

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

REGULAR MEETING
May 3, 2022

BOSS REPORTERS
*Gary * Merrillville * Valparaiso, Indiana*
3893 East Lincoln Highway (Rt. 30)
Merrillville, Indiana 46410
(219) 769-9090



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1 STATE OF INDIANA)
2 COUNTY OF LAKE) SS:
3)

4
5 BEFORE THE EAST CHICAGO
6 REDEVELOPMENT COMMISSION
7 EAST CHICAGO, INDIANA

8 REPORT OF PROCEEDINGS had at the meeting
9 before the East Chicago Redevelopment Commission,
10 reported by Kristen K. Stokes, CSR, Notary Public in
11 and for the County of Lake, State of Indiana, taken
12 via Zoom Video-Conferencing to be held at City Hall
13 Council Chambers, 4525 Indianapolis Boulevard, East
14 Chicago, Indiana 46312, on May 3, 2022, scheduled to
15 begin at 5:00 p.m. in the evening.

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APPEARANCES (IN PERSON) :

- Rodger Gates, Board Vice President
- Christopher French, Board Secretary
- Delainah Valdez-Medina, Board Commissioner
- Frank Rivera, Executive Director
- Thomas Mesich, Financial Advisor

APPEARANCES (VIA ZOOM) :

- Randall Artis, Board Commissioner
- Shelice Tolbert, Attorney
- and
- Members of the Public

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

7 Please stand for the Pledge.

8 (PLEDGE OF ALLEGIANCE WAS RECITED.)

9 VICE PRESIDENT GATES: Roll call, please.

10 SECRETARY FRENCH: Randall Artis?

11 COMMISSIONER ARTIS: Here.

12 SECRETARY FRENCH: Delainah Valdez-Medina?

13 COMMISSIONER VALDEZ-MEDINA: Present.

14 SECRETARY FRENCH: Christopher French?

15 Here.

16 Rodger Gates?

17 VICE PRESIDENT GATES: Here.

18 EXECUTIVE DIRECTOR RIVERA: Okay. Good
19 afternoon, Commissioners, Ms. Shelice,
20 Kristen.

21 We'll start off with the approval of the
22 regular meeting minutes of April 19, 2022.
23 I'd like to have a motion, please.

24 SECRETARY FRENCH: Motion to approve by
25 Christopher French.

1 COMMISSIONER VALDEZ-MEDINA: Second,
2 Valdez-Medina.

3 VICE PRESIDENT GATES: Motion by
4 Christopher French and the second by
5 Valdez-Medina for the approval of the regular
6 meeting minutes for April 19th, 2022.

7 Roll call.

8 SECRETARY FRENCH: Randall Artis?

9 COMMISSIONER ARTIS: Yes.

10 SECRETARY FRENCH: Delainah Valdez-Medina?

11 COMMISSIONER VALDEZ-MEDINA: Yes.

12 SECRETARY FRENCH: Christopher French?

13 Yes.

14 Rodger Gates?

15 VICE PRESIDENT GATES: Yes. Motion
16 carried.

17 EXECUTIVE DIRECTOR RIVERA: Thank you,
18 Commissioners.

19 We now turn your attention to the
20 approval of the dockets, and I believe we
21 have two dockets at hand. And the first one
22 is the City of East Chicago Accounts Payable
23 Warrant Report, and that's for the date of
24 4/27/2022, and that warrant number is
25 050322RD in the amount of \$58,425.62. If I

1 could have a motion.

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

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

6 VICE PRESIDENT GATES: Motion to approve
7 by Christopher French and second by
8 Valdez-Medina.

9 Roll call.

10 SECRETARY FRENCH: Randall Artis?

11 COMMISSIONER ARTIS: Yes.

12 SECRETARY FRENCH: Delainah Valdez-Medina?

13 COMMISSIONER VALDEZ-MEDINA: Yes.

14 SECRETARY FRENCH: Christopher French?
15 Yes.

16 Rodger Gates?

17 VICE PRESIDENT GATES: Yes. Motion
18 carried.

19 EXECUTIVE DIRECTOR RIVERA: Thank you.

20 We go to the second Accounts Payable
21 Warrant Report for the City of East Chicago,
22 and it's again the same date. It's 4/27/22.
23 And that particular warrant number is
24 042922RD in the amount of \$69,539.88. If I
25 could have a motion.

