



Redevelopment Commission

166 Lincolnway
Valparaiso, IN 46383
219-462-1161
[Valpo.us](http://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, September 11, 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, September 11th. This meeting will be held by the Valparaiso Redevelopment Commission at Valparaiso City Hall, 166 W. Lincolnway, Valparaiso, Indiana on **September 11, 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. September 11, 2025 Executive Session Minutes (Bill Durnell)
 - b. August 14, 2025 Meeting Minutes (Bill Durnell)
2. Approval of Claims Register and Financial Report (George Douglas)
3. 16/18 Indiana Update (George Douglas/Bruce Boyer)
4. Update
 - a. East Side Master Plan
 - b. RFQ Update
4. Other Business – October meeting date change
5. Public Comment
6. 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.

- October TBD
- November 13, 2025

VALPARAISO REDEVELOPMENT COMMISSION
Regular Meeting Minutes
August 14, 2025

The regular meeting of the Valparaiso Redevelopment Commission was called to order at 5:05 p.m. on Thursday, August 14, 2025, President Rob Thorngren presided.

Members present were: Rob Thorgren, Barbara Domer, Bill Durnell, Trish Sarkisian, Diana Reed and Frank Dessuit. Also present were Director of Development George Douglas, City Administrator Bill Oeding, Engineering Director Max Rehlander, Planning Director Bob Thompson, Development Intern Ava Smrzlick and members of the public.

ITEM #1- MINUTES: (5:25)

Mr. Durnell reported Commission members met for the Executive session at 4:45 to discuss real estate matters.

Motion: Mr. Durnell moved to approve both the August 14, 2025 executive meeting minutes and the July 17, 2025 Meeting Minutes. Ms. Reed seconded. A voice vote was unanimously carried.

ITEM #2 CLAIMS REGISTER AND FINANCIAL REPORT: (6:06)

Mr. Douglas reported that the Commission was sent the August 2025 Claims Registers and July 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:

- Is the \$5,000 reversal required because the reimbursement budget for city staff was set at exactly \$520,000?
- A question was raised regarding the supplemental year-to-date actuals versus budget report, noting that revenues appear on target year-to-date and expenses are generally under budget. Clarification was requested whether the report reflects only actuals to date, since some approved projects (e.g., the Southeast side utility project) have not yet been spent and therefore are not shown.

City staff answered and addressed questions and discussion items.

Motion: Ms. Reed motioned to approve the August Claims Register and the July Financial report. Ms. Sarkisian seconded the motion. A voice vote was unanimously carried.

ITEM #3 SHORT TERM USE AGREEMENT – CREATIVE COUNCIL: (11:01)

Mr. Douglas reported a short-term use agreement was presented for the Creative Council to utilize the Redevelopment Commission-owned lot north of Brown Street and east of Campbell Street during the Popcorn Festival. The lot has been used for this purpose in prior years as a fundraising event. The Creative Council carries insurance, and the event concludes by early evening. Approval was recommended, noting the organization's nonprofit status and contributions to arts and culture.

ITEM #4 VALPARAISO EVENTS PARKING LOT USE AGREEMENT: (28:55)

Mr. Douglas received a request from Valparaiso Events to use the Commission-owned Regal Beloit lot between Lafayette and Washington Streets for Popcorn Festival parade staging. The lot

would be used from 6:00 a.m. to 2:00 p.m., insurance coverage has been provided, and the organization will manage access and cleanup. Approval was recommended.

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

- Whether the Regal Beloit lot requested by Valparaiso Events is the same lot in which the Porter County Career and Technical Center has a use interest and whether any conflict exists that needs to be addressed.

City staff answered the question and discussion item.

Motion: Ms. Sarkisian motioned to approve both the Short-Term Use Agreement – Creative Council and Valparaiso Events Parking Lot Use Agreement. Mr. Durnell seconded the motion. A voice vote was unanimously carried.

ITEM #5 2026 NEIGHBORHOOD IMPROVEMENT GUIDELINES: (14:19)

Mr. Douglas recognized Ms. Smrzlick, the Development Department intern, noting that this is the final day of the internship. Ms. Smrzlick, a student at the University of San Francisco and a former participant in the Mayor's Youth Program Youth Council, has contributed significantly to a variety of development projects, including the City Government Academy presentation, workforce housing grant application and guidelines, and compilation of building permit data. Mr. Douglas expressed appreciation for her contributions, dedication, and professionalism throughout the internship, and noted that Ms. Smrzlick may return to assist during the Christmas break.

