

VALPARAISO REDEVELOPMENT COMMISSION
Regular Meeting Minutes
October 13, 2016

The regular meeting of the Valparaiso Redevelopment Commission was called to order at 4:21 p.m. on Wednesday, October 13, 2016 at City Hall Council Chambers, 166 West Lincolnway, Valparaiso, Indiana. Rob Thorgren presided.

Members present were: Rob Thorgren, Rick Urschel, Jon Diston, John Bowker, and Matt Murphy. Also present were Attorney Patrick Lyp, Lauren Orchard, Tim Burkman, guests, citizens, and representatives of the press. Executive Director Stu Summers and member Tim Bucher were absent.

ITEM #1-MINUTES:

Jon Diston reported that copies of September 7, 2016 regular meeting minutes were distributed to Members for their review prior to the meeting. He has reviewed the minutes and found them to be accurate.

Motion: Jon Diston made a motion to approve the September 7, 2016 regular meeting minutes as submitted. Rick Urschel seconded the motion. A voice vote was taken and unanimously carried.

ITEM #2- CLAIMS REGISTER:

Patrick Lyp reported that copies of the October claims register were distributed to Members for their review prior to the meeting. Approval as submitted is requested.

Motion: John Bowker made a motion to approve the October claims register as submitted. Jon Diston seconded the motion. A voice vote was taken and unanimously carried.

ITEM #3-FINANCIAL REPORT:

Patrick Lyp reported that copies of the September financial report were distributed to Members for their review prior to the meeting. Approval as submitted is requested.

Motion: John Bowker made a motion to approve the financial report as submitted. Rick Urschel seconded the motion. A voice vote was taken and unanimously carried.

ITEM #4-NORTH CALUMET CHANGE ORDER:

Tim Burkman introduced this Change order on the North Calumet project, a Streetscape road improvement between Vale Park and Bullseye Lake. The RDC approved the cost of this project in May of 2016. However, Mr. Burkman reported that within the last few weeks, underground drainage was found to be insufficient as it currently allows pooling to occur. To address this issue, a \$7,500 change order has been requested.

Patrick Lyp reminded the commission that Stu and Rob verbally approved this due to an urgent need in the construction process; they recommend that the commission ratify the decision. Funding will come from a budget transfer from the MOTD budget to the North Calumet budget of \$7,500. Mr. Lyp reported that there are sufficient funds in the MOTD budget for this transfer.

John Bowker: When will this project be done?

Tim Burkman: Certainly within the next 30 days, but some landscaping will be done next season.

Rob Thorgren: With projects like this, it is important to do it correctly the first time and not cut corners, so thank you for putting in the effort to get this done right.

Tim Burkman: I appreciate that, but I'm just the presenter for a fantastic project management team. And every time a project is over its proposed amount it is truly necessary, so thank you for considering the change order.

Motion: Rob Thorgren made a motion to approve this change order. John Bowker seconded the motion. A voice vote was taken and unanimously carried.

ITEM #5 –BURLINGTON BEACH CHANGE ORDER:

Tim Burkman, City Engineer, reported that within the last two weeks, Burlington Beach has been found to have poor soil conditions and therefore undercutting the existing subgrade is necessary to find suitable soils. In addition, unanticipated signal-related upgrades have been requested. 80% funding for these changes have already been approved by NIRPC (\$64,582). An RDC 20% match from the Redevelopment Commission has now been requested at \$16,145.

Patrick Lyp reported that the RDC portion of the Burlington Beach project is paid out of the MOTD budget, which has sufficient funds for this change order and noted that Stu Summers has also recommended the approval of this change order.

Motion: John Bowker made a motion for the Commission to approve this change order for the Burlington Beach project. Jon Diston seconded the motion. A voice vote was taken and unanimously carried.

Rob Thorgren: On a side note, the Vale Park Pathway is fantastic and is an overall home run, so great work with that project as well.

Tim Burkman: Thank you. The ribbon cutting for the Vale Park Pathway will be November 4th and we are very excited about the project's completion.

ITEM #6- LEGAL FEES BUDGET TRANSFER:

Patrick Lyp reported that the Legal Fees budget for 2016 is near its spending limit (\$110,000) with \$99,143 spent by September 1st and that other legal fees may also be necessary for the

remainder of 2016. Mr. Lyp emphasized that these expenditures are due to a high number of closings with businesses investing in Valparaiso and the ValpoNet project.

Mr. Lyp went on to report that with these considerations, Stu Summers, recommends that \$15,000 be transferred from the "ValpoNet" budget and that \$35,000 be transferred from the "Director/Other Expenses" budget to put a total of \$50,000 in the 2016 "Legal Fees" budget. Mr. Lyp reported that both the ValpoNet and Director's Expenses' budgets have sufficient funds for this transfer.

Motion: Matt Murphy made a motion to approve the budget transfers from director's Expenses and ValpoNet into Legal Fees. John Bowker seconded the motion. A voice vote was taken and unanimously carried.

ITEM #7-EAST PORTER COUNTY SCHOOLS (EPCS) REIMBURSEMENT:

Patrick Lyp reported that this month, Redevelopment Commission Staff received a request for reimbursement from East Porter County School Corporation as it relates to the Education Challenge Grants offered by the Redevelopment Commission. EPCS has requested reimbursement for 12 Chromebooks, replacement bezels for the Chromebooks, and two "Reading A-Z" licenses that give two classrooms access to an online reading program with downloadable books.

Mr. Lyp reported that such use of funds complies with the RDC's Education Challenge Grant policy adopted August 11, 2016 and that Executive Director, Stu Summers, recommends approval of this reimbursement request from East Porter County Schools for at a total of \$7,293.61.

Motion: John Bowker made a motion to approve the request for reimbursement from East Porter County Schools. Rob Thorgren seconded the motion. A voice vote was taken and unanimously carried.

ITEM #8-RESOLUTION TO APPROVE BOND REFINANCING:

Patrick Lyp reported that at the July 2016 RDC meeting, the Redevelopment Commission decided to adopt the preliminary Bond Resolution authorizing the refinancing of Series 2006 and 2009 Bonds. Following this preliminary resolution, City Council approved a resolution allowing the issuance of new bonds on August 8th, 2016. To finalize the bond refinancing process, the RDC is now asked to approve a final resolution pre-approved by the rating agency and bond counsel, Tom Pitman, pursuant to requirements of the bond agency and in consideration of Addendum #8.

Mr. Lyp also emphasized that the refinancing of these bonds has saved the Commission \$200,000 which will be used to prepay bond debt. All advisors' fees have been paid out of refinancing proceeds. Mr. Lyp asked for a motion to approve this resolution and to authorize and direct its President and Secretary to be signatories to this final resolution.

Motion: John Bowker made a motion to approve the final Resolution approving bond refinancing and to authorize and direct the Commission's President and Secretary to be signatories to this resolution. Rick Urschel seconded the motion. A voice vote was taken and unanimously carried.

ITEM #9-PUBLIC COMMENT:

A member of the public announced himself as Steve Overton, an employee of Automated Data Systems. He expressed his company's interest in the Fiber Program and asked for an update. Patrick Lyp responded by saying that orange conduit can be seen throughout town as construction is underway but that the project would not be complete until 2017.

ITEM #10-ADJOURNMENT:

A motion was made by John Bowker to adjourn the October 13, 2016 Redevelopment Commission meeting. Jon Diston seconded the motion. A voice vote was taken and unanimously carried.

The October 13, 2016 Redevelopment Commission meeting adjourned at 4:30 p.m.

Assistant Secretary
John Bowker
Jon Diston, Secretary