In The Matter Of:

EAST CHICAGO REDEVELOPMENT COMMISSION

EAST CHICAGO, INDIANA

REGULAR MEETING

April 4, 2023

BOSS REPORTERS

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3893 East Lincoln Highway (Rt. 30)

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(219) 769-9090

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STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

BEFORE THE EAST CHICAGO
REDEVELOPMENT COMMISSION
EAST CHICAGO, INDIANA

REPORT OF PROCEEDINGS had at the meeting before the East Chicago Redevelopment Commission, reported by Beth A. Barnette, CSR and Notary Public, Illinois License No. 084-004727, at the City Hall Council Chambers, 4525 Indianapolis Boulevard, 2nd Floor, East Chicago, Indiana, and Via Zoom Videoconference, on the 4th day of April, 2023, at 5:01 o'clock in the evening.

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APPEARANCES: (IN PERSON)

Anthony Serna, Commission President

Christine Russell, Commission Vice-President

Christopher French, Commission Secretary

Delainah Valdez-Medina, Commissioner

Randall Artis, Commissioner

Frank Rivera, Executive Director

Shelice Tolbert, Commission Attorney

Thomas Mesich, Financial Advisor

William Allen, Engineering Department

Boss Reporters (Via Zoom)

* * *

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PRESIDENT SERNA: I'd like to call to order today's meeting of the East Chicago Redevelopment Commission regular meeting of April 4, 2023. The time is 5:01 p.m. If we could all renew our allegiance to the flag.

(Pledge of Allegiance recited.)

PRESIDENT SERNA: Mr. Secretary, Roll Call.

SEC. FRENCH: Delainah Valdez-Medina?

MS. VALDEZ-MEDINA: Present.

SEC. FRENCH: Christopher French? Present.

Christine Russell?

VICE PRES. RUSSELL: Present.

SEC. FRENCH: Anthony Serna?

PRESIDENT SERNA: Present. We have a quorum. Four of five commissioners are here.

Next item on the agenda is Approval of Regular Meeting Minutes of March 21, 2023. I'll entertain a motion to approve those regular meeting minutes.

SEC. FRENCH: So moved.

MS. VALDEZ-MEDINA: Second.

PRESIDENT SERNA: Motion made by Secretary French, second by Commissioner

Valdez-Medina. Mr. Secretary, roll call.

SEC. FRENCH: Delainah Valdez-Medina?

MS. VALDEZ-MEDINA: Yes.

SEC. FRENCH: Christopher French? Yes.

Christine Russell?

VICE PRES. RUSSELL: Yes.

SEC. FRENCH: Anthony Serna?

PRESIDENT SERNA: Yes. Motion carries.

Next we have Approval of the Dockets.

EXEC. DIRECTOR RIVERA: Good evening, Mr. President and all Commissioners, and Beth here with Boss Reporters. We have Mr. William Allen from the engineering department here today. All right. For the Approval of the Dockets, we have three dockets, I believe.

The first docket for tonight is City of East Chicago Accounts Payable Warrant Report, dated 3-29-23, Warrant No. 040423RD, in the amount of $9,471.79. Can I get that approved?

PRESIDENT SERNA: Is there a motion on the floor to approve?

SEC. FRENCH: So moved.

MS. VALDEZ-MEDINA: Second, Valdez-Medina.

PRESIDENT SERNA: Motion made by Secretary French, second by Commissioner Valdez-Medina. Questions on the motion?

(No immediate response.)

PRESIDENT SERNA: Mr. Secretary, roll call.

SEC. FRENCH: Delainah Valdez-Medina?

MS. VALDEZ-MEDINA: Yes.

SEC. FRENCH: Christopher French? Yes.

Christine Russell?

VICE PRES. RUSSELL: Abstain.

SEC. FRENCH: Anthony Serna?

PRESIDENT SERNA: Yes. Motion carries.

EXEC. DIRECTOR RIVERA: Thank you, Commissioners. The next item, Accounts Payable Warrant Report for the City of East Chicago, dated 3-27-2023, and that number is 032723RD, in the amount of $10,000. Can I have a motion, please?

MS. VALDEZ-MEDINA: So moved, Valdez-Medina.

PRESIDENT SERNA: Motion by Commissioner Valdez-Medina.

VICE PRES. RUSSELL: Second.

PRESIDENT SERNA: Second by Vice President Russell. Questions on the motion? I have a question. Director Rivera, the warrant report copy that I have in my hand is 03 -- the number is 03-29-23, not 03-27. Am I incorrect?

