

VALPARAISO Redevelopment Commission

RDC MEETING AGENDA: Monday September 24, 2018

President

Rob Thorgren
*Thorgren Tool &
Molding*

Vice President

Rick Urschel
*Urschel
Laboratories, Inc.*

Secretary

Trish Sarkisian
1st Source Bank

Members

George Douglas
City Council Member

Matt Murphy
City Council Member

Advisory Member

Tim Bucher
*Representing
Schools*

Legal Counsel

Patrick Lyp

Economic Development Coordinator

Lauren Orchard

Executive Director

Stu Summers



City Hall
166 W. Lincolnway
Valparaiso, IN 46383
219.548.4808

6:00 p.m. Executive Session: The Valparaiso Redevelopment Commission will meet in Executive Session at 6:00 p.m. The Executive Session will convene at Valparaiso City Hall, 166 W. Lincolnway pursuant to I.C. 5-14-1.5-6.1(b)(2)(B), I.C. 5-14-1.5-6.1(b)(2)(D), and I.C. 5-14-1.5-6.1(b)(9) for the purpose of discussing pending litigation, discussing strategy with respect to the purchase or lease of real property, and to discuss a job performance evaluation of individual employees.

6:05 p.m. (Immediately following Executive Session, whichever occurs later)
Valparaiso City Hall, 166 W. Lincolnway.

Consent Items:

1. Approval of August 9, 2018 RDC meeting minutes (Trish)
2. Approval of Claims Register (Stu)
3. Approval of Financial Report (Stu)
4. ANCO Redevelopment Area Management (Lauren)
 - 4.1 Associated Contractors, Roof Repair Ratification
 - 4.2 K & D Weed Removal Ratification
 - 4.3 AES Topographic Survey, NIPSCO Site
 - 4.4 Access Agreement, F&C
5. Brown Street Curb and Gutter Sidewalk Improvement (Stu/Nate)
6. ValpoNet (Patrick)
 - 6.1 Update
 - 6.2 Construction Agreement Amendment
 - 6.3 Infeasible Right-To-Use Conduit Agreement
7. Listing Agreement Amendment, Century 21/Nick Sommers (Patrick)

Items for Individual Consideration:

8. Land Transfer, 1 Valley Drive (Patrick)
 - 8.1 Public Hearing
9. Vale View (Patrick)
 - 9.1 Overview of Project
 - 9.2 Engagement Letters
 - 9.3 Declaratory Resolution
10. Housing Grant Initiative Amendment (Patrick)
11. Public Comment
12. Adjournment
13. Signature Session

Future Meetings: (Dates subject to change) 4:00 P.M.

- **October 25, 2018**
- November 8, 2018
- December 13, 2018
- January 10, 2019
- February 14, 2019
- March 14, 2019
- April 11, 2019
- May 9, 2019
- June 13, 2019
- July 11, 2019

VALPARAISO REDEVELOPMENT COMMISSION
Regular Meeting Minutes
August 9, 2018

The regular meeting of the Valparaiso Redevelopment Commission was called to order at 4:15 p.m. on Thursday August 9, 2018 at Valparaiso City Hall, 166 West Lincolnway, Valparaiso, Indiana. Rob Thorgren presided.

Members present were: Rob Thorgren, Rick Urschel, Trish Sarkisian, Matt Murphy, and Tim Bucher. George Douglas was absent. Also present were Attorney Patrick Lyp, Executive Director Stu Summers, and Economic Development Coordinator, Lauren Orchard. Members of the media and public were also present.

ITEM #1-MINUTES

Ms. Sarkisian reported that copies of the July 17, 2018 regular meeting minutes were distributed to members for their review prior to the meeting. She has reviewed the minutes and found them to be accurate.

Motion: Ms. Sarkisian made a motion to approve the July 17, 2018 meeting minutes as presented. Mr. Urschel seconded the motion. A voice vote was taken and unanimously carried.

