



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 Nupnau
Nupnau 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, October 17, 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, August 8th. This meeting will be held by the Valparaiso Redevelopment Commission at Valparaiso City Hall, 166 W. Lincolnway, Valparaiso, Indiana on **October 17, 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
 - a. October 17, 2024 Executive Session Minutes (Bill Durnell)
 - b. September 12, 2024 Meeting Minutes (Bill Durnell)
2. Approval of Claims Register and Financial Report (George Douglas)
3. Authorization for RDC Director to issue an RFP to farm RDC land along Rt. 49 (George Douglas)
4. Discussion on 2025 Draft Budget (George Douglas)
5. Other Business
6. Public Comment
7. 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.

- November 14, 2024
- December 12, 2024

**Valparaiso Redevelopment Commission
Memoranda of Minutes**

The Valparaiso Redevelopment Commission met in executive session on **October 17, 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.

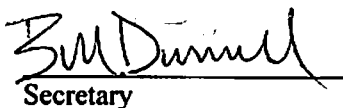
By the governing body up to the time a contract or option is executed by the parties. This clause does not affect a political subdivision's duty to comply with any other statute that governs the conduct of the real property transaction, including IC 36-1-10 or IC 36-1-11.

- ☐ 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

September 12, 2024

The regular meeting of the Valparaiso Redevelopment Commission was called to order at 4:35 p.m. on Thursday, September 12, 2024. President Rob Thorgren presided.

Members present were: Rob Thorgren, Trish Sarkisian, Barbara Domer, Bill Durnell, Robert Cotton, and Frank Dessuit. Also present were Director of Development George Douglas, City Attorney Patrick Lyp, Engineering Director Max Rehlander, IT Director Paul Pryor and Tom Carroll from NITCO and members of the public.

ITEM #1- MINUTES: (1:39)

Mr. Durnell stated Commission members met for the Executive session to discuss real estate and other legal matters. Mr. Durnell recommended their approval.

Motion: Mr. Durnell moved to approve the September 12, 2024, Executive meeting Minutes. Mr. Cotton seconded. A voice vote was unanimously carried.

Mr. Durnell reported copies of the August 8, 2024, regular meeting minutes were distributed to members for their review prior to the meeting. After reviewing the minutes, all seemed in order. Mr. Durnell recommended their approval.

Motion: Mr. Durnell reviewed the meeting minutes and moved to approve the August 8, 2024, meeting minutes. Ms. Sarkisian seconded. A voice vote was unanimously carried.

Mr. Durnell and Mr. Cotton raised concerns about the lack of detail in the minutes regarding questions asked during the meeting. For better clarity, more context about questions will be included in future meeting minutes.

ITEM #2 CLAIMS REGISTER AND FINANCIAL REPORT: (5:29)

Mr. Douglas reported that the Commission was sent the September 2024 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 August Financial Report.

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

- Sidewalk invoice and the total commitment by the Redevelopment Commission.
- A request for the Lincolnway Campbell project scope be added to the city's website.
- The parcel purchased for the Lincolnway Campbell Roundabout project and update on the project.
- The total grant amount and environmental study for the Lincolnway Campbell Roundabout project.
- A professional services claim for Burke Costanza on code enforcement matters.

City staff answered and addressed questions and discussion items.

Motion: Ms. Sarkisian motioned to approve the September Register and August Financial Report. Mr. Durnell seconded the motion. A voice vote was unanimously carried.

ITEM #3 AUTHORIZATION TO UTILIZE DARK VALPONET FIBER FOR CITY USE: (16:39)

Mr. Pryor proposed using two pairs of dark fiber for communication between Flint Lake and the airport facilities to upgrade the Supervisory Control and Data Acquisition (SCADA) systems. These pairs of fiber would be for the exclusive use of the City and Valparaiso City Utilities to communicate and transmit data between facilities. The current systems are accessed independently and require manual connections to each location and will not sustain the potential traffic between the two sites. Mr. Douglas stated an intergovernmental agreement will be established to formalize the use of the fiber at no cost to the city, ensuring dedicated service for city utilities.

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

- The distance between the two sites and the capacity of the cable that this agreement would entail.
- Whether this would give the city a free connection and what would a potential future owner of the network receive from this transaction
- What, if any, ongoing services or maintenance will be associated with this connection.

