

**VALPARAISO REDEVELOPMENT COMMISSION**  
**Regular Meeting Minutes**  
**July 13, 2023**

The regular meeting of the Valparaiso Redevelopment Commission was called to order at 4:20 p.m. on Thursday, July 13, 2023. Vice President Rob Thorgren presided.

Members present were: Trish Sarkisian, Rob Thorgren, Casey Schmidt, John Nupnau Evan Costas and Frank Dessuit. Also present were Director of Development George Douglas, City Attorney Patrick Lyp, Engineering Director Max Rehlander, Redevelopment Commission Intern Nolan Sonnenberg and City Administrator Bill Oeding. Members of the public watched remotely.

**ITEM #1- MINUTES:**

Mr. Nupnau reported copies of the June 8, 2023 regular meeting minutes were distributed to members for their review prior to the meeting. After reviewing the minutes, all seemed in order. Mr. Nupnau recommended their approval.

Motion: Mr. Nupnau motioned to approve the June 8, 2023 meeting minutes as presented. Mr. Thorgren seconded. A voice vote was unanimously carried.

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

Mr. Douglas reported that the Commission was sent the June 2023 Claims Register and May 2023 Financial Report prior to the meeting. Mr. Douglas recommended approval.

Motion: Mr. Thorgren motioned to approve the June 2023 Claims Register and May 2023 Financial Report. Mr. Nupnau seconded the motion. A voice vote was unanimously carried.

**ITEM #3 2023 PAVING PROGRAM – REQUEST OF FUNDS FOR IMPROVEMENTS WITH TIF DISTRICTS:**

Mr. Rehlander stated the Engineering Department is requesting funds in the amount of \$500,000 for various paving improvements within the TIF Districts. The three roads that will be improved are LaPorte Ave between the Sturdy roundabout and the Silhavy roundabout, Legend Dr. north of LaPorte Ave and South Franklin St. from Lincolnway to Nickle Plate Ave.

Motion: Mr. Thorgren motioned to approve the request for funds for improvements with TIF Districts. Mr. Schmidt seconded the motion. A voice vote was unanimously carried.

**ITEM #4- SR130 AT CR 400N INTERSECTION IMPROVEMENT ROW SERVICES CONTRACT AMENDMENT:**

Mr. Rehlander stated the design of the roundabout at the intersection is being done by RQAW. Mr. Rehlander stated the Engineering Department is seeking approval of Contract Amendment #2 for right of way acquisition services. The contract is for professional services only, the right of way acquisition costs is not included. The contract is for a not to exceed amount of \$82,239.

Motion: Mr. Thorgren motioned to approve RQAW contract amendment for SR130 at CR400N intersection improvement ROW Services. Mr. Schmidt seconded the motion. A voice vote was unanimously carried.

**ITEM #5 – CAMPBELL & BROWN TOD ENTRYWAY PROJECT – CONTRACT CHANGE ORDER FOR ADDITIONAL MILLING & PAVING:**

Mr. Rehlander stated Change Order #3 is for Milestone Contractors North, which incorporates additional paving and time extension for the project. Brown St. Campbell St needed south to the railroad tracks needed improvement. The change order incorporates the improvement, paving of a local drive and the time extension for 4 weeks. The 4-week time extension is mainly due to utility relocation delays in April and May. The Engineering Department respectfully requests approval of the change order in the amount of \$105,679.50, as well as a 3-week time extension.

**CHANGE ORDER FOR AES CONSTRUCTION:**

Mr. Rehlander stated there is a change order for the contract with AES Construction who is providing materials and testing services. The change order totals \$4,990 to bring the total contract to \$18,130. AES is doing subgrade compaction and cement testing. The Engineering Department recommends the change order and respectfully requests approval.

**CONTRACT AMENDMENT WITH AMERICAN STRUCTUREPOINT:**

Mr. Rehlander stated Leading up to and during the bidding process for Campbell and Brown TOD Entryway Bid Package #2, the Engineering Department engaged the consultant, American Structurepoint, for some additional value engineering design services. The consultant worked to organize the bid in multiple categories to provide options regarding the award of Bid Package #2. In the event the bids came in high, these additional categories were to provide flexibility in different components that would be awarded, such as landscaping and irrigation. The Engineering Department recommends approval of Supplemental Amendment #5 in the amount of \$13,870.00 for the additional design work completed by American Structurepoint.

Motion: Mr. Thorgren motioned to approve contract Change Order with Milestone for additional milling and paving and three-week extension, a Change Order for AES Construction and Contract Amendment with American Structurepoint. Mr. Schmidt seconded. A voice vote was unanimously carried.

**ITEM #6 – LINCOLNWAY HIGHWAY GARAGE OPERATION:**

Mr. Sonnenberg is the Redevelopment Commission intern. Mr. Sonnenberg stated he was researching the operation management options for the Lincoln Highway Garage. The garage is set to be completed next year. The garage is the biggest project that Valparaiso has seen to date. There will be 5 floors, one entrance and exit, 362 spots, and two stair towers on the southeast and southwest sides of the garage. 121 parking spaces will be dedicated to LINC residents 24/7 and 79 spots will be nesting spots that will be for LINC residents before and after business hours and all weekend. Mr. Sonnenberg has been looking into what options can be used for the nesting spots and LINC 24/7 spots. Some options are using gates, permit tags, cameras, or the same technology the VPD uses, Passport that reads license plates and time limits for the public spaces. Another issue is how to separate the LINC resident spots and the public spots. It can be done by dedicated floors or gates. When speaking to third party management companies, they stated most garages are going gateless and using apps and QR codes to allow parking. The Administration has stated the City will manage the garage instead of a 3<sup>rd</sup> party company. The spots at the bottom half of the garage will be free for Valparaiso residents.

**ITEM #7 OTHER BUSINESS:**

Ms. Melcic stated that reimbursement was submitted to the RDA for the TOD Entryway project for \$1,275,000.00 and was informed that the reimbursement was accepted, and the reimbursement would be sent to City Hall by July 19, 2023.

**ITEM #8 PUBLIC COMMENT:**

None.

**ITEM #9 ADJOURNMENT:**

Staff said they had no further items for the Commission's consideration. Mr. Thorgren motioned to adjourn the meeting with Mr. Schmidt seconding. A voice vote was unanimously carried. The July 13, 2023, Redevelopment Commission meeting adjourned at 4:49 p.m.

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John Nuppau