

VALPARAISO REDEVELOPMENT COMMISSION
Regular Meeting Minutes
May 11, 2023

The regular meeting of the Valparaiso Redevelopment Commission was called to order at 4:11 p.m. on Thursday, May 11, 2023. President Trish Sarkisian presided.

Members present were: Trish Sarkisian, Casey Schmidt, John Nuppnau and Frank Dessuit. Also present were Director of Development George Douglas, Engineering Director Michael Jabo, Jennifer Brooks from Urschel Laboratories, Dr. Aaron McCall from Valparaiso Community School District and City Administrator Bill Oeding. Members of the public watched remotely.

ITEM #1- MINUTES:

Mr. Nuppnau reported copies of the April 13, 2023 regular meeting minutes were distributed to members for their review prior to the meeting. After reviewing the minutes, all seemed in order. Mr. Nuppnau recommended their approval.

Motion: Mr. Nuppnau motioned to approve the April 13, 2023 meeting minutes as presented. Mr. Schmidt seconded. A voice vote was unanimously carried.

ITEM #2 CLAIMS REGISTER AND FINANCIAL REPORT

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

Motion: Mr. Nuppnau motioned to approve the April 2023 Claims Register and March 2023 Financial Report. Mr. Schmidt seconded the motion. A voice vote was unanimously carried.

ITEM #3 PUBLIC HEARING AND APPROVAL OF CONFIRMATORY RESOLUTION FOR NEW GRAND GARDNER HOTEL ALLOCATION AREA:

Mr. Douglas stated this is the fourth and final step in the Declaratory Resolution creating a new allocation area for the Grand Gardner Hotel. The Commission approved Declaratory Resolution at the March 9th meeting declaring Grand Gardner Hotel properties as an economic development area and adopting an economic development plan area. The Plan Commission adopted and approved the area and plan on April 4th. The City Council approved as well at their April 10th meeting. Mr. Douglas respectfully requests approval of the Confirmatory Resolution for the new Grand Gardner Hotel Allocation Area.

Ms. Sarkisian opens Public Hearing for public comment on the Grand Gardner Hotel Allocation Area.

No public comment.

Ms. Sarkisian closes Public Hearing for the Grand Gardner Hotel Allocation Area.

Motion: Mr. Schmidt motioned to approve the Confirmatory Resolution for new Grand Gardner Hotel Allocation Area. Mr. Nuppnau seconded the motion. A voice vote was unanimously carried.

ITEM #4- PUBLIC HEARING AND APPROVAL OF CONFIRMATORY RESOLUTION FOR NEW JOURNEYMAN ALLOCATION AREA:

Journeyman is currently in the consolidated allocation area. This will separate the property from the consolidated allocation area and create its own allocation for just the Journeyman property. This is the fourth and final step for amending the Consolidated Valparaiso Allocation Area to create a new allocation area within the economic development area for the Journeyman project. The Commission approved Declaratory Resolution at the March 9th meeting declaring the new Journeyman Allocation Area conforms with the development plan for the city. The Plan Commission adopted and approved the area and plan on April 4th. The City Council approved as well at their April 10th meeting. Mr. Douglas respectfully requests approval of the Confirmatory Resolution for the new Journeyman Allocation Area.

Ms. Sarkisian opens Public Hearing for public comment on the Journeyman Allocation Area.

No public comment.

Ms. Sarkisian closes Public Hearing for the Grand Gardner Hotel.

Motion: Mr. Schmidt motioned to approve the Confirmatory Resolution for new Journeyman Allocation Area. Mr. Nuppnau seconded the motion. A voice vote was unanimously carried.

ITEM #5 -APPROVAL OF 16/18 INDIANA PURCHASE AGREEMENT AND AUTHORIZATION FOR PRESIDENT TO SIGN CLOSING DOCUMENTS:

Mr. Douglas stated we are seeking approval of the Purchase Agreement for 16-18 Indiana Ave from PSR LLC (Suman Das and Pranati Bansal). Mr. Douglas stated the purchase agreement has been clarified in terms of investment; when the dollars will be committed and spent. The agreement spells out that \$1.75 million is to be committed within 8 months of closing and the dollars to be spent total \$2.5 million within 22 months of closing. Mr. Douglas recommends approval of the Real Estate Purchase Agreement and authorization of the President to sign closing documents.

Motion: Mr. Nuppnau motioned to approve 16/18 Indiana Purchase Agreement and Authorization for the President to sign closing documents. Mr. Schmidt seconded. A voice vote was unanimously carried.

