



Redevelopment Commission

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

President

Rob Thorgren
Appointed by Mayor Costas
Term 01/01/2025-12/31/2025

Vice President

Barbara Domer
Appointed by City Council
Term 01/01/2025-12/31/2025

Secretary

Bill Durnell
Appointed by Mayor Costas
Term 01/01/2025-12/31/2025

Members

Trish Sarkisian
Appointed by Mayor Costas
Term 01/01/2025-12/31/2025

Diana Reed

Appointed by City Council
Term 01/01/2025-12/31/2025

Auxiliary Member

John Nuppnau
Appointed by Mayor Costas
Term 01/01/2025-12/31/2025

Spencer Skinner

Appointed by City Council
Term 01/01/2025-12/31/2025

Advisory Member

Frank Dessuit
Appointed by Mayor Costas
Term 01/01/2025-12/31/2025

Legal Counsel

Patrick Lyp

Director of Development

George Douglas

RDC MEETING AGENDA: Thursday, August 14, 2025

4:45 p.m. Executive Session: The Valparaiso Redevelopment Commission will meet in Executive Session at 4:45 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.

5:00 p.m. (Immediately following Executive Session, whichever occurs later)

NOTICE: The Redevelopment Commission will meet on Thursday, August 14th. This meeting will be held by the Valparaiso Redevelopment Commission at Valparaiso City Hall, 166 W. Lincolnway, Valparaiso, Indiana on **August 14, 2025 at 5:00 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. August 14, 2025 Executive Session Minutes (Bill Durnell)
 - b. July 17, 2025 Meeting Minutes (Bill Durnell)
2. Approval of Claims Register and Financial Report (George Douglas)
3. Short Term Lease Agreement – Creative Council (George Douglas)
4. Valparaiso Events Parking Lot Use Agreement (George Douglas)
5. 2026 Neighborhood Improvement Guidelines (Ava Smrzlick)
6. Workforce Housing Guidelines & Application (George Douglas)
7. Request Approval for Lincolnway and Morgan Blvd Signal Improvements (Max Rehlander)
8. Browning Day Stakeholder Group Discussion
9. Other Business
10. Public Comment
11. 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) 5:00 P.M.

- September 11, 2025
- October 9, 2025

VALPARAISO REDEVELOPMENT COMMISSION
Regular Meeting Minutes
July 17, 2025

The regular meeting of the Valparaiso Redevelopment Commission was called to order at 9:07 a.m. on Thursday, July 17, 2025, President Rob Thorgen presided.

Members present were: Rob Thorgren, Barbara Domer, Bill Durnell and Trish Sarkisian. Also present were Director of Development George Douglas, City Administrator Bill Oeding, Engineering Director Max Rehlander, Planning Director Bob Thompson, and members of the public. Diana Reed and Frank Dessuit were not in attendance.

ITEM #1- MINUTES: (7:08)

Mr. Durnell stated Commission members met for the Executive session.

Motion: Mr. Durnell moved to approve the July 17, 2025 executive meeting minutes. Ms. Sarkisian seconded. A voice vote was unanimously carried.

Mr. Durnell reported copies of June 12, 2025, regular meeting minutes were distributed to members for their review prior to the meeting. After reviewing the minutes, all seemed in order.

Motion: Mr. Durnell moved to approve the June 12, 2025, meeting minutes. Ms. Sarkisian seconded. A voice vote was unanimously carried.

ITEM #2 CLAIMS REGISTER AND FINANCIAL REPORT: (10:25)

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

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

- What amount was budgeted for reimbursement for city staff?
- Whether the paving invoice from Milestone is for 2024 or 2025 paving.
- A request was made for a breakdown of the 2025 budgeted amounts and the current actual spending and receipts to date to be provided at the next meeting.

City staff answered and addressed questions and discussion items.

Motion: Ms. Sarkisian motioned to approve the June Claims Register and the May Financial report. Mr. Durnell seconded the motion. A voice vote was unanimously carried.

ITEM #3 RFP BROWNING DAY: (22:28)

Mr. Douglas presented a revised scope of services with Browning Day for approval. The firm was initially engaged through the city Planning Department in 2022–2023 to develop the Eastside Masterplan, focusing on the area surrounding Memorial Parkway. While initial work on the west side of Memorial Parkway (near PATCO and St. Mary's/Powers Health) began, it was not completed due to the pause of the sports and recreation campus project on the east side. The proposed contract re-engages Browning Day to complete the original work and incorporate the former community sports and recreation complex property now owned by the Redevelopment Commission. The revised scope totals approximately \$82,000, with \$29,000 from the original

contract and an additional \$53,000 for the expanded area. The project will include stakeholder engagement and public meetings. Approval was recommended.

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

- A clarification was requested regarding the number of public meetings included in the revised scope of work with Browning Day.
- What is the anticipated timeline for kickoff of the revised scope of work with Browning Day?
- Who will be selecting the stakeholder group and what areas or sectors they will represent. Will it include residents in the surrounding area?

City staff answered and addressed questions and discussion items.

Motion: Ms. Domer motioned to approve the professional services agreement with Browning Day with understanding that an additional public meeting be added. Mr. Durnell seconded. A voice vote was unanimously carried.

ITEM #4 PUBLIC ART KIRCHHOFF PARK: (28:55)

Ms. Clifton presented the recommendations from the Art Advisory Committee for allocating public art funds for the installation of two functional art benches at Kirchhoff Park, in coordination with the City's replay initiative. The benches, selected from vendor Noble Winds based in Ohio, are made from recycled wind turbine materials and promote sustainability while providing shade and colorful, functional seating. The proposed models are the Acadia and Everglade.

The remaining funds would support artist stipends, signage, and other project elements. If approved, the benches would be delivered within 3–4 months. The Parks Department and Creative Council are coordinating a call for artists, with a press release anticipated next week. The Creative Council will manage the call and selection process, and the Art Advisory Committee will review final designs before installation. Installation timing will align with weather conditions and park construction progress, with flexibility depending on artist input and site readiness.

Additionally, Ms. Clifton updated the commission that the two sculptures funded in 2024 have been installed at the middle schools, and the Art Walk display on Cumberland has been fully updated with new signage.

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

- Whether one of the round turbine element benches would include the chain swing as shown in the vendor photos or if it would be a stationary bench.

City staff answered the question and discussion the item.

Motion: Mr. Durnell motioned to approve the request for funds for Public Art at Kirchhoff Park. Ms. Sarkisian seconded the motion. A voice vote was unanimously carried.

ITEM #5 DOWNTOWN STREETScape REQUEST FOR FUNDS: (33:44)

Change Orders #2 and #4 – Downtown Streetscape Project:

Mr. Rehlander presented two change orders for the Downtown Streetscape Project with Gariup Construction.

Change Order #2 reflects an increase of \$41,267.47 for sidewalk concrete work, due to extended project timelines and rising labor costs tied to coordination with The Linc apartments schedule. Staff worked closely with the contractor to confirm the revised costs and recommended approval.

Change Order #4, in the amount of \$2,193.98, covers a material cost increase for a planter that was intended to be included in the original design. The Parks Department worked on the design early on, but the correct planter was not included in the final bid documents. This change order is for materials only, with no labor adjustment. Approval was also recommended.

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

- Whether the delay was caused by the City or the developer of The Linc Apartments. A follow-up question asked why the City is responsible for paying the additional labor costs due to that delay.

City staff answered and addressed the questions and discussion items.

Motion: Ms. Sarkisian motioned to approve the request for funds Change Orders #2 and #4. Mr. Durnell seconded the motion. A voice vote was unanimously carried.

Paving Update and Funding Request – Downtown Streetscape Project:

Mr. Rehlander reported that paving within project limits was originally included in Gariup Construction's contract. While some paving work, specifically from Morgan Street east along Lincolnway in front of the parking garage, was completed on schedule, concerns arose regarding the performance and coordination of Gariup's paving subcontractor. Given the importance of the Lincolnway and Morgan intersection as a high-traffic arterial, staff determined it was in the City's best interest to discontinue use of the original paving team.

In response, bids were solicited from other reputable contractors in the area. Bid tabulations from Reith-Riley and Milestone Contractors were included in the meeting packet. Staff recommended awarding the work to Milestone Contractors, with a total cost just under \$180,000. Approval was requested for this funding to complete the improvements.

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

- Whether the paving costs for this section of road were included in the original project budget and scope.
- Whether the decision to hire a different contractor was based solely on concerns about the performance of the original subcontractor, despite some paving work already being completed.
- How was the paving originally budgeted within the overall project; specifically, what amount was allocated for this paving in the initial budget.
- Whether the additional cost compares favorably with other existing projects.

- Confirmation was requested on whether the City is paying an additional \$80,000 and, in return, will be paving two additional roads not originally included in the project scope, due to their current poor condition justifying their inclusion.

City staff answered and addressed the questions and discussion items.

Motion: Mr. Durnell motioned to approve the request paving funds. Ms. Sarkisian seconded the motion. A voice vote was unanimously carried.

ITEM #6 BARREL DISTRICT TRAIL REQUEST FOR FUNDS FOR SUPPLEMENTAL AGREEMENT: (43:30)

Mr. Durnell noted, for the record, that his employer is GATX Corporation, which counts CSX as a customer. To avoid any potential conflict of interest, he recused himself from discussion and any official action to be taken.

Mr. Rehlander requested additional funding for the Barrel District Trail project, which connects to the City's TOD District. Over the past year, the City has been in discussions with CSX Railroad regarding a parcel of land CSX claims to own. Although the City has provided documentation indicating the parcel is City-owned, the matter remains unresolved. To avoid delays, the trail alignment will be shifted slightly south to bypass the disputed area.

As a result, the City's consultant, DLZ, prepared a supplemental proposal for additional preliminary engineering and right-of-way services. The total request is \$80,885, and approval of the additional funds was recommended.

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

- Whether the \$300,000 paid to the railroad was specifically for the railroad crossing improvements on Napoleon St.
- Clarification was requested on whether CSX submitted invoices directly to the City and whether this was an anticipated expense included in the original project scope.
- Confirmation was requested regarding the total cost of the TOD Trail project and construction schedule.

City staff answered and addressed the questions and discussion items.

Motion: Ms. Sarkisian motioned to approve Funds for Supplemental Agreement. Ms. Domer seconded the motion. A voice vote was unanimously carried.

ITEM #7 OTHER BUSINESS : (49:41)

None.

