



Redevelopment Commission

166 Lincolnway
Valparaiso, IN 46383
219-462-1161
[Valpo.us](http://valpo.us)

President

*Rob Thorgren
Thorgren Tool &
Molding*

Vice President

*Barbara Domer
City Council
Member*

Secretary

*Bill Durnell
GATX Corp.*

Members

*Trish Sarkisian
1st Source Bank*

*Robert Cotton
City Council
Member*

Auxiliary Member

*John Nuppnau
Nuppnau Lawn &
Snow*

*Spencer Skinner
Baker Tilly*

Advisory Member

*Frank Dessuit
Representing
Schools*

Legal Counsel

Patrick Lyp

Director of Development

George Douglas

RDC MEETING AGENDA: Thursday, July 11, 2024

4:00 p.m. Executive Session: The Valparaiso Redevelopment Commission will meet in Executive Session at 4:00 p.m. The Executive Session will convene at **City Hall, 166 W. Lincolnway, Valparaiso, IN 46383**, pursuant to 5-14-1.5-6.1(b)(2)(B) discussing strategy with respect to the purchase or lease of real property.

4:10 p.m. (Immediately following Executive Session, whichever occurs later)

NOTICE: The Redevelopment Commission will meet on Thursday, July 11th. This meeting will be held by the Valparaiso Redevelopment Commission at Valparaiso City Hall, 166 W. Lincolnway, Valparaiso, Indiana on **July 11, 2024 at 4:10 pm** and is open to the public. In addition, the meeting will be livestreamed, and a recording of this meeting will be posted on the City's website <http://www.ci.valparaiso.in.us>. The Agenda Packet can be viewed on the City's website <https://ci.valparaiso.in.us/1784/Meeting-Agenda-Packets>.

1. Approval of Meeting Minutes – Roll Call
 - a. July 11, 2024 Executive Session Minutes (Bill Durnell)
 - b. June 13, 2024 Meeting Minutes (Bill Durnell)
2. Approval of Claims Register and Financial Report (George Douglas)
3. Authorization for President/Vice President to sign closing documents for 16/18 Indiana Ave (George Douglas)
4. Short Term Lease Agreement – Creative Council (Debra Melcic)
5. Lincoln Highway Garage update (George Douglas)
6. West Street Allocation RFQ (Max Rehlander)
7. Other Business
8. Public Comment
9. Adjournment

Public Comment

The public comment session is provided as an opportunity for residents to address the Redevelopment Commission members about matters pertaining to the City. Participation is encouraged; however, to respect others who wish to speak, public comment is not intended to be a public conversation. Before speaking, a person must provide their name and address. Exceptions may be considered if requested by emailing Debra Melcic (dmelcic@valpo.us) prior to the commencement of the meeting. A speaker will be given a reasonable amount of time (as determined by the President) to make a comment and/or express an opinion. No person will be recognized more than once per meeting. The Redevelopment Commission members, and City staff are available after the meeting for questions and more extended discussions.

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

- August 8, 2024
- September 12, 2024

Valparaiso Redevelopment Commission
Memoranda of Minutes

The Valparaiso Redevelopment Commission met in executive session on **July 11, 2024** to discuss the following (check all that apply):

- ☒ I.C. 5-14-1.5-6.1(b)(2)(B) Initiation of litigation or litigation that is either pending or has been threatened specifically in writing. As used in this clause, "litigation" includes any judicial action or administrative law proceeding under federal or state law.
- ☒ I.C. 5-14-1.5-6.1(b)(2)(D) For discussion of strategies with respect to a real property transaction including:
- i. A purchase;
 - ii. A lease as lessor;
 - iii. A lease as lessee;
 - iv. A transfer;
 - v. An exchange; or
 - vi. A sale.

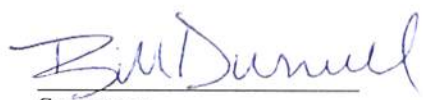
By the governing body up to the time a contract or option is executed by the parties. This clause does not affect a political subdivision's duty to comply with any other statute that governs the conduct of the real property transaction, including IC 36-1-10 or IC 36-1-11.

- ☐ I.C. 5-14-1.5-6.1(b)(9) To discuss a job performance evaluation of individual employees. This subdivision does not apply to a discussion of the salary, compensation, or benefits of employees during a budget process.

