

**VALPARAISO REDEVELOPMENT COMMISSION**  
**Regular Meeting Minutes**  
**January 20, 2022**

The regular meeting of the Valparaiso Redevelopment Commission was called to order at 4:08 p.m. on Thursday, January 20, 2022. President Rob Thorgren initially presided.

Members present were: Trish Sarkisian, Ethan Lowe, Rob Thorgren, Casey Schmidt, Evan Costas and Tim Bucher. Also present were Mayor Matthew Murphy, City Administrator Michael Jessen, City Attorney Patrick Lyp, Interim Redevelopment Director Stu Summers, Valparaiso Police Chief Balon, Engineering Director Michael Jabo, Planning Director Beth Shrader, Community Engagement Director Maggie Clifton, Steve Hageman and Tom Dickey from the Hageman Group. Members of the public watched remotely.

**ITEM #1-SWEARING IN OF COMMISSIONERS:**

Patrick Lyp swore in all members for their terms beginning in 2022.

**ITEM #2 -ELECTION OF OFFICERS:**

Mr. Costas made motion for this calendar year that Trish Sarkisian serve as President, Ethan Lowe to serve as Vice President and Rob Thorgren to serve as Secretary. Mr. Schmidt seconded. A voice vote was unanimously carried.

**ITEM #3- MINUTES:**

Mr. Lowe reported copies of the December 9, 2021 and December 20, 2021 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. Lowe motioned to approve the December 9, 2021 and December 20, 2021 meeting minutes as presented. Mr. Costas seconded. A voice vote was unanimously carried.

**ITEM #4 CLAIMS REGISTER AND FINANCIAL REPORT**

Mr. Summers reported that the Commission was sent the January 20, 2022 Claims Register and December 2021 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. A voice vote was unanimously carried.

**ITEM #5 TRANSFERRING \$400,000 TO CITY EQUIPMENT FUND:**

Chief Balon stated he wanted to thank the Redevelopment Commission for their partnership for the squad car purchases. The money is used to keep our fleet current and the graphics for the squad cars. The Police Department can provide quality services to Valparaiso partly because of the partnership with the Redevelopment Commission.

Motion: Mr. Lowe motioned to authorize the transfer of \$400,000 from the Redevelopment Fund to the City's Public Safety Equipment Fund. Mr. Thorgren seconded the motion. A voice vote was unanimously carried.

## **ITEM #6-CONSULTANT RENEWALS FOR 2021:**

Mr. Summers stated the Commission relies on City Staff and specialized consultants. Every January we ask permission to retain the specialized consultants on an as-needed basis. In this package, approval is needed for Barnes & Thornburg (Legal/Bond); Thomas & Associates (Grant Administration); Cender & Cender (Financial Analysts); and Century 21 Alliance (Housing Redevelopment Opportunity). Mr. Summers recommended retaining each of the consultants.

Motion: Mr. Thorgren motioned to approve the Consultant Renewals for 2022. Mr. Lowe seconded. A voice vote was unanimously carried.

## **ITEM #7i-DOWNTOWN DEVELOPMENT:**

President Sarkisian then welcomed Mayor Matt Murphy,

Mayor Murphy stated that he is happy to introduce Steve Hagerman and Tom Dickey concerning an exciting project for Valparaiso. Mayor Murphy is delighted that after months of negotiations and due diligence, an agreement has been reached to move a significant downtown project forward. Mayor Murphy was thinking about projects and investments that have occurred in our downtown over the last 20 years, it is easy to forget the magnitude of change and how far we have come. In many ways, this project was envisioned by the original downtown plan and is simply a continuation of 20 years of progress and planning that span 3 Mayors,. In 2002, a comprehensive downtown assessment was done. At that time the weakness included limited residential options, few restaurants, insufficient retail, many empty store fronts, and a lack of public amenities to draw people to downtown on a consistent basis, especially after business hours and weekends. A lot has changed since 2002 and not by accident. Mayor Murphy formally served at Mayor Costas economic development director and the 2002 action plan was the blueprint to breathe life into the oldest urban core of our downtown. To tackle the deficiencies, the City pursued 10 downtown liquor licenses in 2005 to create a destination identity and a reason for residents and guests to visit and stay. The City established a downtown façade improvement grant program in 2006 to encourage and incentivize owners to invest in their buildings to create a more welcoming, clean and vibrant appearance with the goal of protecting and enhancing the special character of our downtown. The City completed several streetscape improvements over the last 20 years. The City invested in professional staff to schedule year round downtown events. Finally, Valparaiso championed two transformative downtown projects; Central Park Plaza in 2011 and Urschel Pavilion in 2015. Former Mayor Costas likes to remind me that Central Park Plaza was not in the Parks master plan and today it is the most popular park in the park system. It was a great idea. Building upon the successes and public investment, private investment followed. In 2015 the smoldering rubble of a downtown fire was transformed into the Lincoln Apartments on Michigan and Lincolnway. In 2018, the location of the former St. Paul School was converted to the St. Paul Square condominiums. In 2019, Vale View apartments were completed. In 2020, the abandoned and structurally unsafe White House became the site for Calkins Hill townhouses. Finally, in 2022, the former Anco plant unused since the mid 1970's will become Journeyman Distillery. I want to thank and acknowledge the members of the Redevelopment Commission and former member George Douglas for their collaborative engagement and willingness to push to make this good project