ITEM #8 PUBLIC COMMENT: (49:59)

Councilman Cotton requested clarification regarding the Browning Day contract and whether the work wasn't completed due to the stoppage of the original project.

Councilman Cotton noted that the land is often misunderstood as park space, when it's an economic development initiative meant to attract tourism and travel sports—not for local recreational use like neighborhood biking. Since the property is owned by the Redevelopment Commission, the messaging should reflect that clearly to avoid confusion. Also emphasized the need to consider housing as part of the overall development strategy, given its role in economic development and the size of the parcel (240+ acres).

ITEM #9 ADJOURNMENT: (54:20)

Staff said they had no further items for the Commission's consideration. Mr. Durnell motioned to adjourn the meeting with Ms. Sarkisian seconding. A voice vote was unanimously carried. The meeting was adjourned at 9:53 a.m.

Bill Durnell, Secretary

Date: 08/06/2025 11:50:15 AM

APVREGISTER.FRX

Accounts Payable Register

APV Register Batch - RDC AUGUST 14, 2025 APV 7220-7256

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 (TIF)									
**Appropriation 4445020305.000 RDC TIF - ECON DEVELOPMENT INITIATIVES									
**APV Number 7244									
08/06/2025	7244	VEDC		4445020305.000	RDC TIF - ECON DEVELOPMENT INITIATIVES	AV ASSISTANCE-NWI ENGAGE	115.00	8797 08/14/2025	
SubTotal APV Number 7244							115.00		
SubTotal Appropriation 4445020305.000							115.00		
**Appropriation 4445020307.000 RDC TIF - BOND OBLIGATIONS									
**APV Number 7220									
07/15/2025	7220	US BANK TRUST COMPANY, NATIONAL ASSOCIATION		4445020307.000	RDC TIF - BOND OBLIGATIONS	TAX INCREMENT REVENUE BOND SERIES 2023A	149150.82	7220 07/15/2025	
SubTotal APV Number 7220							149150.82		
**APV Number 7221									
07/15/2025	7221	BANK OF NEW YORK MELLON TRUST CO		4445020307.000	RDC TIF - BOND OBLIGATIONS	TAX INCREMENT REVENUE BOND 2015A	81150.00	7221 07/15/2025	
SubTotal APV Number 7221							81150.00		
**APV Number 7243									
08/06/2025	7243	US BANK TRUST COMPANY, NATIONAL ASSOCIATION		4445020307.000	RDC TIF - BOND OBLIGATIONS	ADMIN FEE 7/1/25-6/30/26-TAXABLE ECON DEV BOND 2023A ANCO	2400.00	8796 08/14/2025	
SubTotal APV Number 7243							2400.00		
SubTotal Appropriation 4445020307.000							232700.82		
**Appropriation 4445020308.000 RDC TIF - SCHOOL CHALLENGE GRANTS									
**APV Number 7230									
08/06/2025	7230	VALPARAISO COMMUNITY SCHOOLS		4445020308.000	RDC TIF - SCHOOL CHALLENGE GRANTS	2025 CHALLENGE GRANT REIMBURSAL	376536.54	8783 08/14/2025	

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
SubTotal APV Number 7230							376536.54			
SubTotal Appropriation 4445020308.000							376536.54			
**Appropriation 4445020310.000 RDC TIF - PROFESSIONAL SERVICES										
**APV Number 7232										
08/06/2025	7232	CENDER & COMPANY LLC		4445020310.000	RDC TIF - PROFESSIONAL SERVICES	PROF SVCS JUNE	5748.75	8785	08/14/2025	
SubTotal APV Number 7232							5748.75			
**APV Number 7237										
08/06/2025	7237	BARNES AND THORNBURG, LLP		4445020310.000	RDC TIF - PROFESSIONAL SERVICES	RETAINER FOR AUGUST 2025	3000.00	8790	08/14/2025	
SubTotal APV Number 7237							3000.00			
**APV Number 7251										
08/06/2025	7251	THOMAS H. LARSON		4445020310.000	RDC TIF - PROFESSIONAL SERVICES	500N BEAVER DAM INSPECTION	100.00	8804	08/14/2025	
SubTotal APV Number 7251							100.00			
SubTotal Appropriation 4445020310.000							8848.75			
**Appropriation 4445020311.000 RDC TIF - UTILITY IMPROVEMENTS										
**APV Number 7234										
08/06/2025	7234	DLZ INDIANA, LLC		4445020311.000	RDC TIF - UTILITY IMPROVEMENTS	PROF SVCS 6/14-7/22 MARSH ST LIFT STATION	15900.00	8787	08/14/2025	
SubTotal APV Number 7234							15900.00			
**APV Number 7252										
08/06/2025	7252	DVG TEAM, INC.		4445020311.000	RDC TIF - UTILITY IMPROVEMENTS	WATER MAIN SURVEY/DESIGN	8500.00	8805	08/14/2025	
SubTotal APV Number 7252							8500.00			
SubTotal Appropriation 4445020311.000							24400.00			
**Appropriation 4445020312.000 RDC TIF - VALPONET										

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
INFRASTRUCTURE										
**APV Number 7223										
07/28/2025	7223	NIPSCO		4445020315.000	RDC TIF - INDUSTRIAL INFRASTRUCTURE	909 LAFAYETTE 6/6-7/8	33051.76	8776	07/28/2025	
SubTotal APV Number 7223							33051.76			
**APV Number 7224										
08/06/2025	7224	NITCO		4445020315.000	RDC TIF - INDUSTRIAL INFRASTRUCTURE	PHONE/INTERNET REGAL 8/1-8/31	134.90	8777	08/06/2025	
SubTotal APV Number 7224							134.90			
**APV Number 7226										
07/15/2025	7226	VALPARAISO CITY UTILITIES		4445020315.000	RDC TIF - INDUSTRIAL INFRASTRUCTURE	905 LAFAYETTE 6/15-7/15	802.23	8779	08/06/2025	
SubTotal APV Number 7226							802.23			
**APV Number 7231										
08/06/2025	7231	DE BOER EGOLF CORPORATION		4445020315.000	RDC TIF - INDUSTRIAL INFRASTRUCTURE	MONTDAL PARK DR WATER MAIN EXTENSION	66890.00	8784	08/14/2025	
SubTotal APV Number 7231							66890.00			
**APV Number 7240										
08/06/2025	7240	F.E. MORAN, INC.		4445020315.000	RDC TIF - INDUSTRIAL INFRASTRUCTURE	PROF SVCS SYSTEM LEAK REPAIR-REGAL	1320.00	8793	08/14/2025	
08/06/2025	7240	F.E. MORAN, INC.		4445020315.000	RDC TIF - INDUSTRIAL INFRASTRUCTURE	PROF SVCS JUNCTION BOX REPAIR-REGAL	890.00	8793	08/14/2025	
SubTotal APV Number 7240							2210.00			
**APV Number 7241										
08/06/2025	7241	JOHNSON CONTROLS, INC		4445020315.000	RDC TIF - INDUSTRIAL INFRASTRUCTURE	ANNUAL FIRE ALARM-909 LAFAYETTE	5373.79	8794	08/14/2025	
08/06/2025	7241	JOHNSON CONTROLS, INC		4445020315.000	RDC TIF - INDUSTRIAL INFRASTRUCTURE	ANNUAL BURGLAR ALARM-909 LAFAYETTE	4822.11	8794	08/14/2025	
SubTotal APV Number 7241							9995.90			
**APV Number 7242										

Accounts Payable Register

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
08/06/2025	7242	TAFT STETTINIUS & HOLLISTER LLP		4445020315.000	RDC TIF - INDUSTRIAL INFRASTRUCTURE	PROF SVCS THRU 2/28/25-REGAL	3272.50	8795	08/14/2025	
SubTotal APV Number 7242							3272.50			
**APV Number 7253										
08/06/2025	7253	THERMOSTAT BLOCKER, INC.		4445020315.000	RDC TIF - INDUSTRIAL INFRASTRUCTURE	HVAC REPAIRS-REGAL	1239.00	8806	08/14/2025	
SubTotal APV Number 7253							1239.00			
SubTotal Appropriation 4445020315.000							117596.29			
**Appropriation 4445020321.000 RDC TIF - ENVIRONMENTAL PROTECTION										
**APV Number 7228										
08/06/2025	7228	AUGUST MACK ENVIRONMENTAL, INC		4445020321.000	RDC TIF - ENVIRONMENTAL PROTECTION	PROF SVCS 4/28-5/25	706.75	8781	08/14/2025	
SubTotal APV Number 7228							706.75			
SubTotal Appropriation 4445020321.000							706.75			
**Appropriation 4445020322.000 RDC TIF - BUS SERVICE EXPENSES										
**APV Number 7236										
08/06/2025	7236	LAKESHORE LANDSCAPING, INC		4445020322.000	RDC TIF - BUS SERVICE EXPENSES	TOD MAINTENANCE (5 OF 8)	1826.87	8789	08/14/2025	
08/06/2025	7236	LAKESHORE LANDSCAPING, INC		4445020322.000	RDC TIF - BUS SERVICE EXPENSES	TOD MAINTENANCE (4 OF 8)	1826.87	8789	08/14/2025	
SubTotal APV Number 7236							3653.74			
SubTotal Appropriation 4445020322.000							3653.74			
**Appropriation 4445020323.000 RDC TIF - GRANTS MATCH										
**APV Number 7229										
08/06/2025	7229	AMERICAN STRUCTUREPOINT, INC.		4445020323.000	RDC TIF - GRANTS MATCH	PROF SVCS 6/1-6/30 CULTURAL TRAIL	14473.00	8782	08/14/2025	
SubTotal APV Number 7229							14473.00			
**APV Number 7234										