City staff and Mr. Carroll addressed discussion items and answered questions raised.

Motion: Mr. Cotton motioned to approve the Authorization to Utilize Dark ValpoNet Fiber for City Use contingent upon the intergovernmental agreement. Mr. Durnell seconded the motion. A voice vote was unanimously carried.

ITEM #4 WEST ST CORRIDOR STUDY: (25:14)

Mr. Rehlander stated the initial proposals for the study were higher than expected, leading to a revised scope that removed the sanitary sewer analysis, that will now be handled by the utility department. Also, public engagement will be managed by City staff. This proposal does take into consideration a pathway through the Coolwood, Marion Manor area.

MKSK was selected as the lowest bidder at \$100,000 and the staff recommend approval of this agreement.

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

- The changes in scope for the project and if the new RFQ needs to be approved.
- The proposal from A&Z.
- Whether all three revisions included the same items in their scope and what the fee amounts were for the other proposals.

City staff addressed discussion items and answered questions raised.

Motion: Mr. Cotton motioned to approve the West St. Corridor Study. Ms. Domer seconded. A voice vote was unanimously carried.

ITEM #5 SOUTH CAMPBELL ST. EXTENSION – REQUEST FOR FUNDS FOR PE SERVICES: (30:28)

Mr. Rehlander stated the city engaged the Federal Highway through NIRPC for a grant for construction and right away project for the South Campbell Street Improvements. These improvements begin at Distillery St and go south to US 30. The city was awarded approximately \$4.5 million.

To go through the construction and right of way process, you must go through PE (professional engineering) Services. PE services for this project will be funded 100% locally through the Redevelopment Commission if approved. The agreement with American Structurepoint in the amount of \$1,044,485 for PE Services is based on their qualifications through the INDOT

process. RFPs were solicited from multiple firms, and they were scored and ranked with American Structurepoint being the most qualified. Staff recommends approval of the Agreement from American Structurepoint.

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

- If there are plans for the project that can be shared, if the funding was already awarded and what the name of the project is.
- Clarify if the Agreement that is being voted on will be used to make solid plans versus the conceptual layout that was included in the packet.
- Concerns about the timing and coordination between the South Campbell St Project and the West St. Corridor Study.
- The number of bids that were received and how the various responses were ranked and why American Structurepoint was chosen for the project.
- Whether this project is already budgeted or if this will be budgeted at a later date and paid for over the course of a three- or four-year period.

City staff addressed discussion items and answered questions raised.

Motion: Ms. Sarkisian motioned to approve the Campbell St Extension – Request for Funds for PE Services. Mr. Durnell seconded the motion. A voice vote was unanimously carried.

ITEM #6 OTHER BUSINESS: (53:45)

Mr. Douglas requested authorization for the president to sign a Quit Claim Deed for a strip of land that is owned by the Redevelopment Commission on Kinzie St. and will be dedicated to the city.

Motion: Mr. Cotton motioned to authorize the president to sign the Quit Claim Deed for the property at Kinzie St. Mr. Durnell seconded the motion. A voice vote was unanimously carried.

ITEM #7 PUBLIC COMMENT: (56:04)

Ron Morey 960 West St. raised concerns about a dangerous curb near 752 West St. that has caused multiple blown tires.

Ms. Domer stated she drove West St. with Mr. Morey and saw how tight that section of West St. is for cars when there are two cars at the curve at the same time. Mr. Rehlander has looked at the area on multiple occasions to find a possible solution. Several members suggested adding signage to warn drivers to slow down for the curve ahead. Mr. Rehlander stated that the Board of Works is the entity responsible for this issue.

ITEM #8 ADJOURNMENT: (63:07)

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.

Meeting adjourned at 5:41 p.m.


Bill Durnell, Secretary

I hereby certify that each of the above listed vouchers and the invoices, or bills attached there to, are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

October 17, 2024


Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

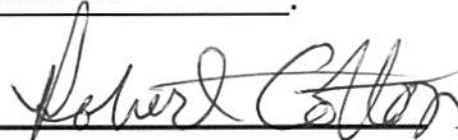
11213220CITY OF VALPARAISO

APV 7286-7330

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of _____⁹ pages and except for accounts payables not allowed as shown on the Register such accounts payables are hereby allowed in the total amount of \$ _____ 963,326.70.