even better. With that, Mayor Murphy welcomes Steve Hagerman and Tom Dickey and look forward to the presentation.

Mr. Dickey stated the Mayor did a good job of explaining why Hagerman is here. Mr. Hagerman wanted to thank the Mayor and the Redevelopment Commission. It is amazing how Valparaiso has changed since he was last here 16 years ago. Mr. Dickey stated this project is great for talent attraction. Talented workers want different options for living. The next thing is resident spending power and sustainability. Finally, this type of investment leads to more investment.

The Linc is redevelopment of northwest corner of Lincolnway and Morgan. It will be three separate buildings with approximately 121 units and 7 or 8 commercial suites along the first floor. Resort level amenities, fitness rooms, common kitchen, fire pits, pet wash, and other attractive amenities will be offered to residents. Mr. Dickey stated Hagerman has committed to pay at least \$290,000 in real estate taxes each year (even if the taxes are assessed at a lower amount). The location is Round the Clock Restaurant and the two City parking lots. Dino from Round the Clock wrote Hagerman a letter in support for the Indiana tax credit application and is excited to see the next chapter for that area.

Hagerman Group is only 20% into the design. The power lines will stay, and part of the alley will be vacated and will become a plaza. The buildings are 4 stories and retail will be on the first floor on Lincolnway. Hagerman Group would also like to have balconies on the units. Finally, the economics of the project – the total project cost is \$27.5 million, it may be higher. One of the exciting things about the project is in collaboration with the City and Redevelopment Commission, Hagerman applied for state redevelopment tax credits and were awarded 5.6 million of credits that will go toward project costs. Valparaiso received the third highest award so the State bought into the vision and how the Linc can add to the City. Hagerman Group will be a transparent partner. Any savings will be shared with the City. The overruns will be absorbed by Hagerman Group. Hagerman Group would like to start August 2022 and have the apartments and parking garage done together.

**ITEM #7ii-REJECT RFP RESPONSE FOR 302 AND 304 LINCOLNWAY:**

Mr. Lyp stated an RFP was issued for 302 and 304 Lincolnway. One response was received, and the location was not going to work for the responder. Mr. Lyp seeks approval to reject the RFP response for 302 and 304.

Motion: Mr. Lowe motioned to reject the RFP response for 302 and 304 Lincolnway. Mr. Costas seconded. A voice vote was unanimously carried.

**ITEM #8-AMENDMENT TO AMERICAN STRUCTUREPOINT DESIGN AND BID PACKAGE:**

Mr. Jabo stated that there is a supplement agreement to American Structurepoint for the design of Campbell and Brown St. The project is moving into the streetscape and landscape portion as well as a trail head design and beautification on the north end of Building D. The supplemental agreement increases the original amount by \$40,300, bringing the total amount of the original agreement and all supplemental agreements to \$278,600.00. Mr. Jabo recommends approval of the Amendment to American Structurepoint's design and bid package.

Motion: Mr. Lowe motioned to approve the Amendment to American Structurepoint's design and bid package. Mr. Costas seconded. A voice vote was unanimously carried.

**ITEM #9-JOURNEYMAN – APPROVAL OF AMENDMENT TO REAL ESTATE TRANSFER AGREEMENT AND DEVELOPMENT AGREEMENT:**

Mr. Lyp stated this should be the last agreement in relation to the development. There were tax aspects on Journeyman's side where minor tweaks were needed. All material aspects remain the same. Mr. Lyp requests approval of the First Amendment with the expectation that within the next 30 days or so, both building D and parcel G across the street will be in the hands of Journeyman.

Motion: Mr. Thorgren motioned to approve the Amendment to Real Estate Transfer Agreement and Development Agreement. Mr. Lowe seconded. A voice vote was unanimously carried. Mr. Summers stated that this is done with the understanding that the Secretary of Commission will be authorized to sign all documents on the behalf of the Commission. Mr. Thorgren agreed.