- ☐ Other, _____
- _____

No other subject matter was discussed in the executive session other than the subject matter specified in the public notice. IC 5-14-1.5-6.1(d).


Vice President


Secretary

VALPARAISO REDEVELOPMENT COMMISSION
Regular Meeting Minutes
June 13, 2024

The regular meeting of the Valparaiso Redevelopment Commission was called to order at 4:10 p.m. on Thursday, June 13, 2024. Vice President Barbara Domer presided.

Members present were: Trish Sarkisian, Barbara Domer, Robert Cotton, Bill Durnell and Frank Dessuit. Also present were Director of Development George Douglas, City Attorney Patrick Lyp, Engineering Director Max Rehlander, and members of the public. Rob Thorgren was not in attendance.

ITEM #1- MINUTES: (3:18)

Ms. Domer reported copies of the May 9, 2024, regular meeting minutes were distributed to members for their review prior to the meeting. After reviewing the minutes, all seemed in order. Ms. Domer recommended the approval of both the May 9th meeting minutes and the June 13th Executive meeting minutes.

Motion: Mr. Cotton stated the May 9, 2024, meeting minutes were reviewed and moved to approve them. Mr. Durnell seconded. A voice vote was unanimously carried.

Motion: Mr. Cotton moved to approve the Executive meeting Minutes. Mr. Durnell seconded. A voice vote was unanimously carried.

ITEM #2 CLAIMS REGISTER AND FINANCIAL REPORT: (3:43)

Mr. Douglas reported that the Commission was sent the June 2024 Claims Registers and May Financial Report prior to the meeting.

Ms. Domer asked questions about the EV charging station location. Mr. Douglas provided answers to the questions.

Mr. Cotton asked questions regarding the lobbying fees for Barnes & Thornburg. Mr. Douglas and Attorney Lyp provided answers to each of the questions.

Mr. Durnell asked a question regarding the relocation expenses for 359 Lincolnway and a utility box reimbursement. Mr. Douglas answered each of the questions.

Mr. Durnell asked a question regarding interest income and investments with Trust Indiana on the financial report and Mr. Douglas answered his question.

Motion: Mr. Durnell motioned to approve the June Register and May Financial Report. Mr. Cotton seconded the motion. A voice vote was unanimously carried.

ITEM #3 STAFF REPORT FOR EVANS AVE PAVING IMPROVEMENTS: (13:05)

Mr. Rehlander stated bids were opened for the local streets package on May 10, 2024. Evans Ave was part of the package and a summary of the cost for the improvements was provided. Mr. Rehlander stated that a portion of Evans Ave. is in the county, and they will pay for the paving to their portion of the project. The improvements came in at \$370,403.90 to be paid by the Redevelopment Commission.

Ms. Domer asked questions about the change in projected costs and appropriations for paving to be paid by the Redevelopment Commission. Mr. Rehlander answered each of the questions.

Mr. Durnell asked a question about the budget process and appropriation process and if they are one in the same. Mr. Douglas stated the process will be starting earlier this year. The process will start with the administration and department heads as with past budgets. Mr. Douglas will work toward a draft of the budget for the commission to review in August/September.

ITEM #4 WEBSITE UPDATE: (23:26)

Ms. Melcic gave a presentation addressing the updates made to the Redevelopment Commission website. Ms. Melcic informed the Commission that both her and George will meet with Emily Reyna to discuss the possibility of an interactive map for all Redevelopment Commission projects. Ms. Melcic expressed appreciation to the Commission members for their feedback and suggestions on improving the functionality and information provided on the website.

ITEM #5 OTHER BUSINESS: (28:43)

Mr. Douglas stated there is a sculpture unveiling at the Skate Park at 4:30 and weather pending may be moved inside.

ITEM #6 PUBLIC COMMENT: (29:47)

Mr. Ron Morey, 960 West St asked questions about the timeline for the sidewalk program on West St. Mr. Morey stated he has been to meetings about the sidewalks and curbs and some of the work has been done. Mr. Morey stated a curb was put in, in a strange spot and it has been hit at least 9 times. He stated there have been drainage issues for quite a while. His driveway has been affected by the water and the red color that is in the water. Mr. Morey stated the City has gone out to look at his concerns. He is also concerned about the timeline of when the work will be done on the streets and sidewalks on West St.

