

VALPARAISO REDEVELOPMENT COMMISSION
Regular Meeting Minutes
February 9, 2023

The regular meeting of the Valparaiso Redevelopment Commission was called to order at 4:31 p.m. on Thursday, February 9, 2023. President Trish Sarkisian presided.

Members present were: Trish Sarkisian, Rob Thorgren, Casey Schmidt, Evan Costas and John Nupnau. Also present were Director of Development George Douglas, City Administrator Mike Jessen, Chief of Police, Chief McIntyre, City Engineer Max Rehlander and Engineering Director Michael Jabo. Members of the public watched remotely.

ITEM #1- MINUTES:

Mr. Nupnau reported copies of the January 12, 2023 regular meeting minutes were distributed to members for their review prior to the meeting. After reviewing the minutes, all seemed in order. Mr. Nupnau recommended their approval.

Motion: Mr. Nupnau motioned to approve the January 12, 2023 meeting minutes as presented. Mr. Thorgren seconded. A voice vote was unanimously carried.

ITEM #2 CLAIMS REGISTER AND FINANCIAL REPORT

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

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

Ms. Sarkisian introduced Chief McIntyre. Chief McIntyre stated the Valparaiso Police Department thanks the Redevelopment Commission for the funds to purchase squad cars.

ITEM #3 RIGHT OF WAY DEDICATION SOUTH CAMPBELL:

Mr. Rehlander stated there are three separate Deeds of Dedication for Public Right of Way for the TOD entry way project. The Right of Way dedications will allow adequate space for travel lane, sidewalk, pathway and any other ensuing utilities within the project. Mr. Rehlander recommended approval of the right of way dedications.

Motion: Mr. Thorgren motioned to approve the Right of Way Dedication South Campbell. Mr. Costas seconded the motion. A voice vote was unanimously carried.

ITEM #4-AMENDMENT TO CMC CONTRACT FOR TONN & BLANK ON LINCOLN HIGHWAY GARAGE:

Mr. Douglas stated the amendment to the CMC contract for the parking garage. Tonn & Blank was awarded the CMC on the project. Mr. Douglas is requesting an amendment to the contract, to allow Tonn & Blank to self-perform work above and beyond 20%, which is the limitation in the Indiana Code for self-performing of work. The agreement has been reviewed by Patrick Lyp and was sent back to Tonn & Blank. Mr. Douglas respectfully requests authorization for the President once it is received back from Tonn & Blank and Patrick Lyp reviews any changes. Mr. Douglas stated this is necessary because this project is going out for bid, and we received two bids back. Tonn & Blank being the low on one of the bid packages. In anticipation of the last bid package, which is most of the nonstructural, non-foundation portion. If Tonn & Blank were the low bidder on the package, that may take them above the 20% limitation. This will allow the Redevelopment Commission to move forward with the project.

Motion: Mr. Thorgren motioned to approve Amendment to CMc Contract for Tonn & Blank on Lincoln Highway Garage. Mr. Schmidt seconded. A voice vote was unanimously carried.

ITEM #5 AUTHORIZATION FOR THE PRESIDENT TO SIGN LETTER OF SUPPORT FOR THE GRAND GARDNER HOTEL:

Mr. Douglas is requesting authorization for the President to sign a letter of support for the Grand Gardner Hotel. The Grand Gardner Hotel is a project that Urschel Development will bring for the old Boys & Girls Club. Urschel Development will apply for an Indiana Economic Development Corporation Redevelopment tax credit potentially on this project and have solicited letters of support from the community and legislative representative for Northwest Indiana. Mr. Douglas is respectfully requesting approval of the authorization for the President to sign the letter of support.

Mr. Thorgren stated he will be recusing himself from any discussion or voting on this project, Mr. Thorgren stated there is a conflict of interest as he is on the board for Urschel Development.

Motion: Mr. Schmidt motioned to approve Authorization for the President to Sign Letter of Support for the Grand Gardner Hotel. Mr. Costas seconded. A voice vote was unanimously carried.

ITEM #6 PROJECT UPDATE:

Mr. Douglas presented a slide show updating Commissioner's regarding the Lincolnway Highway Garage, the Linc, 16-18 Indiana Ave, Journeyman, The Grand Gardner Hotel and the Sports & Recreation Campus.

ITEM #7 OTHER BUSINESS:

Mr. Jabo stated the City has been working with NIPSCO to clear the way to get the utilities relocated in the alley behind the garage and service to the garage. As a result, NIPSCO sent an agreement for extension of the electric service to the building. The agreement comes at no cost to the City or the Redevelopment Commission. Mr. Jabo respectfully requests approval of the agreement with NIPSCO.

Motion: Mr. Thorgren motioned to approve the NIPSCO Agreement to Move Utilities and Supply Electricity to the Parking Garage. Ms. Costas seconded. A voice vote was unanimously carried.

ITEM #8 PUBLIC COMMENT:

None.

ITEM #9 ADJOURNMENT:

Staff said they had no further items for the Commission's consideration. Ms. Thorgren motioned to adjourn the meeting with Mr. Costas seconding. A voice vote was unanimously carried. The February 9, 2023, Redevelopment Commission meeting adjourned at 4:56 p.m.

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

John Nuppau