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

3 COMMISSIONER VALDEZ-MEDINA: Second,
4 Valdez-Medina.

5 VICE PRESIDENT GATES: Motion was made by
6 Christopher French, second by Valdez-Medina.

7 Roll call.

8 SECRETARY FRENCH: Randall Artis?

9 COMMISSIONER ARTIS: Yes.

10 SECRETARY FRENCH: Delainah Valdez-Medina?

11 COMMISSIONER VALDEZ-MEDINA: Yes.

12 SECRETARY FRENCH: Christopher French?
13 Yes.

14 Rodger Gates?

15 VICE PRESIDENT GATES: Yes. Motion
16 carried.

17 EXECUTIVE DIRECTOR RIVERA: Thank you.

18 We have on our agenda the RMC Harborside
19 Apartments Vendor Aging Report, and that's
20 based on the billing date of 4/26/2022 for a
21 total amount of \$174,862.09. If I could have
22 a motion, please.

23 SECRETARY FRENCH: Motion to approve by
24 Christopher French.

25 COMMISSIONER ARTIS: So moved.

1 VICE PRESIDENT GATES: Motion by
2 Christopher French, second by Randy Artis.
3 Roll call.

4 SECRETARY FRENCH: Randall Artis?

5 COMMISSIONER ARTIS: Yes.

6 SECRETARY FRENCH: Delainah Valdez-Medina?

7 COMMISSIONER VALDEZ-MEDINA: Yes.

8 SECRETARY FRENCH: Christopher French?

9 Yes.

10 Rodger Gates?

11 VICE PRESIDENT GATES: Yes. Motion
12 carried.

13 COMMISSIONER VALDEZ-MEDINA: I do have a
14 question now. With the Federal Protection
15 Agency, I do see that there's some past due
16 bills here. Are these the last of them, or
17 will we --

18 MR. MESICH: They were given a check two
19 days ago -- today is Tuesday -- for
20 \$49,016.68. That was the max that we had
21 available. The remainder is just a little
22 under \$10,000. The funding has been
23 approved, but until it appears in Unysis and
24 the official document has been delivered with
25 the proper signatures, just as soon as that

1 happens, I will get a purchase order created,
2 and it will be paid in full. So I would
3 hopefully expect to have both for NIPSCO and
4 for Federal Protection to be up to date at
5 the next meeting.

6 COMMISSIONER VALDEZ-MEDINA: So we should
7 be seeing --

8 MR. MESICH: Or it won't be up to date,
9 but it will be approved to be up to date.
10 Put it that way.

11 EXECUTIVE DIRECTOR RIVERA: It's all
12 contingent upon the controller's office
13 putting into Unisys so that way we can do POs
14 and various other different things.

15 COMMISSIONER VALDEZ-MEDINA: Okay.

16 EXECUTIVE DIRECTOR RIVERA: So now we go
17 on to the action item, and that action is to
18 approve the bid from Richardson for work
19 performed at 2001 Franklin.

20 The City of East Chicago Department of
21 Redevelopment (ECCR) seeks retroactive
22 approval of the bid from Richardson in the
23 amount of \$46,565 for the removal of trees
24 and a fence, along with grinding stumps, at
25 2001 Franklin Street, East Chicago, Indiana.

1 The bid was presented to the Board of Works
2 op April 14, 2022, for approval.

3 Action is recommended to retroactively
4 approve the bid from Richardson and to
5 authorize the Executive Director to sign the
6 necessary documents. It is recommended that
7 the following motion be adopted verbatim.

