

VALPARAISO REDEVELOPMENT COMMISSION
Regular Meeting Minutes
February 12, 2020

The regular meeting of the Valparaiso Redevelopment Commission was called to order at 4:06 p.m. on Wednesday February 12, 2020 at Valparaiso City Hall, 166 W. Lincolnway Valparaiso, Indiana. Rob Thorgren presided.

Members present were: Rob Thorgren, Rick Urschel, George Douglas, Evan Costas and Tim Bucher. Trish Sarkisian was absent. Also present were Attorney Patrick Lyp, Redevelopment Director, Brandon Dickinson, Director Stu Summers, Assistant Director, Lauren Orchard, Engineering Director, Mike Jabo, Deputy Engineer, Eric Hellmuth, Porter County Library Director, Jesse Butz, and Transit Director, Don Lorntzen. Members of the public were also present.

ITEM #1-MINUTES:

In Ms. Sarkisian's absence, Mr. Urschel reported that copies of the January 9, 2020 regular meeting minutes were distributed to members for their review prior to the meeting. Finding them to be accurate, he recommended their approval.

Motion: Mr. Douglas motioned to approve the January 9, 2020 meeting minutes as presented. Mr. Costas seconded. A voice vote was unanimously carried.

ITEM #2 -CLAIMS REGISTER AND FINANCIAL REPORT:

Ms. Orchard reported that the Commission had been sent the February 12, 2020 Claims Register and January 2020 Financial Report prior to the meeting and recommended approval.

Motion: Mr. Douglas motioned to approve the February Claims Register, and the January financial report. Ms. Urschel seconded the motion. A voice vote was unanimously carried.

ITEM #3-INCENTIVE ANALYSIS REPORT:

Mr. Dickinson offered a brief review of the Incentive Analysis that had been sent to Commissioners prior to the meeting. Mr. Douglas asked that the analysis be presented to City Council.

ITEM #4-FINALIZED 2020 BUDGET:

Ms. Orchard explained that following the balancing of the 2020 budget, staff had found that four accounts were in need of additional appropriations to meet the needs of identified projects and asked that the Commission approve these additional appropriations, totaling \$1,276,000.

Motion: Mr. Urschel motioned to approve the additional appropriations as presented. Mr. Douglas seconded the motion. A voice vote was carried unanimously.

ITEM #5-TRANSIT QUARTERLY REPORT:

Mr. Lorntzen presented a report on the Transit Connect shuttle and the ChicaGo DASH saying that both services had experienced growth in ridership.

ITEM #6-THOMAS & ASSOCIATES GRANT ADMINISTRATION AGREEMENT:

Mr. Butz presented an agreement with Thomas & Associates to administer the disbursement of OCRA grant funds for the Library Learning Plaza. Ms. Orchard clarified that the agreement would be between Thomas & Associates and the Board of Works, but the Commission would need to approve the agreement as the financial conduit for grant disbursement.

Motion: Mr. Douglas motioned to approve the agreement with Thomas & Associates to administer grant disbursement Mr. Urschel seconded the motion. A voice vote was unanimously carried.

ITEM #7-ENVIRONMENTAL SERVICES, AMERECO:

Mr. Blosky presented a request from IES to remove underground storage tanks (UST) that were recently found in the ANCO buildings during the Vapor Mitigation system installation. Following discussion, Mr. Blosky was asked to close the two UST tanks that had been found on-site and to await an IDEM response before continuing to look for additional USTs.

Mr. Blosky also presented a request for Amereco to balance the Vapor Mitigation system following installation by IES. Mr. Thorgren asked if the current proposal required the Commission to monitor the system after sale to Journeyman. Mr. Blosky agreed to re-draft the proposal to eliminate system monitoring beyond the date of sale to Journeyman and said he would be prepared to present the proposal at the Commission's March meeting.

Motion: Mr. Urschel motioned to approve UST closure for the two tanks found in the ANCO building for a total of \$27,248 from the Bus Service Expansion account. Mr. Douglas seconded the motion. A voice vote was unanimously carried.

ITEM #8-SILHAVY ROAD LOCAL MATCH REQUEST:

Mr. Hellmuth requested \$767,638.31 in local match for the Silhavy Road construction project. Mr. Dickinson clarified that this requested amount had been budgeted and is available for 2020 disbursement.

Motion: Mr. Urschel motioned to approve a local match of \$767,638.31 from the Silhavy Road account. Mr. Douglas seconded the motion. A voice vote was unanimously carried.

ITEM #9-ROYAL EXCURSION PARKING USE AGREEMENT:

Mr. Dickinson asked that a parking use agreement be approved between the Commission and Royal Excursion to allow shuttle buses to Chicago airports to depart from Commission-owned property in the City's transit-oriented development area.

Mr. Thorgren requested that in promotions of this service that the City not be portrayed as a sponsor of the service to clarify that it is a private venture.

February 12, 2020 RDC Meeting Minutes

Motion: Mr. Douglas motioned to approve the parking use agreement with Royal Excursion. Mr. Urschel seconded the motion. A voice vote was unanimously carried.

ITEM #10-JOURNEYMAN UPDATE:

Mr. Lyp said he was hopeful that an agreement would be ready for approval at the Commission's March meeting.

ITEM #11-PUBLIC COMMENT:

None.

ITEM #12-ADJOURNMENT:

Staff said they had no further items for the Commission's consideration. Mr. Urschel motioned to adjourn the meeting with Mr. Douglas seconding. A voice vote was unanimously carried. The February 12, 2020 Redevelopment Commission meeting adjourned at 4:41 p.m.

Rick Urschel, Vice President