

VALPARAISO REDEVELOPMENT COMMISSION
Regular Meeting Minutes
June 8, 2023

The regular meeting of the Valparaiso Redevelopment Commission was called to order at 4:11 p.m. on Thursday, June 8, 2023. Vice President Rob Thorgren presided.

Members present were: Rob Thorgren, Casey Schmidt, John Nuppnau Evan Costas and Frank Dessuit. Also present were Director of Development George Douglas, City Attorney Patrick Lyp, Engineering Director Michael Jabo and City Administrator Bill Oeding. Members of the public watched remotely.

ITEM #1- MINUTES:

Mr. Nuppnau reported copies of the May 11, 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 May 11, 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 May 2023 Claims Register and April 2023 Financial Report prior to the meeting. Mr. Douglas recommended approval.

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

ITEM #3 APPROVAL OF 16/18 INDIANA PURCHASE AGREEMENT:

Mr. Douglas stated there were a few last-minute changes to the Purchase Agreement, so at this time it is not ready. At the last meeting, the Commissioners authorized the President to sign the Purchase Agreement and closing documents. The Purchase Agreement has been reviewed and sent back to PSR and their attorney for their review. Mr. Douglas stated the documents should be finalized by the end of next week.

**ITEM #4- RESOLUTION OF THE CITY OF VALPARAISO, INDIANA
REDEVELOPMENT COMMISSION PLEDGING CERTAIN TAX INCREMENT
REVENUES TO THE PAYMENT OF ECONOMIC DEVELOPMENT REVENUE
BONDS OF THE CITY OF VALPARAISO, AND APPROVING RELATED MATTERS:**

Mr. Douglas stated Resolution 9-2023 is a pledge to use the TIF revenue coming in either from the allocation area of Journeyman or Consolidated for repayment of debt. If the Resolution is approved today, it will then be heard at the City Council meeting on Monday as well as the Valparaiso Economic Development Commission for approval in a Public Hearing.

Motion: Mr. Costas motioned to approve the Resolution of the City of Valparaiso, Indiana Redevelopment Commission Pledging Certain Tax Increment Revenues to the Payment of Economic Development Revenue Bonds of the City of Valparaiso and Approving Related Matters. Mr. Schmidt seconded the motion. A voice vote was unanimously carried.

ITEM #5 - RESOLUTION AUTHORIZING THE PRESIDENT TO EXECUTE ALL DOCUMENTS RELATING TO THE SALE OF PROPERTY AND BOND CLOSING CONCERNING THE JOURNEYMAN PROJECT:

Mr. Lyp stated inevitably there will be additional certification or document that will need to be signed and the Lender and the Bond company would prefer to have written Resolution even though it is in the meeting minutes.

Motion: Mr. Costas motioned to approve Resolution Authorizing the President to Execute All Documents Relating to the Sale of Property and Bond Closing Concerning the Journeyman Project. Mr. Schmidt seconded. A voice vote was unanimously carried.

ITEM #6 - PARTNERS FOR FISH AND WILDLIFE PROGRAM LANDOWNER AGREEMENT:

Mr. Nupnau stated he is seeking approval for the Landowner Agreement between the Fish and Wildlife Services and the Redevelopment Commission for the 248-acre parcel where the future sports and recreation campus will be located. The Redevelopment Commission owns the land, and the agreement will be between the Redevelopment Commission and the Fish and Wildlife program Director, which will essentially take 14 acres of land and turn it into a natural prairie. It is undeveloped on the schematic so it will be part of the natural landscape of the park. After the soybean planting season in October, a customizable native planting seed will be put down. The Agreement is for 10 years.

Mr. Thorgren asked what kind of access the Partners for Fish and Wildlife will need in the future and is it something that can be planned for in future development. Mr. Nupnau stated once it is planted, the Parks Department will maintain the area. There will be at least 2 controlled burns in the first couple of years as well as mowing the weeds and invasives. Mr. Schmidt asked Mr. Nupnau to talk about the partners for this project. Mr. Nupnau stated it began by reaching out to Shirley Hines Land Trust and they introduced the Fish and Wildlife Service, The Natural Wild Turkey Federation, The Indiana DNR Pheasants and Quail Forever Chapter, who all helped to provide funds for the program.

Motion: Mr. Schmidt motioned to approve Partners for Fish and Wildlife Program Landowner Agreement. Mr. Nupnau seconded. A voice vote was unanimously carried.

ITEM #7 – CONSTRUCTION MATERIAL TESTING & INSPECTION SERVICES AGREEMENT FOR PARKING GARAGE:

Mr. Douglas stated as part of the construction of the Lincoln Highway Garage, the Project Management Office will be responsible on the City's behalf, in terms of doing on-site material testing and compaction testing along with other inspections. This agreement above and beyond that. Mr. McGinley reached out to three professional firms for a quote and the lowest price was Alt & Witzig Engineering. Mr. Douglas respectfully requests approval of the agreement.

Motion: Mr. Costas motioned to approve the Construction Material Testing & Inspection Services Agreement for Parking Garage. Mr. Nupnau seconded. A voice vote was unanimously carried.

ITEM #8 – SIDEWALK UPDATE:

Mr. Jabo stated the Redevelopment Commission has committed \$400,000 for the sidewalk program this year. In addition, Redevelopment funded the Neighborhood Grants in the amount of \$25,000. Milestone is the contractor that will be working on the project in the amount of \$368,000, which leaves a balance of \$56,771. Some of the remaining money will be used for the Neighborhood Grants. All money will be utilized between the sidewalks, Neighborhood Grants and Community Crossing.

ITEM #9 OTHER BUSINESS:

None.

ITEM #10 PUBLIC COMMENT:

None.

ITEM #11 ADJOURNMENT:

Staff said they had no further items for the Commission's consideration. Mr. Thorgren motioned to adjourn the meeting with Mr. Schmidt seconding. A voice vote was unanimously carried. The June 8, 2023, Redevelopment Commission meeting adjourned at 4:46 p.m.

John Nuppau