EXEC. DIRECTOR RIVERA: No, that's the second one. There's two of them.

PRESIDENT SERNA: There's two for $10,000?

UNIDENTIFIED SPEAKER: Yes.

PRESIDENT SERNA: Okay. I'm sorry. I apologize.

EXEC. DIRECTOR RIVERA: Not a problem. That will be on the next one.

PRESIDENT SERNA: Okay. Any other questions?

(No immediate response.)

PRESIDENT SERNA: Roll call, Mr. Secretary.

SEC. FRENCH: Delainah Valdez-Medina?

MS. VALDEZ-MEDINA: Yes.

SEC. FRENCH: Christopher French? Yes.

Christine Russell?

VICE PRES. RUSSELL: Yes.

SEC. FRENCH: Anthony Serna?

PRESIDENT SERNA: Yes. Motion carries.

EXEC. DIRECTOR RIVERA: Thank you. The last Accounts Payable Warrant Report, City of East Chicago, is dated 03-29-2023, Warrant No. 032923RD, in the amount of $10,000. If I can have a motion, please.

PRESIDENT SERNA: Motion on the floor?

VICE PRES. RUSSELL: So moved.

PRESIDENT SERNA: Motion made by Vice President Russell.

MS. VALDEZ-MEDINA: Second, Valdez-Medina.

PRESIDENT SERNA: Second by Commissioner Valdez-Medina. Questions on the motion?

(No immediate response.)

PRESIDENT SERNA: Mr. Secretary, roll call.

SEC. FRENCH: Delainah Valdez-Medina?

MS. VALDEZ-MEDINA: Yes.

SEC. FRENCH: Christopher French? Yes.

Christine Russell?

VICE PRES. RUSSELL: Yes.

SEC. FRENCH: Anthony Serna?

PRESIDENT SERNA: Yes. Motion carries.

EXEC. DIRECTOR RIVERA: Okay. We are now turning our attention to the first Action Item of the night.

PRESIDENT SERNA: On the agenda, excuse me, Mr. Director, here on the agenda the next item is RMC/Harborside Aging report.

EXEC. DIRECTOR RIVERA: That's right. The reason there is no report is because I have some concerns with what they reported. Mr. Mesich did a thorough job on what they turned in and there had been some that were already paid for. So we're not going to be paying them twice. It's something that we did not want to present to the Board, and we didn't want to scratch it, or anything like that. We want them to be able to include that

in on the 18th of April. Okay?

PRESIDENT SERNA: Thank you.

EXEC. DIRECTOR RIVERA: Yes, sir. Okay. So we go on to the next item, which is, basically, the Action Item motion to approve the amended final plat for the subdivision of property located at 2001 Franklin Street 144th Place, to be known as Prairie Crossings.

I'm going to read the Action Item. I have Mr. William Allen here from the engineering department and he'll probably explain a few things, but I'll go ahead and do the Action Item.

The City of East Chicago Department of Redevelopment is the titleholder of property located at 2001 Franklin Street, 144th Place, East Chicago, Indiana. The property has been platted and subdivided to be known as Prairie Crossings Subdivision, as an addition to the City of East Chicago, Lake County, Indiana. The final plat and Deed of Dedication were previously approved on February 7, 2023. That final plat had to be slightly amended to include easements to the City of East Chicago and NIPSCO, resulting in

a new Deed of Dedication which needs approval and signature. The legal descriptions for the easements are attached, along with the amended final plat.

Action is recommended to approve the amended final plat for Prairie Crossings Subdivision and to authorize the Executive Director and Commission Secretary to sign the new Deed of Dedication.

MR. ALLEN: William Allen, city engineer. Frank pretty much nailed it right on the head. Back in February the final plat was approved. So this is just a slight amendment to that, which pretty much includes the exhibits for the plat, one for East Chicago, the other one for NIPSCO for the utilities. There are utilities being installed.

As far as the dimensions go for the parcel and the easements, nothing has changed. It's still in one piece. Each entity, which is, again, NIPSCO and the City of East Chicago, is 11, with a one-foot overlap, which still equates to 21 feet for the total easement for utilities. Along with the

exhibits there will be legal descriptions for each one, again, still for the same final plat. So that pretty much explains it.

PRESIDENT SERNA: Any questions for Mr. William Allen? All right. There's no questions. I'll entertain a motion to approve the amended final plat for the subdivision of property located at 2001 Franklin Street, 144th Place, East Chicago, Indiana, to be known as Prairie Crossings, and to authorize the Executive Director and Commission Secretary to sign the new Deed of Dedication or any other necessary documents.