**ITEM #10-TRANSIT SERVICE AGREEMENT:**

Ms. Shrader stated there are two different agreements for Transit. Both agreements have been agreed to by the Board of Works. The service agreement with Royal Excursion for the South Shore connect was between Royal Excursion and Board of Works with the Redevelopment Commission as party to the agreement. The agreement is for an increase to the rate per service hour for all three transit services in order to ensure there is adequate staffing, staff is retained and to attract new staff. With the Redevelopment Commission being party to the agreement, Ms. Shrader is seeking ratification of the agreement.

Motion: Mr. Thorgren motioned to approve the Transit Service Agreement with Royal Excursion. Mr. Lowe seconded. A voice vote was unanimously carried.

Ms. Shrader stated that the second agreement is for new service that is operated by Greyhound Lines. Greyhound Lines is requesting to make the TOD a stop along their new service from South Bend to Chicago. Greyhound Lines is currently stopping at the old DASH lot where the transit connect is operating now. With the Redevelopment Commission being party to the agreement, Ms. Shrader is seeking ratification of the agreement.

Motion: Mr. Thorgren motioned to approve the Transit Service Agreement with Greyhound Lines. Mr. Lowe seconded. A voice vote was unanimously carried.

**ITEM #11-RQAW CONTRACT:**

Mr. Jabo stated RQAW submitted a Professional Services contract for the design of improvements SR130 and 400N. The contract was previously approved by the Board of Works. The contract is for \$398,431 for the design services for the roundabout. Mr. Jabo respectfully requests the RDC approve the contract for the design improvements.

Mr. Summers stated that in the budget the expectation for spending in 2022 is \$130,000. The motion the contract would be approved up to \$130,000 with the understanding that future budgets would have additional supplemental funding.

Motion: Mr. Thorgren motioned to approve the RQAW contract. Mr. Lowe seconded. A voice vote was unanimously carried.

**ITEM #12-WGI EAST DOWNTOWN PARKING ANALYSIS PROPOSAL:**

Mr. Jabo stated there is a proposal for a downtown parking analysis. There are a few factors to look at, what will the new development need for parking and what is displaced. The area is confined to Franklin to Valparaiso St., Chicago St., or Jefferson St to Monroe to see what the demand is for parking. The proposal is not to exceed \$19,700 to perform the study to get a better idea of what the parking needs are in this area.

Motion: Mr. Thorgren motioned to approve WGI East Downtown Parking Analysis. Mr. Lowe seconded. A voice vote was unanimously carried.

**ITEM #13-CALKINS HILL DRAW:**

Mr. Lyp stated the Calkins Hill project is a developer backed bond project. The bonds are held by a Trustee and payments requests are made by the developer to the Redevelopment Commission. The request for Draw #6 is in the amount of \$101,245.11. A copy of disbursement request form that the developer must sign, was not received. The receipts were received. Mr. Lyp stated that approval is subject to executed draw request form from the developer.

Motion: Mr. Lowe motioned to approve the Calkins Hill Draw #6. Mr. Costas seconded. A voice vote was unanimously carried.

**ITEM #14-PARK INITIATIVES:**

Mr. Lyp stated that Mr. Siebert could not be at the meeting. The documents for a design consultant that the Parks Department wishes to use as well as property acquisitions. Mr. Siebert requests that they are approved.

Mr. Lowe stated that he worked together with members of the Parks Department in consultation as to the three documents. Mr. Lowe motioned to approve the Park Initiatives documents, including two real estate purchase agreements and selection of a preferred designer. Mr. Costas seconded. A voice vote was unanimously carried.

**ITEM #15-SELECTION OF ART WALK VENDOR:**

Ms. Clifton stated that the Art Walk at Cumberland Crossing is entering its 11<sup>th</sup> year. The current installation will be ending in April and a new vendor is being selected to come in in May. Three proposals were reviewed by the Creative Council. The vendor that was recommended is Martha Cares out of Sawyer Michigan. A variety of pieces will be done in a mixed media. There will be new expenses because of the new vendor. Maggie is requesting approval for a \$32,500 budget for the Art Walk.

Mr. Lowe motioned to approve the Selection of Art Walker Vendor budget. Mr. Costas seconded. A voice vote was unanimously carried.

**ITEM #4 - PUBLIC COMMENT:**

Mr. Rex Richards, President of the Valparaiso Chamber and the Valparaiso Economic Development Corporation, stated that this is a fantastic day. Mr. Richards looks forward to working with the Hageman Group in making this an ideal project for everyone to be proud of.

**ITEM #5 - 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