

VALPARAISO REDEVELOPMENT COMMISSION
Regular Meeting Minutes
September 11, 2025

The regular meeting of the Valparaiso Redevelopment Commission was called to order at 5:15 p.m. on Thursday, September 11, 2025, President Rob Thorgen presided.

Members present were: Rob Thorgren, Barbara Domer, Bill Durnell, Trish Sarkisian, Diana Reed and Frank Dessuit. Also present were Director of Development George Douglas, Planning Director Bob Thompson, Bruce Boyer and members of the public.

ITEM #1- MINUTES: (1:10)

Mr. Durnell reported Commission members met for the Executive session at 4:45 to discuss real estate matters.

Motion: Mr. Durnell moved to approve both the September 11, 2025 executive meeting minutes and the August 14, 2025 Meeting Minutes. Ms. Reed seconded. A voice vote was unanimously carried.

ITEM #2 CLAIMS REGISTER AND FINANCIAL REPORT: (2:00)

Mr. Douglas reported that the Commission was sent the September 2025 Claims Registers and August Financial Report prior to the meeting. Mr. Douglas highlighted a few key claims and noteworthy items in the Claims Register and Financial Report.

Discussion from Commission members ensued. Questions and items of discussion included:

- Clarification was requested on whether the 27% increase in the monthly total utility expenses at Regal/McGill is due to hot weather and higher usage or a rate increase.
- Explanation was requested for the \$9,700 cost related to vent removal at 909.
- Clarification was requested on how many instances of trespassing occurred at 909 and whether any damage was done to the building.
- Clarification was requested on the nature of the elevator repairs, whether the elevator is now fixed, and if the issue could recur.

City staff answered questions and discussion items.

Motion: Ms. Reed motioned to approve the September Claims Register and the August Financial report. Ms. Sarkisian seconded the motion. A voice vote was unanimously carried.

ITEM #3 16/18 INDIANA UPDATE: (9:50)

Mr. Boyer reported that the construction documents for the project are nearing completion, with site review revealing no issues. Plans include an outdoor dining area, rear access to the building, and a handicapped ramp for the bank. A lease with First Source for the gravel lot behind the museum building has been finalized, and permanent utility easements have been secured, with discussions ongoing with NIPSCO for new electric service. Roof drainage issues have been addressed, and temporary power has been restored. The goal is to complete construction documents by the end of the month, submit permits next month, and begin construction in early November.

Discussion from Commission members ensued. Questions and items of discussion included:

- Clarification was requested on whether the entrance is located at the northwest corner of the pictured area.
- Clarification was requested on whether the outdoor dining area will be located in the gravel lot behind the museum. If the restaurant will be situated to the west of the museum, with First Source Bank to the south, and if the rear entrance to the building will be closed off, with access provided from the side.
- Whether there will be a rooftop restaurant.
- Clarification was requested on parking for the restaurant.
- How will trash removal be managed.

City staff answered questions and discussion items.

ITEM #4 EAST SIDE MASTER PLAN AND RFQ UPDATE: (18:32)

East Side Master Plan 2.0

Mr. Douglas reported a kickoff meeting was held on August 19, with 14 participants representing stakeholders, the City, and Commission members, including Barb Domer and Ellen Kapitan. Browning Day is leading the project and received positive feedback on their work. The next stakeholder meeting is scheduled for the 23rd of this month. Following stakeholder input, concepts will be developed by Browning Day and reviewed by the stakeholder group before a public open house, which may occur prior to the next Redevelopment Commission meeting. Frank has expressed interest in joining the stakeholder group as a representative for East Porter County Schools. His participation will be noted, though no formal vote by the Commission was conducted at this time. Additional updates will be shared at the next meeting.

Discussion from Commission members ensued. Questions and items of discussion included:

- Whether an additional member of the East Porter County School Board could be a member of the stakeholder committee.

City staff answered the question and discussion item.

RFQ

Mr. Douglas provided an update on the Park 30 study area. Four qualifications were submitted by August 27 from SEH Engineering, Shive Hattery, Structurepoint, and Abonmarche. An evaluation committee reviewed and ranked the submissions, and staff is working with the highest-ranked firm to finalize a proposal, including scope of services and pricing, to present at the next meeting or as soon as possible.

West St

For the West Street allocation area, MKSK is developing conceptual plans. A meeting with MKSK was recently held. Conceptual plans are expected to be presented to the Redevelopment Commission at the October meeting.

ITEM #5 OTHER BUSINESS : (24:46)

Mr. Douglas noted a change to the October meeting date was discussed due to scheduling conflicts. A recommendation was made to move the meeting to Thursday, October 16, at the same time and location. Commission members were asked to confirm availability, and staff will follow up to ensure the Council Chambers and other logistics are available.

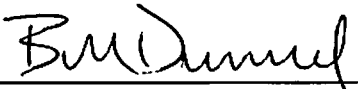
Mr. Douglas reported that a draft of the RDC budget will be provided at the October meeting, similar to previous years. Input from Commission members will be solicited at that time, but no vote will be taken. The budget will be brought back for review and approval at the November meeting, and staff will schedule individual meetings with members as needed.

ITEM #6 PUBLIC COMMENT: (26:48)

None.

ITEM #7 ADJOURNMENT: (27:01)

Staff said they had no further items for the Commission's consideration. Ms. Reed motioned to adjourn the meeting with Mr. Durnell seconding. A voice vote was unanimously carried. The meeting was adjourned at 5:41 p.m.



Bill Durnell, Secretary