Mr. Douglas stated the RFQ responses are under review by impacted departments, and once a firm has been selected, an update will be provided.

ITEM #7 ADJOURNMENT: (36:54)

Staff said they had no further items for the Commission's consideration. Mr. Cotton motioned to adjourn the meeting with Mr. Durnell seconding. A voice vote was unanimously carried. The June 13, 2024, Redevelopment Commission meeting adjourned at 4:43 p.m.


Bill Durnell, Secretary

2

Overall fund balance total includes money invested: Trust Indiana \$6,500,000.00
Overall fund balance excludes: Debt Reserve +\$1,124,168.84

Accounts Payable Register

Date: 07/08/2024 10:39:18 AM

APV Register Batch - RDC JULY 1, 2024 BOARD MEETING 7183-7211

APVREGISTER.FRX

All History

Grouped By Fund Number, Appropriation, APV Number

Ordered By Appropriation, APV Number

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
**Fund Number 4445 RDC CONSOLIDATED AREA									
**Appropriation 4445020304.000 RDC - OPERATIONS									
**APV Number 7186									
07/03/2024	7186	BARNES AND THORNBURG, LLP		4445020304.000	RDC - OPERATIONS	ILRC ACTIVITY FILING	10.00	8396 07/11/2024	
07/03/2024	7186	BARNES AND THORNBURG, LLP		4445020304.000	RDC - OPERATIONS	LOBBYING JULY 2024	3000.00	8396 07/11/2024	
SubTotal APV Number 7186							3010.00		
**APV Number 7187									
07/03/2024	7187	GEORGE DOUGLAS		4445020304.000	RDC - OPERATIONS	2024 STATE OF THE WORKFORCE BREAKFAST	30.00	8407 07/11/2024	
SubTotal APV Number 7187							30.00		
**APV Number 7188									
07/03/2024	7188	CENDER & COMPANY LLC		4445020304.000	RDC - OPERATIONS	PROFESSIONAL SVCS 5/1/24-5/31/24	5352.50	8394 07/11/2024	
SubTotal APV Number 7188							5352.50		
SubTotal Appropriation 4445020304.000							8392.50		
**Appropriation 4445020307.000 RDC - BOND OBLIGATIONS									
**APV Number 7189									
07/03/2024	7189	BANK OF NEW YORK MELLON TRUST CO		4445020307.000	RDC - BOND OBLIGATIONS	TAXABLE ECONOMIC DEV BOND 2015 PRATT - PRINCIPAL	550000.00	8388 07/11/2024	
07/03/2024	7189	BANK OF NEW YORK MELLON TRUST CO		4445020307.000	RDC - BOND OBLIGATIONS	TAXABLE ECONOMIC DEV BOND 2015 PRATT - INTEREST	37855.00	8388 07/11/2024	
SubTotal APV Number 7189							587855.00		
**APV Number 7190									
07/03/2024	7190	OLD NATIONAL BANK		4445020307.000	RDC - BOND OBLIGATIONS	TAXABLE ECONOMIC DEV BOND 2021 - INTEREST	31021.70	8397 07/11/2024	
SubTotal APV Number 7190							31021.70		
SubTotal Appropriation 4445020307.000							618876.70		

