

VALPARAISO REDEVELOPMENT COMMISSION
Regular Meeting Minutes
March 12, 2020

The regular meeting of the Valparaiso Redevelopment Commission was called to order at 4:27 p.m. on Thursday, March 12, 2020 at Valparaiso City Hall, 166 W. Lincolnway Valparaiso, Indiana. Rob Thorgren presided.

Members present were: Rob Thorgren, George Douglas, Trish Sarkisian, and Tim Bucher. Evan Costas and Rick Urschel were 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, Project and Facility Management Director Don McGinley. Members of the public were also present.

ITEM #1-MINUTES:

Ms. Sarkisian reported copies of the February 12, 2020 regular meeting minutes were distributed to members for their review prior to the meeting. She noted that she was absent from the February meeting but after reviewing Mr. Urschel's minutes, all seemed in order. Ms. Sarkisian recommended their approval.

Motion: Ms. Sarkisian motioned to approve the February 12, 2020 meeting minutes as presented. Mr. Douglas seconded. A voice vote was unanimously carried.

ITEM #2 -CLAIMS REGISTER AND FINANCIAL REPORT:

Mr. Dickinson reported that the Commission was sent the March 12, 2020 Claims Register and February 2020 Financial Report prior to the meeting and recommended approval.

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

ITEM #3-BALANCING OF VAPOR MITIGATION SYSTEM:

Ms. Orchard offered a brief review of the revised proposal from Amereco Engineering to balance the Vapor Mitigation system installed in the former Homenclature building and recommended that the Commission approve this proposal for a total cost of \$12,301 from the Bus Service Expansion Account to be reimbursed by the Regional Development Authority (RDA).

Motion: Mr. Douglas motioned to approve the proposal from Amereco Engineering for a total of \$12,301 from the Bus Service Expansion account. Ms. Sarkisian seconded the motion. A voice vote was unanimously carried.

ITEM #4-NEIGHBORHOOD GRANT REQUEST:

Ms. Clifton offered a report on the neighborhood grant program, saying that feedback from neighborhoods has been positive and constructive, leading to minor modifications to the process

including a change to the grant timeline and the new ability for neighborhood groups to team up for larger projects.

ITEM #5-TRANSFER OF PROPERTY AT 1 VALLEY DRIVE:

Mr. Lyp reported that the Commission had been sent a copy of the Purchase Agreement with HealthLinc regarding their purchase of the property at 1 Valley Dr., Valparaiso. Mr. Lyp reported that the property was sold at fair market value with proceeds to go to the Valparaiso Park department. Mr. Lyp requested approval for the Redevelopment Commission to sign the Purchase Agreement.

Motion: Mr. Douglas motioned to approve the Purchase Agreement as presented. Ms. Sarkisian seconded the motion. A voice vote was unanimously carried.

ITEM #6-REQUEST FOR FUNDING OF PUBLIC WORKS BUILDING:

Mr. McGinley reviewed a contract that the Commission had been sent prior to the meeting from Cleary Building Corp. for the construction of a pole barn for the Public Works Dept. Mr. McGinley requested that the Commission finance the construction of this pole barn for a total of \$61,956 from the downtown account.

Motion: Mr. Douglas motioned to approve expenditures totaling \$61,959 from the downtown account to finance the construction of a pole barn for the Public Works department. Ms. Sarkisian seconded the motion. A voice vote was unanimously carried.

ITEM #7-CONTRACT FOR ENGINEERING SERVICES:

Mr. Dickinson reported that, on occasion, the Commission uses the services of the City's Engineering Director, Michael Jabo. Mr. Dickinson asked Commissioners to approve a Service Agreement, not-to-exceed \$8,000, with Michael Jabo for services related to Commission projects with funds from the Economic Development account.

Motion: Mr. Douglas motioned to approve the contract with Michael Jabo, not-to-exceed \$8,000, with funds from the Economic Development account. Ms. Sarkisian seconded the motion. A voice vote was unanimously carried.

ITEM #8-LAWN MAINTENANCE PROPOSAL:

Ms. Orchard reviewed the separate proposals for lawn maintenance at the ANCO buildings property as well as the Garmong shell building property which were sent to the Commission prior to the meeting. Both proposals are from K+D Lawn and Landscape Group in Valparaiso and will cover the 2020 season. The proposal for the ANCO buildings is estimated to total \$6,500 and will come from the Bus Service Expansion account. The proposal for the Garmong shell building is estimated to total \$2,700 and will come from the Industrial Park Project account. Ms. Orchard requested the Commission's approval of these two proposals.

Motion: Mr. Douglas motioned to approve the proposals from K+D Lawn & Landscape Group using \$6,500 from the Bus Service Expansion account and \$2,700 from the Industrial Parks Account. Ms. Sarkisian seconded the motion. A voice vote was unanimously carried.

ITEM #9-REQUEST TO APPROVE LIBRARY GARDEN PLAN

Mr. Butz presented a status report of the Library Learning Plaza reviewing various naming opportunities and the latest concepts and drawings for the project. Mr. Butz requested approval to present the plans to the Board of Trustees of the Porter County Library System for their approval, followed by the Board of Works for its approval, and then out for bid.

Motion: Mr. Douglas motioned to approve the plans as presented. Ms. Sarkisian seconded the motion. A voice vote was unanimously carried.

ITEM #11-PUBLIC COMMENT:

None.

ITEM #12-ADJOURNMENT:

Staff said they had no further items for the Commission's consideration. Mr. Douglas motioned to adjourn the meeting with Ms. Sarkisian seconding. A voice vote was unanimously carried. The March 12, 2020 Redevelopment Commission meeting adjourned at 4:46 p.m.

Trish Sarkisian, Secretary