Dated this _____ 17th day of _____ October 2024.









Signatures of Governing Board

Date: 10/16/2024 01:36:45 PM

APVREGISTER.FRX

Accounts Payable Register

APV Register Batch - OCTOBER 17, 2024 RDC BOARD MTG 7286-7330

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 #	DATE	MEMORANDUM
**Fund Number 4445 RDC CONSOLIDATED AREA (TIF)										
**Appropriation 4445020304.000 RDC - OPERATIONS										
**APV Number 7288										
10/02/2024	7288	INGRAM'S VALUATION SV., LLC		4445020304.000	RDC - OPERATIONS	APPRAISAL 1 VALLEY DR	1800.00	8493	10/17/2024	
SubTotal APV Number 7288							1800.00			
**APV Number 7289										
10/02/2024	7289	VEDC		4445020304.000	RDC - OPERATIONS	GODADDY DOMAIN NAMES VALPONET	100.68	8494	10/17/2024	
SubTotal APV Number 7289							100.68			
**APV Number 7290										
10/02/2024	7290	BARNES AND THORNBURG, LLP		4445020304.000	RDC - OPERATIONS	LOBBYING SEPTEMBER	3000.00	8484	10/17/2024	
SubTotal APV Number 7290							3000.00			
**APV Number 7291										
10/02/2024	7291	CENDER & COMPANY LLC		4445020304.000	RDC - OPERATIONS	PROFESSIONAL SVCS 8/1/24-8/31/24	1630.00	8482	10/17/2024	
SubTotal APV Number 7291							1630.00			
**APV Number 7292										
10/02/2024	7292	INGRAM'S VALUATION SV., LLC		4445020304.000	RDC - OPERATIONS	APPRAISAL 1002 CAMPBELL & 909 LAFAYETTE	4350.00	8493	10/17/2024	
SubTotal APV Number 7292							4350.00			
**APV Number 7318										
10/10/2024	7318	BARNES AND THORNBURG, LLP		4445020304.000	RDC - OPERATIONS	LOBBYING OCTOBER	3000.00	8506	10/17/2024	
SubTotal APV Number 7318							3000.00			
SubTotal Appropriation 4445020304.000							13880.68			

Accounts Payable Register

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DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	CHECK DATE	MEMORANDUM
**Appropriation 4445020308.000 RDC - SCHOOL CHALLENGE GRANTS										
**APV Number 7293										
10/02/2024	7293	EAST PORTER CO. SCHOOL CORP		4445020308.000	RDC - SCHOOL CHALLENGE GRANTS	2024 CHALLENGE GRANT REIMB	62187.02	8488	10/17/2024	
SubTotal APV Number 7293							62187.02			
**APV Number 7319										
10/10/2024	7319	VALPARAISO COMMUNITY SCHOOLS		4445020308.000	RDC - SCHOOL CHALLENGE GRANTS	CHALLENGE GRANT	83550.00	8503	10/17/2024	
SubTotal APV Number 7319							83550.00			
SubTotal Appropriation 4445020308.000							145737.02			
**Appropriation 4445020312.000 RDC - VALPONET										
**APV Number 7287										
09/26/2024	7287	N I P S C O		4445020312.000	RDC - VALPONET	10 NAPOLEON 8/16-9/18	70.03	8475	09/26/2024	
SubTotal APV Number 7287							70.03			
**APV Number 7294										
10/02/2024	7294	GGNET, INC		4445020312.000	RDC - VALPONET	MONITORING FIBER STRANDS, CUSTOM AUTO RESPONSE	250.00	8496	10/17/2024	
SubTotal APV Number 7294							250.00			
**APV Number 7295										
10/02/2024	7295	MIDWESTERN ELECTRIC INC		4445020312.000	RDC - VALPONET	FIBER NETWORK MAINT, AUGUST	200.00	8486	10/17/2024	
SubTotal APV Number 7295							200.00			
**APV Number 7296										
10/02/2024	7296	NITCO		4445020312.000	RDC - VALPONET	BUSINESS INTERNET 10/1-10/31	89.95	8487	10/17/2024	
SubTotal APV Number 7296							89.95			
**APV Number 7320										
10/10/2024	7320	COM-CONTROL INC		4445020312.000	RDC - VALPONET	SURFAIR CABINET, SERVER ACCESS, ROI NOTES	250.00	8509	10/17/2024	

