



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 Nupnau
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: Wednesday, October 8, 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 Wednesday, October 8th. This meeting will be held by the Valparaiso Redevelopment Commission at Valparaiso City Hall, 166 W. Lincolnway, Valparaiso, Indiana on **October 8, 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. October 8, 2025 Executive Session Minutes (Bill Durnell)
 - b. September 11, 2025 Meeting Minutes (Bill Durnell)
2. Approval of Claims Register and Financial Report (George Douglas)
3. Budget Discussion (George Douglas)
4. RFQ Update (George Douglas)
5. Other Business
6. Public Comment
7. Adjournment

Public Comment

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

Future Meetings: (Dates subject to change) 5:00 P.M.

- November 13, 2025
- December 11, 2025

VALPARAISO REDEVELOPMENT COMMISSION

Regular Meeting Minutes

September 11, 2025

The regular meeting of the Valparaiso Redevelopment Commission was called to order at 5:15 p.m. on Thursday, September 11, 2025, President Rob Thorgen 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, Planning Director Bob Thompson, Bruce Boyer and members of the public.

ITEM #1- MINUTES: (1:10)

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 September 11, 2025 executive meeting minutes and the August 14, 2025 Meeting Minutes. Ms. Reed seconded. A voice vote was unanimously carried.

ITEM #2 CLAIMS REGISTER AND FINANCIAL REPORT: (2:00)

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

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

- Clarification was requested on whether the 27% increase in the monthly total utility expenses at Regal/McGill is due to hot weather and higher usage or a rate increase.
- Explanation was requested for the \$9,700 cost related to vent removal at 909.
- Clarification was requested on how many instances of trespassing occurred at 909 and whether any damage was done to the building.
- Clarification was requested on the nature of the elevator repairs, whether the elevator is now fixed, and if the issue could recur.

City staff answered questions and discussion items.

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

ITEM #3 16/18 INDIANA UPDATE: (9:50)

Mr. Boyer reported that the construction documents for the project are nearing completion, with site review revealing no issues. Plans include an outdoor dining area, rear access to the building, and a handicapped ramp for the bank. A lease with First Source for the gravel lot behind the museum building has been finalized, and permanent utility easements have been secured, with discussions ongoing with NIPSCO for new electric service. Roof drainage issues have been addressed, and temporary power has been restored. The goal is to complete construction documents by the end of the month, submit permits next month, and begin construction in early November.

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

- Clarification was requested on whether the entrance is located at the northwest corner of the pictured area.
- Clarification was requested on whether the outdoor dining area will be located in the gravel lot behind the museum. If the restaurant will be situated to the west of the museum, with First Source Bank to the south, and if the rear entrance to the building will be closed off, with access provided from the side.
- Whether there will be a rooftop restaurant.
- Clarification was requested on parking for the restaurant.
- How will trash removal be managed.

City staff answered questions and discussion items.

ITEM #4 EAST SIDE MASTER PLAN AND RFQ UPDATE: (18:32)

East Side Master Plan 2.0

Mr. Douglas reported a kickoff meeting was held on August 19, with 14 participants representing stakeholders, the City, and Commission members, including Barb Domer and Ellen Kapitan. Browning Day is leading the project and received positive feedback on their work. The next stakeholder meeting is scheduled for the 23rd of this month. Following stakeholder input, concepts will be developed by Browning Day and reviewed by the stakeholder group before a public open house, which may occur prior to the next Redevelopment Commission meeting. Frank has expressed interest in joining the stakeholder group as a representative for East Porter County Schools. His participation will be noted, though no formal vote by the Commission was conducted at this time. Additional updates will be shared at the next meeting.

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

- Whether an additional member of the East Porter County School Board could be a member of the stakeholder committee.

City staff answered the question and discussion item.

RFQ

Mr. Douglas provided an update on the Park 30 study area. Four qualifications were submitted by August 27 from SEH Engineering, Shive Hattery, Structurepoint, and Abonmarche. An evaluation committee reviewed and ranked the submissions, and staff is working with the highest-ranked firm to finalize a proposal, including scope of services and pricing, to present at the next meeting or as soon as possible.

