

In The Matter Of:
EAST CHICAGO REDEVELOPMENT COMMISSION
EAST CHICAGO, INDIANA

REGULAR MEETING
January 4, 2022

BOSS REPORTERS
*Gary * Merrillville * Valparaiso, Indiana*
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Merrillville, Indiana 46410
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Original File 01-04-22 ECRD.txt
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 2 COUNTY OF LAKE)

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BEFORE THE EAST CHICAGO
 REDEVELOPMENT COMMISSION
 EAST CHICAGO, INDIANA

REPORT OF PROCEEDINGS had at the meeting
 before the East Chicago Redevelopment Commission,
 reported by Kristen K. Stokes, CSR, Notary Public in
 and for the County of Lake, State of Indiana, taken
 via Zoom Video-Conferencing to be held at City Hall
 Council Chambers, 4525 Indianapolis Boulevard, East
 Chicago, Indiana 46312, on January 4, 2022,
 scheduled to begin at 5:00 p.m. in the evening.

BOSS REPORTERS
 & VIDEOCONFERENCING
 GARY * MERRILLVILLE * VALPARAISO, INDIANA
 (219) 769-9090

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APPEARANCES:

- Christine Russell, Board President
 - Rodger Gates, Board Vice President
 - Christopher French, Board Secretary
 - Delainah Valdez-Medina, Commissioner
 - Randall Artis, Commissioner
 - Frank Rivera, Executive Director
 - Shelice Tolbert, Attorney
 - Thomas Mesich, Financial Advisor
- and
- Members of the Public

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* * * * *

1 PRESIDENT RUSSELL: I'd like to go ahead
2 and call the meeting to order for the East
3 Chicago Redevelopment Commission regular
4 meeting, City Hall Council Chambers, 4525
5 Indianapolis Boulevard, Second Floor, East
6 Chicago, Indiana, January 4th, 2022, at
7 5:00 p.m.

8 Please stand for the Pledge of
9 Allegiance.

10 (PLEDGE OF ALLEGIANCE.)

11 PRESIDENT RUSSELL: Thank you.

12 Roll call, please.

13 SECRETARY FRENCH: Randall Artis?

14 COMMISSIONER ARTIS: Here.

15 SECRETARY FRENCH: Delainah Valdez-Medina?

16 COMMISSIONER VALDEZ-MEDINA: Present.

17 SECRETARY FRENCH: Christopher French?

18 Present.

19 Rodger Gates? Rodger Gates?

20 VICE PRESIDENT GATES: Present.

21 PRESIDENT RUSSELL: He's saying,

22 "present." He's on the phone.

23 SECRETARY FRENCH: Oh, okay.

24 Christine Russell?

25 PRESIDENT RUSSELL: Present.

1 Thank you. We go on to the nomination
2 and election of officers. We'll begin with
3 the first office position for President.

4 COMMISSIONER ARTIS: I nominate Christine
5 Russell.

6 EXECUTIVE DIRECTOR RIVERA: Commissioners,
7 before we move to that category --

8 PRESIDENT RUSSELL: Oh, I'm sorry.

9 EXECUTIVE DIRECTOR RIVERA: -- I would
10 like to make a motion to remove the action
11 item -- the last two action items on the
12 agenda.

13 ATTORNEY TOLBERT: I'm sorry. I can
14 barely hear Frank.

15 Did you say you wanted to amend the
16 agenda? Is that what you're doing now?

17 EXECUTIVE DIRECTOR RIVERA: To remove the
18 action items, the last two on the agenda.

19 ATTORNEY TOLBERT: Okay. Thank you.

20 PRESIDENT RUSSELL: We'll do them one at
21 a time, Shelice?

22 ATTORNEY TOLBERT: What you can do is
23 just move to amend the agenda to remove those
24 two items.

25 PRESIDENT RUSSELL: Okay. I would like

1 to go ahead and move to amend the agenda and
2 remove the last two action items as presented
3 on this agenda. Do we have a motion?