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DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
SubTotal APV Number 7320							250.00		
SubTotal Appropriation 4445020312.000							859.98		
**Appropriation 4445020315.000 RDC - INDUSTRIAL INFRASTRUCTURE									
**APV Number 7297									
10/02/2024	7297	TAFT STETTINIUS & HOLLISTER		4445020315.000	RDC - INDUSTRIAL INFRASTRUCTURE	PROFESSIONAL SVCS THRU 8/31, BROWNFIELD REDEVELOPMENT	12751.00	8489 10/17/2024	
SubTotal APV Number 7297							12751.00		
**APV Number 7298									
10/02/2024	7298	VALE APPRAISAL GROUP		4445020315.000	RDC - INDUSTRIAL INFRASTRUCTURE	MARKET VALUE APPRAISAL, 909 LAFAYETTE	4500.00	8480 10/17/2024	
SubTotal APV Number 7298							4500.00		
SubTotal Appropriation 4445020315.000							17251.00		
**Appropriation 4445020321.000 RDC - ENVIRONMENTAL PROTECTION									
**APV Number 7299									
10/02/2024	7299	AUGUST MACK ENVIRONMENTAL, INC		4445020321.000	RDC - ENVIRONMENTAL PROTECTION	PROFESSIONAL SVCS 6/24/24-7/19/24	383.75	8476 10/17/2024	
SubTotal APV Number 7299							383.75		
**APV Number 7321									
10/10/2024	7321	AUGUST MACK ENVIRONMENTAL, INC		4445020321.000	RDC - ENVIRONMENTAL PROTECTION	PROFESSIONAL SVCS 8/5-9/1	2430.75	8502 10/17/2024	
SubTotal APV Number 7321							2430.75		
SubTotal Appropriation 4445020321.000							2814.50		
**Appropriation 4445020322.000 RDC - BUS SERVICE EXPENSES									
**APV Number 7300									
10/02/2024	7300	K & D LAWN & LANDSCAPE GROUP, LLC		4445020322.000	RDC - BUS SERVICE EXPENSES	WEEKLY MOWING, TRIMMING, WEEDING	1850.00	8497 10/17/2024	

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DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK # DATE	MEMORANDUM
SubTotal APV Number 7300							1850.00		
**APV Number 7301									
10/02/2024	7301	K & D LAWN & LANDSCAPE GROUP, LLC		4445020322.000	RDC - BUS SERVICE EXPENSES	WEEKLY MOWING & TRIMMING	1925.00	8497 10/17/2024	
SubTotal APV Number 7301							1925.00		
**APV Number 7322									
10/10/2024	7322	H & T ELECTRICAL SERVICES, LLC		4445020322.000	RDC - BUS SERVICE EXPENSES	EV CHARGER INSTALLATION, TOD/JOURNEYMAN	2755.00	8505 10/17/2024	
SubTotal APV Number 7322							2755.00		
SubTotal Appropriation 4445020322.000							6530.00		
**Appropriation 4445020323.000 RDC - GRANTS MATCH									
**APV Number 7302									
10/02/2024	7302	BLACKROCK REAL ESTATE SERVICES, LLC		4445020323.000	RDC - GRANTS MATCH	RELOCATION ENTITLEMENT, LINCOLNWAY/CAMPBELL	40000.00	8478 10/17/2024	
SubTotal APV Number 7302							40000.00		
**APV Number 7314									
10/02/2024	7314	AMERICAN STRUCTUREPOINT, INC.		4445020323.000	RDC - GRANTS MATCH	LINCOLNWAY CAMPBELL ROUNDAABOUT SVCS 8/1-8/31	5264.00	8477 10/17/2024	
10/02/2024	7314	AMERICAN STRUCTUREPOINT, INC.		4445020323.000	RDC - GRANTS MATCH	LINCOLNWAY CAMPBELL ROUNDAABOUT SVCS 8/1-8/31	1316.00	8477 10/17/2024	
SubTotal APV Number 7314							6580.00		
**APV Number 7315									
10/02/2024	7315	DLZ INDIANA, LLC		4445020323.000	RDC - GRANTS MATCH	TOD TRAIL 8/10-9/6	36.90	8483 10/17/2024	
SubTotal APV Number 7315							36.90		
**APV Number 7316									
10/02/2024	7316	CHICAGO, FORT WAYNE & EASTERN RAILROAD		4445020323.000	RDC - GRANTS MATCH	PROJECT MGMT TOD TRAIL	1875.09	8490 10/17/2024	
SubTotal APV Number 7316							1875.09		