Ms. Smrzlick addressed the Commission to provide an overview of the internship experience. The presentation highlighted work on several projects, including the City Government Academy presentation, the workforce housing grant application and associated guidelines, and the compilation of building permit data. The experience was described as providing valuable insight into the complexity of local government operations, the collaborative and community-focused nature of decision-making, and the practical application of strategic planning and problem-solving skills.

Ms. Smrzlick discussed the 2026 Neighborhood Improvement Guidelines, noting that since 2018, 139 grants have been awarded to 46 neighborhoods, resulting in over \$1.3 million in community improvements. The 2026 guidelines, as recommended by the grant review committee, has been updated to encourage more creative and engaging projects, which resulted in a more diverse range of initiatives and increased community engagement. Approval of these guidelines is requested.

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

- What the specific changes are to the guidelines.

City staff answered and addressed the questions and discussion items.

Motion: Ms. Reed motioned to approve 2026 Neighborhood Improvement Guidelines. Ms. Domer seconded the motion. A voice vote was unanimously carried.

ITEM #6 WORKFORCE HOUSING GUIDELINES & APPLICATION: (25:58)

Ms. Douglas stated Ms. Smrzlick's internship was substantially supported through a READI Grant administered by the Center for Workforce Innovation, covering approximately 80% of the internship wages. Mr. Douglas acknowledged that this funding arrangement mitigates the cost to the City while providing valuable workforce development experience.

The discussion then turned to the Affordable Housing Grant application and guidelines. It was noted that an initial draft was presented to the Commission approximately four months ago, and feedback was incorporated into the current version. Ms. Smrzlick assisted with research, identifying best practices from other communities to assist in the development of guidelines and application.

The Commission was reminded that middle housing continues to be a challenge in communities across the region, and that the grant program represents a strategic investment by the Commission and the administration. The guidelines and application are intended to evolve over time as applications are received and reviewed. The review process of applications permits the Commission to request additional information if necessary. It was also noted that once a grant is approved, the corresponding grant agreement will undergo legal review and finalization before any funds are disbursed.

The Commission has been given an opportunity to review the guidelines and application. Ms. Smrzlick noted that the research included practices from outside Northwest Indiana and emphasized that the guidelines are intended to be flexible rather than prescriptive.

Mr. Douglas discussed the inclusion of housing initiative grants within the application that will target households earning between 60% and 120% of the Area Median Income (AMI). It was noted that these grants could be used in coordination with financial institutions or neighborhood housing organizations to support first-time homebuyers or other eligible individuals. Eligible uses may include, but are not limited to, down payment assistance, forgivable loans, and closing cost assistance. They are designed to reduce barriers to homeownership.

The guidelines include a maximum grant amount for initiatives of \$10,000 to stretch available funding and enable "stacking" of resources, allowing multiple programs or interventions to be combined to assist homebuyers. Mr. Douglas noted that this approach aims to maintain unit affordability (under \$300,000 per unit) while supporting buyers with additional financial needs, such as down payment assistance or related costs. Page two of the guidelines outlines eligible applicants, including nonprofits and nonprofit-for-profit partnerships, as well as financial institutions applying in partnership. It also details eligibility criteria for land and infrastructure components of projects. Page three adds reimbursement of associated costs (e.g., building permits, impact fees, sewer fees). While individually small, these can total \$3,000–\$5,000 per

housing unit. Including them helps reduce overall costs for future homeowners and provides an easily demonstrable benefit.

The application allows applicants to apply for multiple components, land, infrastructure, and other initiatives for a single project. Minor updates provide more clarity on definitions and reimbursement procedures. The group discussed approving the framework subject to final refinements with the understanding that additional information may still be requested before awards are made.

Mr. Douglas recommended approving the application framework subject to the discussed changes with final review of the President and Vice President. The final version will be shared with all Commissioners. Any additional refinements identified later would be incorporated without precluding applicants from applying. Mr. Douglas' recommendation emphasized moving forward judiciously while remaining responsive to future changes to the program.