4 SECRETARY FRENCH: Motion to approve by
5 Christopher French.

6 COMMISSIONER VALDEZ-MEDINA: Second,
7 Valdez-Medina.

8 PRESIDENT RUSSELL: Motion was made by
9 Christopher French, second by Delainah Valdez
10 Medina.

11 Roll call, please.

12 SECRETARY FRENCH: Randall Artis?

13 COMMISSIONER ARTIS: Yes.

14 SECRETARY FRENCH: Delainah Valdez-Medina?

15 COMMISSIONER VALDEZ-MEDINA: Yes.

16 SECRETARY FRENCH: Christopher French?

17 Yes.

18 Rodger Gates?

19 VICE PRESIDENT GATES: Yes.

20 PRESIDENT RUSSELL: He said yes.

21 SECRETARY FRENCH: Christine Russell?

22 PRESIDENT RUSSELL: Yes. Motion carried.

23 Okay. We'll back up now to nomination
24 and election of officers. We'll begin with
25 the office for President.

1 COMMISSIONER ARTIS: I'll nominate
2 Christine --

3 SECRETARY FRENCH: I'd like to nominate
4 Christine Russell.

5 PRESIDENT RUSSELL: Okay. Nomination was
6 made for Christine Russell by Randy Artis and
7 Christopher French. Are there any other
8 nominations from the floor?

9 COMMISSIONER VALDEZ-MEDINA: I nominate
10 Christine.

11 PRESIDENT RUSSELL: Are there any other
12 nominations from the floor?

13 With no other nominations, Christine
14 Russell has been nominated for President.

15 Roll call, please.

16 SECRETARY FRENCH: Randall Artis?

17 COMMISSIONER ARTIS: Yes.

18 SECRETARY FRENCH: Delainah Valdez-Medina?

19 COMMISSIONER VALDEZ-MEDINA: Yes.

20 SECRETARY FRENCH: Christopher French?

21 Yes.

22 Rodger Gates?

23 VICE PRESIDENT GATES: Yes.

24 PRESIDENT RUSSELL: He said yes.

25 SECRETARY FRENCH: Christine Russell?

1 PRESIDENT RUSSELL: Yes. Motion carried.
2 Thank you very much, everybody.

3 We'll go on to the second position for
4 Vice President.

5 COMMISSIONER ARTIS: I'm nominating
6 Mr. Rodger Gates for Vice President.

7 SECRETARY FRENCH: Second.

8 PRESIDENT RUSSELL: There's a nomination
9 for Mr. Gates from Randy Artis for Vice
10 President. Are there any other nominations?

11 COMMISSIONER VALDEZ-MEDINA: I nominate
12 myself, Valdez-Medina.

13 PRESIDENT RUSSELL: There's a nomination
14 for Delainah Valdez-Medina. Are there any
15 more nominations from the floor for Vice
16 President?

17 We'll go on to roll call, please.

18 SECRETARY FRENCH: Now, how do you want
19 me to do this? Is this for Rodger Gates or
20 what? How we doing this?

21 PRESIDENT RUSSELL: We'll start off with
22 Rodger Gates.

23 SECRETARY FRENCH: With Rodger Gates?
24 Okay.

25 Randall Artis?

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COMMISSIONER ARTIS: Yes.

SECRETARY FRENCH: Delainah Valdez-Medina?

COMMISSIONER VALDEZ-MEDINA: No.

SECRETARY FRENCH: Christopher French?

Yes.

Rodger Gates?

VICE PRESIDENT GATES: Yes.

PRESIDENT RUSSELL: He said yes.

SECRETARY FRENCH: Christine Russell?

PRESIDENT RUSSELL: Yes. That's four
votes for Mr. Gates.

Now on to Delainah Valdez-Medina.

EXECUTIVE DIRECTOR RIVERA: That's moot.

PRESIDENT RUSSELL: You don't need to do
it?

EXECUTIVE DIRECTOR RIVERA: No, it's moot
because you can't vote twice. He's already
been elected. He's got the votes.