ITEM #6 -PARKING USE AGREEMENT WITH FIRST UNITED METHODIST CHURCH:

Mr. Douglas stated the Parking Use Agreement is for the existing parking lot at 206 Washington Street. The lot is half a block north of Chicago Street but only a short walk from existing public lots along Jefferson Street. The lot has 24 parking spots. First United Methodist Church approached the city regarding interest in using the lot for the short term while Lincoln Highway Garage and The Linc are under construction. Mr. Douglas stated this is a 12-month use agreement with an option to renew for another 12 months should it be necessary. Mr. Douglas recommends approval of the Use Agreement with First United Methodist Church for 12 months at \$1,800/month.

Motion: Mr. Nuppnau motioned to approve the Parking Use Agreement with First United Methodist Church. Mr. Schmidt seconded. A voice vote was unanimously carried.

ITEM #7 – COLOCATION LEASE AGREEMENT:

Mr. Douglas stated SurfAir is in the process of expanding its fiber service around the city. SurfAir has taken over for MapleNet and in 2020 MapleNet was leasing a quarter rack next to the ValpoNet server. With the expansion of service, SurfAir would like their own rack which will be located at City Hall next to the ValpoNet rack. SurfAir has agreed to a 36-month term at \$800/month plus an \$8,500 reimbursement for initial expenses related to co-location requirements such as a backup generator. Additionally, the lease has an emergency access charge for off-hours and weekend access to City Hall. Mr. Douglas recommends approval of a co-location lease for SurfAir.

Motion: Mr. Schmidt motioned to approve the Colocation Lease Agreement. Mr. Nupnau seconded. A voice vote was unanimously carried.

ITEM #8 – CHALLENGE GRANT FOR VALPARAISO COMMUNITY SCHOOLS AND EAST PORTER COUNTY SCHOOL CORPORATION:

Ms. Melcic stated Challenge Grant applications were received from Valparaiso Community Schools and East Porter Community Schools. The total funds available to VCS is \$435,612.75. A large portion will be for Chrome books and notebooks for 6th through 12th grades. In addition, a fourth flight simulator will be added to the program as well. The total funds available to East Porter Community Schools is \$164,387.25. Much of the grant money will be used for chrome books for 5th grade as well as high school students and STEM including the purchase of VEX V5 Robots. A breakdown of the expenditures was provided.

In keeping with the best practice of the State Board of Accounts, we are asking the schools to provide invoices and reimbursement will be made when the invoices are received.

Dr. McCall from Valparaiso Community Schools expressed the school's gratitude for the generosity of the Redevelopment Commission. Dr. McCall stated the school can provide equipment to the students free of charge. The school is also able to provide mobile hot spots for families that do not have internet access at home. Dr. McCall also stated that the aviation and flight class has become renowned. In years past, water cutters were purchased for the Engineering Department, a dedicated computer lab for the teaching of Computer Science and original flight simulator equipment. The program started with 4 students; there are 20 students this year and there will be 30 students in the next school year. Mr. Douglas recommended approval for the grant for both schools.

Motion: Mr. Nupnau motioned to approve the Challenge Grant for Valparaiso Community Schools and East Porter County School Corporation. Mr. Schmidt seconded. A voice vote was unanimously carried.

ITEM #9 – DOWNTOWN PROJECT UPDATE:

Mr. Douglas is seeking approval of a change order which is a saving to the overall GMP on the Lincoln Highway Garage of \$193,890.00. At the last meeting, Mr. Douglas asked for approval on the design side. An additional \$50,000 was spent on additional engineering and architectural work; that savings was \$143,790. Secondly, Mr. Douglas is seeking approval of the CMc contract for Tonn & Blank on the garage. The not to exceed amount for the garage is not to exceed \$14,100,000. Mr. Douglas respectfully requests approval of both the change order and the CMc contract.

Motion: Mr. Schmidt motioned to approve the change order and CMc contract for Tonn & Blank. Mr. Nuppnau seconded. A voice vote was unanimously carried.

ITEM #10 OTHER BUSINESS:

Mr. Douglas is seeking approval for Resolution No. 8-2023 which is related to a Resolution of the RDC requesting the issuance by the City of Economic Development of Tax Revenue Bonds. This will be issued as part of the Journeyman project. This is non-public use and will go through the Economic Development Commission. The resolution will come back to the Redevelopment Commission as part of the final approval. The net proceeds are not to exceed \$6 million and will be paid back through the new allocation area for Journeyman as well as backed by Journeyman, LLC and any shortfalls will be made up by the consolidated tax allocation area. Mr. Douglas respectfully requests approval of Resolution No. 8-2023.

Motion: Mr. Nuppnau motioned to approve Resolution No. 8-2023. Ms. Schmidt seconded. 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. Ms. Costas motioned to adjourn the meeting with Mr. Schmidt seconding. A voice vote was unanimously carried. The May 11, 2023, Redevelopment Commission meeting adjourned at 4:46 p.m.

John Nuppnau