****Fund Number 4651 RDC GENERAL**

Accounts Payable Register

Date: 08/08/2025 11:50:15 AM

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DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
**Appropriation 4651020304.000 RDC GENERAL - OPERATIONS SUPPORT										
**APV Number 7227										
08/06/2025	7227	BOYCE/KEYSTONE/KOMPUTRO L		4651020304.000	RDC GENERAL - OPERATIONS SUPPORT	KEYSTONE POSITIVE PAY SETUP	545.00	8780	08/14/2025	
SubTotal APV Number 7227							545.00			
**APV Number 7238										
08/06/2025	7238	RYDIN DECAL		4651020304.000	RDC GENERAL - OPERATIONS SUPPORT	LINC/UNIV PROMENADE PARKING PERMITS	230.00	8791	08/14/2025	
SubTotal APV Number 7238							230.00			
**APV Number 7250										
08/06/2025	7250	GEORGE DOUGLAS		4651020304.000	RDC GENERAL - OPERATIONS SUPPORT	RECORDING FEES	35.00	8802	08/14/2025	
SubTotal APV Number 7250							35.00			
SubTotal Appropriation 4651020304.000							810.00			
**Appropriation 4651020305.000 RDC GENERAL - INITIATIVES										
**APV Number 7233										
08/06/2025	7233	NEW TECH CORP		4651020305.000	RDC GENERAL - INITIATIVES	SIDEWALK PKG #3	59317.01	8786	08/14/2025	
SubTotal APV Number 7233							59317.01			
**APV Number 7235										
08/06/2025	7235	BURKE, COSTANZA & CARBERRY, LLP		4651020305.000	RDC GENERAL - INITIATIVES	CODE ENFORCEMENT 401 OAK ST	157.50	8788	08/14/2025	
08/06/2025	7235	BURKE, COSTANZA & CARBERRY, LLP		4651020305.000	RDC GENERAL - INITIATIVES	CODE ENFORCEMENT 707 CENTER	188.75	8788	08/14/2025	
08/06/2025	7235	BURKE, COSTANZA & CARBERRY, LLP		4651020305.000	RDC GENERAL - INITIATIVES	CODE VIOLATIONS	27.00	8788	08/14/2025	
SubTotal APV Number 7235							373.25			
**APV Number 7249										
08/06/2025	7249	NICHOLAS W. SCHRADER		4651020305.000	RDC GENERAL - INITIATIVES	AERIAL DRONE PHOTOS	185.00	8801	08/14/2025	

Accounts Payable Register

Date: 08/06/2025 11:50:15 AM

APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
SubTotal APV Number 7249							185.00			
**APV Number 7254										
08/06/2025	7254	VALPARAISO SHAMROCK HOA INC		4651020305.000	RDC GENERAL - INITIATIVES	NEIGHBORHOOD GRANT-SHAMROCK	3185.00	8807	08/14/2025	
SubTotal APV Number 7254							3185.00			
SubTotal Appropriation 4651020305.000							63060.26			
**Appropriation 4651020320.000 RDC GENERAL - GREEN INITIATIVES/PUBLIC ART										
**APV Number 7246										
08/06/2025	7246	SIMKO SIGNS		4651020320.000	RDC GENERAL - GREEN INITIATIVES/PUBLIC ART	ART WALK SIGNAGE STICKERS	40.00	8799	08/14/2025	
SubTotal APV Number 7246							40.00			
SubTotal Appropriation 4651020320.000							40.00			
SubTotal Fund Number 4651							63910.26			
**Fund Number 4653 RDC GRANTS										
**Appropriation 4653020010.000 RDC GRANT - TOD TRAIL TO DOWNTOWN										
**APV Number 7234										
08/06/2025	7234	DLZ INDIANA, LLC		4653020010.000	RDC GRANT - TOD TRAIL TO DOWNTOWN	PROF SVCS 6/14-7/11 TOD TRAIL	2199.65	8787	08/14/2025	
SubTotal APV Number 7234							2199.65			
SubTotal Appropriation 4653020010.000							2199.65			
SubTotal Fund Number 4653							2199.65			
*** GRAND TOTAL ***							863269.81			

JULY
2025

Fund Report
Selected Funds
From 07/01/2025 Thru 07/31/2025
Grouped By Bank Number
Ordered By Fund Number

FUND TITLE	BALANCE BEG OF YEAR	REVENUE YTD	DISBURSED YTD	BALANCE BEG OF MONTH	REVENUE MTD	DISBURSED MTD	CURRENT BALANCE
**Bank Number 4							
4445 RDC CONSOLIDATED AREA (TIF)	7245387.61	8899089.33	7081125.95	10390590.54✓	47831.48✓	1375071.03✓	9063350.99✓
4651 RDC GENERAL	6228162.98	429580.03	1130133.20	6435818.45✓	31913.43✓	940122.07✓	5527609.81✓
4652 RDC PROJECTS	490535.41	277084.59	1177905.00	149147.91✓	29829.59✓	589262.50✓	-410285.00✓
4653 RDC GRANTS	-92841.14	62898.73	108636.24	-117861.08✓	0.00✓	20717.57✓	-138578.65✓
4654 RDC DEBT RESERVE	1124168.84	0.00	913867.84	210301.00✓	0.00✓	0.00✓	210301.00✓
SubTotal Bank Number 4	14995413.70	9668652.68	10411668.23	17067996.82	109574.50	2925173.17	14252398.15
*** GRAND TOTAL ***	14995413.70	9668652.68	10411668.23	17067996.82✓	109574.50✓	2925173.17✓	14252398.15✓

+ 6500000
✓ 20752398.15

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Revenue Report

Date : 08/08/2025 09:20:05 AM

REVENUEACCOUNTS.FRX

User ID: HOLLY

Revenue 4445000. Thru 4654999.
 Post Date From 07/01/2025 Thru 07/31/2025
 Grouped By Fund Number
 Ordered By Revenue

*JULY
2025*

REVENUE	TITLE	GL #	REVENUE MONTH TO DATE	REVENUE YEAR TO DATE
**Fund Number 4445				
4445001.000	RDC TIF - REVENUE (TAXES)		0.00	4722964.89
4445003.000	RDC TIF - INTEREST		8256.94	225881.96
4445004.000	RDC TIF - PARKING GARAGE EV CHARGERS		626.72	4671.08
4445007.000	RDC TIF - TRANSFERS		0.00	913867.84
4445009.000	RDC TIF - MISC REVENUE		4000.00	167034.69
4445010.000	RDC TIF - REFUNDS		4947.82	2204947.82
4445011.000	RDC TIF - REIMBURSEMENTS		30000.00	659721.05
4445016.000	RDC TIF - TEMPORARY LOAN		0.00	0.00
SubTotal Fund Number 4445			47831.48 ✓	8899089.33 ✓
**Fund Number 4650				
4650500.000	RDC TOTAL MONIES INVESTMENTS		0.00	0.00
SubTotal Fund Number 4650			0.00 ✓	0.00 ✓
**Fund Number 4651				
4651003.000	RDC GENERAL - INTEREST		8256.93	225881.95
4651005.000	RDC GENERAL - CONTRIBUTIONS/DONATIONS		0.00	0.00
4651007.000	RDC GENERAL - TRANSFER		0.00	0.00
4651009.000	RDC GENERAL - MISC.		0.00	1060.68
4651010.000	RDC GENERAL - REAL ESTATE		0.00	0.00
4651013.000	RDC GENERAL - TAX ABATEMENT		0.00	124297.90
4651014.000	RDC GENERAL - PILOT PROGRAM		0.00	0.00
4651015.000	RDC GENERAL - VALPONET DEPOSITS		0.00	0.00
4651016.000	RDC GENERAL - VALPONET FIBER LEASE		23656.50	78339.50
4651017.000	RDC GENERAL - OTHER INCOME		0.00	0.00
4651020.000	RDC GENERAL - REFUNDS		0.00	0.00
4651021.000	RDC GENERAL - REIMBURSEMENTS		0.00	0.00
SubTotal Fund Number 4651			31913.43 ✓	429580.03 ✓
**Fund Number 4652				
4652001.000	RDC PROJECTS - PRATT		29829.59	277084.59
SubTotal Fund Number 4652			29829.59	277084.59
**Fund Number 4653				
4653001.000	RDC GRANT - 5 POINTS ROUNDABOUT		0.00	0.00
4653002.000	RDC GRANT - VALE PARK PATHWAY		0.00	0.00
4653003.000	RDC GRANT - CALUMET AVE @ BURLINGTON BCH RD		0.00	0.00
4653004.000	RDC GRANT - BURLINGTON BCH RD @ ST RD		0.00	0.00

Revenue Report

Date : 08/08/2025 09:20:05 AM

REVENUEACCOUNTS.FRX

User ID: HOLLY

REVENUE	TITLE	GL #	REVENUE MONTH TO DATE	REVENUE YEAR TO DATE
4653005.000	RDC GRANT - CITY WIDE SIGNALS		0.00	0.00
4653006.000	RDC GRANT - AUXILIARY LANES BB RD/BL RD		0.00	0.00
4653007.000	RDC GRANT - SILHAVY/LAPORTE ROUNDY		0.00	0.00
4653008.000	RDC GRANT - LAPORTE/EVANS/SILHAVY CONSTRUCTION		0.00	0.00
4653009.000	RDC GRANT - LINCOLNWAY/CAMPBELL ROUNDY		0.00	18501.73
4653010.000	RDC GRANT - TOD TRAIL TO DOWNTOWN		0.00	24517.20
4653011.000	RDC GRANT - SR 130 @ CR400 N		0.00	19879.80
4653012.000	RDC GRANT - HORSEPRAIRIE/SOUTH CAMPBELL EXTENSION		0.00	0.00
4653013.000	RDC GRANT - VALPARAISO INDIANA AVE CULTURAL TRAIL		0.00	0.00
4653022.000	RDC GRANT - VALE PARK PATHWAY TRANSFER IN		0.00	0.00
4653033.000	RDC GRANT - US HWY 30 CORRIDOR TRANSFER IN		0.00	0.00
4653044.000	RDC GRANT - CALUMET STREETSCAPE TRANSFER IN		0.00	0.00
4653111.000	RDC GRANT - 5 POINT LOCAL SHARE		0.00	0.00
4653222.000	RDC GRANT - VALE PARK PATHWAY LOCAL SHARE		0.00	0.00
4653333.000	RDC GRANT - US HWY 30 CORRIDOR LOCAL SHARE		0.00	0.00
4653444.000	RDC GRANT - CALUMET STREETSCAPE LOCAL SHARE		0.00	0.00
SubTotal Fund Number 4653			0.00 ✓	62898.73 ✓
**Fund Number 4654				
4654001.000	RDC DEBT RESERVE - TRANSFER IN		0.00	0.00
SubTotal Fund Number 4654			0.00 ✓	0.00 ✓
*** GRAND TOTAL ***			109574.50 ✓	9668652.68 ✓