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
**APV Number 7317										
10/02/2024	7317	RQAW CORPORATION		4445020323.000	RDC - GRANTS MATCH	SR 130 @ CR 400N PROJECT SVCS 8/1-8/31	3151.00	8491	10/17/2024	
SubTotal APV Number 7317							3151.00			
SubTotal Appropriation 4445020323.000							51642.99			
**Appropriation 4445020327.000 RDC - DOWNTOWN HOUSING/PARKING										
**APV Number 7286										
09/20/2024	7286	N I P S C O		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	301 LINCOLNWAY 7/29-8/29	1022.96	8474	09/20/2024	
SubTotal APV Number 7286							1022.96			
**APV Number 7303										
10/02/2024	7303	JAMISON DANIELS		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	WATER SVC INSTALLATION, LINCOLN HWY GARAGE	11000.00	8479	10/17/2024	
SubTotal APV Number 7303							11000.00			
**APV Number 7304										
10/02/2024	7304	VALPARAISO CITY UTILITIES		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	16-18 INDIANA AVE 8/15-9/15	56.64	8492	10/17/2024	
SubTotal APV Number 7304							56.64			
**APV Number 7305										
10/02/2024	7305	JOHNSON CONTROLS US HOLDINGS INC		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	FIRE MONITORING CELLULAR DEVICE & INSTALLATION, LINCOLN HWY GARAGE	2589.34	8481	10/17/2024	
SubTotal APV Number 7305							2589.34			
**APV Number 7306										
10/02/2024	7306	GLOBAL EQUIPMENT COMPANY		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	11 TRASH CANS, LINCOLN HWY GARAGE	7557.74	8495	10/17/2024	
SubTotal APV Number 7306							7557.74			
**APV Number 7307										

Accounts Payable Register

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DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
10/02/2024	7307	GARIUP CONSTRUCTION CO, INC		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	STREETSCAPE PROJECT	387999.99	8485 10/17/2024	
SubTotal APV Number 7307							387999.99		
**APV Number 7308									
10/02/2024	7308	VALPARAISO CITY UTILITIES		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	3/4" METER, 301 LINCOLNWAY	888.15	8492 10/17/2024	
SubTotal APV Number 7308							888.15		
**APV Number 7309									
10/02/2024	7309	RQAW CORPORATION		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	PROFESSIONAL SVCS PARKING GARAGE, 8/1-8/31	1777.09	8491 10/17/2024	
SubTotal APV Number 7309							1777.09		
**APV Number 7323									
10/10/2024	7323	N I P S C O		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	301 LINCOLNWAY 7/31-9/30	1278.50	8507 10/17/2024	
SubTotal APV Number 7323							1278.50		
**APV Number 7324									
10/10/2024	7324	N I P S C O		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	16-18 INDIANA 8/29-9/27	140.05	8507 10/17/2024	
SubTotal APV Number 7324							140.05		
**APV Number 7325									
10/10/2024	7325	H & T ELECTRICAL SERVICES, LLC		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	LABOR TO RUN PIP & WIRE TO SPRINKLER PANEL	1096.00	8505 10/17/2024	
SubTotal APV Number 7325							1096.00		
**APV Number 7326									
10/10/2024	7326	CMS COMMUNICATIONS, INC.		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	SWITCHES, LIFETIME WARRANTY, PARKING GARAGE	4955.00	8510 10/17/2024	
SubTotal APV Number 7326							4955.00		
**APV Number 7327									
10/10/2024	7327	H & T ELECTRICAL SERVICES,		4445020327.000	RDC - DOWNTOWN	REPLACE BRAKERS TO 60 AMP,	1574.00	8505 10/17/2024	