ITEMS #2 & #3- CLAIMS REGISTER AND FINANCIAL REPORT:

Mr. Summers reported that copies of the August 9, 2018 claims register, and the July financial report were distributed to members for their review prior to the meeting. Approval as submitted was requested.

Motion: Mr. Murphy made a motion to approve the August 9, 2018 claims register and July financial report as submitted. Ms. Sarkisian seconded the motion. A voice vote was taken and unanimously carried.

Mr. Summers reported that there were two payments of note in the claims register: one for \$119,473.84 to East Porter County Schools as reimbursement for Chromebooks as approved in their 2018 Education Challenge Grant Application, and another for \$100,000 as partial reimbursement for façade improvements at 256 S. Washington Street (Von Tobel). Mr. Summers welcomed Ken Pylipow, representative of Von Tobel, and Mr. Thorgren presented Mr. Pylipow with the reimbursement check.

ITEM #10-VALPONET:

Mr. Summers asked that item #10 be addressed in advance to respect the time of guests. The Commission's consultant, Bryan Baker, offered a brief update on the ValpoNet fiber network, stating that he had been in contact with at least 26 entities looking to lease ValpoNet fiber and that five orders are currently being processed for companies including Task Force Tips, and the Valparaiso YMCA. Mr. Baker then introduced two representatives from MapleNet, an Indiana-based company that has committed to leasing colocation space in the Chamber Cross Connect, becoming the first internet service provider to sign up with ValpoNet. The president of MapleNet, Gene Cruise, thanked the Commission for having the initiative to build ValpoNet saying that this will allow his company to expand in Valparaiso.

ITEM #4-REQUEST FOR PROPOSALS, RESPONSES:

ITEM #4.1-2019 FINANCIAL ADVISOR:

Mr. Summers reported that the Commission had received four responses to the 2019 Financial Advisor Request for Proposals (RFP) including Cender & Company, Umbaugh Municipal Advisors, SEH of Indiana, and SBFriedman. Mr. Summers stated that staff would continue to review these proposals and expect to have a proposal ready for the September meeting.

ITEM #4.2-PHASE II AND IDEM COMFORT LETTER 16.93 ACRES:

Mr. Summers reported that the Commission had received five responses to the Phase II and IDEM Comfort Letter, 16.93 Acres RFP including Amereco Engineering, SEH of Indiana, Keramida, Creek Run, and SESCO Group. Mr. Summers stated that SESCO Group had sent their proposal to the incorrect address at 116 W. Lincolnway and had, therefore, missed the submission deadline due to a typo. Mr. Summers asked SESCO to resend the proposal to the correct address, 166 W. Lincolnway. They provided a UPS document showing that attempted delivery at the wrong address was before the deadline for delivery to City Hall. Therefore, Mr. Summers requested the Commission waive the deadline out of respectful compassion for the vendor's clerical error.

Mr. Summers stated that SESCO's proposal was the lowest of all respondents and requested that the Commission accept SESCO Group's late proposal and authorize and direct the Commission's Attorney to draft a Service Agreement with SESCO Group to complete a Phase II and IDEM Comfort Letter application.

Motion: Mr. Urschel made a motion to accept SESCO Group's proposal, to waive the submission deadline due to a typo in the delivery address, and to authorize and direct the Commission's attorney to draft a Service Agreement with SESCO Group to complete a Phase II and IDEM Comfort Letter application for 16.93 Acres owned by the Commission. Ms. Sarkisian seconded the motion. A voice vote was taken and unanimously carried.

ITEM #5-AUTHORITY TO LICENSE ANCO BUILDINGS AND SURROUNDING LAND:

Mr. Summers stated that he had received some interest from organizations looking to use select areas of the ANCO buildings and surrounding land on a short-term, case-by-case basis, and asked that the Commission give the Executive Director the authority to license these buildings and surrounding area through license agreements subject to Attorney approval.

Motion: Ms. Sarkisian made a motion to give the Executive Director the authority to license ANCO buildings and surrounding area with agreements subject to Attorney review. Mr. Murphy seconded the motion. A voice vote was taken and unanimously carried.