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

- Whether an applicant who proposes a duplex, occupying one unit and renting the other, would be eligible under the current guidelines. While such a proposal could meet program outcomes and value targets (e.g., under \$300,000 per unit), current guidelines may render it ineligible because renting a portion of a single-owned unit is not allowed.
- Will consideration be made regarding how such "shades of gray" might be addressed in the review and implementation of the guidelines.
- Emphasis was made to keep the program and guidelines initially broad to allow flexibility with the understanding that adjustments can be made over time as the Commission gains experience and learns from the application process. The approach supports evolving the guidelines based on practical outcomes while remaining within legal parameters.
- A comment was raised regarding the absence of provisions for accessory dwelling units (ADUs) in the current guidelines. It was suggested that the guidelines explicitly address ADUs with a recommendation that either the primary structure or the ADU be owner-occupied. This would allow for scenarios such as empty nesters downsizing into an ADU while renting or sharing the primary residence with family members. The Commission noted that, although ADUs are currently allowed in only one zoning district, inclusion in the guidelines could provide flexibility and guidance for future applications.
- Whether down payment assistance included in the guidelines could be funded directly by the Redevelopment Commission in partnership with financial institutions, such as banks or credit unions. Whether the sponsoring institution would administer the program, collect applicant information, and verify eligibility with the RDC providing funds. It was also asked whether eligibility criteria could be specified, such as residency or employment in Valparaiso, to ensure alignment with program goals.
- A comment was raised regarding the labeling of the first bullet under "Housing Initiatives and Grants." Whether the current generic label could cause confusion, as all items listed are housing initiatives and grants.
- Clarification was requested on how and where capital stacking, a concept which involves layering multiple funding sources to maximize project impact, could be included within the current Affordable Housing Grant guidelines.

- Whether the guidelines should explicitly allow deed restrictions for for-profit or independent developers.
- Are the requirements comprehensive enough to capture everything we want while ensuring that projects are not excluded if they do not follow recommendations (e.g., green building)
- Should renderings or visuals of housing types be required, or is it acceptable for them to remain optional even if a project applicant does not have a clear visual concept?

City staff answered and addressed the questions and discussion items.

Motion: Mr. Durnell motioned to approve the Workforce Housing Guidelines and Application subject to the conversation and edits there were suggested at the meeting and subject to review of final version by both the Commission's President and Vice President. Ms. Reed seconded the motion. The motion carried via majority voice vote. Ms. Domer opposed.

ITEM #7 REQUEST APPROVAL FOR LINCOLNWAY AND MORGAN BLVD SIGNAL IMPROVEMENTS: (73:28)

Mr. Rehlander reported that city staff reached out to Midwestern Electric to upgrade the signal at Lincolnway and Morgan. The proposal is in the amount of \$40,200 and recommends approval.

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

- Clarification was requested on whether this included a left-turn signal

City staff answered the question and discussion items.

Motion: Ms. Reed motioned to approve the Lincolnway and Morgan Blvd Signal Improvements. Ms. Durnell seconded the motion. A voice vote was unanimously carried.

ITEM #8 BROWNING DAY STAKEHOLDER GROUP DISCUSSION: (74:44)

Mr. Douglas highlighted the need for a Commission representative on the Master Plan 2.0 project's stakeholder group. Three stakeholder meetings are expected. Other group representatives have been identified already. Having a Commission member involved will help as staff collaborate with Browning Day on the project.

Barbara Domer has asked to serve as stakeholder for the Redevelopment Commission. It was noted that she represents both the City Council and Redevelopment Commission and brings strong attention to numbers.

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

- Is it clear that the role of a stakeholder on the group is advisory and does not give authority to approve any specific plan or project?
- Is the public meeting scheduled to occur after the stakeholder group works with Browning Day to develop three options, which will then be presented to the public?
- Does the term "public input session" refer to input being gathered during the public meeting itself?
- Is the public input session intended to determine what options should be considered, or is the stakeholder group responsible for developing three options first, which are then presented to the public?
- What is the anticipated time frame for phase one, and how long is it expected to take?

City staff answered and addressed the questions and discussion items.

The Commissioners determined that a vote was not required, and Ms. Domer was appointed to the Stakeholder Committee.

ITEM #9 OTHER BUSINESS : (85:00)

Mr. Douglas noted that the Lincoln Highway Garage received a Community Improvement Award last week. Appreciation was expressed for staff involvement, with special thanks to Max for his significant contributions to the streetscape and the overall project.