West St

For the West Street allocation area, MKSK is developing conceptual plans. A meeting with MKSK was recently held. Conceptual plans are expected to be presented to the Redevelopment Commission at the October meeting.

ITEM #5 OTHER BUSINESS : (24:46)

Mr. Douglas noted a change to the October meeting date was discussed due to scheduling conflicts. A recommendation was made to move the meeting to Thursday, October 16, at the same time and location. Commission members were asked to confirm availability, and staff will follow up to ensure the Council Chambers and other logistics are available.

Mr. Douglas reported that a draft of the RDC budget will be provided at the October meeting, similar to previous years. Input from Commission members will be solicited at that time, but no vote will be taken. The budget will be brought back for review and approval at the November meeting, and staff will schedule individual meetings with members as needed.

ITEM #6 PUBLIC COMMENT: (26:48)

None.

ITEM #7 ADJOURNMENT: (27:01)

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 5:41 p.m.

Bill Durnell, Secretary

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

October 8, 2025

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

11213220CITY OF VALPARAISO

APV 7288-7316

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 7 pages and except for accounts payables not allowed as shown on the Register such accounts payables are hereby allowed in the total amount of \$ 464,481.09.

Dated this 8th day of October 2025.

_____	_____	_____
_____	_____	_____
_____	_____	_____

Signatures of Governing Board

Accounts Payable Register

APV Register Batch - RDC OCTOBER 8, 2025 APV 7288-7316

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 7298									
09/29/2025	7298	BURKE, COSTANZA & CARBERRY, LLP		4445020305.000	RDC TIF - ECON DEVELOPMENT INITIATIVES	1303 VALE PARK RD	337.50	8850 10/08/2025	
09/29/2025	7298	BURKE, COSTANZA & CARBERRY, LLP		4445020305.000	RDC TIF - ECON DEVELOPMENT INITIATIVES	CODE VIOLATIONS	27.00	8850 10/08/2025	
09/29/2025	7298	BURKE, COSTANZA & CARBERRY, LLP		4445020305.000	RDC TIF - ECON DEVELOPMENT INITIATIVES	401 OAK ST	990.00	8850 10/08/2025	
09/29/2025	7298	BURKE, COSTANZA & CARBERRY, LLP		4445020305.000	RDC TIF - ECON DEVELOPMENT INITIATIVES	2802 CALUMET	309.75	8850 10/08/2025	
09/29/2025	7298	BURKE, COSTANZA & CARBERRY, LLP		4445020305.000	RDC TIF - ECON DEVELOPMENT INITIATIVES	805 BROWN ST	408.00	8850 10/08/2025	
09/29/2025	7298	BURKE, COSTANZA & CARBERRY, LLP		4445020305.000	RDC TIF - ECON DEVELOPMENT INITIATIVES	1303 VALE PARK RD	22.50	8850 10/08/2025	
SubTotal APV Number 7298							2094.75		
**APV Number 7303									
09/29/2025	7303	VEDC		4445020305.000	RDC TIF - ECON DEVELOPMENT INITIATIVES	IBJ LUNCHEON	2926.03	8855 10/08/2025	
SubTotal APV Number 7303							2926.03		
**APV Number 7310									
09/29/2025	7310	NICHOLAS W. SCHRADER		4445020305.000	RDC TIF - ECON DEVELOPMENT INITIATIVES	AERIAL/DRONE PHOTOS	340.00	8862 10/08/2025	
SubTotal APV Number 7310							340.00		
**APV Number 7314									
09/29/2025	7314	GIS PLANNING		4445020305.000	RDC TIF - ECON DEVELOPMENT INITIATIVES	ZOOM PROSPECTOR ENTERPRISES RENEWAL	3000.00	8866 10/08/2025	
SubTotal APV Number 7314							3000.00		

