

February 10, 2010

VALPARAISO REDEVELOPMENT COMMISSION

MEETING: Valparaiso Redevelopment Commission

LOCATION: City Council Chamber

SUBJECT: Minutes of the February 10, 2010 Meeting

IN ATTENDANCE:

Members:

George Douglas
David Smith
Jan Dick

John Bowker
Mary Idstein
Laura Campbell

Administration:

Bill Oeding
Tim Burkman
Stu Summers
Patrick Lyp
Craig Phillips

OTHERS IN ATTENDANCE: Al Krygier, of Krygier Construction; Harley Snyder, of HSC., INC; Bill Baker of Urschel Development; Greg Good of Good Hospitality; members of the public and news media.

5:30 P.M. City Council Chambers, City Hall

Following is a Summary of Discussion:

Newly elected President Douglas called the meeting to order at 5:30 p.m. and noted for the record that all members were present. President Douglas then thanked Past President David Smith for his service to the community during his term of office.

Approval of Minutes

Ms. Campbell reported that she had reviewed the minutes of the January 14, 2010 meeting and found them to be an accurate record of the meeting. Ms. Campbell moved for adoption of the minutes; Mr. Bowker seconded the motion. Motion carried 5-0. A copy of the minutes is attached hereto and made a part hereof and posted on the City website.

Financial Report

Mr. Bowker presented the January RDC Financial Statement. There were no corrections or additions to be made to the financial report. A copy was emailed to Commission members, is posted on the website and is attached to these minutes. A motion and second were made by Mr. Bowker and Ms. Campbell respectively, to accept the financial report. The motion carried 5-0.

University Drive Redevelopment Plan

Mr. Summers introduced Mr. Al Krygier of Krygier Construction, and asked that he update the Commission as to the status of the University Dr. Development Project. Mr. Krygier presented a revised development plan to the Commission. The number of condominium units was reduced by almost half, thus alleviating parking issues for owners and tenants. The first floor will house retail and office space; the remaining three floors would be residential condominiums. The first priority would be road improvements to University Dr., to be completed by summer. The shell of the building would begin next, finishing the first floor for retail occupancy. The development would offer pre-sale of residential units allowing flexibility for individual floor plans. Mr. Krygier indicated that a final

development agreement would be executed within the next 30 days. The Commission indicated its acceptance of the plan, and asked Attorney Lyp to proceed with a sale and development agreement.

Update on Cumberland Crossing Tree Landscape Plan

Mr. Burkman and Mr. Summers met with Mr. Bill Baker, the Cumberland Crossing property owner, and their landscape architect. They developed an alternative planting configuration agreeable to all parties. A copy of the architect's rendering is attached hereto and made a part hereof. Dairy Queen owner, Kevin Crozier thanked the City for working up an acceptable alternative. City Staff recommended to the Commission that the new design be approved. Mr. Bowker moved to accept the plan as presented; Mr. Dick seconded. Motion carried 5-0.

Request for Façade Grant within the TOD

Mr. Craig Phillips reported that he had received an application for a façade loan for proposed design improvements, as presented by Mr. Greg Good, owner of the property at 360 Indiana Avenue. A copy of the architect's rendering and cost estimate are attached hereto and made a part hereof. Mr. Summers informed the Commission, per his memo of January 28th, the estimated cost to the RDC, would be *up to \$25,000*, or 50% of the cost of the upgrades. Funds are included in the budget for façade loans within the TOD district. Mr. Phillips reported that all improvements met the district standards and would qualify for the façade program. Mr. Phillips advised that the Commission include a six (6) month time line allowing for an extension up to an additional twelve months. Mr. Bowker proposed a motion to approve the grant application subject to a City review of eligible expenses and incorporating the timeline provision.. Mr. Smith seconded the motion. Motion carried 5-0.

Downtown Signal Plan Amendment

City Engineer, Tim Burkman, reported to the Commission on the status of the Downtown Traffic Signal Project. This project has received grant funding through a Federal Surface Transportation Program for 80% of the project cost, exclusive of the design engineering. City staff have reviewed the original plan and are proposing an amendment to that plan. Mr. Summers' memo provides an overview of proposed changes to the engineering design, as well as a sketch of the changes; both are attached to these minutes and made a part hereof.

The change in scope of the project will require a new environmental review; however will not add to the project cost. INDOT does not allow grant funds to be used for design engineering and the City would be required to provide 100% of the related costs. DLZ, the engineering firm for the project, has drawn up a supplemental agreement quoting a fee of about \$70,000. A map of the current plan and the requested change orders is attached hereto and made a part hereof. Mr. Summers confirmed that funds are available in the budget. Mr. Dick proposed a motion to authorize an expenditure of up to \$75,000 and to recommend to the Board of Works, the RDC's approval of the change orders recommended by staff. Ms. Campbell seconded the motion. Motion carried 5-0.