ITEM #10 PUBLIC COMMENT: (86:03)

Matt Evans (706 Washington St), representing Paradise Community Homes, thanked the Commission for creating the grant program supporting attainable, affordable housing. He noted that Paradise Community Homes is a 501(c)(3) nonprofit building homes under \$300,000 for workforce residents in Valparaiso. Mr. Evans highlighted current projects underway, emphasized the importance of timely funding for property acquisition and infrastructure, and expressed support for down payment and closing cost assistance. Mr. Evans also noted that the organization has equity recapture provisions to prevent flipping, which could serve as a model for other programs.

Mr. Cotton thanked the Commission for the discussion and asked about limits for individual versus institutional funding, suggesting the limits may need adjustment to benefit a broader range of participants. He inquired about stakeholders on the committee and emphasized housing as an economic development issue.

Mr. Cotton proposed allocating 10% of the 243-acre site for housing, potentially for Paradise Homes or other housing initiatives. He highlighted the importance of land costs in reducing housing prices and recommended consulting the project consultant for optimal land disposition.

ITEM #11 ADJOURNMENT: (98:23)

Staff said they had no further items for the Commission's consideration. Ms. Reed motioned to adjourn the meeting with Mr. Durnell seconding. A voice vote was unanimously carried. The meeting was adjourned at 6:38 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.

September 11, 2025

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

11213220CITY OF VALPARAISO

APV 7257-7287

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 8 pages and except for accounts payables not allowed as shown on the Register such accounts payables are hereby allowed in the total amount of \$ 521,740.26.

Dated this 11th day of September 2025.

Deana Reed

[Signature]

Bill Dannel

[Signature]

Irish Sarkisian

Signatures of Governing Board

Accounts Payable Register
APV Register Batch - RDC SEPTEMBER 11, 2025 APV 7257-7287
All History
Grouped By Fund Number, Appropriation, APV Number
Ordered By Appropriation, APV Number

Date: 09/11/2025 04:03:08 PM
APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
**Fund Number 4445 RDC CONSOLIDATED AREA (TIF)										
**Appropriation 4445020305.000 RDC TIF - ECON DEVELOPMENT INITIATIVES										
**APV Number 7268										
08/28/2025	7268	GREATER VALPARAISO CHAMBER OF COMMERCE		4445020305.000	RDC TIF - ECON DEVELOPMENT INITIATIVES	COMMUNITY IMPROVEMENTS AWARD TABLE	210.00	8821	09/11/2025	
SubTotal APV Number 7268							210.00			
**APV Number 7277										
08/28/2025	7277	GEORGE DOUGLAS		4445020305.000	RDC TIF - ECON DEVELOPMENT INITIATIVES	IBJ/VEDC LUNCHEON AIR FRESHNERS	518.00	8830	09/11/2025	
08/28/2025	7277	GEORGE DOUGLAS		4445020305.000	RDC TIF - ECON DEVELOPMENT INITIATIVES	2025 AIM SUMMIT	345.00	8830	09/11/2025	
SubTotal APV Number 7277							863.00			
SubTotal Appropriation 4445020305.000							1073.00			
**Appropriation 4445020308.000 RDC TIF - SCHOOL CHALLENGE GRANTS										
**APV Number 7278										
08/28/2025	7278	PORTER COUNTY EDUCATION SERVICES		4445020308.000	RDC TIF - SCHOOL CHALLENGE GRANTS	2025 CHALLENGE GRANT-SELF	48692.57	8831	09/11/2025	
08/28/2025	7278	PORTER COUNTY EDUCATION SERVICES		4445020308.000	RDC TIF - SCHOOL CHALLENGE GRANTS	2025 CHALLENGE GRANT-CTE	39957.32	8831	09/11/2025	
SubTotal APV Number 7278							88649.89			
SubTotal Appropriation 4445020308.000							88649.89			
**Appropriation 4445020309.000 RDC TIF - PROFESSIONAL STUDIES										
**APV Number 7264										
08/28/2025	7264	MKSK, INC		4445020309.000	RDC TIF - PROFESSIONAL STUDIES	WEST STREET STUDY	12961.00	8817	09/11/2025	
08/28/2025	7264	MKSK, INC		4445020309.000	RDC TIF - PROFESSIONAL STUDIES	WEST STREET STUDY	22986.65	8817	09/11/2025	