MS. VALDEZ-MEDINA: So moved, Valdez-Medina.

SEC. FRENCH: Second, Christopher French.

PRESIDENT SERNA: Motion made by Commissioner Valdez-Medina, second by Secretary French. Any questions on the motion?

ATTORNEY TOLBERT: Pardon me. Shelice Tolbert. Make note for the record that Commissioner Artis walked in in the middle of that. So before the vote was taken,

I wanted to make sure to note he was present on the record.

PRESIDENT SERNA: Thank you. There's a motion on the floor, properly seconded. Any further questions on the motion? Yes.

UNIDENTIFIED SPEAKER: Do you want to give him copies of that so he --

EXEC. DIRECTOR RIVERA: I'll get them.

UNIDENTIFIED SPEAKER: Thank you.

PRESIDENT SERNA: He has his copies. Any further questions?

(No immediate response.)

PRESIDENT SERNA: Mr. Secretary, roll call.

SEC. FRENCH: Randall Artis?

MR. ARTIS: Yes.

SEC. FRENCH: Delainah Valdez-Medina?

MS. VALDEZ-MEDINA: Yes.

SEC. FRENCH: Christopher French? Yes.

Christine Russell?

VICE PRES. RUSSELL: Yes.

SEC. FRENCH: Anthony Serna?

PRESIDENT SERNA: Yes. Motion

carries.

EXEC. DIRECTOR RIVERA: Thank you. Thank you very much, Mr. Allen.

Okay. The next Action Item is a motion to approve payment for various agencies' invoices as listed on the Sub-recipient Report.

The East Chicago Department of Redevelopment received invoices from sub-recipients regarding services provided to the community of East Chicago. The agreements for each sub-recipient were previously approved at the March 7, 2023 Redevelopment board meeting. The attached invoices are more than 60 days past due and need to be approved for payment. Below is a list of agencies that have submitted invoices for payment.

New Horizon Child Care Ministry, Incorporated, $5,199.60; Number 2, Indiana Legal Services, $21,400; Number 3, Meals On Wheels, $36,447.55; Catholic Charities, $30,927; Number 5, We Care from the Heart Social Services, $12,888.

The invoices received from these agencies are dated between 7-31-22 and

1-25-23, which are more than 60 days past due and need to paid now that a purchase order was approved and created to pay these invoices. A spreadsheet detailing the invoice dates and amounts for each agency is attached for reference.

Action is recommended to approve payment in the total amount of $106,862.15 for the various agencies listed above and to authorize the Executive Director to sign the necessary documents.

It is recommended that the following motion be adopted verbatim.

PRESIDENT SERNA: I'll entertain a motion to approve payment in the amount of $106,862.15 for the various agencies' invoices and to authorize the Executive Director to sign the necessary documents.

MR. ARTIS: Randy Artis, so moved.

MS. VALDEZ-MEDINA: Second, Valdez-Medina.

PRESIDENT SERNA: Motion made by Commissioner Artis, second by Commissioner Valdez-Medina. Any questions on the motion?

MS. VALDEZ-MEDINA: I do. Frank, can

you elaborate as to why these are -- these are way past due, just for the record?

EXEC. DIRECTOR RIVERA: Do you want to do that, Tom?

MR. MESICH: It took a while to get the agreements caught up from the last two or three years. The previous individual that was responsible for getting all the contracts and the training, and that, was, for lack of a better word, negligent in keeping up in time. So it took Alysia and Frank several months to get caught up, get the training, and have the conversations to get the contracts out to the various agencies so we could move forward and get them paid.

The money has been there. So we had contracts from the years 2020, 2021, and 2022. Not each entity had all three, but a majority of them did. We are now caught up and moving forward. Frank has put in place the proper procedures with Alysia to be able to maintain this so we don't fall behind in the future.

EXEC. DIRECTOR RIVERA: Right.

MS. VALDEZ-MEDINA: All right. Thank you.

PRESIDENT SERNA: Any other questions on the motion?

(No immediate response.)

PRESIDENT SERNA: Mr. Secretary, roll call.

SEC. FRENCH: Randall Artis?

MR. ARTIS: Yes.

SEC. FRENCH: Delainah Valdez-Medina?

MS. VALDEZ-MEDINA: Yes.

SEC. FRENCH: Christopher French? Yes.

Christine Russell?

VICE PRES. RUSSELL: Yes.

SEC. FRENCH: Anthony Serna?

PRESIDENT SERNA: Yes. Motion carries.

