaiso Redevelopment Commission Allocation Area acknowledges the Redevelopment Commissions acceptance of the Annual Report.

Motion: Mr. Thorgren motioned to approve the TIF report. Mr. Costas seconded the motion. A voice vote was unanimously carried.

Motion: Mr. Lowe motioned to approve Resolution of the Valparaiso Redevelopment Commission Concerning the 2023 Budget Year Determination for Tax Increment for the Valparaiso Redevelopment Commission Allocation Area. Mr. Costas seconded the motion. A voice vote was unanimously carried.

ITEM #5 PRESENTATION OF PARKING STUDY:

Mr. Jabo stated a downtown parking demand analysis was done. One of the primary goals of this analysis was to determine the current and future demand for parking within a defined study area of the downtown. The future demand includes development of The Linc and an assumed form of redevelopment of the properties in the southeast quadrant of Lincolnway @ Morgan Boulevard.

Mr. Jabo stated a parking garage with a capacity between 320 to 360 spaces would be the appropriate size for the current and potential future development. The design for a parking garage should structurally accommodate the addition of 1 to 2 full and/or partial decks should demand require more parking spaces in the future.

ITEM #6-PARKING LOT DESIGN PROCESS:

Mr. Jabo stated, based upon the results of the recent parking demand analysis, a parking garage with a capacity of between 320 - 360 spaces would serve the area surrounding Lincolnway @ Morgan Boulevard. The parking garage would be 4 or 4 ½ decks in height. The exterior of the parking garage would be designed to include aesthetics that are compatible with the downtown area. There would be two stair towers plus one elevator to serve each deck.

The Redevelopment Commission President, Redevelopment Commission Director and Engineering Director met to review qualification packages from RQAW and WGI for selection of a consultant to design the parking garage. As a result of this review, RQAW was selected as the preferred consultant for providing design services for development of the parking garage.

A proposal was submitted by RQAW for a not to exceed amount of \$460,800.00. Construction will begin in October 2022 and substantial completion will be May 2024.

Mr. Jabo recommends that the Redevelopment Commission approve the proposal from RQAW for design services for the parking garage.

Motion: Mr. Costas motioned to approve the Proposal from RQAW for the parking lot design. Mr. Schmidt seconded. A voice vote was unanimously carried.

Mr. Jabo also recommended that this project use Construction Manager as constructor (CMc). City staff solicited input from various sources (public agencies and contractors), to discuss various delivery methods such as; traditional Design-Bid-Build, Design Build, Construction Manager as advisor, Construction Manager as constructor and Build Operate Transfer (BOT).

Mr. Jabo stated Purdue University was approached about this project. Purdue has extensive experience in using all of the aforementioned delivery methods. As a result of research and conversations, it was felt that the CMc method appeared to be the suitable method for delivery of this project.

The CMc is brought in early to work with the design team. This aids in the development of tighter monitoring of project costs at early stages of design development. Mr. Jabo stated the CMc approach provides the best opportunity to monitor construction cost during development.

Mr. Jabo recommends proposals be solicited for CMc services for this project.

Motion: Mr. Thorgren motioned to approve the Engineering Department to receive proposals for Construction Manager (CMc). Mr. Schmidt seconded. A voice vote was unanimously carried.

ITEM #7-AUTHORIZING BIDS FOR CAMPBELL AND BROWN:

Mr. Jabo stated the design of Campbell and Brown is coming to completion. Mr. Jabo recommends upon its completion; the Engineering Department will solicit bids in May.

Motion: Mr. Thorgren motioned to approve bids for Campbell and Brown. Mr. Costas seconded. A voice vote was unanimously carried.

ITEM #8-AMENDMENT FOR THE SOUTH CAMPBELL STREET DESIGN:

Mr. Jabo stated on May 14, 2021, an agreement was executed between the Board of Public Works and Safety with American Structurepoint, Inc. for professional engineering services for the design of improvements on Campbell Street at the intersection of Brown Street. Amendment No.1 and Amendment 2 were previously executed modifying the scope of work and revised the maximum fee to \$278,600.00.

ASI has provided Amendment No. 3 which provides modification of the scope of work for the design of additional retaining walls associated with the streetscape/landscape; redesign of the sanitary sewer to accommodate connection of a new sewer; extension of the watermain on Campbell Street; modification of the IDEM permit; revision of the previously completed ALTA survey for Parcel G and Building D and construction layout services in advance of the utility relocations.

Mr. Jabo stated Amendment No. 3 represents a fee increase of \$22,600.00 making the total not to exceed amount \$301,200.00.

Mr. Jabo recommends approval of the Supplemental Agreement No. 3 between the City and American Structurepoint, Inc. as presented and provide additional funding in the amount of \$22,600.00.

Motion: Mr. Thorgren motioned to approve Amendment #3 from American Structurepoint for the South Campbell Street Design. Mr. Costas seconded. A voice vote was unanimously carried.

ITEM #9-CITY WIDE SIDEWALK PACKAGE #1 & #2:

Mr. Jabo stated the Engineering Department will be preparing multiple packages for bidding and construction this construction season. Packages 1 and 2 are out for bid with a due date for sealed bids on April 22, 2022. Additional packages will be issued for bid over the coming weeks and months.

Motion: Mr. Thorgren motioned to approve \$800,000 for the City sidewalk packages. Mr. Schmidt seconded. A voice vote was unanimously carried.

ITEM #10-APPROVAL FOR PAYMENT OF ECONOMIC DEVELOPEMNT BONDS TO HAGEMAN:

Mr. Lyp stated the Redevelopment Commission entered into an Economic Development agreement with Hageman for the Linc Project. As part of the obligations for that project, there was 3 million dollars of incentives for that project to move forward. Hageman has submitted a request for payment in the amount of \$2,546,921.64. Documentation was submitted and reviewed. Mr. Lyp recommends approval of the disbursement to the Hageman group.

Motion: Mr. Costas motioned to approve the Payment of Economic Development Bonds to Hageman. Mr. Schmidt seconded. A voice vote was unanimously carried.

ITEM #11 – K&D LAWN PROPOSAL 2022:

Mrs. Melcic stated K & D Lawn & Lanscaping Group submitted a proposal for 2022 landscaping for the TOD and Vapin Valpo. Mrs. Melcic compared the 2022 proposal with the contract from 2021 and there are minimal changes in pricing. Mrs. Melcic recommends approval of the proposal.

Motion: Mr. Costas motioned to approve the K&D Lawn Proposal for 2022. Mr. Schmidt seconded. A voice vote was unanimously carried.

ITEM #12 - PUBLIC COMMENT:

NONE.

ITEM #13 - ADJOURNMENT:

Staff said they had no further items for the Commission's consideration. Mr. Lowe motioned to adjourn the meeting with Mr. Thorgren seconding. A voice vote was unanimously carried. The January 20, 2022, Redevelopment Commission meeting adjourned at 4:52 p.m.

Rob Thorngren, Secretary