

**VALPARAISO REDEVELOPMENT COMMISSION**  
**Regular Meeting Minutes**  
**August 13, 2020**

The regular meeting of the Valparaiso Redevelopment Commission was called to order at 4:58 p.m. on Thursday, August 13, 2020. Rob Thorgren presided.

Members present were: Rob Thorgren, Evan Costas, George Douglas, Trish Sarkisian, Rick Urschel and Tim Bucher. Also present were City Attorney Patrick Lyp, Redevelopment Director, Brandon Dickinson, Director Emeritus, Stu Summers. Director of Engineering, Mike Jabo, and Transit Manager Don Lorntzen.

**ITEM #1-MINUTES:**

Ms. Sarkisian reported copies of the July 16, 2020 regular meeting minutes were distributed to members for their review prior to the meeting. After reviewing the minutes, all seemed in order. Mr. Thorgren recommended their approval.

Motion: Ms. Sarkisian motioned to approve the July 16, 2020 meeting minutes as presented. Mr. Urschel seconded. A voice vote was unanimously carried.

**ITEM #2 -CLAIMS REGISTER AND FINANCIAL REPORT:**

Mr. Dickinson reported that the Commission was sent the August 13, 2020 Claims Register and July 2020 Financial Report prior to the meeting. He noted all is in order and well underbudget, thus far. Mr. Dickinson recommended approval.

Motion: Mr. Douglas motioned to approve the August Claims Register and the July Financial Report. Mr. Urschel seconded the motion. A voice vote was unanimously carried.

**ITEM #3-REVIEW OF TOD LIGHTING AND LANDSCAPING BIDS**

Mr. Summers informed the board that he will ask the Board of Works at their August 14 meeting to reject the TOD landscaping bids that were received as neither was complete. He will recommend sending out a new round of bids for landscaping.

Mr. Summers also reported that the bids received for TOD Lighting were incomplete, however, NIRPC reviewed the bids and recommended selecting the lowest bid.

**ITEM #4-RELEASE OF IES RETAINAGE:**

Mr. Dickinson reported that the subsurface air evacuation system in the former Homenclature portion of the ANCO buildings was completed in April in anticipation of the space being occupied by this summer. Mr. Dickinson stated he is certain that Journeyman will eventually be occupants of the building, but that it is not necessary for the system to be turned on until there are occupants. The contractor of the project, Industrial & Environmental Services (IES), has requested that the retainage amount of \$7,832.97 that was withheld by the Redevelopment Commission, be released to them.

Motion: Mr. Douglas motioned to release the retainage amount of \$7,832.97 to IES. Mr. Urschel seconded the motion. A voice vote was unanimously carried.

**ITEM #5-PATHWAY CONNECTIONS.**

Mr. Jabo stated that discussions have been held regarding how to improve the City's pathways. Mr. Jabo reported that he is in the process of evaluating the streets and will eventually do the same with the City's sidewalks and pathways. He is requesting \$75,000 to close missing links this calendar year while also developing a comprehensive sidewalk and pathway plan.

Motion: Ms. Sarkisian motioned to approve granting Mr. Jabo and the City's Engineering Department \$75,000 to complete sidewalk missing links. Mr. Douglas seconded the motion. A voice vote was unanimously carried. Mr. Jabo stated he will do his best to get the study completed in 2020.

**ITEM #6-TOD BUS PURCHASE**

Mr. Lorntzen reported that he was able to secure grant funding for the purchase of two (2) new South Shore connect shuttle buses. Don requested \$37,375 as the 20% local match from the RDC. Total cost of the buses is approximately \$174,599.60. He added that the buses will be received within 5 months after ordering.

Motion: Mr. Douglas motioned to approve granting Mr. Lorntzen \$37,375 for the purchase of a TOD bus. Mr. Urschel seconded the motion. A voice vote was unanimously carried.

**ITEM #7-NEW BUSINESS**

Mr. Dickinson reported that members of the Redevelopment Commission are working to sell the Garmong shell building. He asked for a motion to authorize the president of the Commission to sign and authorize any documents.

Motion: Mr. Douglas made a motion to authorize the president of the RDC to sign and authorize any documents relating to the sale of the Garmong shell building. Mr. Urschel seconded. A voice vote was carried unanimously.

**ITEM #8-PUBLIC COMMENT:**

None.

**ITEM #9-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 August 13, 2020 Redevelopment Commission meeting adjourned at 5:07 p.m.

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Trish Sarkisian, Secretary