PRESIDENT RUSSELL: Okay. With the
nominations and with the voting, it's Rodger
Gates has four votes, Delainah Valdez-Medina,
one. Rodger Gates is the Vice President.

We'll move on to the office of Secretary.

COMMISSIONER ARTIS: I'm going to
nominate Chris French as Secretary.

1 VICE PRESIDENT GATES: I second, Rodger
2 Gates.

3 PRESIDENT RUSSELL: Motion was made for
4 Christopher French for Secretary.

5 Is that -- are there any other
6 nominations? Are there any other
7 nominations?

8 Roll call, please.

9 SECRETARY FRENCH: Randall Artis?

10 COMMISSIONER ARTIS: Yes.

11 SECRETARY FRENCH: Delainah Valdez-Medina?

12 COMMISSIONER VALDEZ-MEDINA: Yes.

13 SECRETARY FRENCH: Christopher French?

14 Yes.

15 Rodger Gates?

16 VICE PRESIDENT GATES: Yes.

17 SECRETARY FRENCH: Christine Russell?

18 PRESIDENT RUSSELL: Yes.

19 Christopher French will be the Secretary
20 of the Commission. Thank you very much,
21 everybody.

22 SECRETARY FRENCH: Thank you, everyone.
23 I appreciate it very, very much.

24 PRESIDENT RUSSELL: We'll go on to the
25 approval of the regular meeting minutes from

1 December 21st, 2021. May we have a motion?

2 SECRETARY FRENCH: Motion to approve by
3 Christopher French.

4 COMMISSIONER ARTIS: Second.

5 COMMISSIONER VALDEZ-MEDINA: Second,
6 Valdez-Medina.

7 PRESIDENT RUSSELL: Motion was made by
8 Christopher French, second was by Randy
9 Artis. Any questions?

10 One thing. Boss Reporters, the Table of
11 Contents was omitted from these minutes. So
12 could that be submitted to us in an email?

13 THE REPORTER: Sure, I'll pass that on.
14 That was Beth, so I'll let them know.

15 PRESIDENT RUSSELL: Okay. Appreciate
16 that.

17 Any other comments or questions?

18 Roll call, please.

19 SECRETARY FRENCH: Randall Artis?

20 COMMISSIONER ARTIS: Yes.

21 SECRETARY FRENCH: Delainah Valdez-Medina?

22 COMMISSIONER VALDEZ-MEDINA: Yes.

23 SECRETARY FRENCH: Christopher French?

24 Yes.

25 Rodger Gates?

1 VICE PRESIDENT GATES: Yes.

2 SECRETARY FRENCH: Christine Russell?

3 PRESIDENT RUSSELL: Yes. Motion carried.

4 We'll now move on to the first action item
5 with Frank.

6 EXECUTIVE DIRECTOR RIVERA: Yes.

7 Congratulations, Commissioners.

8 I would like to introduce Mr. Rich
9 Morrrisroe, our distinguished counsel here in
10 City Hall, and he's going to talk about the
11 retroactive approval of the transfer and
12 assignment of Limited Partnership Interests
13 between New Hope Housing Tax Credit Fund,
14 VIII, LLC, and TCB Interest Owner, LLC, and
15 the Northtown Village Townhomes.

16 I asked him to be a part of our process,
17 and he's here to discuss with us what we're
18 asking for in this limited partnership. It's
19 a very extensive piece, so we asked him to
20 help us.

21 MR. MORRISROE: Happy new year. Richard
22 Morrisroe. I've been privileged to read your
23 minutes regularly because the economic
24 development commissioners have wanted to have
25 your minutes, and so for the last six months

1 or so I've been able to get at least some
2 feel, and it's good to be with you today.