ITEM #6-RATIFICATION OF MODERN EDGE WATER TOWER PROPOSAL:

Ms. Orchard reminded the Commission that they had approved a proposal from Dixon Engineering in June of 2018 to seek bids for the repair of the water tower next to the former ANCO property. During this process, Dixon used the inspection previously completed on the tower to inform their bid request. However, Dixon's previous inspection had not included the footings of the tower due to foliage overgrowth covering the base of the tower and the garage structure limiting access. The garage has since been demolished. Dixon requested to have foliage cleared to complete the inspection, better informing the bid request. Ms. Orchard stated that RDC staff asked Modern Edge to provide a proposal to remove the shrubs and dirt at the base of the water tower, which was provided at \$825. Ms. Orchard requested that the Commission ratify the approval of this proposal from Modern Edge with funds from the Bus Service Expansion Account to be reimbursed by the Regional Development Authority (RDA). Ms. Orchard also mentioned that Modern Edge is a certified Women Business Enterprise (WBE), meeting requirements set by the RDA.

Motion: Mr. Murphy made a motion to ratify approval of Modern Edge's proposal of \$825 with funds from the Bus Service Expansion Account to be reimbursed by the Regional Development Authority. Mr. Urschel seconded the motion. A voice vote was taken and unanimously carried.

ITEM #7-LAPORTE AVENUE SIDEWALK INSTALLATION:

Ms. Orchard stated that through the 2018 budget, the Commission approved \$76,500 for sidewalk installation along the north side of LaPorte Avenue and that staff had received easements from all but one property owner. Ms. Orchard clarified that the final parcel requiring an easement had recently been acquired by Valparaiso University and that University administrators had requested the completion of the sidewalk project. With these easements, Ms. Orchard requested a cost estimate to construct these sidewalks from Public Works director, Nate McGinley, who quoted the work at \$73,947.50. Ms. Orchard recommended that the Commission approve the completion of this project with funds from the E. Lincolnway account.

Motion: Mr. Murphy made a motion to approve the completion of the LaPorte Avenue sidewalk project for \$73,947.50 with funds from the E. Lincolnway account. Ms. Sarkisian seconded the motion. A voice vote was taken and unanimously carried.

ITEM #8-NIPSCO ACCESS AGREEMENT:

Mr. Summers explained that a property adjacent to the ANCO Redevelopment Area, located at 258 Brown Street, is currently owned by NIPSCO. As a gateway into the ANCO Redevelopment Area, Commission staff see this property as a key location for pedestrian access to the new Transit Center and overall development. In conversations with NIPSCO, staff requested that access be granted to the City of Valparaiso to paint the chain-link fence surrounding the property to begin the beautification of this gateway and, in the future, to be used for interpretive signage and a pathway. Mr. Summers asked that the Commission approve an access agreement with NIPSCO, subject to attorney review, to proceed with these efforts.

Mr. Thorgren asked if the fence surrounding the property could be removed, rather than painted. Mr. Summers stated that the current monitoring wells may prevent NIPSCO from allowing the removal of the fence, but that he would look into the matter.

Motion: Mr. Murphy made a motion to approve an Access Agreement with NIPSCO subject to Attorney review. Mr. Urschel seconded the motion. A voice vote was taken and unanimously carried.

ITEM #9-HOUSING INCENTIVE POLICY:

Mr. Lyp presented this item explaining that, on occasion, the Commission is approached by developers looking to reuse space in the downtown area and look to the City for assistance in overcoming economic hurdles to redevelopment. Mr. Lyp explained that he, in consultation with the Commission, had developed a Housing Incentive policy to establish certain standards that should be met by developers seeking assistance from the Commission, including references to the Downtown Action Agenda developed by consulting group HyettPalma which recommended the development of market-rate, high-density housing near the downtown. Mr. Lyp stated that the Housing Incentive Policy and its Addendums could be found on the Redevelopment Commission's website. Mr. Lyp clarified that this Housing Incentive policy is separate from the Mayor's Housing Plan.