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APPRACCOUNTS.FRX

Ordered By Appropriation

APPROP	TITLE	FORWARDED	CURRENT	TRANSFRD	ADDL/ADJ	ENCUM	EXP-MTD	EXP-YTD	LIQ NOT EXP FWD	UNENCUM BAL	UNEXPEND BAL	% LEFT
**Fund Number 4445												
4445020002.000	RDC TIF - UNAPPROPRIATED	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
4445020300.000	RDC TIF - TRANSFER OUT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
4445020305.000	RDC TIF - ECON DEVELOPMENT	0.00	200000.00	0.00	0.00	0.00	0.00	10295.00✓	0.00	189705.00	189705.00	94.85%
4445020307.000	RDC TIF - BOND OBLIGATIONS	0.00	5622094.00	0.00	0.00	0.00	308868.06✓	2166208.80✓	0.00	3455885.20	3455885.20	61.47%
4445020308.000	RDC TIF - SCHOOL CHALLENGE	0.00	700000.00	0.00	0.00	0.00	88721.82✓	167448.49✓	0.00	532551.51	532551.51	76.08%
4445020309.000	RDC TIF - PROFESSIONAL	0.00	375000.00	0.00	0.00	0.00	12197.50✓	30228.95✓	0.00	344771.05	344771.05	91.94%
4445020310.000	RDC TIF - PROFESSIONAL	0.00	375000.00	0.00	0.00	0.00	7497.50✓	56040.35✓	0.00	318959.65	318959.65	85.06%
4445020311.000	RDC TIF - UTILITY	0.00	1000000.00	0.00	0.00	0.00	7976.95✓	19126.95✓	0.00	980873.05	980873.05	98.09%
4445020312.000	RDC TIF - VALPONET	0.00	75000.00	0.00	0.00	0.00	675.67✓	8607.07✓	0.00	66392.93	66392.93	88.52%
4445020313.000	RDC TIF - BUILDING	0.00	150000.00	0.00	0.00	0.00	0.00	0.00✓	0.00	150000.00	150000.00	100.00%
4445020314.000	RDC TIF - PUBLIC SAFETY	0.00	500000.00	0.00	0.00	0.00	0.00	500000.00✓	0.00	0.00	0.00	0.00%
4445020315.000	RDC TIF - INDUSTRIAL	0.00	5250000.00	0.00	0.00	0.00	228544.47✓	2684661.47✓	0.00	2565338.53	2565338.53	48.86%
4445020316.000	RDC TIF - EASTSIDE (MEMORIAL	0.00	450000.00	0.00	0.00	0.00	7475.00✓	9975.00✓	0.00	440025.00	440025.00	97.78%
4445020317.000	RDC TIF - WORKFORCE HOUSING	0.00	1000000.00	0.00	0.00	0.00	0.00	0.00✓	0.00	1000000.00	1000000.00	100.00%
4445020320.000	RDC TIF - JOURNEYMAN TOD	0.00	0.00	0.00	0.00	0.00	0.00	0.00✓	0.00	0.00	0.00	0.00%
4445020321.000	RDC TIF - ENVIRONMENTAL	0.00	125000.00	0.00	0.00	0.00	0.00	12987.00✓	0.00	112013.00	112013.00	89.61%
4445020322.000	RDC TIF - BUS SERVICE	0.00	580000.00	0.00	0.00	0.00	338076.63✓	341963.50✓	0.00	238036.50	238036.50	41.04%
4445020323.000	RDC TIF - GRANTS MATCH	0.00	2775000.00	0.00	0.00	0.00	372981.68✓	778741.29✓	0.00	1996258.71	1996258.71	71.94%
4445020326.000	RDC TIF - VALE VIEW	0.00	22642.00	0.00	0.00	0.00	0.00	20256.81✓	0.00	2385.19	2385.19	10.53%
4445020327.000	RDC TIF - DOWNTOWN	0.00	1215000.00	0.00	3292.10	0.00	2055.75✓	274585.27✓	0.00	943706.83	943706.83	77.46%
SubTotal Fund Number 4445		0.00	20414736.00	0.00	3292.10	0.00	1375071.03✓	7081125.95✓	0.00	13336902.15	13336902.15	65.32%
**Fund Number 4650												
4650250100.000	RDC TOTAL MONIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
SubTotal Fund Number 4650		0.00	0.00	0.00	0.00	0.00	0.00✓	0.00✓	0.00	0.00	0.00	n/a
**Fund Number 4651												
4651020000.000	RDC GENERAL -	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
4651020304.000	RDC GENERAL - OPERATIONS	0.00	600000.00	0.00	0.00	0.00	525497.35✓	538047.38✓	0.00	61952.62	61952.62	10.33%
4651020305.000	RDC GENERAL - INITIATIVES	0.00	1015000.00	0.00	0.00	0.00	401091.72✓	561552.82✓	0.00</			

Appropriation Report

Date: 08/08/2025 09:19:20 AM

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APPROP	TITLE	FORWARDED	CURRENT	TRANSFRD	ADDL/ADJ	ENCUM	EXP-MTD	EXP-YTD	LIQ NOT EXP FWD	UNENCUM BAL	UNEXPEND BAL	% LEFT
4652020001.000	RDC PROJECT - PRATT BOND	0.00	489083.00	0.00	0.00	0.00	589262.50 ✓	1177905.00 ✓	0.00	-688822.00	-688822.00	-140.84%
SubTotal Fund Number 4652		0.00	489083.00	0.00	0.00	0.00	589262.50 ✓	1177905.00 ✓	0.00	-688822.00	-688822.00	-140.84%
**Fund Number 4653												
4653020001.000	RDC GRANT - 5 POINTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
4653020007.000	RDC GRANT - SILHAVY/LAPORTE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
4653020008.000	RDC GRANT -	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
4653020009.000	RDC GRANT - LINC/CAMP	0.00	0.00	0.00	-21035.10	0.00	18828.29	35734.74	0.00	-56769.84	-56769.84	269.88%
4653020010.000	RDC GRANT - TOD TRAIL TO	0.00	0.00	0.00	-37478.24	0.00	1889.28	2505.00	0.00	-39983.24	-39983.24	106.68%
4653020011.000	RDC GRANT - SR 130 @ 400	0.00	0.00	0.00	-34327.80	0.00	0.00	32808.00	0.00	-67135.80	-67135.80	195.57%
4653020012.000	RDC GRANT - HORSEPRAIRIE/S	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
4653020013.000	RDC GRANT - INDIANA AVE	0.00	0.00	0.00	0.00	0.00	0.00	37588.50	0.00	-37588.50	-37588.50	0.00%
SubTotal Fund Number 4653		0.00	0.00	0.00	-92841.14	0.00	20717.57 ✓	108636.24 ✓	0.00	-201477.38	-201477.38	217.01%
**Fund Number 4654												
4654020001.000	RDC DEBT RESERVE - TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00 ✓	913867.84 ✓	0.00	-913867.84	-913867.84	0.00%
SubTotal Fund Number 4654		0.00	0.00	0.00	0.00	0.00	0.00 ✓	913867.84 ✓	0.00	-913867.84	-913867.84	n/a
*** GRAND TOTAL ***		0.00	22573819.00	0.00	-89549.04	0.00	2925173.17 ✓	10411668.23 ✓	0.00	12072601.73	12072601.73	53.69%

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CITY OF VALPARAISO REDEVELOPMENT COMMISSION								
JULY 2025								
		Consolidated Valparaiso Allocation	General Fund	Pratt Bond	Grants (All Projects)	Debt Reserve [RESTRICTED]	Total Monies Investments	RDC Funds YTD Inclusive of Trust As of 7/1/2025
		4445	4651	4652	4653	4654	4650	
Balances as of 7/1/2025		\$10,390,590.54	\$6,435,818.45	\$149,147.91	-\$117,861.08	\$210,301.00	-\$6,500,000.00	\$17,067,996.82
Fund #	REVENUE							
4445	Revenue (Taxes)	\$0.00	\$0.00	\$0.00	\$0.00			\$4,722,964.89
4445	Interest Income	\$8,256.94	\$0.00	\$0.00	\$0.00			\$225,881.96
4445	Parking Garage EV Chargers	\$626.72	\$0.00	\$0.00	\$0.00			\$4,671.08
4445	Transfer In	\$0.00	\$0.00	\$0.00	\$0.00			\$913,867.84
4445	Miscellaneous	\$4,000.00	\$0.00	\$0.00	\$0.00			\$167,034.69
4445	Refunds	\$4,947.82	\$0.00	\$0.00	\$0.00			\$2,204,947.82
4445	Reimbursements	\$30,000.00	\$0.00	\$0.00	\$0.00			\$659,721.05
4445	Temporary Loan	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4651	Interest Income	\$0.00	\$8,256.93	\$0.00	\$0.00			\$225,881.95
4651	Contributions/Donations	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4651	Transfer	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4651	Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00			\$1,060.68
4651	Real Estate	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4651	Tax Abatement	\$0.00	\$0.00	\$0.00	\$0.00			\$124,297.90
4651	Pilot Program	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4651	ValpoNet Deposits	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4651	ValpoNet Fiber Lease Payments	\$0.00	\$23,656.50	\$0.00	\$0.00			\$78,339.50
4651	Other Income	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4651	Refunds	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4651	Reimbursements	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4652	Pratt Bond	\$0.00	\$0.00	\$29,829.59	\$0.00			\$277,084.59
4653	Grants (All Reimbursed Projects)	\$0.00	\$0.00	\$0.00	\$0.00			\$62,898.73
4650	Transfer In	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
TOTAL CASH REVENUE		\$47,831.48	\$31,913.43	\$29,829.59	\$0.00	\$0.00	\$0.00	\$9,668,652.68
Fund #	DISBURSEMENTS							
4445	Unappropriated	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4445	Transfer Out	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4445	Econ Development Initiatives	\$0.00	\$0.00	\$0.00	\$0.00			\$10,295.00
4445	Bond Obligations	\$308,868.06	\$0.00	\$0.00	\$0.00			\$2,166,208.80
4445	School Challenge Grants	\$88,721.82	\$0.00	\$0.00	\$0.00			\$167,448.49
4445	Professional Studies	\$12,197.50	\$0.00	\$0.00	\$0.00			\$30,228.95
4445	Professional Services	\$7,497.50	\$0.00	\$0.00	\$0.00			\$56,040.35
4445	Utility Improvements	\$7,976.95	\$0.00	\$0.00	\$0.00			\$19,126.95
4445	ValpoNet	\$675.67	\$0.00	\$0.00	\$0.00			\$8,607.07
4445	Building Improvements/Facades	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4445	Public Safety Equipment	\$0.00	\$0.00	\$0.00	\$0.00			\$500,000.00
4445	Industrial Infrastructure	\$228,544.47	\$0.00	\$0.00	\$0.00			\$2,684,661.47
4445	Eastside (Memorial Drive)	\$7,475.00	\$0.00	\$0.00	\$0.00			\$9,975.00
4445	Workforce Housing Initiatives	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4445	Journeyman TOD	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4445	Environmental Protection	\$0.00	\$0.00	\$0.00	\$0.00			\$12,987.00
4445	Bus Service Expenses	\$338,076.63	\$0.00	\$0.00	\$0.00			\$341,963.50
4445	Grants Match	\$372,981.68	\$0.00	\$0.00	\$0.00			\$778,741.29
4445	Vale View	\$0.00	\$0.00	\$0.00	\$0.00			\$20,256.81
4445	Downtown Housing/Parking	\$2,055.75	\$0.00	\$0.00	\$0.00			\$274,585.27
4651	Unappropriated	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4651	Operations Support	\$0.00	\$525,497.35	\$0.00	\$0.00			\$538,047.38
4651	Initiatives	\$0.00	\$401,091.72	\$0.00	\$0.00			\$561,552.82
4651	Green Initiatives/Public Art	\$0.00	\$13,533.00	\$0.00	\$0.00			\$30,533.00
4652	Pratt Bond	\$0.00	\$0.00	\$589,262.50	\$0.00			\$1,177,905.00
4653	Grants (All Projects)	\$0.00	\$0.00	\$0.00	\$20,717.57			\$108,636.24
4654	Debt Reserve	\$0.00	\$0.00	\$0.00	\$0.00			\$913,867.84
4650	Total Monies Investments	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
TOTAL EXPENDITURES		\$1,375,071.03	\$940,122.07	\$589,262.50	\$20,717.57	\$0.00	\$0.00	\$10,411,668.23
Fund Balances: 7/31/2025		\$9,063,350.99	\$5,527,609.81	-\$410,285.00	-\$138,578.65	\$210,301.00	-\$6,500,000.00	\$14,252,398.15
*OVERALL FUND BALANCE INCLUDES MONEY INVESTED AT TRUST INDIANA								

