

RESOLUTION # 18-2019

**A RESOLUTION GRANTING APPROVAL FOR A FAÇADE IMPROVEMENT
REIMBURSEMENT GRANT FOR DAM FINE PROPERTIES INC.
(161 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 \$85,000 and the total eligible expenses for the project is \$50,000; and

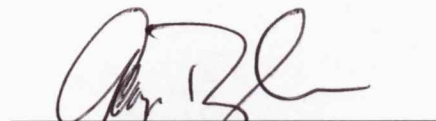
WHEREAS, City staff have determined that the proposal in compliance with all applicable zoning regulations; and

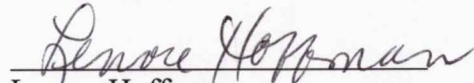
WHEREAS, the OWNER/LESSEE's property is located within the Façade Improvement Business District, and the OWNER/LESSEE desires to participate in the Façade Improvement Program and has agreed to the terms and provisions of this agreement.

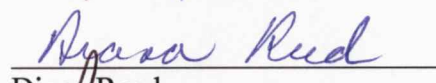
NOW THEREFORE BE IT RESOLVED that the City of Valparaiso Common Council does hereby approve the request for a façade grant for the property located at 161 Lincolnway.

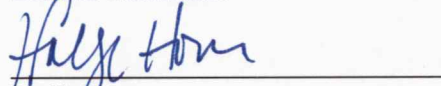
Adopted this 11th day of Nov., 2019 by a vote of all members present and voting.


Matt Murphy

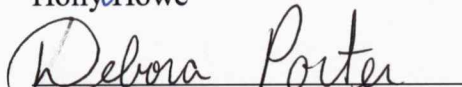

George Douglas

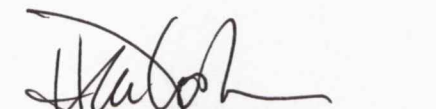

Lenore Hoffman


Diana Reed


Holly Howe


Robert Cotton


Deb Porter


Jon Costas, Mayor

ATTEST:


Sharon Swihart, Clerk-Treasurer

VALPARAISO FAÇADE IMPROVEMENT PROGRAM**Application Form****1. Applicant Information**NAME: DAM FINE PROPERTIES INC.

ADDRESS OF PROPERTY TO BE IMPROVED:

161 LINCOLNWAY VALPARAISO, IN 46383

NAME OF BUSINESS: _____

TAX ID#/SOCIAL SECURITY #: 46-428-2680HOME ADDRESS: 202 OXBOW COURT VALPARAISO, IN 46383BUSINESS PHONE: 847-915-9526 HOME PHONE: _____FAX: _____ EMAIL: msb@gandlassociates.com**2. Project Information**BUILDING LOCATION: 161 LINCOLNWAY VALPARAISO, IN 46383

BUSINESS(ES) LOCATED IN BUILDING:

KALZIO/TATA STEEL, MALMQUIST PHOTOGRAPHY, RENOSA MANAGEMENT,
THERAPEUTIC RESOURCES,BUILDING AGE: 1890 BUILDING LOCATED IN HISTORIC DISTRICT? YesBUILDING ZONED AS: Commercial PIN NUMBER: _____OWNER OF RECORD: DAM FINE PROPERTIES

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.

Anticipated Construction

Start Date: _____ Completion Date: _____ Total Project Cost: _____

4. Mortgage Information

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

If YES, Holder of Mortgage

CENTIER BANK.

Date of Mortgage: 1/13/14

Original Amount: \$600,000 Current Balance: \$387,900.⁰⁰

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: TBD, OFFICE, RETAIL,

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.

Install New Stone Front Windows. Tick Point Exter
Brick Install Limestone Bulk head
Install New Doors.
Rear Façade. Install New Doors; windows
Tick Point Brick.

Anticipated Construction

Start Date: 0-1 Completion Date: 12-31 Total Project Cost: 65-85K

4. Mortgage Information

Is there a current Mortgage on the property: YES X NO _____

If YES, Holder of Mortgage

Date of Mortgage: _____

Original Amount: _____ Current Balance: _____

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 X

Uses of the building after completion of the façade project:

1st Floor: office / Retail / Restaurant

Commercial

2nd Floor: Commercial

3rd Floor:

Other:

6. Other Required Documentation

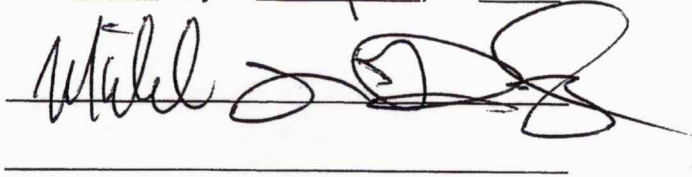
- a. Property deed with legal description of property
- b. Proof that all property taxes are paid and current
- c. Proof of property and liability insurance
- d. Signed mortgage note
- e. Copies of any leases associated with property
- f. Project budget
- g. Three (3)-contractor quotes/construction bids 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 31 day of May, 20 19

By:

A handwritten signature in black ink, appearing to be "Michael" followed by a stylized flourish, written over a horizontal line.