Accounts Payable Register

Date: 07/08/2024 10:39:19 AM

APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
**Appropriation 4445020308.000 RDC - SCHOOL CHALLENGE GRANTS										
**APV Number 7191										
07/03/2024	7191	VALPARAISO COMMUNITY SCHOOLS		4445020308.000	RDC - SCHOOL CHALLENGE GRANTS	2024 CHALLENGE GRANT REIMBURSEMENT	279885.00	8392	07/11/2024	
SubTotal APV Number 7191							279885.00			
**APV Number 7192										
07/03/2024	7192	EAST PORTER CO. SCHOOL CORP		4445020308.000	RDC - SCHOOL CHALLENGE GRANTS	SCHOOL CHALLENGE GRANT REIMBURSEMENT	27674.34	8399	07/11/2024	
SubTotal APV Number 7192							27674.34			
SubTotal Appropriation 4445020308.000							307559.34			
**Appropriation 4445020312.000 RDC - VALPONET										
**APV Number 7184										
07/02/2024	7184	NITCO		4445020312.000	RDC - VALPONET	BUSINESS INTERNET JULY	89.95	8386	07/02/2024	
SubTotal APV Number 7184							89.95			
**APV Number 7185										
07/02/2024	7185	N I P S C O		4445020312.000	RDC - VALPONET	10 NAPOLEON GENERATOR	80.51	8385	07/02/2024	
SubTotal APV Number 7185							80.51			
**APV Number 7193										
07/03/2024	7193	MIDWESTERN ELECTRIC INC		4445020312.000	RDC - VALPONET	FIBER MAINTENANCE 5/1/24-5/31/24	200.00	8398	07/11/2024	
SubTotal APV Number 7193							200.00			
**APV Number 7194										
07/03/2024	7194	GGNET, INC		4445020312.000	RDC - VALPONET	MONITORING OF 4 FIBER STRANDS	250.00	8402	07/11/2024	
SubTotal APV Number 7194							250.00			
SubTotal Appropriation 4445020312.000							620.46			

****Appropriation 4445020315.000 RDC - INDUSTRIAL INFRASTRUCTURE**

****APV Number 7195**

Accounts Payable Register

Date: 07/08/2024 10:39:19 AM
APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
07/03/2024	7195	TAFT STETTINIUS & HOLLISTER		4445020315.000	RDC - INDUSTRIAL INFRASTRUCTURE	BROWNFIELD REDEVELOPMENT PROFESSIONAL SERVICES	3275.00	8400	07/11/2024	
SubTotal APV Number 7195							3275.00			
SubTotal Appropriation 4445020315.000							3275.00			
**Appropriation 4445020322.000 RDC - BUS SERVICE EXPENSES										
**APV Number 7196										
07/03/2024	7196	K & D LAWN & LANDSCAPE GROUP, LLC		4445020322.000	RDC - BUS SERVICE EXPENSES	MOWING, FERTILIZER, AND WEED CONTROL SVCS TOD LOT	2000.00	8403	07/11/2024	
SubTotal APV Number 7196							2000.00			
SubTotal Appropriation 4445020322.000							2000.00			
**Appropriation 4445020323.000 RDC - GRANTS MATCH										
**APV Number 7197										
07/03/2024	7197	AMERICAN STRUCTUREPOINT, INC.		4445020323.000	RDC - GRANTS MATCH	LINC/CAMP ROW SVCS 12/1/23-12/31/23	16857.99	8391	07/11/2024	
SubTotal APV Number 7197							16857.99			
**APV Number 7198										
07/03/2024	7198	KOHLHOFF LAW PC		4445020323.000	RDC - GRANTS MATCH	RELOCATION ENTITLEMENT LINC/CAMP RAB	40000.00	8389	07/11/2024	
SubTotal APV Number 7198							40000.00			
**APV Number 7205										
07/03/2024	7205	DLZ INDIANA, LLC		4445020323.000	RDC - GRANTS MATCH	TOD TRAIL 05/04/2024-06/07/2024	1909.80	8395	07/11/2024	
SubTotal APV Number 7205							1909.80			
**APV Number 7206										
07/03/2024	7206	RQAW CORPORATION		4445020323.000	RDC - GRANTS MATCH	PROFESSIONAL SVCS 05/01/2024-05/31/2024	366.00	8401	07/11/2024	
SubTotal APV Number 7206							366.00			
**APV Number 7207										
07/03/2024	7207	AMERICAN STRUCTUREPOINT, INC.		4445020323.000	RDC - GRANTS MATCH	LINC/CAMP ROUNDABOUT 05/01/2024-05/31/2024	958.71	8391	07/11/2024	