8 VICE PRESIDENT GATES: The motion to
9 approve the bid from Richardson in the amount
10 of \$46,565 for work performed at 2001
11 Franklin Street, East Chicago, Indiana, and
12 to authorize the Executive Director to sign
13 the necessary documents. If I can get a
14 motion.

15 COMMISSIONER ARTIS: Randall Artis, so
16 moved.

17 COMMISSIONER VALDEZ-MEDINA: Motion by
18 Valdez-Medina.

19 VICE PRESIDENT GATES: Motion was by made
20 by Valdez-Medina, second by Randall Artis.

21 Roll call.

22 SECRETARY FRENCH: Randall Artis?

23 COMMISSIONER ARTIS: Yes.

24 SECRETARY FRENCH: Delainah Valdez-Medina?

25 COMMISSIONER VALDEZ-MEDINA: Yes.

1 SECRETARY FRENCH: Christopher French?

2 Yes.

3 Rodger Gates?

4 VICE PRESIDENT GATES: Yes. Motion
5 carried.

6 EXECUTIVE DIRECTOR RIVERA: Okay. Now we
7 go to the last item on the agenda, and this
8 is a resolution, and it's the Resolution
9 No. 2022-RED-1882, ECRC ratifying previous
10 actions of the East Chicago Board of Public
11 Works transferring property commonly known as
12 3721-3723 Euclid to the ECRC.

13 A resolution of the East Chicago
14 Redevelopment Commission ratifying previous
15 actions of the East Chicago Board of Public
16 Works establishing terms and conditions for
17 the transfer of certain property owned by the
18 City of East Chicago to the East Chicago
19 Department of Redevelopment commonly known
20 as 3721-3723 Euclid Avenue, Parcel No.
21 45-03-21-428-008.000-024/Parcel No.
22 45-03-21-428-009.000-024.

23 Whereas, the Redevelopment Commission is
24 authorized by Indiana Code 36-1-4-16 to
25 ratify previous actions of the City of East

1 Chicago if those actions could have been
2 approved in advance.

3 And whereas, the City of East Chicago
4 Board of Public Works on April 28, 2022,
5 approved the conveyance and transfer of
6 property, commonly known as 3721-3723 Euclid
7 Avenue, from the City of East Chicago to the
8 East Chicago Department of Redevelopment
9 without monetary consideration.

10 And whereas, the Redevelopment Commission
11 desires to ratify said actions and adopt said
12 actions of the City of East Chicago Board of
13 Public Works.

14 Now, therefore, be it resolved by the
15 Redevelopment Commission that:

16 Section 1. The actions previously taken
17 by the City of East Chicago Board of Public
18 Works related to the conveyance and transfer
19 of property commonly known as 3721-3723
20 Euclid Avenue are hereby ratified contingent
21 upon receipt of the approved resolution from
22 the City of East Chicago Board of Public
23 Works.

24 The above actions are adopted as actions
25 of the Redevelopment Commission effective the

1 date of said action by the City of East
2 Chicago Board of Public Works.

3 This resolution shall be effective on its
4 adoption and passage contingent upon receipt
5 of the approved resolution from the City of
6 East Chicago Board of Public Works.

7 Adopted this 3rd day of May, 2022.

8 VICE PRESIDENT GATES: Okay. A
9 resolution of the East Chicago Redevelopment
10 Commission ratifying previous actions of the
11 East Chicago Board of Public Works
12 establishing terms and conditions for the
13 transfer of certain property owned by the
14 City of East Chicago to the East Chicago
15 Department of Redevelopment commonly known as
16 3721-3723 Euclid Avenue, Parcel No.
17 45-03-21-428-008.000-024/Parcel No.
18 45-03-21-428-009.000-024.