Renewal of Short-Term Use Agreement

This *Renewal of Short-Term Use Agreement* ("Agreement") is entered into this 14th day of August 2025, 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*.**

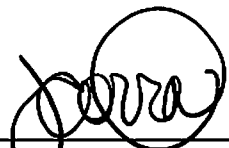
Whereas, the parties renewed the initial agreement in August of 2019 as well as years 2021-2024. Such renewals are incorporated by reference.

Whereas, the Creative Council desires to use the same parking lot during the 2025 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 6, 2025, from 6:00 am to 7:00 pm.**
2. The premise identified in "Exhibit A" of the *Short-Term Use Agreement* is amended to reflect the revised premise area as shown in Exhibit 1-A attached to this Renewal of Short-Term Use Agreement.
3. All other terms shall remain the same.

Valparaiso Redevelopment Commission



Valparaiso Creative Council, Inc.
Jessica Corral, Executive Director, 7.31.25



SHORT-TERM USE AGREEMENT

THIS INDENTURE, made this 6th day of **September 2018**, by and between the **Valparaiso Redevelopment Commission ("Commission")** and **Valparaiso Creative Council, Inc. ("Creative Council")**. By executing this Short-Term Use Agreement ("Agreement"), **CREATIVE COUNCIL** acknowledges and agrees that it is liable and responsible for performing all the obligations and responsibilities as set forth within this Agreement.

WITNESSETH:

The Commission, in consideration of the terms, covenants and conditions set forth in the Agreement, does grant permission to **CREATIVE COUNCIL** to use the land as identified on **Exhibit A. ("Premises")**.

CREATIVE COUNCIL agrees to use the Premises on **September 8, 2018 from 6:00 am to 7:00 pm** for the limited purpose of **parking vehicles in conjunction with Valparaiso's Popcorn Festival**.

Background:

CREATIVE COUNCIL is a group of local leaders chosen to advance the growth and development of the creative arts community in and around the City of Valparaiso. The **CREATIVE COUNCIL** is a recognized Indiana nonprofit corporation and a 501(c) entity. This Agreement will allow the **CREATIVE COUNCIL** to charge for the parking of vehicles and retain such proceeds to further its mission.

THE PREMISES ARE USED SUBJECT TO THE FOLLOWING TERMS, CONDITIONS, COVENANTS AND AGREEMENTS:

- 1) **CREATIVE COUNCIL** shall have the limited right to charge a fee to park vehicles at the Premises on **September 8, 2018 from 6:00 am until 7:00 pm** in conjunction with **Popcorn Festival**.
- 2) **CREATIVE COUNCIL** covenants and agrees to care for and maintain the Premises in a neat and orderly condition. At all times, the **CREATIVE COUNCIL** will have representatives at the Premises to monitor activities. It shall be the responsibility to place signs identifying the Premises as **"parking for a fee"**
- 3) **CREATIVE COUNCIL** covenants to use the Premises only for the purpose of temporary parking of vehicles. **No sale of food, water or other items is allowed.**
- 4) **CREATIVE COUNCIL** shall maintain the Premises in full compliance with all federal, state and local laws, ordinances and/or other governmental regulations.
- 5) By executing the Agreement, **CREATIVE COUNCIL** acknowledges that its personal property is not insured under any of Commission's insurance policies. As such, the **CREATIVE COUNCIL** acknowledges and assumes full responsibility for obtaining its own insurance to cover any loss to any personal property in and/or at the Premises.
- 6) The **CREATIVE COUNCIL** agrees that it will not do anything or suffer anything to be done upon the Premises which may increase the rate of fire insurance upon the Premises; nor will **CREATIVE COUNCIL** permit the accumulation of waste or refuse matter on and/or at the Premises; nor will the **CREATIVE COUNCIL** make any alteration on and/or to the Premises.

7) CREATIVE COUNCIL represents that it has examined the Premises before signing the Agreement and agrees that the Premises are in good and satisfactory condition. CREATIVE COUNCIL does hereby take the Premises "as is". At the termination of the Agreement, CREATIVE COUNCIL shall return the Premises in as good and clean condition as when CREATIVE COUNCIL took possession. Specifically, the Creative Council shall remove all trash and debris.

8) Commission reserves the right to enter (or to have Commission's agent enter) the Premises or any part thereof at all reasonable hours and upon reasonable notice to CREATIVE COUNCIL for inspection related to the safety, protection, preservation or improvements of the Premises.

9) CREATIVE COUNCIL agrees to, throughout the Agreement's term and forever thereafter, indemnify, save, and hold harmless Commission (and Commission's offers, agents, employees and successors and assigns) from and against all liability during the Agreement's term to persons and/or property, occasioned wholly or in part, by any act or omission of the CREATIVE COUNCIL and/or of the CREATIVE COUNCIL's invitees, guests, and/or subcontractors. Commission shall not be liable for damages to person and/or property sustained by CREATIVE COUNCIL and/or by CREATIVE COUNCIL's employees, servants, invitees and/or any other persons due to the Premises and/or any of the Premises' appurtenances becoming out of repair, and/or arising from bursting and/or leaking gas, steam, water and/or sewer pipes, and/or from defective wiring. Commission shall not be liable damage to, loss, and/or theft of any of CREATIVE COUNCIL's (and/or any other person's) property in and/or on the Premises. CREATIVE COUNCIL further agrees to indemnify, save and hold harmless Commission (and Commission's agents, successors and assigns) from any and all such claims and shall undertake the defense thereof at CREATIVE COUNCIL's expense (including, but not limited to, CREATIVE COUNCIL completely and fully assuming all of Commission's attorneys' fees and related costs) of any such claims initiated against Commission by CREATIVE COUNCIL and/or by any other party which in any way relate to or otherwise involve the Premises.

10) CREATIVE COUNCIL agrees if CREATIVE COUNCIL, without Commission's consent, shall violate any of the terms of this Agreement, it shall be lawful thereupon for Commission to re-enter and repossess the Premises, to remove all persons therefrom and to take exclusive possession of and remove all property therefrom and all rights of CREATIVE COUNCIL in the Premises shall immediately cease, and for the purpose of such re-entry CREATIVE COUNCIL hereby waives notice of any such failure or default and demand for possession of the Premises. The failure on the part of the Commission to re-enter or repossess the premises or to exercise any of his rights hereunder upon default shall not preclude the Commission from the exercise of any such rights upon any subsequent defaults.

11) CREATIVE COUNCIL agrees to pay all of Commission's reasonable attorneys' fees and related costs incurred in enforcing any and all provisions of this Agreement. Any action to enforce any provision of this Agreement shall be filed in the state courts of Indiana – Porter County.

12) Commission and CREATIVE COUNCIL agree that the covenants, conditions and agreements contained herein shall apply to and bind the heirs, executors and legal representatives of the parties hereto. This instrument may not be changed, modified, discharged or terminated orally by the CREATIVE COUNCIL.

13) CREATIVE COUNCIL hereby acknowledges that it has read and understands all of the terms and conditions of the Agreement and has had the opportunity to have the Agreement reviewed with the assistance of legal counsel of its choosing.

14) The parties executing this Agreement represent that they have the authority to sign this Agreement.

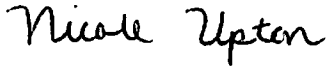
IN WITNESS WHEREOF, Commission and CREATIVE COUNCIL have signed and sealed the Agreement the day and year first above written.