Accounts Payable Register

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
		LLC			HOUSING/PARKING	REWIRED, EV CHARGERS				
SubTotal APV Number 7327							1574.00			
**APV Number 7328										
10/10/2024	7328	NITCO		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	PARKING GARAGE PHONE & INTERNET 10/1-10/31	204.52	8508	10/17/2024	
SubTotal APV Number 7328							204.52			
**APV Number 7330										
10/11/2024	7330	H & T ELECTRICAL SERVICES, LLC		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	RACEWAYS FOR CAMERAS, PARKING GARAGE	32775.00	8511	10/17/2024	
SubTotal APV Number 7330							32775.00			
SubTotal Appropriation 4445020327.000							454914.98			
SubTotal Fund Number 4445							693631.15			
**Fund Number 4651 RDC GENERAL										
**Appropriation 4651020305.000 RDC GENERAL - INITIATIVES										
**APV Number 7310										
10/02/2024	7310	H3 CONCRETE, INC.		4651020305.000	RDC GENERAL - INITIATIVES	SIDEWALK PKG 1	239672.05	8501	10/17/2024	
SubTotal APV Number 7310							239672.05			
**APV Number 7311										
10/02/2024	7311	GEORGE DOUGLAS		4651020305.000	RDC GENERAL - INITIATIVES	AIR FRESHENERS LINCOLN HWY GARAGE RIBBON CUTTING	383.00	8500	10/17/2024	
10/02/2024	7311	GEORGE DOUGLAS		4651020305.000	RDC GENERAL - INITIATIVES	BUSINESS DINNER, CITY OFFICIALS, GVCC, PROSPECT	898.77	8500	10/17/2024	
SubTotal APV Number 7311							1281.77			
**APV Number 7312										
10/02/2024	7312	NICHOLAS W. SCHRADER		4651020305.000	RDC GENERAL - INITIATIVES	AERIAL DRONE PHOTOGRAPHY JULY & AUGUST	391.00	8498	10/17/2024	
SubTotal APV Number 7312							391.00			
**APV Number 7313										

Accounts Payable Register

Date: 10/16/2024 01:36:45 PM

APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	CHECK DATE	MEMORANDUM
10/02/2024	7313	GREENFIELD CREEK PROPERTY OWNERS ASSOCIATION		4651020305.000	RDC GENERAL - INITIATIVES	2024 NEIGHBORHOOD GRANT	6500.00	8499	10/17/2024	
SubTotal APV Number 7313							6500.00			
**APV Number 7329										
10/10/2024	7329	STANTEC CONSULTING SERVICES INC		4651020305.000	RDC GENERAL - INITIATIVES	JESSEE-PIFER 2024 NEIGHBORHOOD GRANT	1479.25	8504	10/17/2024	
10/10/2024	7329	STANTEC CONSULTING SERVICES INC		4651020305.000	RDC GENERAL - INITIATIVES	JESSEE-PIFER 2024 NEIGHBORHOOD GRANT	119.50	8504	10/17/2024	
SubTotal APV Number 7329							1598.75			
SubTotal Appropriation 4651020305.000							249443.57			
SubTotal Fund Number 4651							249443.57			
**Fund Number 4653 RDC GRANTS										
**Appropriation 4653020010.000 RDC GRANT - TOD TRAIL TO DOWNTOWN										
**APV Number 7315										
10/02/2024	7315	DLZ INDIANA, LLC		4653020010.000	RDC GRANT - TOD TRAIL TO DOWNTOWN	TOD TRAIL 8/10-9/6	147.60	8483	10/17/2024	
SubTotal APV Number 7315							147.60			
**APV Number 7316										
10/02/2024	7316	CHICAGO, FORT WAYNE & EASTERN RAILROAD		4653020010.000	RDC GRANT - TOD TRAIL TO DOWNTOWN	PROJECT MGMT TOD TRAIL	7500.38	8490	10/17/2024	
SubTotal APV Number 7316							7500.38			
SubTotal Appropriation 4653020010.000							7647.98			
**Appropriation 4653020011.000 RDC GRANT - SR 130 @ 400 NORTH										
**APV Number 7317										
10/02/2024	7317	RQAW CORPORATION		4653020011.000	RDC GRANT - SR 130 @ 400 NORTH	SR 130 @ CR 400N PROJECT SVCS 8/1-8/31	12604.00	8491	10/17/2024	
SubTotal APV Number 7317							12604.00			