Accounts Payable Register

Date: 07/08/2024 10:39:19 AM

APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
SubTotal APV Number 7207							958.71			
SubTotal Appropriation 4445020323.000							60092.50			
**Appropriation 4445020327.000 RDC - DOWNTOWN HOUSING/PARKING										
**APV Number 7183										
07/02/2024	7183	VALPARAISO CITY UTILITIES		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	16/18 INDIANA 4/15/24-6/15/24	106.98	8387	07/02/2024	
SubTotal APV Number 7183							106.98			
**APV Number 7199										
07/03/2024	7199	301 LINCOLNWAY LLC		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	MONTHLY PARKING LOT RENT	3230.00	8408	07/11/2024	
SubTotal APV Number 7199							3230.00			
**APV Number 7200										
07/03/2024	7200	BARNES AND THORNBURG, LLP		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	PRO SVCS - PARKING GARAGE EASEMENT&ENCROACHMENT AGMT	1425.00	8396	07/11/2024	
SubTotal APV Number 7200							1425.00			
**APV Number 7201										
07/03/2024	7201	RQAW CORPORATION		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	PRO SVCS 05/01/2024-05/31/2024 PARKING GARAGE	12260.31	8401	07/11/2024	
SubTotal APV Number 7201							12260.31			
**APV Number 7202										
07/03/2024	7202	LEGACY SIGN GROUP LLC		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	SIGN INSTALL	2100.00	8404	07/11/2024	
07/03/2024	7202	LEGACY SIGN GROUP LLC		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	FABRICATE & MATERIAL FOR 1 ILLUMINATED SIGN DISPLAY	4602.00	8404	07/11/2024	
07/03/2024	7202	LEGACY SIGN GROUP LLC		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	FABRICATE & MATERIAL FOR 1 ILLUMINATED CHANNEL LETTERS	8628.00	8404	07/11/2024	
SubTotal APV Number 7202							15330.00			
**APV Number 7203										
07/03/2024	7203	FIRST UNITED METHODIST		4445020327.000	RDC - DOWNTOWN	PARKING LOT LEASE JUNE &	3600.00	8409	07/11/2024	

Accounts Payable Register

Date: 07/08/2024 10:39:19 AM

APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
		CHURCH OF VALPARAISO INC.			HOUSING/PARKING	JULY 2024			
		SubTotal APV Number 7203					3600.00		
		**APV Number 7211							
07/03/2024	7211	AMPUP INC		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	L2 PRO SOFTWARE 5YRS-12@\$350; 12@\$50 PER STATION	21000.00	8390 07/11/2024	
07/03/2024	7211	AMPUP INC		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	ACTIVATION FEE	600.00	8390 07/11/2024	
		SubTotal APV Number 7211					21600.00		
		SubTotal Appropriation 4445020327.000					57552.29		
		SubTotal Fund Number 4445					1058368.79		
		**Fund Number 4651 RDC GENERAL							
		**Appropriation 4651020320.000 RDC GENERAL - GREEN INITIATIVES/PUBLIC ART							
		**APV Number 7204							
07/03/2024	7204	DIGITAL GRAPHIC SOLUTIONS, LLC		4651020320.000	RDC GENERAL - GREEN INITIATIVES/PUBLIC ART	UTILITY BOX PUBLIC ART	3191.00	8393 07/11/2024	
		SubTotal APV Number 7204					3191.00		
		**APV Number 7208							
07/03/2024	7208	JODI JONES-NIELSEN		4651020320.000	RDC GENERAL - GREEN INITIATIVES/PUBLIC ART	2024 NEIGHBORHOOD GRANT OAK GROVE	588.82	8406 07/11/2024	
		SubTotal APV Number 7208					588.82		
		**APV Number 7209							
07/03/2024	7209	BOWMAN DISPLAYS DIGITAL IMAGING, INC.		4651020320.000	RDC GENERAL - GREEN INITIATIVES/PUBLIC ART	2024 NEIGHBORHOOD GRANT - BANTA SIGN	2352.25	8405 07/11/2024	
		SubTotal APV Number 7209					2352.25		
		**APV Number 7210							
07/03/2024	7210	K & D LAWN & LANDSCAPE GROUP, LLC		4651020320.000	RDC GENERAL - GREEN INITIATIVES/PUBLIC ART	2024 NEIGHBORHOOD GRANT - BEAUTY CREEK ESTATES	6000.00	8403 07/11/2024	
		SubTotal APV Number 7210					6000.00		
		SubTotal Appropriation 4651020320.000					12132.07		