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
SubTotal Appropriation 4445020305.000							8360.78			
**Appropriation 4445020308.000 RDC TIF - SCHOOL CHALLENGE GRANTS										
**APV Number 7295										
09/29/2025	7295	VALPARAISO COMMUNITY SCHOOLS		4445020308.000	RDC TIF - SCHOOL CHALLENGE GRANTS	CHALLENGE GRANT REIMB	33620.56	8847	10/08/2025	
SubTotal APV Number 7295							33620.56			
SubTotal Appropriation 4445020308.000							33620.56			
**Appropriation 4445020309.000 RDC TIF - PROFESSIONAL STUDIES										
**APV Number 7309										
09/29/2025	7309	BROWNING DAY MULLINS DIERDORF P.C.		4445020309.000	RDC TIF - PROFESSIONAL STUDIES	EASTSIDE CAMPUS MASTEPLAN	12698.35	8861	10/08/2025	
SubTotal APV Number 7309							12698.35			
**APV Number 7316										
09/29/2025	7316	COLUMN SOFTWARE PBC		4445020309.000	RDC TIF - PROFESSIONAL STUDIES	NOTICE PARK 30 EAST RFQ	336.28	8868	09/29/2025	
SubTotal APV Number 7316							336.28			
SubTotal Appropriation 4445020309.000							13034.63			
**Appropriation 4445020310.000 RDC TIF - PROFESSIONAL SERVICES										
**APV Number 7296										
09/29/2025	7296	CENDER & COMPANY LLC		4445020310.000	RDC TIF - PROFESSIONAL SERVICES	PROF SWVCS AUGUST	150.00	8848	10/08/2025	
SubTotal APV Number 7296							150.00			
**APV Number 7300										
09/29/2025	7300	BARNES AND THORNBURG, LLP		4445020310.000	RDC TIF - PROFESSIONAL SERVICES	PROF SVCS SEPT	3000.00	8852	10/08/2025	
SubTotal APV Number 7300							3000.00			
**APV Number 7307										

Accounts Payable Register

Date: 10/02/2025 03:45:16 PM

APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
09/29/2025	7307	BAKER TILLY VIRCHOW KRAUSE, LLP		4445020310.000	RDC TIF - PROFESSIONAL SERVICES	ARBITRAGE SVCS-2023 LR BONDS	1008.13	8859 10/08/2025	
SubTotal APV Number 7307							1008.13		
SubTotal Appropriation 4445020310.000							4158.13		
**Appropriation 4445020311.000 RDC TIF - UTILITY IMPROVEMENTS									
**APV Number 7312									
09/29/2025	7312	DVG TEAM, INC.		4445020311.000	RDC TIF - UTILITY IMPROVEMENTS	STORM SEWER MONTDALE	3000.00	8864 10/08/2025	
SubTotal APV Number 7312							3000.00		
SubTotal Appropriation 4445020311.000							3000.00		
**Appropriation 4445020312.000 RDC TIF - VALPONET									
**APV Number 7292									
09/29/2025	7292	NIPSCO		4445020312.000	RDC TIF - VALPONET	10 NAPOLEON 8/18-9/17	70.68	8844 09/29/2025	
SubTotal APV Number 7292							70.68		
**APV Number 7301									
09/29/2025	7301	MIDWESTERN ELECTRIC INC		4445020312.000	RDC TIF - VALPONET	DIVISION/STURDY FIBER BOX REPAIR	15875.00	8853 10/08/2025	
09/29/2025	7301	MIDWESTERN ELECTRIC INC		4445020312.000	RDC TIF - VALPONET	MONTHLY FIBER MAINT-AUGUST	160.00	8853 10/08/2025	
SubTotal APV Number 7301							16035.00		
**APV Number 7304									
09/29/2025	7304	COM-CONTROL INC		4445020312.000	RDC TIF - VALPONET	INVOICING/SURFAIR ORDER/ENGINEERING HOURS	1012.50	8856 10/08/2025	
SubTotal APV Number 7304							1012.50		
**APV Number 7305									
09/29/2025	7305	GGNET, INC		4445020312.000	RDC TIF - VALPONET	MONITORING FIBER LINES	250.00	8857 10/08/2025	
SubTotal APV Number 7305							250.00		
SubTotal Appropriation 4445020312.000							17368.18		