Motion: Mr. Murphy made a motion to approve the Housing Incentive Policy as presented. Mr. Urschel seconded the motion. A voice vote was taken and unanimously carried.

ITEM #11-INTERNSHIP REVIEW:

Ms. Orchard stated that the Commission's summer intern, Cory Caldwell, had completed his time with the Commission and wanted to share his gratitude with Commissioners. Ms. Orchard shared a letter from Cory to the Commission thanking them for the opportunity. The Commission thanked Ms. Orchard for her work with the internship program and thanked Cory for his time with the Commission.

ITEM #12- PUBLIC COMMENT:

Chris Pupillo- 302 Madison St. Valparaiso, IN 46385

Mr. Pupillo asked what the Commission's role is in providing affordable housing.

Rob Thorgren responded that the Redevelopment Commission considers all projects on a case-by-case basis with consideration shown for project viability and fit in the Community. Staff also referenced the Mayor's plan to complete a housing study to better understand the Valparaiso housing market.

ITEM #13-ADJOURNMENT:

Mr. Summers said that he had no further items for the Commission's consideration. A motion was made by Mr. Murphy to adjourn the August 9, 2018 Redevelopment Commission meeting. Mr. Urschel seconded the motion. A voice vote was taken and unanimously carried. The August 9, 2018 Redevelopment Commission meeting adjourned at 5:03 p.m.

Trish Sarkisian, Secretary

CITY OF VALPARAISO REDEVELOPMENT COMMISSION AUGUST 2018

		General Fund	Project Fund Bond Proceeds	Debt Reserve	Consolidated Valparaiso Allocation	Combined RDC Funds YTD
FUND #		711	712	714	715	As of: 1/1/2018
Balances as of 8/1/2018		\$4,461,364.85	\$755,049.33	\$1,722,275.84	\$7,293,411.01	\$13,975,611.64
	Revenues:					
711	Interest Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
711	Contributions/Donations	\$10,200.00	\$0.00	\$0.00	\$0.00	\$1,924,916.84
711	Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
711	Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
711	Real Estate	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
711	Tax Abatement	\$0.00	\$0.00	\$0.00	\$0.00	\$218,077.93
711	Pilot Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
711	Vnet Construction Deposits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
711	Vnet Fiber Lease Payments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
711	Vnet Other Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
711	Refunds/Reimbursements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
712	2014 Series B Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
712	2015 Series A Interest	\$0.00	\$208.92	\$0.00	\$0.00	\$2,891.96
714	Transfer In	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
715	Taxes (TIF Revenue)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
715	Investment Proceeds	\$0.00	\$0.00	\$0.00	\$0.00	\$3,429,986.60
715	Interest Income	\$0.00	\$0.00	\$0.00	\$288.51	\$28,592.38
715	Transfers	\$0.00	\$0.00	\$0.00	\$98,288.13	\$783,841.04
715	Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
715	Refunds/Reimbursement	\$0.00	\$0.00	\$0.00	\$0.00	\$162.00
TOTAL CASH REVENUE		\$10,200.00	\$208.92	\$0.00	\$98,576.64	\$6,388,468.75
	Expenditures:					
711	Operations Support	\$312.54	\$0.00	\$0.00	\$0.00	\$28,456.63
711	Green Initiatives	\$160.00	\$0.00	\$0.00	\$0.00	\$46,107.00
712	Project Series B 2014	\$0.00	\$0.00	\$0.00	\$0.00	\$141,952.61
712	Project Series A 2015	\$0.00	\$14,330.12	\$0.00	\$0.00	\$1,280,935.40
715	Transfer Out	\$0.00	\$0.00	\$0.00	\$0.00	\$1,176,986.25
715	Unappropriated	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
715	Management	\$0.00	\$0.00	\$0.00	\$7,819.97	\$64,217.61
715	Legal Fees	\$0.00	\$0.00	\$0.00	\$2,816.00	\$37,750.91
715	Financial Consultants	\$0.00	\$0.00	\$0.00	\$2,940.00	\$17,087.55
715	City Staff Reimbursements	\$0.00	\$0.00	\$0.00	\$0.00	\$120,000.00
715	Economic Development	\$0.00	\$0.00	\$0.00	\$0.00	\$3,333.00
715	Debt Service Principal	\$0.00	\$0.00	\$0.00	\$0.00	\$885,000.00
715	Debt Service Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$277,570.00
715	Debit Service Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$750.00
715	MOTD (Med. Office Tech.)	\$0.00	\$0.00	\$0.00	\$69.92	\$24,768.99
715	Educational Challenge Grants	\$0.00	\$0.00	\$0.00	\$119,473.84	\$119,473.84
715	Vale Park	\$0.00	\$0.00	\$0.00	\$19,405.50	\$19,405.50
715	Valponet	\$0.00	\$0.00	\$0.00	\$42,463.65	\$513,290.02
715	U.S. 30 Corridor	\$0.00	\$0.00	\$0.00	\$0.00	\$54,615.00
715	Bus Service Expansion	\$0.00	\$0.00	\$0.00	\$108,949.98	\$829,675.64
715	Silhavy Road	\$0.00	\$0.00	\$0.00	\$33,305.77	\$113,376.22
715	Industrial Park Project	\$0.00	\$0.00	\$0.00	\$187,628.60	\$250,349.07
715	Calumet/Vale Park/Bullseye	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
715	East Lincolnway	\$0.00	\$0.00	\$0.00	\$8,208.34	\$65,776.79
715	Downtown	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
715	Public Safety Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00
TOTAL EXPENDITURES		\$472.54	\$14,330.12	\$0.00	\$533,081.57	\$6,570,878.03
Fund Balances: 08/31/2018		\$4,471,092.31	\$740,928.13	\$1,722,275.84	\$6,858,906.08	\$13,793,202.36
<i>Overall fund balance total includes money invested:</i>						
<i>Trust Indiana \$12,000,000.00</i>						