3 We're talking about the housing that the
4 City put up around 2008 between 136th and
5 138th on Deodar, Main and Pulaski. Also,
6 there's some that front on 136th, some that
7 front on 138th. This housing, which went by
8 the name of Affordable, that kind of is a
9 jargon term, but it used some of the tax
10 credit programs that had been created during
11 the previous 20 years, and that involved
12 banks and different investors. The time has
13 run on those. The tax credits are no longer
14 a benefit. The City invested money in that
15 as well.

16 And so the one entity, the New Hope
17 Housing Tax Credit Fund and -- is now wanting
18 to pull out and to be replaced, to have to go
19 back to the TCB Interest Owner. The TCB was
20 the Community Builders, which was the main
21 entity. They have done housing in Boston,
22 Louisville, Indianapolis, Chicago, and they
23 were brought to bear on developing housing in
24 East Chicago at that time.

25 There's some 290 units. Some of them are

1 fair market units. Others are section 8
2 units. They've been filled. They're managed
3 by the Community Builders. There's an office
4 at the corner of -- on the second floor at
5 the corner of 100 and -- of Main and Broadway
6 on the northwest corner. They go about their
7 business quietly but effectively and provide
8 housing for that number of families,
9 approximately 290.

10 We have gone over this. This simply
11 landed on my desk because Carla Morgan, the
12 corporate counsel, was unable to address it.
13 I've gone over some of it with Frank and with
14 your attorney, Ms. Tolbert, and would just
15 like to say that it doesn't cost anything
16 other than \$10, which is kind of a veiled
17 amount that's often used in real estate, and
18 this will go back -- the ownership of these
19 tax credits will go back to the Community
20 Builders. There will be no major effect
21 other than your action, which they had hoped
22 would be done by the end of the year, but the
23 4th is pretty good actually.

24 So are there any questions either about
25 the housing or about the tax credits or about

1 what -- they're extensive legal documents, as
2 you can see. That's simply the nature of the
3 business.

4 COMMISSIONER VALDEZ-MEDINA:

5 Mr. Morrisroe, I do have a question. Is it
6 okay, Madam President?

7 PRESIDENT RUSSELL: Absolutely. It's
8 Delainah Medina.

9 MR. MORRISROE: Yes. That's why I'm
10 here.

11 COMMISSIONER VALDEZ-MEDINA: Yes. Thank
12 you.

13 How many -- you said there were section 8
14 housing located in these units?

15 MR. MORRISROE: Yes.

16 COMMISSIONER VALDEZ-MEDINA: Okay. About
17 how many section 8 units are there?

18 MR. MORRISROE: I really don't have those
19 figures. I would think Redevelopment would
20 be in a position to -- having sponsored the
21 program, to make that inquiry of Community
22 Builders of how many are market rate down
23 there and how many are Section 8.

24 COMMISSIONER VALDEZ-MEDINA: Okay.
25 Frank, do you have that information?

1 EXECUTIVE DIRECTOR RIVERA: No, I don't
2 have those numbers. This was obviously way
3 before my time. If I would have known that
4 question, I would have gotten you those
5 numbers, but I mean --

6 COMMISSIONER VALDEZ-MEDINA: I gotcha.
7 All right. Well, thank you.

8 Yeah, that was the only question I had.
9 Thank you so much.

10 MR. MORRISROE: You're welcome.

11 PRESIDENT RUSSELL: Are there any other
12 questions for Mr. Morrisroe, or comments?

13 COMMISSIONER ARTIS: Mr. Morrisroe, it's
14 Randy Artis. You have done an excellent job
15 over the years, and we greatly appreciate you
16 still working with the City of East Chicago.
17 Keep doing a fantastic job, Mr. Morrisroe.

18 MR. MORRISROE: Thank you, Mr. Artis.
19 It's nice to have a part-time job to use some
20 of my skills with.

21 EXECUTIVE DIRECTOR RIVERA: I use your
22 skills all the time, but -- this is Frank.
23 But anyway, I'll go ahead and read the action
24 item, and then we'll vote on it. Okay?