Accounts Payable Register

Date: 10/02/2025 03:45:17 PM

APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
**Appropriation 4445020315.000 RDC TIF - INDUSTRIAL INFRASTRUCTURE										
**APV Number 7288										
09/11/2025	7288	VALPARAISO CITY UTILITIES		4445020315.000	RDC TIF - INDUSTRIAL INFRASTRUCTURE	905 LAFAYETTE 7/15-8/15	812.37	8841	09/11/2025	
SubTotal APV Number 7288							812.37			
**APV Number 7292										
09/29/2025	7292	NIPSCO		4445020315.000	RDC TIF - INDUSTRIAL INFRASTRUCTURE	909 LAFAYETTE 8/7-9/12	98920.18	8844	09/29/2025	
SubTotal APV Number 7292							98920.18			
**APV Number 7302										
09/29/2025	7302	MENARDS, INC.		4445020315.000	RDC TIF - INDUSTRIAL INFRASTRUCTURE	CLEANING SUPPLIES-INSECT PROBLEM	64.11	8854	10/08/2025	
SubTotal APV Number 7302							64.11			
**APV Number 7313										
09/29/2025	7313	THERMOSTAT BLOCKER, INC.		4445020315.000	RDC TIF - INDUSTRIAL INFRASTRUCTURE	REGAL HVAC	2155.00	8865	10/08/2025	
SubTotal APV Number 7313							2155.00			
SubTotal Appropriation 4445020315.000							101951.66			
**Appropriation 4445020322.000 RDC TIF - BUS SERVICE EXPENSES										
**APV Number 7299										
09/29/2025	7299	LAKESHORE LANDSCAPING, INC		4445020322.000	RDC TIF - BUS SERVICE EXPENSES	TOD LANDSCAPING	1826.87	8851	10/08/2025	
SubTotal APV Number 7299							1826.87			
**APV Number 7306										
09/29/2025	7306	K & D LAWN & LANDSCAPE GROUP, LLC		4445020322.000	RDC TIF - BUS SERVICE EXPENSES	TREE CLEAN UP-3 DOWNED @OPEN LOT TOD	2800.00	8858	10/08/2025	
SubTotal APV Number 7306							2800.00			
SubTotal Appropriation 4445020322.000							4626.87			

Accounts Payable Register

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APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
**Appropriation 4445020323.000 RDC TIF - GRANTS MATCH										
**APV Number 7294										
09/29/2025	7294	AMERICAN STRUCTUREPOINT, INC.		4445020323.000	RDC TIF - GRANTS MATCH	HORSE PRARIE AVE/S CAMP 7/1/25-7/31/25	36186.04	8846	10/08/2025	
09/29/2025	7294	AMERICAN STRUCTUREPOINT, INC.		4445020323.000	RDC TIF - GRANTS MATCH	CULTURAL TRAIL GRANTS MATCH	8066.40	8846	10/08/2025	
09/29/2025	7294	AMERICAN STRUCTUREPOINT, INC.		4445020323.000	RDC TIF - GRANTS MATCH	HORSE PRARIE AVE/S CAMP 8/1/825-8/31/25	7376.40	8846	10/08/2025	
09/29/2025	7294	AMERICAN STRUCTUREPOINT, INC.		4445020323.000	RDC TIF - GRANTS MATCH	LINC/CAMP ROW SVCS	7233.62	8846	10/08/2025	
SubTotal APV Number 7294							58862.46			
**APV Number 7315										
09/29/2025	7315	DLZ INDIANA, LLC		4445020323.000	RDC TIF - GRANTS MATCH	PROF SVCS-GRANT MATCH	1313.60	8867	09/29/2025	
SubTotal APV Number 7315							1313.60			
SubTotal Appropriation 4445020323.000							60176.06			
**Appropriation 4445020327.000 RDC TIF - DOWNTOWN HOUSING/PARKING										
**APV Number 7289										
09/11/2025	7289	NIPSCO		4445020327.000	RDC TIF - DOWNTOWN HOUSING/PARKING	301 LINCOLNWAY 7/29-8/28	1946.58	8842	09/11/2025	
SubTotal APV Number 7289							1946.58			
**APV Number 7291										
09/29/2025	7291	AMAZON CAPITAL SERVICES, INC.		4445020327.000	RDC TIF - DOWNTOWN HOUSING/PARKING	STREETSCAPE LIGHTING GLOBES-PARKING GARAGE	1433.88	8843	09/29/2025	
SubTotal APV Number 7291							1433.88			
**APV Number 7308										
09/29/2025	7308	MILESTONE CONTRACTORS NORTH, INC.		4445020327.000	RDC TIF - DOWNTOWN HOUSING/PARKING	STREETSCAPE PROJECT	44239.44	8860	10/08/2025	
SubTotal APV Number 7308							44239.44			
SubTotal Appropriation 4445020327.000							47619.90			