Accounts Payable Register

Date: 07/08/2024 10:39:19 AM

APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	CHECK DATE	MEMORANDUM
SubTotal Fund Number 4651							12132.07			
**Fund Number 4653 RDC GRANTS										
**Appropriation 4653020009.000 RDC GRANT - LINCOLNWAY/CAMPBELL ROUNDY										
**APV Number 7207										
07/03/2024	7207	AMERICAN STRUCTUREPOINT, INC.		4653020009.000	RDC GRANT - LINCOLNWAY/CAMPBELL ROUNDY	LINC/CAMP ROUNDABOUT 05/01/2024-05/31/2024	3834.84	8391	07/11/2024	
SubTotal APV Number 7207							3834.84			
SubTotal Appropriation 4653020009.000							3834.84			
**Appropriation 4653020010.000 RDC GRANT - TOD TRAIL TO DOWNTOWN										
**APV Number 7205										
07/03/2024	7205	DLZ INDIANA, LLC		4653020010.000	RDC GRANT - TOD TRAIL TO DOWNTOWN	TOD TRAIL 05/04/2024-06/07/2024	7639.20	8395	07/11/2024	
SubTotal APV Number 7205							7639.20			
SubTotal Appropriation 4653020010.000							7639.20			
**Appropriation 4653020011.000 RDC GRANT - SR 130 @ 400 NORTH										
**APV Number 7206										
07/03/2024	7206	RQAW CORPORATION		4653020011.000	RDC GRANT - SR 130 @ 400 NORTH	PROFESSIONAL SVCS 05/01/2024-05/31/2024	1464.00	8401	07/11/2024	
SubTotal APV Number 7206							1464.00			
SubTotal Appropriation 4653020011.000							1464.00			
SubTotal Fund Number 4653							12938.04			
*** GRAND TOTAL ***							1083438.90			

Authorization to Execute Closing Documents

Upon proper motion made July 11, 2024, Rob Thorgren and Barbara Domer are authorized and directed by the Valparaiso Redevelopment Commission to sign all closing documents for the sale of the property located at 16-18 Indiana Ave. (Tax Parcel # 64-09-24-376-007.000-004 and 64-09-24-376-008.000-004).

A handwritten signature in blue ink, appearing to read "Barbara Domer", written over a horizontal line.

Barbara Domer, Vice President

Attest:

A handwritten signature in blue ink, appearing to read "Bill Durnell", written over a horizontal line.

Bill Durnell, Secretary

Renewal of Short-Term Use Agreement

This *Renewal of Short-Term Use Agreement* ("Agreement") is entered into this 11th day of July 2024, between the **Valparaiso Redevelopment Commission** ("Commission"), and **Valparaiso Creative Council, Inc.** ("Creative Council").

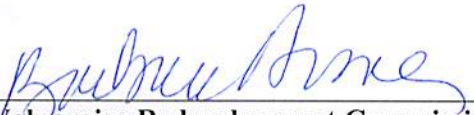
Whereas, on **September 6, 2018**, the parties entered into a *Short-Term Use Agreement* to allow the Creative Council to use the Commission's parking lot for the parking of vehicles in conjunction with Valparaiso's Popcorn Festival. **Attached is a copy of the *Short-Term Use Agreement*.**

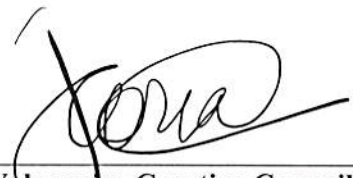
Whereas, the parties renewed the initial agreement in August of 2019 as well as in 2021, 2022 and 2023. Such renewals are incorporated by reference.

Whereas, the Creative Council desires to use the same parking lot during the 2024 Valparaiso Popcorn Festival;

Wherefore, in consideration of the mutual rights and obligations of the parties set forth hereinbelow, it is now agreed as follows:

1. The *Short-Term Use Agreement* shall be renewed so that the Creative Council shall have use of the Commission's parking lot on **September 7, 2024, from 6:00 am to 7:00 pm**.
2. All other terms shall remain the same.


Valparaiso Redevelopment Commission


Valparaiso Creative Council, Inc.