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
SubTotal APV Number 7264							35947.65			
**APV Number 7270										
08/28/2025	7270	THE TIMES		4445020309.000	RDC TIF - PROFESSIONAL STUDIES	NOTICE FOR RFQ-PARK 30 7/23/25 & 7/30/25	336.28	8823	09/11/2025	
SubTotal APV Number 7270							336.28			
SubTotal Appropriation 4445020309.000							36283.93			
**Appropriation 4445020310.000 RDC TIF - PROFESSIONAL SERVICES										
**APV Number 7263										
08/28/2025	7263	CENDER & COMPANY LLC		4445020310.000	RDC TIF - PROFESSIONAL SERVICES	PROF SVCS JULY	1113.75	8816	09/11/2025	
SubTotal APV Number 7263							1113.75			
**APV Number 7286										
09/03/2025	7286	MARY JANE THOMAS		4445020310.000	RDC TIF - PROFESSIONAL SERVICES	VALPO BCP SEMI ANNUAL REPORT	110.50	8839	09/11/2025	
SubTotal APV Number 7286							110.50			
SubTotal Appropriation 4445020310.000							1224.25			
**Appropriation 4445020311.000 RDC TIF - UTILITY IMPROVEMENTS										
**APV Number 7266										
08/28/2025	7266	DLZ INDIANA, LLC		4445020311.000	RDC TIF - UTILITY IMPROVEMENTS	PROF SVCS 7/12/25-8/8/25 MARSH ST LIFT STATION	30170.00	8819	09/11/2025	
SubTotal APV Number 7266							30170.00			
**APV Number 7276										
08/28/2025	7276	ADVANCED ENGINEERING SERVICES (AES) INC.		4445020311.000	RDC TIF - UTILITY IMPROVEMENTS	GEOTECH SVCS-MARSH LIFT STATION	6140.00	8829	09/11/2025	
SubTotal APV Number 7276							6140.00			
SubTotal Appropriation 4445020311.000							36310.00			
**Appropriation 4445020312.000 RDC TIF - VALPONET										

Accounts Payable Register

Date: 09/11/2025 04:03:08 PM

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DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
**APV Number 7271									
08/28/2025	7271	MIDWESTERN ELECTRIC INC		4445020312.000	RDC TIF - VALPONET	MONTHLY FIBER MAINTENANCE-JULY	200.00	8824 09/11/2025	
SubTotal APV Number 7271							200.00		
**APV Number 7282									
08/28/2025	7282	NIPSCO		4445020312.000	RDC TIF - VALPONET	10 NAPOLEON 7/17-8/18	69.28	8835 08/28/2025	
SubTotal APV Number 7282							69.28		
**APV Number 7283									
09/03/2025	7283	GGNET, INC		4445020312.000	RDC TIF - VALPONET	MONITORING OF 4 FIBER STRANDS	250.00	8836 09/11/2025	
SubTotal APV Number 7283							250.00		
**APV Number 7287									
09/03/2025	7287	NITCO		4445020312.000	RDC TIF - VALPONET	VALPONET	84.95	8840 09/03/2025	
SubTotal APV Number 7287							84.95		
SubTotal Appropriation 4445020312.000							604.23		
**Appropriation 4445020315.000 RDC TIF - INDUSTRIAL INFRASTRUCTURE									
**APV Number 7257									
08/25/2025	7257	NIPSCO		4445020315.000	RDC TIF - INDUSTRIAL INFRASTRUCTURE	909 LAFAYETTE 7/8-8/8	41752.59	8810 08/25/2025	
SubTotal APV Number 7257							41752.59		
**APV Number 7274									
08/28/2025	7274	C. LEE CONSTRUCTION SERVICES		4445020315.000	RDC TIF - INDUSTRIAL INFRASTRUCTURE	909 LAFAYETTE VENT REMOVAL	9700.00	8827 09/11/2025	
SubTotal APV Number 7274							9700.00		
**APV Number 7287									
09/03/2025	7287	NITCO		4445020315.000	RDC TIF - INDUSTRIAL INFRASTRUCTURE	INTERNET/PHONE REGAL	150.38	8840 09/03/2025	