161 W Lincolnway | North Elevation

clean masonry

new aluminum windows

tuckpoint brick

new gooseneck lights
new signage

new storefront

limestone panel

ink'd

INDIGO INK DESIGNS

501 Lafayette Street
Valparaiso, IN 46383
Contact: Melissa Griffin
312 | 887-2412
melissa@indigoinkdesigns.com
www.indigoinkdesigns.com

K2 CONSTRUCTION



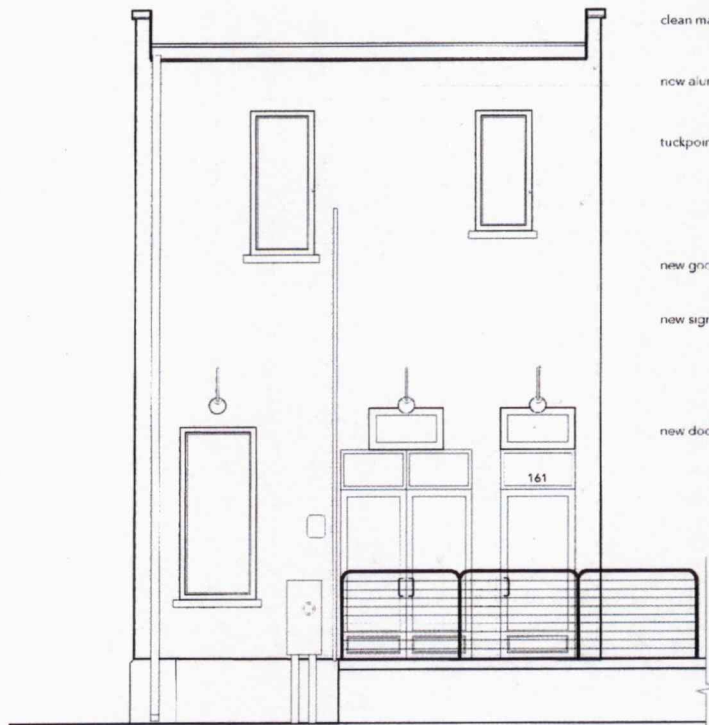
161 Lincolnway
Valparaiso, IN 46383
Contact: Tom Krueger
219 | 406-1674
tomkrueger@k2valparaiso.com
k2constructionvalpo.com

161 Facade
03.12.19 | Ver 4

North Elevation

01

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161 W Lincolnway | South Elevation

- clean masonry
- new aluminum windows
- tuckpoint brick
- new gooseneck lights
- new signage
- new doors to match front

ink'd

INDIGO INK DESIGNS

501 Lafayette Street
Valparaiso, IN 46383
Contact: Melissa Griffin
512 | 869-2412
melissa@indigoinkdesigns.com
www.indigoinkdesigns.com

K2 CONSTRUCTION



161 Lincolnway
Valparaiso, IN 46383
Contact: Tom Krueger
719 | 464-1574
tomkrueger@k2valparaiso.com
k2constructionvalpo.com

161 Rear Facade
09.22.19 | Ver 1

South Elevation

02

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259 Indiana Av. Valparaiso, IN

Phone (219)531-5353

Fax (219) 531-5354

Customer: Dana B

Address: 161 Licolnway St. Valparaiso, IN. 46383

North elevation

Permit	\$888.00
lift	\$3,341.54
safty equipment	\$2,382.00
remove signage	\$384.00
demolition of existing store front	\$1,680.00
frameing for lower bulk head for stonework	\$1,371.53
brick lintel	\$238.16
paint removal labor from limestone	\$168.00
Tuckpointing as needed	\$5,958.65
new limestone bulkheads	\$2,981.41
new door and store front glass	\$16,114.50
building date stone,address stone	\$587.38
install new electric for gooseneck lights	\$1,080.00
new 2nd Floor Windows	\$4,920.00
build and install new columns	\$2,502.48
clean all brick and limestone	\$1,320.00
caulk all exterior as needed	\$336.00
paint all steel lintles and beams as needed	\$240.00
removal of debri daily	\$1,200.00
offsite disposal fees	\$432.00
lighting allowance	\$840.00
new sign board	\$2,520.00
architectue fees	\$1,200.00

Total \$52,685.65



259 Indiana Av. Valparaiso, IN

Phone (219)531-5353

Fax (219) 531-5354

Customer: Dana B

Address: 161 Licolnway St. Valparaiso, IN. 46383

south elevation

Permit	\$0.00
remove signage	\$384.00
demolition of doors and windows	\$840.00
brick lintel	\$238.16
paint removal labor from limestone	\$168.00
Tuckpointing as needed	\$4,620.17
new doors	\$13,920.00
install 1 new exterior light	\$360.00
new 2nd Floor Windows	\$2,808.00
clean all brick and limestone	\$840.00
caulk all exterior as needed	\$240.00
paint all steel lintles and beams as needed	\$240.00
lighting allowance	\$180.00
architectue fees	\$600.00

Total \$25,438.33