166 Lincolnway
Valparaiso, IN 46383
(219) 462-1161
Valpo.us

REQUEST FOR PROFESSIONAL ENGINEERING AND PLANNING SERVICES

West Street Corridor Plan – Campbell St./Horseprairie Ave. to western termini at U.S. Hwy. 30 (Valparaiso Church of Christ, Inc.) and; Marsh St. from U.S. Hwy. 30 to West St.

April 18, 2024

The City of Valparaiso, Indiana requests statement of qualifications for professional engineering and planning services related to the corridor study of West St. and Marsh St. The proposed project area will connect to Campbell St./Horseprairie Ave. and the proposed re-alignment currently in design from Journeyman to U.S. Hwy. 30. The project will then go west along West St. to the termini at U.S. 30 by Valparaiso Church of Christ and Green Oaks Valparaiso. Exhibit 'A' is the recently approved Valparaiso Redevelopment Commission allocation area for West St. Said West St. corridor is approximately 7,000 feet in length or 1.3 miles. The corridor study shall include Marsh St. from U.S. Hwy 30 to West St. Said Marsh St corridor being approximately 300 feet in length.

Scope: The attached Exhibit 'B' displays the location of the proposed project area. The scope of the engineering and planning study shall be:

- Reviewing and analyzing the existing site, existing site topography and site infrastructure.
- Reviewing existing and future land uses surrounding the site. This shall include the U.S. Hwy. 30 corridor that is adjacent to the West St. project area.
- Based on future land uses, concepts for architectural character, streetscapes, and landscaping for the project area.
- Existing and future building locations with amenities.
- Pedestrian connectivity features; sidewalks, pathways, connections to the existing commercial developments along West St., Marsh St., and U.S. Hwy. 30. Sidewalk connections to the east then north along Campbell St. to connect to the downtown business district.
- Traffic study for West St. and Marsh St. based on existing conditions and after Journeyman build out and proposed future land uses. Proposals for West St. improvements based on scenarios for potential additional traffic or to keep traffic levels to a manageable level for West St.
- Red Flag Survey to determine environmentally, historical or other significant areas.
- Utility survey and mapping of existing utilities (underground and aerial) within the project area. Easements dedicated for the public utilities shall be shown on survey and mapping. Overhead facilities shall be evaluated, and recommendations provided if relocations are feasible.
- Conceptual plan renderings for discussion with City with probable costs or estimates for engineering, parcel acquisitions, construction, and construction engineering. Develop recommended typical road cross section.
- Two in-person meetings to discuss plan renderings and regular monthly reports in writing.
- Public presentation to the Valparaiso Redevelopment Commission with final plan renderings and draft report.
- Final report submitted to Valparaiso Redevelopment Commission