EXEC. DIRECTOR RIVERA: Thank you very much. Appreciate that. Now we turn to the next Action Item, which is a motion to approve Federal CDBG HUD funds for Change Order No. 1 for the Emergency Rehab and Lead-Based Paint Hazard Reduction project located at 4219 Baring Avenue.

For the owner-occupied Emergency Rehab and Lead-Based Paint Hazard Reduction

project located at 4219 Baring Avenue, East Chicago, Indiana, 46312, which is participating in the Residential Repair Program, the owner's agreed total Change Order No. 1 cost is $12,200, which will be additionally allocated to the homeowner's CDBG Lead Grant to cover lead-based paint hazard reduction work using Federal CDBG HUD funds. The total cost of this change order is 8.8 percent of the original contract. This is considered acceptable for this project. Therefore, it is requested of the East Chicago Redevelopment Commission to approve the funding and allocation of Change Order No. 1 for this owner-occupied rehab project.

It is recommended that the following motion be made verbatim.

PRESIDENT SERNA: I'll entertain a motion to approve the Federal CDBG HUD funds in the amount of $12,700 for Change Order No. 1 for the Emergency Rehab and Lead-Based Paint Reduction project located at 4219 Baring Avenue, East Chicago, Indiana, 46312. The $12,700 shall be additionally allocated to the homeowners's CDBG Lead Grant; and authorize

the Executive Director to execute any related documents.

MR. ARTIS: Randy Artis, so moved.

MS. VALDEZ-MEDINA: Second, Valdez-Medina.

PRESIDENT SERNA: Motion made by Commissioner Artis, second by Commissioner Valdez-Medina. Any questions on the motion?

(No immediate response.)

PRESIDENT SERNA: Mr. Secretary, roll call.

SEC. FRENCH: Randall Artis?

MR. ARTIS: Yes.

SEC. FRENCH: Delainah Valdez-Medina?

MS. VALDEZ-MEDINA: Yes.

SEC. FRENCH: Christopher French? Yes.

Christine Russell?

VICE PRES. RUSSELL: Yes.

SEC. FRENCH: Anthony Serna?

PRESIDENT SERNA: Yes. Motion carries.

EXEC. DIRECTOR RIVERA: Thank you very much, Commissioners. Our last item for the night, which is a resolution, and it's

Resolution No. 2023-RED-1899. It is a resolution of the East Chicago Redevelopment Commission approving the transfer of property commonly known as 3821 Alexander Avenue to the East Chicago Housing Authority.

The resolution of the East Chicago Redevelopment Commission approving the transfer of property commonly known as 3821 Alexander Avenue to the East Chicago Housing Authority.

Whereas; the Redevelopment Commission is authorized by Indiana Code 36-7-14-12.2(a)3 to transfer real property to any other department of the unit on any terms that may be agreed on; and

Whereas, the Redevelopment Commission owns real property within the City of East Chicago commonly known as 3821 Alexander Avenue, East Chicago; and

Whereas, the Redevelopment Commission hereby determines that the highest and best use of the subject real property is to convey the transfer of the property to the East Chicago Housing Authority for One Dollar; and

Whereas, the Redevelopment Commission

is authorized to transfer real property to any other department of the unit on any terms that may be agreed on; and

Whereas, the Redevelopment Commission owns real property within the City of East Chicago listed below; and

Whereas, the Redevelopment Commission hereby determines that the highest and best use of the subject real property is to convey and transfer the property to the East Chicago Housing Authority for One Dollar.

Now, Therefore, Be It Resolved by the Redevelopment Commission that:

Section 1. The City of East Chicago Department of Redevelopment is hereby authorized to transfer real property as listed below to the East Chicago Housing Authority for One Dollar. Parcel No. 45-03-21-377-008.000-024. The legal description is Michigan Avenue Add. L.8 BL.3 N2 L.9 BL.3.

Section 2. A duly-authorized representative of the Department of Redevelopment shall execute a deed to the East Chicago Housing Authority conveying said real

property and further execute any additional documents necessary to convey said property.

Section 3. This resolution shall be in full force and effect from and after its passage and approval.

Adopted this 4th day of April, 2023.

PRESIDENT SERNA: I'll entertain a motion to approve Resolution No. 2023-RED-1899.

MS. VALDEZ-MEDINA: Mr. President, I have --

PRESIDENT SERNA: Yes.

ATTORNEY TOLBERT: Have to have a motion.

MR. ARTIS: Randy Artis, so moved.

MS. VALDEZ-MEDINA: Second, Valdez-Medina.