COMMISSION:



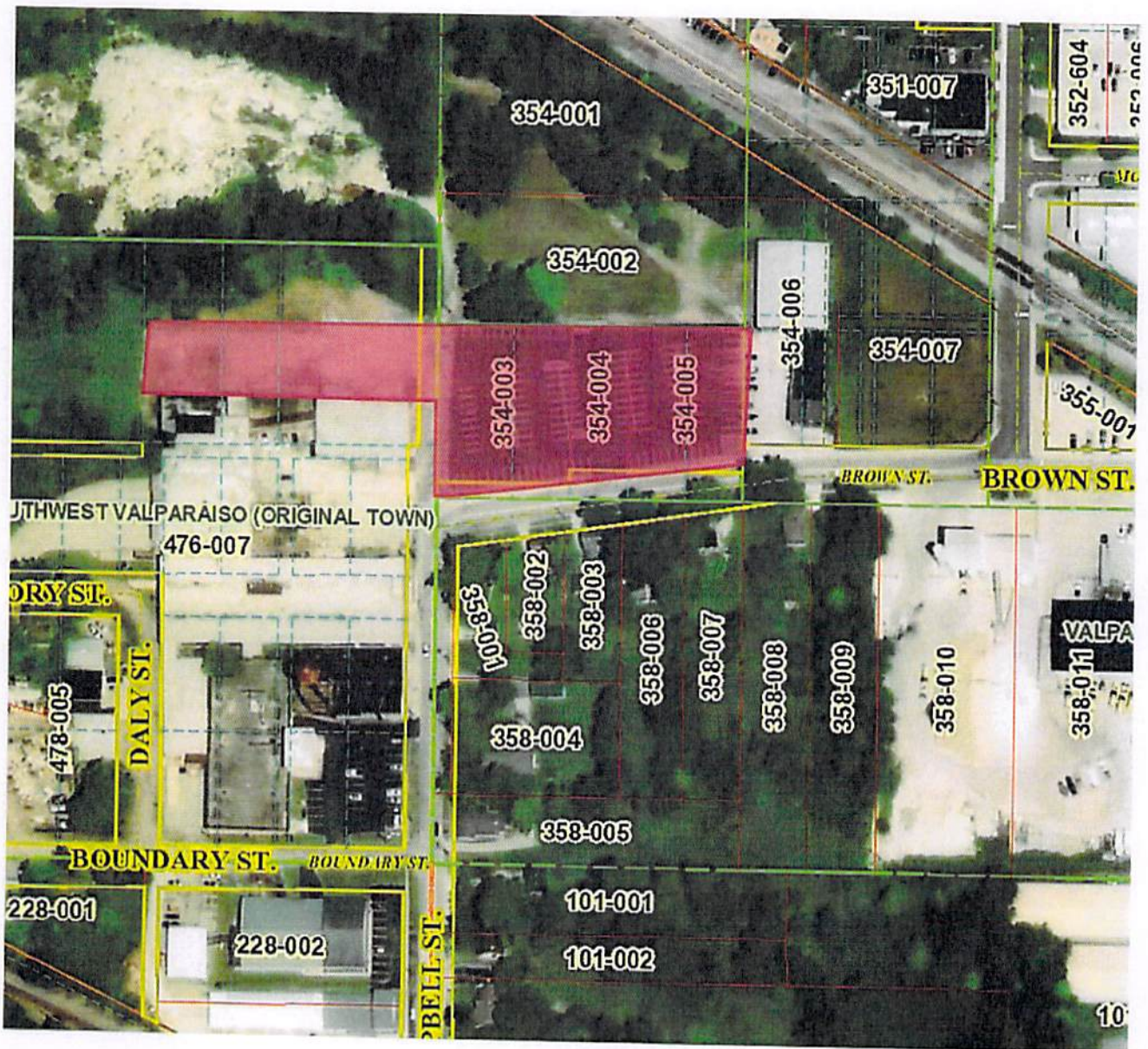
Stu Summers

CREATIVE COUNCIL:



Nicole Upton

“Exhibit A”



SHORT-TERM USE AGREEMENT

THIS INDENTURE, made this 14th day of August 2025, by and between the Valparaiso Redevelopment Commission ("Commission") and Valparaiso Events ("EVENTS"). By executing this Short-Term Use Agreement ("Agreement"), EVENTS acknowledges and agrees that it is liable and responsible for performing all the obligations and responsibilities as set forth within this Agreement.

WITNESSETH:

The Commission, in consideration of the terms, covenants and conditions set forth in the Agreement, does grant permission to EVENTS to use the land as identified on Exhibit A. ("Premises").

EVENTS agrees to use the Premises on September 6, 2025 from 6 am to 2:00 pm for the limited purpose of staging participants for the Valparaiso Popcorn Festival from Premises then along an approved parade route.

Background: Valparaiso EVENTS is a local nonprofit organization that puts on the annual Popcorn Festival as well as other community EVENTS and activities. The Premises is requested as part of the staging area for the parade.

THE PREMISES ARE USED SUBJECT TO THE FOLLOWING TERMS, CONDITIONS, COVENANTS AND AGREEMENTS:

- 1) EVENTS shall have the limited right to use the Premises on September 6, 2025 from 6:00 am to 2:00 pm for the limited purpose of staging participants for the parade from the Premises.
- 2) EVENTS covenants and agrees to care for and maintain the Premises in a neat and orderly condition. At all times, EVENTS will have representatives at the Premises to monitor activities.
- 3) EVENTS covenants to use the Premises only for the purpose of staging participants for a parade from the Premises. No other activities are allowed.
- 4) By executing the Agreement, EVENTS acknowledges that its personal property is not insured under any of Commission's insurance policies. As such, the EVENTS acknowledges and assumes full responsibility to cover any loss to any personal property at the Premises.
- 5) The EVENTS agrees that it will not do anything or suffer anything to be done upon the Premises which may increase the rate of fire insurance upon the Premises; nor will EVENTS permit the accumulation of waste or refuse matter on and/or at the Premises; nor will the EVENTS make any alteration on and/or to the Premises.
- 6) EVENTS represents that it has examined the Premises before signing the Agreement and agrees that the Premises are in good and satisfactory condition. EVENTS accepts the Premises "as is". At the termination of the Agreement, EVENTS shall return the Premises in as good and clean condition as when EVENTS took possession. Specifically, EVENTS shall remove all trash and debris.
- 7) Commission reserves the right to enter (or to have Commission's agent enter) the Premises or any part thereof at all reasonable hours and upon reasonable notice to EVENTS for inspection related to the safety, protection, preservation or improvements of the Premises.

8) EVENTS agrees to, throughout the Agreement's term and forever thereafter, indemnify, save, and hold harmless Commission (and Commission's offers, agents, employees and successors and assigns) from and against all liability during the Agreement's term to persons and/or property, occasioned wholly or in part, by any act or omission of EVENTS and/or of EVENTS' invitees, guests, and/or subcontractors. Commission shall not be liable for damages to person and/or property sustained by EVENTS and/or by EVENTS' employees, servants, invitees and/or any other persons due to the Premises and/or any of the Premises' appurtenances becoming out of repair, and/or arising from bursting and/or leaking gas, steam, water and/or sewer pipes, and/or from defective wiring. Commission shall not be liable damage to, loss, and/or theft of any of EVENTS' (and/or any other person's) property in and/or on the Premises. EVENTS further agrees to indemnify, save and hold harmless Commission (and Commission's agents, successors and assigns) from any and all such claims and shall undertake the defense thereof at EVENTS' expense (including, but not limited to, EVENTS completely and fully assuming all of Commission's attorneys' fees and related costs) of any such claims initiated against Commission by EVENTS and/or by any other party which in any way relate to or otherwise involve the Premises.

9) EVENTS agrees If EVENTS, without Commission's consent, shall violate any of the terms of this Agreement, it shall be lawful thereupon for Commission to re-enter and repossess the Premises, to remove all persons therefrom and to take exclusive possession of and remove all property therefrom and all rights of EVENTS in the Premises shall immediately cease, and for the purpose of such re-entry EVENTS hereby waives notice of any such failure or default and demand for possession of the Premises. The failure on the part of the Commission to re-enter or repossess the premises or to exercise any of his rights hereunder upon default shall not preclude the Commission from the exercise of any such rights upon any subsequent defaults.

10) EVENTS agrees to pay all of Commission's reasonable attorneys' fees and related costs incurred in enforcing any and all provisions of this Agreement. Any action to enforce any provision of this Agreement shall be filed in the state courts of Indiana – Porter County.

11) Commission and EVENTS agree that the covenants, conditions and agreements contained herein shall apply to and bind the heirs, executors and legal representatives of the parties hereto. This instrument may not be changed, modified, discharged or terminated orally by the EVENTS.

12) EVENTS hereby acknowledges that it has read and understands all of the terms and conditions of the Agreement and has had the opportunity to have the Agreement reviewed with the assistance of legal counsel of its choosing.

13) The parties executing this Agreement represent that they have the authority to sign this Agreement.

IN WITNESS WHEREOF, Commission and EVENTS have signed and sealed the Agreement the
day and year first above written.

COMMISSION:

George Douglas
Date:

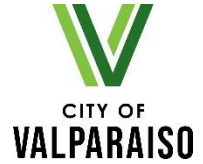
EVENTS:



Katie Abel
Date: 7/29/2025



To: Members of the Redevelopment Commission
From: Maggie Clifton, Community Engagement Director
Subject: 2026 Neighborhood Improvement Grant Program
Date: August 5, 2026



Summary and Recommendation

The Commission has provided funding for a Neighborhood Improvement Grant program to be administered by the Community Engagement Department since 2018. Since that time, 139 grants have been awarded to 46 neighborhood groups, resulting in more than \$1.3 million in neighborhood improvements with community-wide impact.

The proposed 2026 guidelines have been recommended by our grant review committee. Opportunities for feedback from neighborhood groups have been offered through Neighborhood Workshops, online surveys and more. A few changes were made in 2025 that led to more creative and engaging projects. We hope to continue to build on that success by keeping the existing guidelines in place.

2026 Neighborhood Grant applications will be due March 1, 2026, and projects should be completed before the end of 2026. Approving the guidelines now allows neighborhood groups more time to plan and pull together application materials.

Policy Analysis

The general grant guidelines have been working well for neighborhood groups and city departments. By providing these guidelines and supporting documents, we hope to see the program continue bringing neighbors together to enhance their public spaces creatively.

Attachments:

- A. 2026 Grant Guidelines, Timeline and FAQs
- B. 2026 Grant Application
- C. 2018 – 2025 Grant 'Heat Map'

Additional Online Resources:

- [Grant project ideas by budget](#)
- [Grant catalog](#) of funded projects
- [Neighborhood Toolkit](#)

Neighborhood Improvement Grant 2026 Program Guidelines



Program Guidelines

The [Neighborhood Improvement Grant](#) program is intended to give residents an opportunity to have direct input and influence into the improvement of Valparaiso's neighborhoods. The funds provide for small neighborhood-based projects with community-wide benefit. The goal is to bring neighborhoods together and to increase partnerships between neighborhoods and the city through positive improvement projects.