Accounts Payable Register

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APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
SubTotal Fund Number 4445							293916.77			
**Fund Number 4651 RDC GENERAL										
**Appropriation 4651020305.000 RDC GENERAL - INITIATIVES										
**APV Number 7293										
09/29/2025	7293	COURTYARDS AT PEPPER CREEK CONDOMINIUMS ASSOCIATIO		4651020305.000	RDC GENERAL - INITIATIVES	NEIGHBORHOOD GRANT-COURTYARDS AT PEPPER CREEK	1715.00	8845	10/08/2025	
SubTotal APV Number 7293							1715.00			
**APV Number 7297										
09/29/2025	7297	NEW TECH CORP		4651020305.000	RDC GENERAL - INITIATIVES	SIDEWALK PACKAGE 2	121354.32	8849	10/08/2025	
SubTotal APV Number 7297							121354.32			
**APV Number 7311										
09/29/2025	7311	HAWTHORNE HOA, INC.		4651020305.000	RDC GENERAL - INITIATIVES	NEIGHBORHOOD GRANT-HAWTHORNE	9975.00	8863	10/08/2025	
SubTotal APV Number 7311							9975.00			
SubTotal Appropriation 4651020305.000							133044.32			
SubTotal Fund Number 4651							133044.32			
**Fund Number 4653 RDC GRANTS										
**Appropriation 4653020010.000 RDC GRANT - TOD TRAIL TO DOWNTOWN										
**APV Number 7315										
09/29/2025	7315	DLZ INDIANA, LLC		4653020010.000	RDC GRANT - TOD TRAIL TO DOWNTOWN	PROF SVCS 8/9/25-8/12/25	5254.40	8867	09/29/2025	
SubTotal APV Number 7315							5254.40			
SubTotal Appropriation 4653020010.000							5254.40			
**Appropriation 4653020013.000 RDC GRANT - INDIANA AVE CULTURAL TRAIL										
**APV Number 7294										
09/29/2025	7294	AMERICAN STRUCTUREPOINT,		4653020013.000	RDC GRANT - INDIANA AVE	CULTURAL TRAIL 8/1/25-8/31/25	32265.60	8846	10/08/2025	

Accounts Payable Register

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APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	CHECK DATE	MEMORANDUM
		INC.				CULTURAL TRAIL				
SubTotal APV Number 7294							32265.60			
SubTotal Appropriation 4653020013.000							32265.60			
SubTotal Fund Number 4653							37520.00			
*** GRAND TOTAL ***							464481.09			

Accounts Payable Register Appropriation Summary

Date : 10/02/2025 03:44:50 PM

APV Register Batch - RDC OCTOBER 8, 2025 APV 7288-7316

APV_APPR_SUM.FRX

All History

APPROPRIATION	TITLE	EXPENDED
4445020305.000	RDC TIF - ECON DEVELOPMENT INITIATIVES	8360.78
4445020308.000	RDC TIF - SCHOOL CHALLENGE GRANTS	33620.56
4445020309.000	RDC TIF - PROFESSIONAL STUDIES	13034.63
4445020310.000	RDC TIF - PROFESSIONAL SERVICES	4158.13
4445020311.000	RDC TIF - UTILITY IMPROVEMENTS	3000.00
4445020312.000	RDC TIF - VALPONET	17368.18
4445020315.000	RDC TIF - INDUSTRIAL INFRASTRUCTURE	101951.66
4445020322.000	RDC TIF - BUS SERVICE EXPENSES	4626.87
4445020323.000	RDC TIF - GRANTS MATCH	60176.06
4445020327.000	RDC TIF - DOWNTOWN HOUSING/PARKING	47619.90
4651020305.000	RDC GENERAL - INITIATIVES	133044.32
4653020010.000	RDC GRANT - TOD TRAIL TO DOWNTOWN	5254.40
4653020013.000	RDC GRANT - INDIANA AVE CULTURAL TRAIL	32265.60
*** GRAND TOTAL ***		464481.09