PRESIDENT SERNA: Motion made by Commissioner Artis, second by Commissioner Valdez-Medina. Questions on the motion. Commissioner Valdez.

MS. VALDEZ-MEDINA: Thank you. I do have several questions here. This is a multi-unit building on Alexander; is that correct? How many --

EXEC. DIRECTOR RIVERA: Yes. Four units.

MS. VALDEZ-MEDINA: How many units?

EXEC. DIRECTOR RIVERA: Four.

MS. VALDEZ-MEDINA: Four units?

EXEC. DIRECTOR RIVERA: Yes.

MS. VALDEZ-MEDINA: And what is the interest that the housing authority has that you guys agreed upon?

EXEC. DIRECTOR RIVERA: They want to develop it and fix it to be able to have people living in it, because right now it's vacant. It's been vacant for many, many, many years before myself being the director.

MS. VALDEZ-MEDINA: And is that the normal practice that the Redevelopment Commission sell it for a dollar to another department?

EXEC. DIRECTOR RIVERA: I can answer that. I believe so. I believe there's different units that can go between each other; for instance, housing authority, could be another government entity. Regardless, it is legal from the State of Indiana. Am I correct, Counsel?

ATTORNEY TOLBERT: That is correct. This is no different when we transfer property that we have accepted for consideration (Audio connection cutting out) based on that so the State does allow that. Most of the time the transfers that we have accepted have been for (Inaudible) consideration, but sometimes we have to do a memo of consideration for certain transfers.

MS. VALDEZ-MEDINA: Do they have a certain amount of time to fix this up after you transfer it?

EXEC. DIRECTOR RIVERA: We've had it almost 18 years and it's been very difficult to try to do anything with it. So I prefer to give it to the housing authority and allow them to expend their dollars.

MS. VALDEZ-MEDINA: All right.

PRESIDENT SERNA: Any other --

MS. VALDEZ-MEDINA: Oh, one more, I'm sorry. And will our funding be used in this case?

EXEC. DIRECTOR RIVERA: No, not at all. I'll still be expecting a dollar from them.

MS. VALDEZ-MEDINA: Okay. Thank you.

PRESIDENT SERNA: Any further questions on the motion?

(No immediate response.)

PRESIDENT SERNA: Mr. Secretary, roll call.

SEC. FRENCH: Randall Artis?

MR. ARTIS: Yes.

SEC. FRENCH: Delainah Valdez-Medina?

MS. VALDEZ-MEDINA: Yes.

SEC. FRENCH: Christopher French? Yes.

Christine Russell?

VICE PRES. RUSSELL: Yes.

SEC. FRENCH: Anthony Serna?

PRESIDENT SERNA: Yes. Motion carries.

Next item on the agenda is Public Expression. Is there any Public Expression? Public Expression? Any Public Expression? No Public Expression.

I'll entertain a motion to adjourn.

MR. ARTIS: So moved.

VICE PRES. RUSSELL: Second.

PRESIDENT SERNA: Motion made by

Commissioner Artis, second by Vice President Russell. No questions on the motion.

Mr. Secretary, roll call.

SEC. FRENCH: Randall Artis?

MR. ARTIS: Yes.

SEC. FRENCH: Delainah Valdez-Medina?

MS. VALDEZ-MEDINA: Yes.

SEC. FRENCH: Christopher French? Yes.

Christine Russell?

VICE PRES. RUSSELL: Yes.

SEC. FRENCH: Anthony Serna?

PRESIDENT SERNA: Yes. Motion carries. Meeting adjourned.

(Proceedings concluded at 5:22 p.m.)

* * *

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

BEFORE THE EAST CHICAGO
REDEVELOPMENT COMMISSION
EAST CHICAGO, INDIANA

REPORTER'S CERTIFICATE

I, Beth A. Barnette, CSR and Notary Public, do hereby certify that I reported in machine shorthand the foregoing proceedings had in the above-entitled matter, at the time and place herein before set forth; and I do further certify that the foregoing transcript, consisting of twenty-six (26) typewritten pages, is a true and correct transcript of my said stenographic notes, to the best of my ability.

Signed this 10th day of April, 2023.

Beth Barnette

BETH A. BARNETTE, CSR
Notary Public
My Commission Expires: 06/13/30

APPROVAL OF THE REGULAR MEETING MINUTES
TUESDAY, APRIL 4, 2023
APPROVED & SIGNED TUESDAY, APRIL 18, 2023

Anthony Serna

Christine Russell

Christopher French

Delainah Valdez-Medina

Randall Artis

Frank Rivera
Executive Director
Dept. of Redevelopment

$

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