

VALPARAISO REDEVELOPMENT COMMISSION
Regular Meeting Minutes
January 12, 2023

The regular meeting of the Valparaiso Redevelopment Commission was called to order at 4:25 p.m. on Thursday, January 12, 2023. President Trish Sarkisian presided.

Members present were: Trish Sarkisian, Rob Thorgren, Casey Schmidt, Evan Costas, John Nuppau and Frank Dessuit. Also present were Director of Development George Douglas, City Administrator Mike Jessen and Andrew Mouser from Baker Tilly. Members of the public watched remotely.

ITEM #1-SWEARING IN OF COMMISSIONERS:

George Douglas swore in all members for their terms beginning in 2023.

ITEM #2 -ELECTION OF OFFICERS:

Mr. Costas made motion for this calendar year that Trish Sarkisian serve as President, Rob Thorgren to serve as Vice President and John Nuppau to serve as Secretary. Mr. Schmidt seconded. A voice vote was unanimously carried.

ITEM #3- MINUTES:

Mr. Thorgren reported copies of the December 8, 2022 regular meeting minutes were distributed to members for their review prior to the meeting. After reviewing the minutes, all seemed in order. Mr. Thorgren recommended their approval.

Motion: Mr. Thorgren motioned to approve the December 8, 2022 meeting minutes as presented. Mr. Costas seconded. A voice vote was unanimously carried.

ITEM #4 CLAIMS REGISTER AND FINANCIAL REPORT

Mr. Douglas reported that the Commission was sent the December 2022 and January 2023 Claims Register and November 2022 Financial Report prior to the meeting. Mr. Douglas recommended approval.

Motion: Mr. Thorgren motioned to approve the December Claims and January 2023 Register and the November Financial Report. Mr. Schmidt seconded the motion. A voice vote was unanimously carried.

ITEM #5 TRANSFERRING \$450,000 TO CITY EQUIPMENT FUND:

Mr. Douglas stated this is an annual transfer that was approved in the 2023 Budget. The money goes to the City equipment fund and used by the Valparaiso Police Department for vehicle replacements and equipping the vehicles with necessary equipment. The amount was increased due to the cost of vehicles increasing. Mr. Douglas respectfully requests the transfer of the funds.

Motion: Mr. Thorgren motioned to authorize the transfer of \$450,000 from the Redevelopment Fund to the City's Public Safety Equipment Fund. Mr. Schmidt seconded the motion. A voice vote was unanimously carried.

ITEM #6-ANNUAL APPROVAL ON CONSULTING AGREEMENT:

Mr. Douglas stated the consultant agreements for professional services that are rendered to the Redevelopment Commission. Thomas & Associates provides grant compliance, monitoring and identification of grants, Cender & Dalton, prepares the Annual Report and any review of TIF draws or TIF expansion, Baker Tilly is a municipal advisor and Com Control handles the invoicing and controlling of ValpoNet.

Motion: Mr. Nupnau motioned to approve the Consultant Renewals for 2023. Mr. Costas seconded. A voice vote was unanimously carried.

ITEM #7 PUBLIC HEARING FOR SERIES A LEASE AND SERIES B LEASE:

Mr. Douglas stated the Redevelopment Commission is required to have a Public Hearing for Series A Lease and Series B Lease in conjunction with the Redevelopment Authority, for the bonds to be issued relating to the Sports and Recreation Campus. This is also in conjunction with Resolution 1. Mr. Mouser stated the Redevelopment Authority approval will be the final step in the approval process. The Sports and Recreation Campus is three separate financing that work together: a General Obligation Bond and two bonds through the Redevelopment Authority. The Resolution allows for a maximum amount of \$20 million and the General Revenue Bond with the maximum amount of \$7 million. The Resolution also outlines the maximum payments and the security on both financings. Both financings will be backed by City property tax to utilize the AA rating. The first financing is payable from the TIF and the second financing will be payable by the general revenue pledged by the Council to the Redevelopment Commission.

Ms. Sarkisian opens the Public Hearing for Series A Lease and Series B Lease.

No comments. Ms. Sarkisian closed the Public Hearing.

ITEM #8 RESOLUTION 1-2023:

Ms. Sarkisian requests the approval of Resolution 1-2023.

Motion: Mr. Thorgren motioned to approve Resolution 1-2023. Mr. Schmidt seconded. A voice vote was unanimously carried.

ITEM #9 OTHER BUSINESS:

Mr. Douglas stated the Lincolnway Highway Garage money has been received by the City. The design is being finalized and the groundbreaking will be in the next 30-60 days. The Redevelopment Commission closed on the land acquisition for the parking garage. 302-304 & 306 were sold. The next step will be preserving the common wall in 306. The parking lots have signs for public parking as well. Mr. Douglas has been working closely with the Hageman Group as to their design and the groundbreaking should be shortly after the parking garage.

Mr. Thorgren requested an update from the Journeyman meeting. Mr. Douglas stated there is a lot of work being done on the outside and have begun working on the inside and the utilities are being placed. The roadway improvement of the TOD entry way on Brown & Campbell St will begin in the Spring. Journeyman is looking at a substantial completion date of September and they will be open shortly after that date.

ITEM #10 PUBLIC COMMENT:

None.

ITEM #11 ADJOURNMENT:

Staff said they had no further items for the Commission's consideration. Mr. Lowe motioned to adjourn the meeting with Mr. Thorgren seconding. A voice vote was unanimously carried. The January 20, 2022, Redevelopment Commission meeting adjourned at 4:50 p.m.

Motion: Mr. Thorgren motioned to approve adjournment. Mr. Schmidt seconded. A voice vote was unanimously carried.

John Nuppau