Accounts Payable Register

Date: 09/11/2025 04:03:09 PM

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DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
SubTotal APV Number 7287							160.38			
SubTotal Appropriation 4445020315.000							51602.97			
**Appropriation 4445020322.000 RDC TIF - BUS SERVICE EXPENSES										
**APV Number 7285										
09/03/2025	7285	LAKESHORE LANDSCAPING, INC		4445020322.000	RDC TIF - BUS SERVICE EXPENSES	TOD LANDSCAPING(6 OF8)	1826.87	8838	09/11/2025	
SubTotal APV Number 7285							1826.87			
SubTotal Appropriation 4445020322.000							1826.87			
**Appropriation 4445020323.000 RDC TIF - GRANTS MATCH										
**APV Number 7261										
08/28/2025	7261	AMERICAN STRUCTUREPOINT, INC.		4445020323.000	RDC TIF - GRANTS MATCH	PROF SVCS-HORSE PRARIE 6/1/25-6/30/25	17609.46	8814	09/11/2025	
08/28/2025	7261	AMERICAN STRUCTUREPOINT, INC.		4445020323.000	RDC TIF - GRANTS MATCH	PROF SVCS-GRANTS MATCH	462.74	8814	09/11/2025	
SubTotal APV Number 7261							18072.20			
**APV Number 7266										
08/28/2025	7266	DLZ INDIANA, LLC		4445020323.000	RDC TIF - GRANTS MATCH	PROF SVCS GRANTS MATCH	2951.20	8819	09/11/2025	
SubTotal APV Number 7266							2951.20			
**APV Number 7272										
08/28/2025	7272	CHICAGO, FORT WAYNE & EASTERN RAILROAD		4445020323.000	RDC TIF - GRANTS MATCH	PROJECT MANAGEMENT	960.00	8825	09/11/2025	
08/28/2025	7272	CHICAGO, FORT WAYNE & EASTERN RAILROAD		4445020323.000	RDC TIF - GRANTS MATCH	PROJECT MANAGEMENT	287.50	8825	09/11/2025	
08/28/2025	7272	CHICAGO, FORT WAYNE & EASTERN RAILROAD		4445020323.000	RDC TIF - GRANTS MATCH	PROJECT MANAGEMENT AND FLAGGING	17427.00	8825	09/11/2025	
SubTotal APV Number 7272							18674.50			
**APV Number 7273										
08/28/2025	7273	RQAW CORPORATION		4445020323.000	RDC TIF - GRANTS MATCH	PROF SVCS GRANT MATCH SR130@CR400	88.00	8826	09/11/2025	

Accounts Payable Register

Date: 09/11/2025 04:03:09 PM

APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
SubTotal APV Number 7273							88.00			
**APV Number 7284										
09/03/2025	7284	AMERICAN STRUCTUREPOINT, INC.		4445020323.000	RDC TIF - GRANTS MATCH	PROF SVCS-GRANTS MATCH	11471.56	8837	09/11/2025	
SubTotal APV Number 7284							11471.56			
SubTotal Appropriation 4445020323.000							51257.46			
**Appropriation 4445020327.000 RDC TIF - DOWNTOWN HOUSING/PARKING										
**APV Number 7258										
08/28/2025	7258	MOSS AUDIO CORPORATION		4445020327.000	RDC TIF - DOWNTOWN HOUSING/PARKING	FORTINET LICENSE RENEWAL-PARKING GARAGE	1989.49	8811	09/11/2025	
SubTotal APV Number 7258							1989.49			
**APV Number 7262										
08/28/2025	7262	JOHNSON CONTROLS US HOLDINGS INC		4445020327.000	RDC TIF - DOWNTOWN HOUSING/PARKING	PARKING GARAGE ANNUAL FIRE ALARM MONITORING	927.27	8815	09/11/2025	
SubTotal APV Number 7262							927.27			
**APV Number 7269										
08/28/2025	7269	GARIUP CONSTRUCTION CO, INC		4445020327.000	RDC TIF - DOWNTOWN HOUSING/PARKING	STREETSCAPE	30416.00	8822	09/11/2025	
SubTotal APV Number 7269							30416.00			
**APV Number 7281										
08/28/2025	7281	OTIS ELEVATOR COMPANY		4445020327.000	RDC TIF - DOWNTOWN HOUSING/PARKING	ELEVATOR SVC 3/25/25-STUCK ON 4TH FLOOR	1942.50	8834	09/11/2025	
08/28/2025	7281	OTIS ELEVATOR COMPANY		4445020327.000	RDC TIF - DOWNTOWN HOUSING/PARKING	PARKING GARAGE CAMERAL INSTALL IN ELEVATOR	1639.00	8834	09/11/2025	
SubTotal APV Number 7281							3581.50			
**APV Number 7287										
09/03/2025	7287	NITCO		4445020327.000	RDC TIF - DOWNTOWN HOUSING/PARKING	INTERNET/PHONE PARKING GARAGE	186.06	8840	09/03/2025	