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4.1

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To: Valparaiso Redevelopment Commission
From: Lauren Orchard
SUBT: Associated Contractors, Roof Repair Ratification
Date: September 24, 2018

Summary and Recommendation:

Following heavy rains, tenants at ANCO reported water intrusion from the roof of the southernmost building. To address this issue, staff contacted Associated Contractors to prepare a quote for necessary repairs. During a site investigation, Associated Contractors discovered four primary leaks and reported that the useful life of the roof is limited, recommending replacement. The temporary repairs to stop leakage were quoted \$2,300. Staff approved this proposal and asked Associated Contractors to prepare a quote for roof replacement to inform the 2019 budget. Staff recommend ratification of this expenditure.

Policy Analysis:

The roof repairs completed by Associated Contractors stopped water intrusion and are estimated to last 2-3 years. This work solved issues identified by current tenants, maintained functionality and safety in a Commission-owned building, and provided a report to inform staff during the budgeting process.

Financial Analysis:

The \$2,300 roof repair will come from the Bus Service Expansion account, which has sufficient funds.



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To: Valparaiso Redevelopment Commission
From: Lauren Orchard
SUBT: K & D Weed Removal Ratification
Date: September 24, 2018

Summary and Recommendation:

In the summer months, the courtyard area of the ANCO complex experienced substantial weed growth, which began to limit visibility around the buildings. To remove this overgrowth, staff asked contractors to provide quotes for weed killing and removal. The lowest quote came from K & D Landscaping with herbicide application costing \$749 and the trimming and removal of remaining weeds at \$870 for a total cost of \$1,619. This work was approved by the Executive Director to maintain safety by increasing visibility while improving the appearance of the redevelopment area. Staff recommend ratification of this approval.

Policy Analysis:

The removal of weeds in this open space allows staff and Valparaiso Police to more accurately monitor the ANCO buildings and enhancing the security of ChicaGo DASH riders. The clean appearance of the buildings following weed removal also shows the Commission's ongoing commitment to redeveloping this area.