Accounts Payable Register Fund Summary
APV Register Batch - RDC OCTOBER 8, 2025 APV 7288-7316
All History

Date : 10/02/2025 03:45:03 PM
APV_FUND_SUM.FRX

FUND	TITLE	EXPENDED
4445	RDC CONSOLIDATED AREA (TIF)	293916.77
4651	RDC GENERAL	133044.32
4653	RDC GRANTS	37520.00
*** GRAND TOTAL ***		464481.09

CITY OF VALPARAISO REDEVELOPMENT COMMISSION								
SEPTEMBER 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 9/1/2025		\$8,691,747.86	\$5,482,429.34	\$0.00	-\$140,778.30	\$210,301.00	-\$6,500,000.00	\$14,243,699.90
Fund #	REVENUE							
4445	Revenue (Taxes)	\$0.00	\$0.00	\$0.00	\$0.00			\$4,722,964.89
4445	Interest Income	\$6,164.07	\$0.00	\$0.00	\$0.00			\$239,175.32
4445	Parking Garage EV Chargers	\$518.66	\$0.00	\$0.00	\$0.00			\$5,836.79
4445	Transfer In	\$0.00	\$0.00	\$0.00	\$0.00			\$913,867.84
4445	Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00			\$167,034.69
4445	Refunds	\$30.00	\$0.00	\$0.00	\$0.00			\$2,286,127.82
4445	Reimbursements	\$0.00	\$0.00	\$0.00	\$0.00			\$774,749.96
4445	Temporary Loan	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4651	Interest Income	\$0.00	\$6,164.07	\$0.00	\$0.00			\$239,175.31
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	\$13,201.00	\$0.00	\$0.00			\$98,141.00
4651	Other Income	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4651	Refunds	\$0.00	\$149.00	\$0.00	\$0.00			\$149.00
4651	Reimbursements	\$0.00	\$0.00	\$0.00	\$0.00			\$5,000.00
4652	Pratt Bond	\$0.00	\$0.00	\$0.00	\$0.00			\$687,369.59
4653	Grants (All Reimbursed Projects)	\$0.00	\$0.00	\$0.00	\$28,514.91			\$91,413.64
4650	Transfer In	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
TOTAL CASH REVENUE		\$6,712.73	\$19,514.07	\$0.00	\$28,514.91	\$0.00	\$0.00	\$10,356,364.43
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	\$1,073.00	\$0.00	\$0.00	\$0.00			\$11,483.00
4445	Bond Obligations	\$0.00	\$0.00	\$0.00	\$0.00			\$2,168,608.80
4445	School Challenge Grants	\$88,649.89	\$0.00	\$0.00	\$0.00			\$632,634.92
4445	Professional Studies	\$36,283.93	\$0.00	\$0.00	\$0.00			\$66,512.88
4445	Professional Services	\$1,224.25	\$0.00	\$0.00	\$0.00			\$66,113.35
4445	Utility Improvements	\$37,122.37	\$0.00	\$0.00	\$0.00			\$80,649.32
4445	ValpoNet	\$605.63	\$0.00	\$0.00	\$0.00			\$11,938.27
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	\$108,770.56	\$0.00	\$0.00	\$0.00			\$2,919,729.15
4445	Eastside (Memorial Drive)	\$0.00	\$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			\$13,693.75
4445	Bus Service Expenses	\$1,826.87	\$0.00	\$0.00	\$0.00			\$347,444.11
4445	Grants Match	\$52,571.06	\$0.00	\$0.00	\$0.00			\$855,530.90
4445	Vale View	\$0.00	\$0.00	\$0.00	\$0.00			\$20,256.81
4445	Downtown Housing/Parking	\$40,480.78	\$0.00	\$0.00	\$0.00			\$320,722.41
4651	Unappropriated	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4651	Operations Support	\$0.00	\$3,582.00	\$0.00	\$0.00			\$542,439.38
4651	Initiatives	\$0.00	\$155,062.63	\$0.00	\$0.00			\$779,675.71
4651	Green Initiatives/Public Art	\$0.00	\$0.00	\$0.00	\$0.00			\$30,573.00
4652	Pratt Bond	\$0.00	\$0.00	\$0.00	\$0.00			\$1,177,905.00
4653	Grants (All Projects)	\$0.00	\$0.00	\$0.00	\$62,417.11			\$173,253.00
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		\$368,608.34	\$158,644.63	\$0.00	\$62,417.11	\$0.00	\$0.00	\$11,643,006.60
Fund Balances: 9/30/2025		\$8,329,852.25	\$5,343,298.78	\$0.00	-\$174,680.50	\$210,301.00	-\$6,500,000.00	\$13,708,771.53
*OVERALL FUND BALANCE INCLUDES MONEY INVESTED AT TRUST INDIANA								