25 And thank you so much, Mr. Morrisroe.

1 MR. MORRISROE: You're very welcome.

2 EXECUTIVE DIRECTOR RIVERA: It's an
3 agreement for transfer and assignment of
4 Limited Partner Interests between New Hope
5 Housing Tax Credit Fund VIII, known as New
6 Hope, as assignor, and TCB Interest Owner,
7 LLC, TCB, as assignee, and Northtown Village
8 Townhomes, Inc., known as Northtown, has been
9 prepared regarding the Liberty Green IV
10 project that generates low-income housing tax
11 credits. The agreement calls for New Hope to
12 assign its entire limited partnership
13 interest to TCB. A copy of the agreement is
14 attached for review. The parties seek the
15 Redevelopment Commission's approval of the
16 agreement.

17 Action is recommended to approve the
18 agreement for transfer and assignment of
19 Limited Partnership Interests and to
20 authorize the Executive Director to sign the
21 necessary documents. It is recommended that
22 the following motion be adopted verbatim.

23 PRESIDENT RUSSELL: Motion to approve the
24 agreement for transfer and assignment of
25 Limited Partnership Interests between New

1 Hope Housing Tax Credit Fund, VIII, LLC, TCB
2 Interest Owner, LLC, and Northtown Village
3 Townhomes, Inc., and to authorize the
4 Executive Director to sign the necessary
5 documents.

6 COMMISSIONER ARTIS: So moved.

7 COMMISSIONER VALDEZ-MEDINA: Second,
8 Valdez-Medina.

9 PRESIDENT RUSSELL: Motion was made by
10 Randy Artis. Second was by Delainah
11 Valdez-Medina. Are there any other questions
12 or comments?

13 Roll call, please.

14 SECRETARY FRENCH: Randall Artis?

15 COMMISSIONER ARTIS: Yes.

16 SECRETARY FRENCH: Delainah Valdez-Medina?

17 COMMISSIONER VALDEZ-MEDINA: Yes.

18 SECRETARY FRENCH: Christopher French?

19 Yes.

20 Rodger Gates?

21 VICE PRESIDENT GATES: Yes.

22 SECRETARY FRENCH: Christine Russell?

23 PRESIDENT RUSSELL: Yes. Motion carried.

24 MR. MORRISROE: If I may add just one
25 point. The City is referred to as Northtown

1 Village Townhomes. The senior building on
2 Broadway is also referred to as the Northtown
3 Village Homes, so that seems to be the name
4 that was used for the City in the development
5 of this housing. It may have been obvious,
6 but I just thought I'd point it out. Thank
7 you.

8 EXECUTIVE DIRECTOR RIVERA: Thank you,
9 Mr. Morrisroe.

10 PRESIDENT RUSSELL: Thank you,
11 Mr. Morrisroe.

12 EXECUTIVE DIRECTOR RIVERA: All right.
13 We go on to the next part of the agenda, and
14 that is an action item to retroactively
15 approve the purchase and sale agreement with
16 BEMS, LLC -- that's B-E-M-S, LLC -- for
17 property located at 2106-20 East Columbus
18 Drive.

19 The Department of Redevelopment is
20 requesting retroactive approval of the
21 purchase and sale agreement with BEMS, LLC,
22 for property located at 2106-20 East Columbus
23 Drive, East Chicago, Indiana, and dated
24 December 20th, 2021. BEMS, LLC, has agreed
25 to purchase the property for a total of

1 \$525,000. The purchase and sale agreement is
2 attached for review with the commonly known
3 addresses and legal descriptions included.
4 An earnest money deposit of \$26,250 was
5 required.

6 Action is recommended to approve the
7 purchase and sale agreement with BEMS, LLC,
8 and to authorize the Executive Director to
9 sign the necessary paperwork. It is
10 recommended that the following motion be
11 adopted verbatim.

12 PRESIDENT RUSSELL: Motion to
13 retroactively approve the purchase and sale
14 agreement with BEMS, LLC, for property
15 located at 2106-20 East Columbus Drive, East
16 Chicago, Indiana, in the amount of \$525,000
17 and to authorize the Executive Director to
18 sign the necessary paperwork.