Financial Analysis:

The total cost of \$1,619 will come from the Bus Service Expansion Account, which has sufficient funds.



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To: Valparaiso Redevelopment Commission
From: Lauren Orchard
SUBT: AES Topographic Survey, NIPSCO Site
Date: September 24, 2018

Summary and Recommendation:

Northwest Indiana Public Service Company (NIPSCO) currently owns 258 Brown Street, a vacant .8-acre parcel on the corner of Brown and Napoleon. The Commission hopes to use this site as a gateway for pedestrians travelling between the downtown and ANCO. Staff successfully executed an access agreement with NIPSCO, allowing the Commission to survey, design, and build on this site with certain limitations due to its history as a manufactured gas plant (MGP) site. With this agreement in place, two minority business enterprises (MBE) in the Northwest Indiana region were asked to prepare a proposal to complete a topographic survey to inform future designs of a pedestrian walkway through the site. One firm, AES, responded with a proposal to complete this work for a not-to-exceed of \$4,250. Staff recommend approval of this proposal.

Policy Analysis:

A topographic survey of the NIPSCO MGP site is a necessary first step in the design and construction of a pedestrian walkway connecting downtown Valparaiso to the ANCO redevelopment area. With effective development of this site, the Commission will be able to transform a vacant fenced-in area into a beautified walkway that celebrates the history of industry in Valparaiso. Additionally, the use of a Minority Business Enterprise from Northwest Indiana will meet requirements set by the Regional Development Authority (RDA) through the Valparaiso Transit Grant.

Financial Analysis:

The total cost of \$4,250 will be paid through the Bus Service Expansion account and reimbursed by the Regional Development Authority (RDA) through the Valparaiso Transit Grant, which has sufficient funds.



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To: Valparaiso Redevelopment Commission
From: Lauren Orchard
SUBT: Access Agreement, F & C
Date: September 24, 2018

Summary and Recommendation:

Developer Flaherty & Collins (F&C) is beginning to design their apartment building in the ANCO redevelopment area and, as part of this process, has requested access to the property to assess the site's composition. In response, the Commission's attorney drafted an access agreement to allow these activities while establishing insurance requirements and a standard process for reporting use of the property. The Commission's Executive Director signed this agreement to facilitate time-sensitive activities including soil composition testing. Staff recommend ratification of this access agreement.

Policy Analysis:

By granting access to the ANCO redevelopment site, the Commission is allowing F & C to properly inform design plans for this site while addressing potential liability and establishing a method of coordination between F & C and the Commission.

Financial Analysis:

This agreement has no financial implications.



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To: Valparaiso Redevelopment Commission
From: Lauren Orchard
SUBT: Brown Street Curb and Gutter Sidewalk Improvement
Date: September 24, 2018

Summary and Recommendation:

Earlier this month, staff were contacted by the property owner of 151 Brown Street who requested that consideration be given to repairing the sidewalk along the front of their property. The property is located on the southeast corner of Brown and Lafayette, a gateway into the ANCO redevelopment area. Public Works Director, Nate McGinley assessed the location and received a quote from the City's 2018 concrete contractor, Gariup. The replacement of this sidewalk will require a retaining wall due to steep grading, a 6-foot-wide sidewalk, and curb and gutter installation. To compliment these public improvements, the property owner has agreed to install a private asphalt drive that coincides with sidewalk construction. The total cost of these sidewalk improvements was quoted by Nate McGinley at \$37,406.78. Staff recommend approval of this project.

Policy Analysis:

The installation of new sidewalk and improved gradation will increase the walkability and accessibility of a major connector between downtown Valparaiso and the ANCO redevelopment area while encouraging private investment from a business owner along this corridor. This project will also compliment a Commission-sponsored project to the north along the west side of Lafayette Street.

Financial Analysis:

The total cost of \$37,406.78 will come from the Bus Service Expansion account which has sufficient funds.