

RESOLUTION # 17-2019

**A RESOLUTION GRANTING APPROVAL FOR A FAÇADE IMPROVEMENT
REIMBURSEMENT GRANT FOR MARK J. MILLER
(5 LINCOLNWAY)**

WHEREAS, the City of Valparaiso, Indiana (CITY) has established a Façade Improvement Program for application within the Valparaiso Façade Improvement Business District ("District"); and

WHEREAS, said Façade Improvement Program is administered by the CITY with the advice of the Plan Commission and is funded from the CEDIT fund for the purposes of controlling and preventing blight and deterioration and encouraging private investment within the District; and

WHEREAS, pursuant to the Façade Improvement Program CITY has agreed to participate, subject to its sole discretion, 1) in reimbursing Owners/Lessees for the cost of eligible exterior improvements to commercial establishments within the District up to a maximum of one-half (1/2) of the approved contract cost of such improvements and 2) in reimbursing Owners/Lessees for 100% of the cost of the services of an architect for such façade improvements up to a maximum of \$4,000 per building, as set forth herein, but in no event shall the total CITY participation exceed twenty five thousand dollars (\$25,000) per façade, as defined in the City of Valparaiso Façade Improvement Agreement (see attachment A), for eligible improvements to the front and/or side of a building, and twenty five thousand dollars (\$25,000) per building for eligible rear entrance improvements, with a maximum reimbursement amount of fifty thousand dollars (\$50,000) per building; and

WHEREAS, City Staff has determined that the total estimated cost of the project is \$50,000 and the total eligible expenses for the project is \$25,000; and

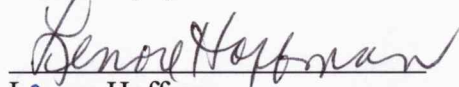
WHEREAS, City staff have determined that the proposal in compliance with all applicable zoning regulations; and

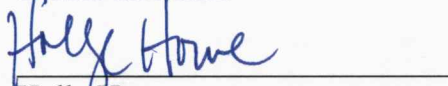
WHEREAS, the OWNER/LESSEE's property is located within the Façade Improvement Business District, and the OWNER/LESSEE desires to participate in the Façade Improvement Program and has agreed to the terms and provisions of this agreement.

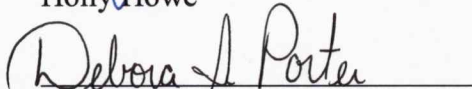
NOW THEREFORE BE IT RESOLVED that the City of Valparaiso Common Council does hereby approve the request for a façade grant for the property located at 5 Lincolnway.

Adopted this 11th day of November, 2019 by a vote of all members present and voting.

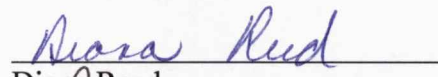

Matt Murphy

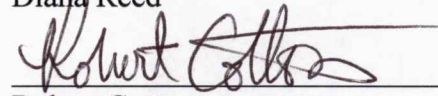

Lenore Hoffman

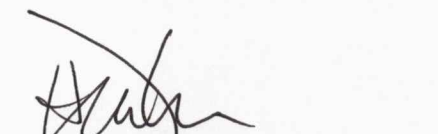

Holly Howe


Deb Porter

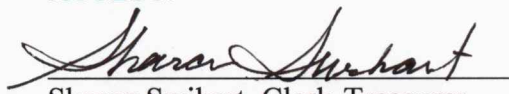

George Douglas


Diana Reed


Robert Cotton


Jon Costas, Mayor

ATTEST:


Sharon Swihart, Clerk-Treasurer

VALPARAISO FAÇADE IMPROVEMENT PROGRAM**Application Form****1. Applicant Information**NAME: Mark J. Miller

ADDRESS OF PROPERTY TO BE IMPROVED:

5 LincolnwayNAME OF BUSINESS: 5 Lincolnway LLCTAX ID#/SOCIAL SECURITY #: 82-2062799HOME ADDRESS: 670 KASTA CT. Valparaiso, IN 46385BUSINESS PHONE: 219-309-1873 HOME PHONE: _____FAX: _____ EMAIL: mark@tricorpwireless.com**2. Project Information**BUILDING LOCATION: 5 Lincolnway

BUSINESS(ES) LOCATED IN BUILDING:

1st Floor - Vacant 2nd Floor - Professional Office
3rd Floor - Professional OfficeBUILDING AGE: 130 y/23 BUILDING LOCATED IN HISTORIC DISTRICT? YesBUILDING ZONED AS: C13 D PIN NUMBER: 64-09-24-338-011-000-04OWNER OF RECORD: 5 Lincolnway LLC

IF LEASED: Lease Expires _____ Renewal Term _____

3. Project Description

Describe in detail the proposed scope of work including design firm and/or contractor(s) selected. In describing project, be sure to differentiate between interior renovations vs. exterior façade improvements to be undertaken. Use separate sheet(s) if necessary.