Improvement projects may include ([view our project guide for examples by budget](#)):

- Tree Plantings
- Public Art
- Playground or Park Equipment
- Special Features (benches, shelters, little library)
- Gathering Spaces
- Signage
- Landscaping
- *Other Creative Ideas!*

In 2026, grants of up to \$20,000 are available to neighborhood groups. Eligible projects must improve or enhance public spaces in neighborhoods and offer a benefit to the community. Projects must not conflict with existing city plans or policy and must be discussed with city staff prior to approval. If you wish to improve private, HOA-owned common spaces, a 51% match may be required. Neighborhoods that received funding in the past are encouraged to propose a project that is different than the project previously funded. This grant program no longer accepts sidewalk maintenance projects and may not be the best funding source for other maintenance projects that do not visibly enhance neighborhoods. If your neighborhood has a specific sidewalk concern, please report it at [valpo.us](#) under "Voice a Concern" on the homepage. If two or more neighborhoods work together on an application and project planning efforts, they can apply for up to \$40,000. [View a catalog](#) of all grant projects awarded to date.

Neighborhood-based groups are encouraged to apply. Eligible neighborhood groups must [sign-up](#) to be included in the City's Neighborhood Directory prior to applying. To learn more about organizing your neighborhood, [view our Neighborhood Toolkit](#).

Application Process

The grant application deadline is March 1, 2026. The application form asks nine questions to gain a better understanding of your project in terms of the evaluating criteria. Applications will be reviewed by a committee of city staff.

The following criteria highlight what the review committee will be prioritizing when evaluating applications. Additionally, neighborhoods who have not received a grant in the past may be given priority over those that have received multiple neighborhood grants.

Grant Evaluating Criteria	
Neighborhood Engagement	• How did the applicant involve neighborhood residents in the planning and implementation of the project? What efforts did the neighborhood group take to engage neighbors and get input on the project? • Does this project support or create more opportunities for engagement?
Community Benefit	• Do residents beyond the neighborhood boundaries benefit from this project? Is it accessible to the public? • Does the project improve the sense of community for residents?

For questions or comments about the Neighborhood Improvement Grant program and guidelines contact Maggie Clifton, Community Engagement Director, at mclifton@valpo.us or 219-462-1161.

<i>Feasibility & Longevity</i>	• How does the project align with current city projects and standards? • Is this a seasonal improvement or one that will last several years? • Is this a low maintenance improvement that can be sustained over time? • Does the application include detailed plans and estimates?
<i>Neighborhood Investment</i>	• Is the neighborhood group leveraging additional funds or volunteer labor and/or time towards the project?

While the grant criteria help the review committee evaluate the applications that are submitted, the committee has also prioritized the following TYPES of projects based on the criteria. This becomes a greater factor when there is more demand for projects than available funding.

Community Benefit >>> Neighborhood Investment

Engagement >>> Beautification

Community Benefit + Engagement • Tree Planting • Park Enhancement • Little Library • Benches	Neighborhood Investment + Engagement* • Gathering Spaces, Pavilions, Gazebo, etc. • Private Playground
Community Benefit + Beautification • Public Art • Entry Signage and Landscaping	Neighborhood Investment + Beautification* • Pathway Illumination • Common Area Landscaping • Pond Fountain

**51% match required*

It is required to schedule a planning meeting with the Community Engagement Department prior to applying. The Community Engagement Department will help connect you with necessary city departments, provide information for your budget and provide guidance on your application materials. We recommend scheduling this meeting at least one month before the application deadline.

Neighborhood Improvement Grant Timeline 2026

Notice to Public	No later than August 18, 2025.
Neighborhood Improvement Grant Information Session (Virtual)	• Monday, September 8 at 5:00 pm via Zoom • Webinar Recording Available by September 15
Planning Meeting with Community Engagement Department *Required!	August - February scheduled individually
2025 Applications Due	March 1, 2026
Notice of Grant Awards	No later than March 13, 2026
Grant Projects Completed	No later than January 1, 2027

All application materials are available on our [website](#).

Contact us for more information – we are here to help!

For questions or comments about the Neighborhood Improvement Grant program and guidelines contact Maggie Clifton, Community Engagement Director, at mclifton@valpo.us or 219-462-1161.

Neighborhood Improvement Grant Frequently Asked Questions

1. **I live in a neighborhood without an HOA or association – how can I participate in the program?** Start out by reviewing our [Neighborhood Toolkit](#) that offers tips for neighborhood groups looking to form. The Community Engagement Department can also be a great resource to you! We can support you by printing materials to promote a neighborhood meeting, facilitating a conversation with your neighbors to determine the best improvement project, supporting your efforts to host a kick-off block party and more! There are a variety of projects you can consider that don't require a matching component.
2. **Can one neighborhood apply for multiple projects?** Neighborhoods that apply can only request up to \$20,000 total. Neighborhood groups are highly encouraged to reach consensus on a single project. If you apply for multiple projects, note that the review committee may choose to fund one project while denying funding to another, so prioritizing them in your application is very important.
3. **If two or more neighborhoods apply for a project together, does the cap remain \$20,000?** Grants could be awarded up to \$40,000 if multiple neighborhoods are working together on the application and its planning efforts.
4. **If the neighborhood contributes funds toward the project, will those dollars be considered part of the \$20,000 cap or would it be able to expand the project beyond \$20,000?** Donated dollars would allow the total project cost to go beyond \$20,000. Proof of your donations or pledges should be submitted with your application.
5. **If we received funding previously through this program, can we apply again?** Yes, all neighborhoods are eligible to apply again in 2026. However, priority will be given to neighborhoods that have not yet received a grant. Neighborhoods that received funding in the past are encouraged to propose a project that is different than the project previously funded. For example, if you did a park project in 2025, we would encourage you to apply for something other than a park improvement.
6. **Will the funds go towards completing full projects only or could partial funding be awarded?** The review committee will determine this based on the demand and size of projects that are submitted. If there is a need to do partial funding, the review committee will contact the applicant(s) before the final recommendation is submitted to the Redevelopment Commission for approval. We want as many high-quality applications to succeed as the budget allows.
7. **Can projects be done on HOA owned, private or vacant spaces within the city?** A goal of the program is to fund neighborhood-based projects that provide community-wide benefit. While we prefer to see projects completed in public, city-owned spaces, we are open to exploring projects on HOA-owned or private property on a case-by-case basis. Any project completed on HOA-owned or private property may require the neighborhood to pay 51% of the total project costs as well as manage the ongoing maintenance of the project. The match may be waived if the project is adjacent to a public amenity, feature or is accessible to the public. Additionally, a detailed maintenance plan will need to be submitted with your application to ensure that the neighborhood can manage any upkeep successfully.
8. **Where can we find plans and/or codes to make sure we are staying compliant with the city?** Helpful resources may include [Unified Development Ordinance](#), [Building Codes](#), [City Ordinances](#), [Valpo Parks Plans](#) or simply give us a call to discuss at 462-1161!

Neighborhood Improvement Grant Application

Applicant Neighborhood / Organization: _____

Project Contact Person: _____

Mailing Address: _____

Contact Phone: _____ Email: _____

Project Name: _____

Before submitting your application, did you complete the following:

- ☐ Meeting with Community Engagement Department
- ☐ Neighborhood Directory Form

Project Summary

1. Describe your proposed project(s). What does your neighborhood want to do? Why do you want to do it?
2. Please define the location and details of the proposed project(s). Is this city-owned property or private property? Why was this location selected? Provide any maps, renderings or images that may relate.
3. If you received a grant in 2025, is this funding request for a different type of project?
☐ Yes ☐ No

Neighborhood Engagement

4. How was this project determined by your neighbors? In what ways did you gather input and feedback for the project?
5. Does this project support or create more opportunities for neighborhood engagement?

Feasibility and Longevity

6. Please provide a budget for the project.

Project Items	Item Cost
Item #1	\$
Item #2	\$
Item #3	\$
Total Project Cost:	\$
Total \$ Requested:	\$
Total \$ by Neighborhood:	\$

7. What are the ongoing maintenance needs of the project? Please describe what tasks will need to be completed and by whom upon completion of the project. How long will this project last?

Neighborhood Investment

8. Is your neighborhood providing any additional funding or volunteer time and labor towards the project? Describe.

Community Benefit

9. Describe how residents beyond the neighborhood boundaries may benefit from this project. Is it accessible to the public? Does the project improve the sense of community for residents?

Please provide any relevant attachments for the project.

- Attach documentation of neighborhood support for the proposed project. This may include sign-on letter of support, minutes from a neighborhood association meeting, survey responses, meeting minutes, etc.
- Attach copies of maps, site plans and/or construction drawings, as appropriate.
- If there is anything else the review board should know about your project, you may attach a brief (1 page or less) narrative.