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Overall fund balance excludes: Debt Reserve +\$1,124,168.84

DRAFT
10/11/2024

TIF Allocation Areas Budget

	Actual 12/31/2023	Budget 2024	Actual 9/30/2024	DRAFT Budget 2025
Starting Cash Balance:	\$ 9,583,195	\$ 10,664,652	\$ 6,454,038	\$ 8,352,509
Debt Reserve Fund (restricted):	\$ 1,124,169	\$ 1,124,169	\$ 1,124,169	\$ 210,301
Starting General Fund Balance:	\$ 6,236,096	\$ 5,300,402	\$ 6,176,060	\$ 5,776,060
Revenues:				
TIF Receipts	\$ 7,965,249	\$ 8,014,510	\$ 5,148,055	\$ 8,815,961
Interest Income	\$ 391,573	\$ 75,000	\$ 142,875	\$ 150,000
Misc Reimbursements	\$ 2,889,737	\$ 3,318,596	\$ 2,017,552	\$ 2,000,000
Pratt Bond Reimbursements	\$ 1,173,123	\$ 1,176,497	\$ 881,886	\$ 1,178,977
Total Revenue:	\$ 12,419,682	\$ 12,584,603	\$ 8,190,368	\$ 12,144,938
Debt:				
Pratt Bond	\$ (1,175,349)	\$ (1,176,497)	\$ (1,174,755)	\$ (1,178,977)
Existing Debt	\$ (3,144,820)		\$ (2,611,622)	
TIF Revenue Bond 2015A		\$ (164,427)		\$ (164,426)
TIF Revenue Refunding Bond 2016B		\$ (257,400)		\$ -
2018 Vale View Bonds	\$ (18,732)	\$ (45,906)		\$ (46,081)
TIF Revenue Refunding Bond 2019		\$ (1,339,110)		\$ -
Lease Rental Payments Series 2023A		\$ (829,000)		\$ (1,822,000)
Journeyman Econ Rev Bond 2023A				\$ (322,162)
Journeyman Econ Rev Bond 2023B		\$ (232,403)		\$ (274,448)
Lease Rental Payments Series 2022		\$ (887,000)		\$ (1,814,000)
Total Debt Service:	\$ (4,338,901)	\$ (4,931,743)	\$ (3,786,377)	\$ (5,622,094)
Recurring Expenses:				
School Challenge Grants	\$ (449,310)	\$ (600,000)	\$ (458,250)	\$ (700,000)
Public Safety	\$ (450,000)	\$ (450,000)	\$ (450,000)	\$ (500,000)
ValpoNet	\$ (25,402)	\$ (50,000)	\$ (30,228)	\$ (75,000)
Economic Development Initiatives		\$ (200,000)		\$ (200,000)
Building Improvements & Facades	\$ (35,000)	\$ (125,000)	\$ (29,604)	\$ (150,000)
Environmental Protection	\$ (630)	\$ (125,000)	\$ (15,327)	\$ (300,000)
Utility Improvements	\$ (5,229)	\$ (150,000)		\$ (1,000,000)
City Services Staff	\$ (450,000)	\$ (525,000)	\$ (525,000)	\$ -
Professional Studies				\$ (450,000)
Professional Services	\$ (214,738)	\$ (335,000)	\$ (90,796)	\$ (310,000)
Total Recurring Expenses:	\$ (1,630,309)	\$ (2,560,000)	\$ (1,599,204)	\$ (3,685,000)
Project Expenses:				
Housing Initiatives/Grants	\$ -	\$ -		\$ (250,000)
Property Acquisition	\$ -	\$ -		\$ (250,000)
Infrastructure	\$ -	\$ -		\$ (250,000)
Workforce Housing Initiatives Subtotal:	\$ (1,606,433)	\$ -	\$ -	\$ (750,000)
Bus Purchase & Operations	\$ -	\$ (880,000)	\$ (396,699)	\$ (580,000)
Bus Service Expansion Subtotal:	\$ (5,150,645)	\$ (1,380,000)	\$ (396,699)	\$ (580,000)
Memorial Drive PE/Misc	\$ -	\$ (100,000)		\$ (200,000)
Memorial Drive Land Acquisition	\$ -	\$ -		\$ (250,000)
Eastside Subtotal:	\$ (922,020)	\$ (100,000)	\$ (54,839)	\$ (450,000)
Public Infrastructure	\$ -	\$ (250,000)		\$ (400,000)
County Garage Lease	\$ -	\$ (15,000)		\$ (15,000)
Misc LHG		\$ (300,000)		\$ (50,000)
Streetscape Improvements LHG/Linc	\$ -	\$ (2,000,000)		\$ (750,000)
Downtown Housing/Parking Subtotal:	\$ (917,410)	\$ (2,815,000)	\$ (351,152)	\$ (1,215,000)
SR 130 @ CR 400 Intersection Improvement		\$ (200,000)		\$ (350,000)
Lincolnway Campbell Roundabout		\$ (250,000)		\$ (800,000)
Multi-Use Trail w/i a TOD		\$ (1,145,000)		\$ (1,125,000)
Indiana Ave Cultural Trail				\$ (250,000)
South Campbell/Horseprairie				\$ (250,000)
Grants Match Subtotal:	\$ (40,653)	\$ (1,595,000)	\$ (1,627,049)	\$ (2,775,000)
Misc Infrastructure	\$ (983,121)	\$ (2,000,000)		\$ (2,500,000)
Distressed Industrial Properties		\$ (2,750,000)		\$ (2,750,000)
Lake Cable Evans Ave Rebuild		\$ (750,000)		\$ -
Industrial Infrastructure Subtotal:	\$ (983,121)	\$ (5,500,000)	\$ (20,625)	\$ (5,250,000)
Total Project Expenses:	\$ (9,579,629)	\$ (11,390,000)	\$ (2,450,363)	\$ (11,020,000)
Expenses TOTAL:	\$ (11,209,938)	\$ (18,881,743)	\$ (7,835,944)	\$ (20,327,094)
Ending TIF Cash Balance:	\$ 6,454,038	\$ (564,231)		\$ 170,354