19 COMMISSIONER ARTIS: So moved by Randy
20 Artis.

21 PRESIDENT RUSSELL: Is there a second?

22 VICE PRESIDENT GATES: Second, Rodger
23 Gates.

24 COMMISSIONER VALDEZ-MEDINA: Second,
25 Valdez-Medina.

1 PRESIDENT RUSSELL: Motion was made by
2 Randy Artis, second by Rodger Gates. Are
3 there any questions or comments?

4 Roll call, please.

5 SECRETARY FRENCH: Randall Artis?

6 COMMISSIONER ARTIS: Yes.

7 SECRETARY FRENCH: Delainah Valdez-Medina?

8 COMMISSIONER VALDEZ-MEDINA: Yes.

9 SECRETARY FRENCH: Christopher French?
10 Yes.

11 Rodger Gates?

12 VICE PRESIDENT GATES: Yes.

13 SECRETARY FRENCH: Christine Russell?

14 PRESIDENT RUSSELL: Yes. Motion carried.

15 We'll move on to public expression.

16 If not, may we have a motion to adjourn?

17 COMMISSIONER ARTIS: Make a motion by
18 Randy Artis to adjourn.

19 PRESIDENT RUSSELL: Is there a second?

20 VICE PRESIDENT GATES: Second, Rodger
21 Gates.

22 COMMISSIONER VALDEZ-MEDINA: Second,
23 Valdez-Medina.

24 PRESIDENT RUSSELL: Motion was made by
25 Randy Artis, second by Rodger Gates.

1 Roll call, please.

2 SECRETARY FRENCH: Randall Artis?

3 COMMISSIONER ARTIS: Yes.

4 SECRETARY FRENCH: Delainah Valdez-Medina?

5 COMMISSIONER VALDEZ-MEDINA: Yes.

6 SECRETARY FRENCH: Christopher French?

7 Yes.

8 Rodger Gates?

9 VICE PRESIDENT GATES: Yes.

10 SECRETARY FRENCH: Christine Russell?

11 PRESIDENT RUSSELL: Yes. Motion carried.

12 I'd like to wish everybody a happy new year.

13 Have a healthy safe new year in the upcoming

14 days and months and year, and we'll see you

15 the next meeting, January 18th.

16

17 (MEETING WAS CONCLUDED AT 5:20 PM.)

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1 STATE OF INDIANA)
) SS:
2 COUNTY OF LAKE)

3
4 BEFORE THE EAST CHICAGO
REDEVELOPMENT COMMISSION
5 EAST CHICAGO, INDIANA

6
7 REPORTER'S CERTIFICATE

8 I, KRISTEN K. STOKES, CSR, Notary Public in
9 and for the County of Lake, State of Indiana, do
10 hereby certify that I reported in machine shorthand
11 the foregoing proceedings had in the above-entitled
12 matter, at the time and place herein set forth; and
13 I do further certify that the foregoing transcript,
14 consisting of 24 (twenty-four) typewritten pages, is
15 a true and correct transcript of my said
16 stenographic notes.


17 Signed this 7th day of January, 2022.

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20 


21 KRISTEN K. STOKES
22 CSR# 084-003723
23 My Commission Expires: 8/27/23
24 Notary Public: Lake County, Indiana
25

APPROVAL OF THE REGULAR MEETING MINUTES
OF TUESDAY, JANUARY 4, 2022
APPROVED & SIGNED TUESDAY, JANUARY 18, 2022

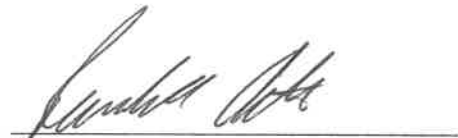
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Christine Russell
President

Rodger Gates
Vice President


Christopher French
Secretary

Delainah Valdez-Medina
Commissioner


Randall Artis
Commissioner


Frank Rivera
Executive Director