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TIF Allocation Areas Budget & Spending Plan

		Budget 2026	Budget 2025	Actual 9/30/2025	Budget 2026 vs 2025
4445	Beginning Year TIF Fund Balances	\$ 9,000,000	\$ 9,652,509	\$ 7,245,388	-7%
	REVENUES				
4445	TIF Receipts	\$ 9,627,292	\$ 8,815,961	\$ 4,722,965	9%
4445	Interest Income	\$ 300,000	\$ 150,000	\$ 233,011	100%
4445	Misc Reimbursements	\$ 780,000	\$ 700,000	\$ 4,147,068	11%
4652	Pratt Bond Reimbursements	\$ 589,715	\$ 1,178,977	\$ 687,370	-50%
	Total Revenue	\$ 11,297,007	\$ 10,844,938	\$ 9,790,414	4%
	APPROPRIATIONS				
	Debt Service				
4652	Pratt Bond	\$ 589,715	\$ 1,178,977	\$ 1,177,905	-50%
4445	TIF Revenue Bond 2015A	\$ 161,591	\$ 164,426	\$ 163,125	-2%
4445	2018 Vale View Bonds	\$ 42,000	\$ 46,081	\$ 21,757	-9%
4445	Calkins Hill Series 2021 Bonds	\$ 55,250		\$ 30,242	
4445	Lease Rental (Parks) Series 2023A	\$ 2,197,000	\$ 1,822,000	\$ 727,663	21%
4445	Journeyman Econ Rev Bond 2023A	\$ 309,207	\$ 322,162	\$ 151,551	-4%
4445	Journeyman Econ Rev Bond 2023B	\$ 267,116	\$ 274,448	\$ 132,224	-3%
4445	Lease Rental (LHG) Series 2022	\$ 1,811,000	\$ 1,814,000	\$ 907,000	0%
	Debt Service Subtotal	\$ 5,432,879	\$ 5,622,094	\$ 3,366,771	-3%
	Recurring Expenditures				
4445	School Challenge Grants	\$ 700,000	\$ 700,000	\$ 632,635	0%
4445	Public Safety	\$ 635,435	\$ 500,000	\$ 500,000	27%
4445	ValpoNet	\$ 50,000	\$ 75,000	\$ 11,868	-33%
4445	Economic Development Initiatives	\$ 100,000	\$ 200,000	\$ 11,483	-50%
4445	Building Improvements & Facades	\$ 100,000	\$ 150,000	\$ -	-33%
4445	*NEW Downtown Fire Safety Grant	\$ 100,000			
4445	Environmental Protection	\$ 250,000	\$ 125,000	\$ 13,694	100%
4445	Utility Improvements	\$ 500,000	\$ 1,000,000	\$ 79,837	-50%
4445	Professional Studies	\$ 600,000	\$ 375,000	\$ 66,513	60%
4445	Professional Services	\$ 310,000	\$ 310,000	\$ 66,113	0%
	Recurring Subtotal	\$ 3,345,435	\$ 3,435,000	\$ 1,382,142	-3%
	Projects				
4445	Housing Initiatives/Grants	\$ 250,000	\$ 250,000		0%
4445	Property Acquisition	\$ 500,000	\$ 500,000		0%
4445	Infrastructure	\$ 250,000	\$ 250,000		0%
	Workforce Housing Subtotal	\$ 1,000,000	\$ 1,000,000	\$ -	0%
4445	Bus Purchase & Operations	\$ 600,000	\$ 580,000	\$ 347,444	3%
	Bus Services Subtotal	\$ 600,000	\$ 580,000	\$ 347,444	3%
4445	Memorial Drive PE/Misc	\$ 200,000	\$ 200,000	\$ 9,975	0%
4445	Memorial Drive Land Acquisition	\$ 250,000	\$ 250,000		0%
	Eastside Subtotal	\$ 450,000	\$ 450,000	\$ 9,975	0%
4445	Public Infrastructure	\$ 400,000	\$ 400,000		0%
4445	County Garage Lease	\$ 15,000	\$ 15,000		0%
4445	Misc LHG	\$ 50,000	\$ 50,000		0%
4445	Streetscape Improvements LHG/Linc	\$ 100,000	\$ 750,000		-87%
	Downtown Subtotal	\$ 565,000	\$ 1,215,000	\$ 317,342	-53%
4445	SR 130 @ CR 400 Intersection	\$ 200,000	\$ 350,000		-43%
4445	Lincolnway Campbell Roundabout	\$ 1,650,000	\$ 800,000		106%
4445	Multi-Use Trail w/i a TOD	\$ 250,000	\$ 1,125,000		-78%
4445	Indiana Ave Cultural Trail	\$ 250,000	\$ 250,000		0%
4445	South Campbell/Horseprairie	\$ 250,000	\$ 250,000		0%
	Grants Match Subtotal	\$ 2,600,000	\$ 2,775,000	\$ 854,217	-6%
4445	Misc Infrastructure	\$ 2,500,000	\$ 2,500,000		0%
4445	Distressed Industrial Properties	\$ 2,000,000	\$ 2,750,000		-27%
	Industrial Subtotal	\$ 4,500,000	\$ 5,250,000	\$ 2,820,809	-14%
	Total Project Expenses	\$ 9,715,000	\$ 11,270,000	\$ 4,349,787	-14%
	Expenses TOTAL	\$ 18,493,314	\$ 20,327,094	\$ 9,098,700	-9%
	Ending TIF Cash Balance	\$ 1,803,693	\$ 170,354	\$ 7,937,101	959%

