

VALPARAISO REDEVELOPMENT COMMISSION
Regular Meeting Minutes
August 10, 2023

The regular meeting of the Valparaiso Redevelopment Commission was called to order at 4:25 p.m. on Thursday, August 10, 2023. President Trish Sarkisian 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, Community Engagement Director and City Administrator Bill Oeding. Members of the public watched remotely.

ITEM #1- MINUTES:

Mr. Nupnau reported copies of the July 13, 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 13, 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 July 2023 Claims Register and June 2023 Financial Report prior to the meeting. Mr. Douglas recommended approval.

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

ITEM #3 2024 NEIGHBORHOOD IMPROVEMENTS GRANT GUIDELINE:

Ms. Clifton stated the Redevelopment Commission has supported this program since 2018 and have been able partner with 40 and complete approximately 100 projects to date. This program offers \$15,000 to go towards physical improvement projects in neighborhoods. The deadline will be March 1, 2024 deadline, which is consistent with previous years. Changes that the Committee discussed and recommend are not accepting maintenance related projects including sidewalk and HOA maintenance projects; moving forward the requests for sidewalk improvements will be channeled to the existing sidewalk improvement funds to be resolved. The grant materials will be updated on the website, there will be a press release and an information session at City Hall on September 6th.

Motion: Mr. Thorgren motioned to approve the 2024 Neighborhood Improvements Grant Guidelines. Mr. Schmidt seconded the motion. A voice vote was unanimously carried.

ITEM #4 2023-2025 ART WALK ARTIST AGREEMENT:

Ms. Clifton stated the Valparaiso Art Walk has been supported by the Redevelopment Commission for approximately 13 years. Moving ahead in September, Ms. Clifton would like to have a new installation at the Art Walk with artists Greg & Alex Mendez from Decatur, Indiana. Greg and Alex currently have artwork displayed in the downtown area. The Art Committee reviewed the sculptures and chose 17 of the available sculptures for the Art Walk. The sculptures will be on display from September 2023 to April 2025. Ms. Clifton would like to have three utility boxes wrapped throughout the town. Valpo Parks would like to design the wraps and they would be paid for out of the public art budget.

Motion: Mr. Nuppnau motioned to approve the 2023-2025 Art Walk Artist Agreement. Mr. Costas seconded the motion. A voice vote was unanimously carried.

ITEM #5 RAILROAD AGREEMENT BARREL DISTRICT TRAIL:

Mr. Douglas stated the Redevelopment Commission is providing the local match for this project. This is for a TOD trail coming down Indiana Ave., across the railroad tracks at Napoleon and then down back behind the JIFCO and Redevelopment Commission property to the trail head at the TOD lot. As part of the project, DLZ is doing engineering for this project. Environmental concerns have come up and as a result there has been a change order for this project for \$2,100. If in the future, we were to receive Federal dollars, it would be reimbursed at 80%. Mr. Douglas respectfully requests approval of the change order.

Motion: Mr. Thorgren motioned to approve the Railroad Agreement Barrel District Trail. Mr. Schmidt seconded. A voice vote was unanimously carried.

ITEM #6 EASTPORTE CENTRE PAVING IMPROVEMENTS:

Mr. Rehlander stated the bid openings for Eastporte Centre Paving improvements is today for milling and resurfacing four streets within Eastporte Centre. The Engineers estimate for this project is \$778,000. Two bids were received. The first is from Reith Riley Construction Company in the amount of \$582,419.50. The second bid is from Milestone Contractors North, Inc. in the amount of \$532,729.00. The bids will be taken under advisement and Mr. Rehlander will work with Mr. Douglas regarding contract award.

ITEM #7 LINCOLNWAY CAMPBELL ROUNDABOUT – RIGHT OF WAY SERVICES CONTRACT AGREEMENT:

Mr. Rehlander stated as part of the Lincolnway and Campbell Roundabout project, the Engineering Department solicited proposals from multiple firms for professional services for Right of Way Acquisition. The firm that was selected was American Structurepoint, which has advanced plans through the Preliminary Field Check stage and are getting ready to compile documents for Right-of-Way acquisition. This agreement covers services associated with Right-of-Way acquisition, such as appraising, negotiating, buying and relocation. The Engineering Department recommends the approval of the Contract Agreement with American Structurepoint, Inc in the not to exceed amount of \$230,255.00 for the professional services required for Right of Way acquisition.

Motion: Mr. Thorgren motioned to approve Lincolnway Campbell Roundabout Right of Way Services Contract Agreement. Mr. Nuppnau seconded. A voice vote was unanimously carried.

ITEM #8 APPROPRIATION TO STAFF REIMBURSEMENT FROM UTILITY IMPROVEMENTS:

Mr. Douglas stated that every year as part of the budget, the Redevelopment Commission reimburses the City for City staffing support in the amount of \$450,000. This year Debbie has come on full time and an intern was brought in for six weeks as a result the reimbursement is an extra \$20,000. Mr. Douglas respectfully requests allocating the \$20,000 to staff reimbursement from utility improvements.

Motion: Mr. Thorgren motioned to approve Appropriation to Staff Reimbursement from Utility Improvements. Mr. Schmidt seconded. A voice vote was unanimously carried.

ITEM #9 OTHER BUSINESS:

None.

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. Costas seconding. A voice vote was unanimously carried. The August 10, 2023, Redevelopment Commission meeting adjourned at 4:41 p.m.

John Nuppau