See attached drawings

Anticipated Construction

Start Date: 11/19 Completion Date: 5/20 Total Project Cost: \$50,000

4. Mortgage Information

Is there a current Mortgage on the property: YES ☒ NO ☐

If YES, Holder of Mortgage

1st Source Bank

Date of Mortgage: 10/2017

Original Amount: 352K Current Balance: 328K

Are there any other loans, liens, deed restrictions on the property:

YES ☐ NO ☒

If YES, please list:

5. Building Information

Will project result in a change of use for the building? YES ☐ NO ☒

Uses of the building after completion of the façade project:

1st Floor:

Restaurant
2nd Floor: Professional Office
3rd Floor: Professional Office
Other: _____

6. Other Required Documentation

- a. Property deed with legal description of property
- b. Proof that all property taxes are paid and current
- c. Proof of property and liability insurance
- d. Signed mortgage note
- e. Copies of any leases associated with property
- f. Project budget
- g. Three (3)-contractor quotes/construction bids for total façade project
- h. Photographs of proposed project site

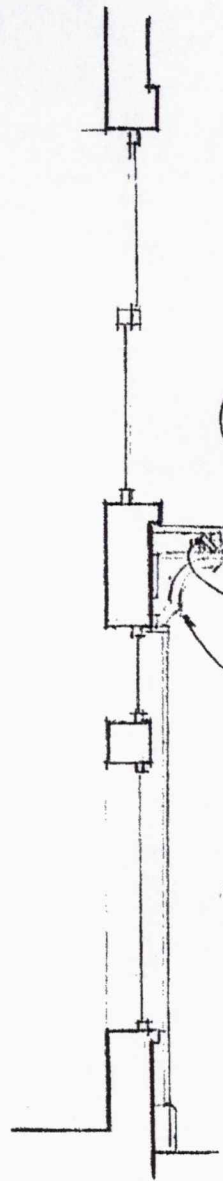
I/We certify that all information set forth in this application is a true representation of the facts pertaining to the subject property for the purpose of obtaining funding under the Valparaiso Façade Improvement Program. I understand and acknowledge that any willful misrepresentation of the information contained in this application could result in disqualification from the program, requiring any funds already disbursed to be repaid in full to the City of Valparaiso.

The applicant further certifies that he/she has read and understands the Valparaiso Façade Improvement Program Guidelines. If a determination is made by the Planning Commission that program funds have not been used for eligible program activities, the Applicant agrees that the proceeds shall be returned, in full, to the City of Valparaiso and acknowledges that, with respect to such proceeds so returned, he/she shall have no further interest, right, or claim. It is understood that all Valparaiso Façade Improvement Program funding commitments are contingent upon the availability of program funds.

Signed this 23rd day of October, 20 19

By: 
Mark J. Miller

FACADE IMPROVEMENTS
5 LINCOLNWAY
VALPARAISO INDIANA



- TUCKPOINT EXIST'G BRICK
- PERMANENT PAINT EXIST'G WINDOW HOODS & GILLS
- CROWN MOULDING W/ CAP PROJECTING 24" from FACE of WALL
- LIGHTING BELOW CROWN
- 24" x 24" FIBER BRACKETS
- RAISED LETTERING
- TRANSOM WINDOWS
- STOREFRONT WINDOWS
- CEMENT BOARD PANELS W/ PORCEL TRIM
- FLUTED PORAL PILASTERS W/ BASE & CAP

WALL SECT.
SCALE 1/4" = 1'-0"

SOUTH ELEVATION
SCALE 1/8" = 1'-0"

10/3/2019

3 Lincolnway - Google Maps

Google Maps 5
Lincolnway



Image capture: Aug 2018 © 2019 Google

WAGNER

ARCHITECTURE

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www.WagnerArchitecture.net

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Mark Miller, President
5 Lincolnway LLC
670 Vlasta Court
Valparaiso, IN 46385

30 September 2019

Here is an itemized listing of the exterior elements and associated estimated costs, for 5 Lincolnway that are in need of Renovation. The list reflects the elements identified in the Architectural Drawings dated 9/23/19. These drawings have been submitted to the City Planner, and City Planning Commission for their consideration.

5 Lincolnway Exterior Renovation Costs

South Elevation

	Vendor/Contractor	Cost
Demolition of Existing Limestone, Glass, Wood Façade, Canopy & Framing, Dumpster	G.C. provide	3,500.00
Brick Repair / Tuck-point	Nichols Masonry	2,700.00
Repair Window Sills/ Heads	Nichols Masonry	1,200.00
New Storefront Framing	G.C. provide	2,600.00
New Storefront, Entry Door, Transom Glazing	Trout Glass	12,500.00
Add Accordion Windows	Trout Glass	8,300.00
New Finish Storefront Carpentry- Pilasters, Brackets, Sign Band Light Valance, Panels, Door & Window Trim	G.C. provide	7,800.00
New LED Valance Lighting	NC Lighting/Elec Sub.	1,200.00
Cornice & Trim Painting	Budget est.	1,500.00
Caulking & Sealants	Budget est.	600.00

Subtotal West Elevation Costs	\$41,900.00
General Contractor Overhead & Profit at 18%	<u>\$7,600.00</u>

Total Exterior Elevation Costs **\$49,400.00**

Summary of Façade Improvement Program Reimbursable Costs

Construction Costs	\$49,400.00	x	0.5	=	\$24,700.00
Architectural Costs	\$3,600.00	x	1.0	=	<u>\$3,600.00</u>
Total Eligible Expenses					\$28,300.00
Program Maximum Eligible Reimbursement					\$25,000.00