Accounts Payable Register

Date: 09/11/2025 04:03:09 PM

APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
SubTotal APV Number 7287							186.06		
SubTotal Appropriation 4445020327.000							37100.32		
SubTotal Fund Number 4445							305932.92		
**Fund Number 4651 RDC GENERAL									
**Appropriation 4651020304.000 RDC GENERAL - OPERATIONS SUPPORT									
**APV Number 7259									
08/28/2025	7259	WILLIAM E DURNELL		4651020304.000	RDC GENERAL - OPERATIONS SUPPORT	3RD QUARTER STIPEND 2025	300.00	8812 09/11/2025	
SubTotal APV Number 7259							300.00		
**APV Number 7260									
08/28/2025	7260	PATRICIA M. SARKISIAN		4651020304.000	RDC GENERAL - OPERATIONS SUPPORT	3RD QUARTER STIPEND 2025	300.00	8813 09/11/2025	
SubTotal APV Number 7260							300.00		
**APV Number 7267									
08/28/2025	7267	BURKE, COSTANZA & CARBERRY, LLP		4651020304.000	RDC GENERAL - OPERATIONS SUPPORT	CODE ENFORCEMENT-CODE VIOLATIONS	27.00	8820 09/11/2025	
08/28/2025	7267	BURKE, COSTANZA & CARBERRY, LLP		4651020304.000	RDC GENERAL - OPERATIONS SUPPORT	CODE ENFORCEMENT-401 OAK ST	855.00	8820 09/11/2025	
08/28/2025	7267	BURKE, COSTANZA & CARBERRY, LLP		4651020304.000	RDC GENERAL - OPERATIONS SUPPORT	CODE ENFORCEMENT 707 CENTER	1800.00	8820 09/11/2025	
SubTotal APV Number 7267							2682.00		
**APV Number 7275									
08/28/2025	7275	ROB THORGREN		4651020304.000	RDC GENERAL - OPERATIONS SUPPORT	3RD QUARTER 2025 STIPEND	300.00	8828 09/11/2025	
SubTotal APV Number 7275							300.00		
SubTotal Appropriation 4651020304.000							3582.00		

**Appropriation 4651020305.000 RDC GENERAL - INITIATIVES

**APV Number 7265

Accounts Payable Register

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APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
08/28/2025	7273	RQAW CORPORATION		4653020011.000	RDC GRANT - SR 130 @ 400	PROF SVCS 7/1/25-7/31/25 NORTH	352.00	8826 09/11/2025	
SubTotal APV Number 7273							352.00		
SubTotal Appropriation 4653020011.000							352.00		
**Appropriation 4653020013.000 RDC GRANT - INDIANA AVE CULTURAL TRAIL									
**APV Number 7284									
09/03/2025	7284	AMERICAN STRUCTUREPOINT, INC.		4653020013.000	RDC GRANT - INDIANA AVE CULTURAL TRAIL	PROF SVCS 7/1/25-7/31/25-CULTURAL TRAIL	43154.94	8837 09/11/2025	
SubTotal APV Number 7284							43154.94		
SubTotal Appropriation 4653020013.000							43154.94		
SubTotal Fund Number 4653							57162.71		
*** GRAND TOTAL ***							521740.26		