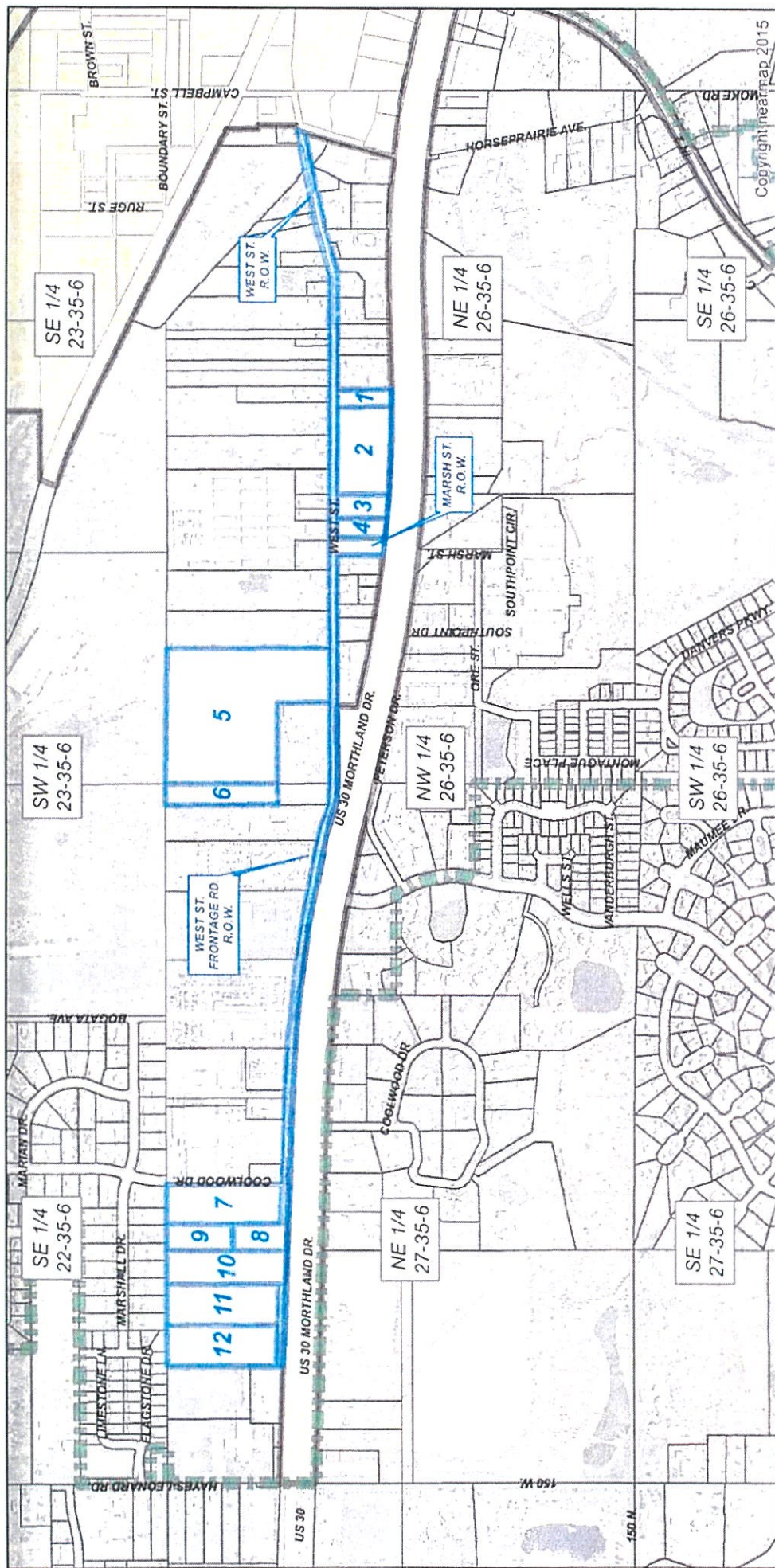
166 Lincolnway
Valparaiso, IN 46383
(219) 462-1161
Valpo.us

Project Schedule: Qualifications are due by EoB Friday, May 31st. Staff will review submitted proposals then anticipate making a recommendation for approval at the June 13th Redevelopment Commission meeting. The project is tentatively anticipated to progress according to the provided schedule:

Kickoff meeting with City staff:	July 2024
Conceptual Plan Review, 1 st In-person:	October 2024
Conceptual Plan Review, 2 nd in-person:	March 2025
Redevelopment Draft Presentation:	June 2025
Final Report:	Early Summer 2025

Qualifications: Qualifications shall contain the firm's lead project manager and contact information, engineering/planning team, and references of three (3) past projects completed similar in scope within the past 5 years. Proposals shall be limited to 11 pages, single-sided. Qualifications shall be submitted to the City at proposals@valpo.us in pdf format.

Contact for questions:
Bob Thompson
Deputy Engineer
219-462-1161 ext. 3316
bthompson@valpo.us



WEST STREET ALLOCATION AREA MAP

Legend

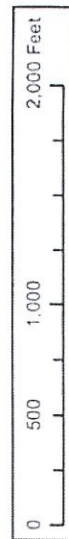
Valparaiso City Limits

West Street Allocation Area

Consolidated Valparaiso Allocation Area

Porter County Parcel Lines

Quarter Section Lines



Number	P.C. Parcel Number
1	64-09-26-202-004-000-004
2	64-09-26-202-008-000-004
3	64-09-26-202-009-000-004
4	64-09-26-202-010-000-004
5	64-09-26-126-001-000-004
6	64-09-26-101-005-000-004
7	64-09-27-226-012-000-004
8	64-09-27-226-002-000-004
9	64-09-27-226-001-000-004
10	64-09-27-201-008-000-004
11	64-09-27-201-010-000-004
12	64-09-27-201-009-000-004