Stimulus Grants Round 2

Mr. Summers informed the Commission that INDOT has decided to take a pro-active role for shovel ready projects in anticipation of a second stimulus grant program. A copy of INDOT's memo is attached hereto and made a part hereof. Mr. Summers stated that the Lincolnway Lighting Project could be shovel ready and would qualify for 100% funding if it receives a stimulus grant, as opposed to the 50% matching grant already awarded. Should this project qualify, the \$650,000 already awarded would revert back to NIRPC.

Silhavy/Vale Park Roundabout Status

Mr. Burkman provided a status report of the Silhavy/Vale Park Roundabout. He would like to keep this project moving for a completion date in 2011 when INDOT will begin work on the diamond interchange at Vale Park and St Rd 49. The right-of-way process has started. The right-of-way must be in the name of the owner, thus the City must re-acquire them. Discussions with neighbors have begun and they have raised some issues regarding drive-ways, maintenance of the City right-of-way property and the removal of trees along the north-east parcel owned by NIPSCO. Location of a retention basin was also discussed. Mr. Burkman stated that the current time-line for this project is for a July 2010 letting, with construction beginning in August of 2010. Mr. Burkman reiterated that the shut down of the Vale Park entrance to St Rd 49, would require a detour route during that time period and having the intersection constructed to manage the traffic is the goal. Mr. Burkman reported that he would have another report for the March meeting.

Update on Projects and Other Items

- Mr. Burkman said he received costs for adding chirpers (audible alerts for visually-impaired pedestrians) to traffic signals of which \$14,890 were for signal improvements in TIF districts. The total estimated cost is \$41,580. Mr. Bowker motioned to authorize an expenditure of up to \$15,000 for the addition. Mr. Dick seconded the motion. Motion carried 5-0.
- LaPorte Avenue currently has no east-bound left turn only signal at Legend Dr. The amount of traffic generated by the businesses and apartment complex located north of LaPorte Av creates the need for easier and safer access to those places. The estimated cost for the signal is \$6,575. Traffic & Safety Committee has approved the installation of the left turn signal and Mr. Burkman requested that the Redevelopment Commission provide the needed funds. Mr. Dick moved that the Commission authorize an expenditure of up to \$6,700 for the project; Mr. Bowker second. Motion carried 5-0.
- The expenditures totaling \$21,700 as authorized above will be charged to the Downtown account in the budget, from cost savings on the Downtown Signals Project.
- Mr. Burkman informed the Commission that the signal poles at the Lincolnway and Campbell would be installed in March. The signal poles are included in the Downtown U segment of the TOD plan. No action was necessary.
- Mr. Burkman reported the status of the Burlington Beach Rd improvements as included in the MOTD plan. The project was given a grant award of \$3,100,000 however the City requested that \$900,000 be spent for the Valparaiso Street Project. In order continue the project got for Burlington Beach Rd improvements from Calumet Av to St Rd 49, DLZ, the engineering design firm for this project, will need to complete a topographic survey of the area at a cost of \$40,050. DLZ is currently under contract for this project and the spending of these additional funds would be included as an amendment to the contract. None of the preliminary engineering costs are covered by the grant, and the work will need to be done at some point. Mr. Summers stated that \$300,000 is in the budget for this cost. Mr. Bowker moved to authorize an expenditure of \$40,050 for the additional survey work, Ms. Campbell seconded the motion. Motion carried 5-0.
- Mr. Bill Oeding, City Administrator spoke about the importance of submitting a completed census form once the Census process begins. Mr. Oeding reiterated that many of the city programs and projects are directly affected by the tabulated census numbers and urged that all citizens participate.

- Mr. Douglas stated that some members of the Commission and City Staff expressed their desire to have the monthly meetings scheduled for the second Wednesday of the month. There was consensus among the Commission members to make that change. The next meeting of the Redevelopment Commission will be March 10th commencing at 5:30 pm. Mr. Summers said the new schedule would be released to the media, posted at City Hall and amended on the RDC webpage included on the City website.

Adjournment

There being no further agenda items, President Douglas opened the meeting for public comments. Mr. and Mrs. Cox, whom reside on Silhavy Rd near the Vale Park Rd intersection, thanked Mr. Burkman for the open dialog and hoped the Commission would consider their concerns with regard to the Roundabout Project. Mr. Wheeler urged the Commission to reconsider a roundabout at Vale Park and Silhavy Roads.

There being no additional comments, Mr. Smith moved to adjourn, Mr. Dick second. Motion carried 5-0. The meeting adjourned at 7:10 pm.

Respectfully submitted by,

Laura Campbell
Secretary

Future meetings of the Redevelopment Commission will be held on the second Wednesday of each month. (Dates and locations subject to change)

General Meeting Time - 5:30 p.m. at City Council Chambers.

- March 10, 2010
- April 14, 2010
- May 12, 2010
- June 9, 2010
- July 14, 2010
- August 11, 2010
- September 8, 2010
- October 13, 2010
- November 10, 2010
- December 8, 2010