Accounts Payable Register Appropriation Summary

Date : 09/03/2025 10:25:17 AM

APV Register Batch - RDC SEPTEMBER 11, 2025 APV 7257-7287

APV_APPR_SUM.FRX

All History

APPROPRIATION	TITLE	EXPENDED
4445020305.000	RDC TIF - ECON DEVELOPMENT INITIATIVES	1073.00
4445020308.000	RDC TIF - SCHOOL CHALLENGE GRANTS	88649.89
4445020309.000	RDC TIF - PROFESSIONAL STUDIES	36283.93
4445020310.000	RDC TIF - PROFESSIONAL SERVICES	1224.25
4445020311.000	RDC TIF - UTILITY IMPROVEMENTS	36310.00
4445020312.000	RDC TIF - VALPONET	604.23
4445020315.000	RDC TIF - INDUSTRIAL INFRASTRUCTURE	51602.97
4445020322.000	RDC TIF - BUS SERVICE EXPENSES	20501.37
4445020323.000	RDC TIF - GRANTS MATCH	32582.86
4445020327.000	RDC TIF - DOWNTOWN HOUSING/PARKING	37100.32
4651020304.000	RDC GENERAL - OPERATIONS SUPPORT	3582.00
4651020305.000	RDC GENERAL - INITIATIVES	155062.63
4653020009.000	RDC GRANT - LINC/CAMP ROUNDY	1850.97
4653020010.000	RDC GRANT - TOD TRAIL TO DOWNTOWN	11804.80
4653020011.000	RDC GRANT - SR 130 @ 400 NORTH	352.00
4653020013.000	RDC GRANT - INDIANA AVE CULTURAL TRAIL	43154.94
*** GRAND TOTAL ***		521740.26

Accounts Payable Register Fund Summary
APV Register Batch - RDC SEPTEMBER 11, 2025 APV 7257-7287
All History

Date : 09/03/2025 10:25:34 AM
APV_FUND_SUM.FRX

FUND	TITLE	EXPENDED
4445	RDC CONSOLIDATED AREA (TIF)	305932.92
4651	RDC GENERAL	158644.63
4653	RDC GRANTS	57162.71
*** GRAND TOTAL ***		521740.26

Revenue Report

Date : 09/03/2025 02:46:48 PM

REVENUEACCOUNTS.FRX

User ID: HOLLY

Revenue 4445000. Thru 4654999.

Post Date From 08/01/2025 Thru 08/31/2025

Grouped By Fund Number

Ordered By Revenue

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		7129.29✓	233011.25✓
4445004.000	RDC TIF - PARKING GARAGE EV CHARGERS		647.05✓	5318.13✓
4445007.000	RDC TIF - TRANSFERS		0.00	913867.84✓
4445009.000	RDC TIF - MISC REVENUE		0.00	167034.69✓
4445010.000	RDC TIF - REFUNDS		81150.00✓	2286097.82✓
4445011.000	RDC TIF - REIMBURSEMENTS		115028.91✓	774749.96✓
4445016.000	RDC TIF - TEMPORARY LOAN		0.00	0.00
SubTotal Fund Number 4445			203955.25✓	9103044.58✓
**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		7129.29✓	233011.24✓
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		6600.50✓	84940.00✓
4651017.000	RDC GENERAL - OTHER INCOME		0.00	0.00
4651020.000	RDC GENERAL - REFUNDS		0.00	0.00
4651021.000	RDC GENERAL - REIMBURSEMENTS		5000.00✓	5000.00✓
SubTotal Fund Number 4651			18729.79✓	448309.82✓
**Fund Number 4652				
4652001.000	RDC PROJECTS - PRATT		410285.00✓	687369.59✓
SubTotal Fund Number 4652			410285.00✓	687369.59✓
**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 : 09/03/2025 02:46:48 PM

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 ***			632970.04 ✓	10301622.72 ✓

Fund Report
Selected Funds
From 08/01/2025 Thru 08/31/2025
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	9103044.58	7656684.33	9063350.99✓	203955.25✓	575558.38✓	8691747.86✓
4650 RDC TOTAL MONIES INVESTMENTS	-6500000.00	0.00	0.00	-6500000.00✓	0.00✓	0.00✓	-6500000.00✓
4651 RDC GENERAL	6228162.98	448309.82	1194043.46	5527609.81✓	18729.79✓	63910.26✓	5482429.34✓
4652 RDC PROJECTS	490535.41	687369.59	1177905.00	-410285.00✓	410285.00✓	0.00✓	0.00✓
4653 RDC GRANTS	-92841.14	62898.73	110835.89	-138578.65✓	0.00✓	2199.65✓	-140778.30✓
4654 RDC DEBT RESERVE	1124168.84	0.00	913867.84	210301.00✓	0.00✓	0.00✓	210301.00✓
SubTotal Bank Number 4	8495413.70	10301622.72	11053336.52	7752398.15	632970.04	641668.29	7743699.90
*** GRAND TOTAL ***	8495413.70	10301622.72	11053336.52	7752398.15	632970.04✓	641668.29✓	7743699.90

+6500000

14,252,398.15✓

+6500000

14,243,699.90✓

(H)

AUGUST 2025

*OVERALL FUND BALANCE INCLUDES MONEY INVESTED AT TRUST INDIANA