DRAFT**General Fund Budget**

10/11/2024

Actual
12/31/2023Budget
2024Actual
9/30/2024DRAFT Budget
2025

Beginning Balance: \$ 6,236,096 \$ 5,300,402 \$ 6,176,060 \$ 5,776,060

Revenues:

PILOT	\$ -		\$ 32,045	\$ 30,000
Interest Income/Misc	\$ 199,933		\$ 291,270	\$ 150,000
Tax Abatement	\$ 296,924	\$ 200,000	\$ 212,852	\$ 200,000
ValpoNet Fiber Lease Payments	\$ 116,141	\$ 100,000	\$ 64,749	\$ 100,000
Refunds/Reimbursements	\$ -	\$ -	\$ 20	\$ -
Total Available Funds:	\$ 612,998	\$ 300,000	\$ 600,935	\$ 480,000

Expenditures:

Sidewalks/Pathways	\$ -	\$ (400,000)		\$ (800,000)
Neighborhood Grants	\$ -	\$ (210,000)		\$ (200,000)
Initiatives SubTotal:	\$ (469,950)	\$ (610,000)	\$ (139,051)	\$ (1,000,000)
Public Art	\$ -	\$ (50,000)		\$ (50,000)
Tree Match	\$ -	\$ -		\$ (5,000)
Green Initiatives SubTotal:	\$ (203,084)	\$ (50,000)	\$ (122,970)	\$ (55,000)
Code Enforcement & Legal	\$ -	\$ (80,000)		\$ (80,000)
Operations - City Services				\$ (600,000)
Operations Subtotal:	\$ -	\$ (210,000)	\$ -	\$ (680,000)
Total Expenditures:	\$ (673,034)	\$ (660,000)	\$ (262,020)	\$ (1,735,000)

Estimated Ending Balance	\$ 6,176,060	\$ 4,940,402		\$ 4,521,060
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