1	4	7
2	5	8
3	6	

Neighborhood	# Grants
Audubon Estates	7
Banta	8
Beauty Creek Estates	5
Beauty Creek Villas	4
Berkley Park	2
Bicentennial Square	4
Bridgewater Estates	3
Brigata Hills	5
Calkins Hill	1
Campbell Meadows	1
Central	8
Chandana Point	1
College Hill	6
Concord Woods	1
Cottages of Valparaiso	1
Courtyards of Pepper Creek	4
Earthstone	1
Essex Park	3
Executive Park	1
Forest Park	2
Greenfield Creek	3
Harrison West	2
Hatch Lake	2
Hawthorne	5
Hawthorne East	2
Jefferson Park/200 East	1
Jefferson Park North Townhomes	1
Jessee-Pifer	8
Keystone Commons	7
Kingsridge	1
Lakepointe Gardens	4
Meridian Woods	1
Mistwood	4
Oak Grove	3
Oakwood Estates	1
Parkwood Estates	1
Pepper Cove	1
Pepper Creek Estates	1
Pine Creek	1
Shamrock	4
Sierra	5
Sunnybank	1
Timberbridge	3
Villas at Vale Park	5
Windsor Park	2
Woodlands of Gendale	1
Total Number of Grants	138

Redevelopment Commission

2025 Attainable Housing Grant Application

Section A: Applicant Information

1. Organization Name:
2. Contact Person & Title:
3. Mailing Address:
4. Email Address:
5. Phone Number:
6. Website (optional):

Section B: General Information

1. Select applicable grant category (check all that apply):
 - ☐ Workforce Housing Initiatives
 - ☐ Land Acquisition
 - ☐ Infrastructure Improvements
2. Project Summary
Briefly describe the project, including location, goals, target population, and how grant funds will be used:

(Attach additional narrative if needed)

3. Estimated Project Budget
 1. Soft Costs (design, engineering, permitting): \$_____
 2. Hard Costs (land, infrastructure, construction): \$_____
 3. Administrative costs: \$_____
 4. Contingency (recommended 5–10%): \$_____
 5. Total Project Cost: \$_____

(Attach itemized budget or worksheet)

4. Grant Request
 - a. Land Acquisition: \$_____
(Include appraisal or valuation)
 - b. Infrastructure Improvements: \$_____
 - c. Workforce Housing Initiatives: \$_____

Section C: Eligibility & Criteria

1. Is the applicant a 501(c)(3) or partnering with one incorporated in Indiana?
☐ Yes – Attach documentation or sponsorship agreement
☐ No
2. Commitment to using local labor and purchasing materials locally when feasible:
☐ Yes ☐ No
3. Preferred Builders/Contractors (if known):
 - a. _____
 - b. _____
 - c. _____
 - d. _____
4. Sources of Funding (confirmed & anticipated):
 - a. Developer equity: \$ _____
 - b. Bank financing: \$ _____
 - c. Public/philanthropic grants: \$ _____
 - d. Other: \$ _____
(Attach letters of commitment or intent)
5. Preliminary site plan and parcel map:
☐ Attached
6. Project timeline:
 - a. Site acquisition: _____
 - b. Infrastructure construction starts: _____
 - c. Vertical construction starts: _____
 - d. Project completion/occupancy: _____

Section D: Affordability and Marketing

1. Number of units priced at or below \$300,000? _____
2. Number of units to be priced above \$300,000? _____
3. Will any units be reserved for local employees or income-restricted buyers?
☐ Yes ☐ No
4. Describe your marketing and outreach strategy to reach target population of people residing or employed in the City of Valparaiso for three years.

Section E: Optional Attachments (Check all that apply)

- ☐ Letters of support from employers or community
- ☐ Elevations or conceptual renderings

- ☐ Sustainability features description
- ☐ Project team resumes or bios
- ☐ Buyer education or counseling partner documentation

Section F: Disbursement Method

Select a preferred disbursement method (see Guidelines for details):

- ☐ Lump sum reimbursement after project completion
- ☐ Reimbursement at 50%, 90%, and 100% of completion
- ☐ Disbursement before project construction begins (for land acquisition only)

Section G: Submission

Completed applications may be submitted electronically to Debbie Melcic at dmelcic@valpo.us or it may be dropped off or mailed to Valparaiso Redevelopment Commission, c/o Debbie Melcic, 166 Lincolnway, Valparaiso, IN 46383. Applications will be reviewed internally by requisite departments for completeness, readiness, and eligibility.

Section H: Certification

By signing below, the applicant certifies that the information provided in this application is accurate and that they understand and agree to the terms and conditions of the Valparaiso Redevelopment Commission Attainable Housing Grant Program.

Authorized Representative Name (Printed): _____

Title: _____

Signature: _____

Date: _____

City of Valparaiso Redevelopment Commission

Workforce Housing Grant Program Guidelines

Purpose

As part of the 2025 budget, the Valparaiso Redevelopment Commission appropriated \$1,000,000 to support Workforce Housing Initiatives, including:

- \$250,000 for Housing Initiatives and Grants*
- \$500,000 for Property Acquisition
- \$250,000 for Infrastructure Improvements

The scarcity of buildable residential lots has escalated land values. The cost to extend and/or improve public infrastructure can also be a cost barrier to affordable new home construction. The City Administration and the Redevelopment Commission are committed to promoting the development of workforce housing to support individuals who live or work in the City of Valparaiso and to create more opportunities for people to move into housing that fits their stage of life—whether they're just starting out or downsizing—so homes can better serve families across generations. These grants are intended to lower development costs for owner-occupied housing projects within Valparaiso, allowing units to be priced at or below \$300,000.

Grant funding is to be used exclusively for land purchase and/or improvement of development infrastructure. Infrastructure includes roads, alleys, sidewalks, pathways, water, sanitary sewer, storm sewer, etc. This is not an all-inclusive list and may include additional items as deemed appropriate by the Redevelopment Commission. Land and development projects must be located within the City of Valparaiso.

Grants are intended for owner-occupied residential properties only. Eligible types of housing projects include single family, duplex, townhomes, and condos. Applications for land purchase or development infrastructure improvements targeting multi-family apartments and rentals units are ineligible for this grant program.

*To qualify for the Housing Initiatives and Grants funds, households should be earning 60–120% of Area Median Income (AMI). As of 2024, AMI in Valparaiso was \$65,900, which puts 60–120% in the \$39,540–\$79,080 range. Qualifying grant programs through financial institutions and/or neighborhood housing organizations may include but are not limited to down payment assistance, forgivable loans, or closing cost assistance. The maximum housing initiative grant award to an individual or household is limited to \$10,000.00.

Eligible Applicants

Applicants must meet one of the following conditions:

- a. A nonprofit housing organization incorporated in the State of Indiana with 501(c)(3) status; or
- b. A partnership entity between a qualified nonprofit and a for-profit entity that is either directly or indirectly involved in residential development and/or residential financing.

All applicants must demonstrate ability to complete the project through:

- a. Organizational capacity (board of directors, staff, skill set, contractual relationships)
 - b. Project readiness (site control, zoning compatibility, initial design)
 - c. Financial feasibility
-

Land/Infrastructure Project Eligibility Criteria

To qualify for funding, a proposed project must:

- a. Be located within Valparaiso city limits
- b. Include new construction of owner-occupied units or the rehab/redevelopment of a structure that will result in the execution of eligible housing types
- c. Result in housing unit(s) priced at or below \$300,000
- d. Be ready to begin construction within 12-18 months of grant award
- e. Must meet City development planning codes or receive appropriate variances for construction of the project

Projects involving rental housing, multi-family apartments, or developments outside Valparaiso are not eligible.

Eligible Uses of Grant Funds

Grant funds may be used for:

- a. Direct Land Acquisition Costs
 - Purchase of land intended for owner-occupied housing
 - Requires third-party appraisal or valuation
 - The cost for demolition or rehab of real property improvements are ineligible for grant reimbursement
- b. Public infrastructure improvements required by the City of Valparaiso such as:
 - Roads
 - Alleys

- Sidewalks and pathways
- Stormwater and sewer systems
- Water service connections
- NIPSCO, gas, electric
- c. Reimbursement of associated costs such as building permits, impact fees, and sewer fees.

Private infrastructure (e.g., driveways, garages) is not eligible for reimbursement.

Funding Limits and Matching Encouragement

- a. Applicants may apply for funding in workforce housing initiative categories (land and infrastructure)
 - b. Grant amounts are subject to RDC budget limitations and project scoring
 - c. Matching funds from the applicant, employers, financial institutions, or other public agencies are strongly encouraged
 - d. Must provide any administrative costs/fees charged to the project
-

Application Requirements

A complete application must include:

- a. A fully completed Attainable Housing Grant Application Form
- b. Itemized development budget (soft and hard costs)
- c. Preliminary site plan and parcel location
- d. Proof of site control (e.g., purchase agreement, deed)
- e. Appraisal (if applying for land funding)
- f. Evidence of zoning compatibility or steps to approval
- g. Board of Directors list and signed board resolution
- h. Commitment to targeted populations:
 - Living or working in the City of Valparaiso for 3 or more years

Optional but recommended:

- a. Employer/community support letters (especially from entities with 10 or more full-time employees)
 - b. Sustainability features or green building summary
 - c. Renderings or visuals of housing types
 - d. Marketing/outreach strategy
-

Disbursement of Funds

Grants are awarded as reimbursements, except for land acquisition:

- Option A: Lump sum reimbursement after project completion (with lien waivers and receipts)
- Option B: Progress-based reimbursements at 50%, 90%, and 100% completion (with documentation)
- Option C (for land acquisition only): Funds can be distributed before construction begins so long as the land is under contract and the entity agrees to allow a deed restriction to be placed on the property

No grant funds will be disbursed without proof of eligible expenditure and compliance with agreement terms.

Review Process and Timeline

- a. Application Submission
 - Applications are accepted on a rolling basis or through a publicly announced funding round.
- b. Staff Review
 - Applications are reviewed for completeness, eligibility, and readiness. Once internal review is completed, the project application will be provided to the Redevelopment Commission (RDC) for evaluation.
- c. Evaluation
 - Complete project applications will be considered and evaluated by the RDC. Applicants may be required to present their project at a public meeting of the commission.
- d. Redevelopment Commission Approval
 - Final grant awards are approved during a public RDC meeting.
- e. Grant Agreement Execution
 - Recipients must enter into a grant agreement before funds are disbursed.

MIDWESTERN ELECTRIC, LLC.



July 30, 2025

City of Valparaiso
166 Lincolnway
Valparaiso, IN 46385
Attn; Max Rehlander

RE: EB and WB Left Turn Lane 5 Section Signal Heads and Wireless Puck Detection for the Intersection of Lincolnway and Morgan

Midwestern Electric, LLC. proposes to furnish labor, material, and equipment to complete the installation for the following Scope of Work

Scope of Work:

- **Replace existing 3 Section Signal heads and wiring with 5 Section Signals for the EB and WB left turn lanes**
- **Install Necessary equipment and 6 wireless detection pucks in each turn lane**

Total Cost:..... \$40,200

Cost breakdown:

- **Material - \$26,000**
- **Labor - \$11,000**
- **Equipment - \$3,200**

Exclusions:

- Premium time, overtime, or holiday hours
- Any Private Locates If Needed
- Any Additional Work Other Than Specified Above

Clarifications:

- All work performed during normal business hours 6:00 am to 4:30 pm. Monday – Thursday.
- All work covered in this proposal to be installed in a workmanlike manner and in accordance with all local and state electrical codes.

- This proposal may be withdrawn by Midwestern Electric LLC if not accepted within 15 days.

Please sign below so that we may proceed and complete the work required.

Respectfully,
Midwestern Electric, LLC.

Daniel Hayden
Project Manager

Proposal Acceptance:

Signature/Date: _____

Print Name: _____ Title: _____