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General Fund Budget & Spending Plan

		Budget 2026	Budget 2025	Actual 9/30/2025	Budget 2026 vs 2025
Beginning Year Balance		\$ 5,125,000	\$ 5,776,060	\$ 6,228,163	-11%
REVENUES					
4651	PILOT	\$ -	\$ 30,000	\$ -	-100%
4651	Interest Income/Misc	\$ 300,000	\$ 150,000	\$ 234,072	100%
4651	Tax Abatement	\$ 200,000	\$ 200,000	\$ 124,298	0%
4651	ValpoNet Fiber Lease Payments	\$ 150,000	\$ 100,000	\$ 84,940	50%
4651	Refunds/Reimbursements	\$ -	\$ -	\$ 5,000	
Total Revenue		\$ 650,000	\$ 480,000	\$ 448,310	35%
APPROPRIATIONS					
Initiatives					
4651	Sidewalks/Pathways	\$ 800,000	\$ 800,000		0%
4651	Neighborhood Grants	\$ 250,000	\$ 215,000		16%
Initiatives Subtotal		\$ 1,050,000	\$ 1,015,000	\$ 779,676	3%
Green Initiatives					
4651	Public Art	\$ 75,000	\$ 50,000		50%
4651	Tree Match	\$ 5,000	\$ 5,000		0%
Green Initiatives Subtotal		\$ 80,000	\$ 55,000	\$ 30,573	45%
Operations					
4651	Code Enforcement & Legal	\$ 80,000	\$ 80,000		0%
4651	Operations - City Services	\$ 550,000	\$ 520,000		6%
Operations Subtotal		\$ 630,000	\$ 600,000	\$ 542,439	5%
Total Expenditures		\$ 1,760,000	\$ 1,670,000	\$ 1,352,688	5%
Estimated Ending Balance		\$ 4,015,000	\$ 4,586,060	\$ 5,323,785	-12%