

VALPARAISO REDEVELOPMENT COMMISSION
Regular Meeting Minutes
November 8, 2018

The regular meeting of the Valparaiso Redevelopment Commission was called to order at 4:42 p.m. on Thursday November 8, 2018 at Valparaiso City Hall, 166 West Lincolnway, Valparaiso, Indiana. Rob Thorgren presided.

Members present were: Rob Thorgren, Trish Sarkisian, and George Douglas. Matt Murphy, Rick Urschel, and Tim Bucher were absent. Also present were Attorney Patrick Lyp, Executive Director Stu Summers, and Economic Development Coordinator, Lauren Orchard. Members of the media and public were also present.

ITEM #1-MINUTES

Ms. Sarkisian reported that copies of the October 25, 2018 regular meeting minutes were distributed to members for their review prior to the meeting. She has reviewed the minutes and found them to be accurate.

Motion: Ms. Sarkisian made a motion to approve the October 25, 2018 meeting minutes as presented. Mr. Douglas seconded the motion. A voice vote was taken and unanimously carried.

ITEMS #2 CLAIMS REGISTER AND #3 FINANCIAL REPORT:

Mr. Thorgren asked that items #2 and #3 be considered in one motion.

Mr. Summers reported that the Commission had been sent the November 8, 2018 Claims Register and October 2018 Financial Report prior to the meeting and recommended their approval.

Motion: Mr. Douglas made a motion to approve the November 8, 2018 Claims Register and October 2018 Financial Report. Ms. Sarkisian seconded the motion. A voice vote was taken and unanimously carried.

ITEM #4-REJECT ALL BIDS, LAFAYETTE AND BROWN STREET IMPROVEMENTS:

Mr. Summers asked that this item be pulled from the Agenda, explaining that the City Engineer was in the process of asking the prime bidder to guarantee their costs for 2019 rather than rebidding the project.

ITEM #5-VALE VIEW:

ITEM #5.1-PUBLIC HEARING ON AMENDING THE DECLARATORY RESOLUTION:

ITEM #5.2-CONFIRMATORY RESOLUTION 18-2:

ITEM #5.3- RESOLUTION 18-3, APPROVING ECONOMIC DEVELOPMENT AGREEMENT:

ITEM #5.4- RESOLUTION 18-4, RELATING TO TIF PLEDGE:

Mr. Lyp explained that the public hearing and three resolutions before the Commission marked the final stages of approving the Vale View project through the Housing Initiative.

Mr. Thorgren opened the public hearing. No member of the public commented. Hearing none, Mr. Thorgren closed the public hearing.

Mr. Thorgren asked that items 5.2 through 5.4 be considered in one motion.

Motion: Mr. Douglas made a motion to approve items 5.2 through 5.4. Ms. Sarkisian seconded the motion. A voice vote was taken and unanimously carried.

ITEM #6-ANCO

ITEM 6.1-UPDATE

Mr. Summers offered a brief update of the Bus Service Expansion project stating that the Commission President and staff were in the process of creating a Terms Sheet to bring into negotiations with developers Flaherty & Collins and Journeyman Distillery.

ITEM #6.2- 455 CAMPBELL WETLAND DELINEATION AND LAND SURVEYS:

Mr. Summers explained that a property owner of 455 Campbell Street, near the ANCO redevelopment area, had approached the Commission to sell their property. Mr. Summers recommended that the Commission approve a service agreement with Soil Solutions, not to exceed \$4,500 to have wetland delineation completed on the property to inform an appropriate acquisition cost. Mr. Summers also recommended preliminary approval of another to-be-determined contractor to complete a wetland drawing and topographic survey.

Motion: Mr. Douglas made a motion to approve a service agreement with Soil Solutions not-to-exceed \$4,500, and a service agreement with another to-be-determined firm to complete a wetland drawing and topographic survey with funds from the Bus Service Expansion account. Ms. Sarkisian seconded the motion. A voice vote was taken and unanimously carried.

ITEM #6.3-PROPERTY MANAGEMENT SERVICES:

Mr. Summers presented two proposals related to project management at the ANCO redevelopment area including fire monitoring from Martin Security at the former Homenclature building for \$60 per month and snow removal and salting from K & D Lawn and Landscape for \$45 to \$200 per service depending on number of inches of snow.

Motion: Mr. Douglas made a motion to approve both contracts with funds from the Operations Account. Ms. Sarkisian seconded the motion. A voice vote was taken and unanimously carried.

ITEM #7-AMERECO PROPOSALS TO DRAFT BID SPECIFICATIONS:

ITEM #7.1-ROOF ABATEMENT AND REPLACEMENT:

ITEM #7.2-VAPOR MITIGATION SYSTEM:

Mr. Summers introduced Zack Heine from Amereco Engineering and asked him to speak briefly on both proposals. Mr. Heine stated that the proposals were for design, procurement, and project

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management for two projects including the replacement of foam roofing on the ANCO industrial buildings (\$59,620) and the installation of a Vapor Mitigation System in the buildings (\$53,100).

Mr. Thorgren asked that items #7.1 through #7.2 be considered in one motion.

Motion: Ms. Sarkisian made a motion to approve proposals from Amereco Engineering for design, procurement, and project management with \$59,620 for the foam roof replacement project and \$53,100 for the Vapor Mitigation System project to be paid from the Bus Service Expansion Account. Mr. Douglas seconded the motion. A voice vote was taken and unanimously carried.

ITEM #8- WATER TOWER BID REPORT:

Mr. Summers reported that three bidders had responded to a Request for Proposals for the blasting and remediation of lead-based paint and repainting of the ANCO water tower, published by Dixon Engineering. Mr. Summers explained that these bids would be reviewed by Dixon Engineering for responsiveness, and that an engineer's report would be presented to the Commission at their December meeting.

ADDITIONAL ITEM:

Following a request from Mr. Summers, Ms. Orchard presented a draft of the 2019 Redevelopment Commission budget.

ITEM #9-PUBLIC COMMENT:

None.

ITEM #10-ADJOURNMENT:

Mr. Summers said that he had no further items for the Commission's consideration. A motion was made by Ms. Sarkisian to adjourn the November 8, 2018 Redevelopment Commission meeting. Mr. Douglas seconded the motion. A voice vote was taken and unanimously carried. The November 8, 2018 Redevelopment Commission meeting adjourned at 5:04 p.m.



Trish Sarkisian, Secretary