19 Make a motion to adopt.

20 SECRETARY FRENCH: Motion to approve by
21 Christopher French.

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

24 VICE PRESIDENT GATES: I have a motion to
25 approve by Christopher French, second by

1 Valdez-Medina.

2 Roll call.

3 SECRETARY FRENCH: Randall Artis?

4 COMMISSIONER ARTIS: Yes.

5 SECRETARY FRENCH: Delainah Valdez-Medina?

6 COMMISSIONER VALDEZ-MEDINA: Yes.

7 SECRETARY FRENCH: Christopher French?

8 Yes.

9 Rodger Gates?

10 VICE PRESIDENT GATES: Yes. Motion
11 carried.

12 Public expression?

13 COMMISSIONER VALDEZ-MEDINA: I do have a
14 request, if I can do that, Mr. Vice President.

15 VICE PRESIDENT GATES: Yes.

16 COMMISSIONER VALDEZ-MEDINA: Mr. Millich,
17 Mellich (phonetic)? Am I saying your last
18 name correctly?

19 MR. MESICH: Mesich.

20 COMMISSIONER VALDEZ-MEDINA: Mesich. I'm
21 sorry. I was wondering if it would be
22 possible to have a separate report of the
23 2021 past due bills for the NIPSCO and for
24 the federal. I would like to see what the
25 total of that has accumulated to.

1 MR. MESICH: Okay. It will be about this
2 thick (indicating). I can --

3 COMMISSIONER VALDEZ-MEDINA: You don't
4 have to give that to me in a paper copy. You
5 can give that to me in --

6 MR. MESICH: I can scan the document once
7 I get the invoices that will pertain to the
8 past due amounts, and then I can email them
9 to you.

10 COMMISSIONER VALDEZ-MEDINA: Okay.

11 MR. MESICH: Okay.

12 EXECUTIVE DIRECTOR RIVERA: If you're
13 going to do that, Tom, you need to send that
14 to everybody.

15 MR. MESICH: I will.

16 COMMISSIONER VALDEZ-MEDINA: Thank you.

17 MR. MESICH: You're welcome.

18 EXECUTIVE DIRECTOR RIVERA: Let me make
19 sure I'm clear. Just for the federal one?
20 Commissioner Delainah?

21 COMMISSIONER VALDEZ-MEDINA: Say that
22 again.

23 EXECUTIVE DIRECTOR RIVERA: Just for the
24 federal one, or do you want the NIPSCO one?

25 COMMISSIONER VALDEZ-MEDINA: For the

1 NIPSCO and for the federal.

2 EXECUTIVE DIRECTOR RIVERA: Just wanted
3 to make sure I'm clear.

4 COMMISSIONER VALDEZ-MEDINA: Yeah, well,
5 really for anything past due. So yeah, I
6 appreciate it.

7 EXECUTIVE DIRECTOR RIVERA: Okay.

8 VICE PRESIDENT GATES: Motion to adjourn?

9 COMMISSIONER ARTIS: Randy Artis --

10 SECRETARY FRENCH: Motion to adjourn by
11 Christopher French.

12 VICE PRESIDENT GATES: Motion to adjourn
13 by Christopher French, second by Randy Artis.

14 Roll call.

15 SECRETARY FRENCH: Randall Artis?

16 COMMISSIONER ARTIS: Yes.

17 SECRETARY FRENCH: Delainah Valdez-Medina?

18 COMMISSIONER VALDEZ-MEDINA: Yes.

19 SECRETARY FRENCH: Christopher French?

20 Yes.

21 Rodger Gates?

22 VICE PRESIDENT GATES: Yes. Motion
23 carried.

24 Good night, everyone.

25 (MEETING WAS CONCLUDED AT 5:15 PM.)

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

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

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 18 (eighteen) typewritten pages, is a
15 true and correct transcript of my said stenographic
16 notes.

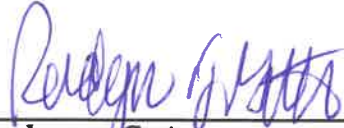
17 Signed this 6th day of May, 2022.

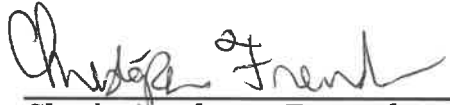
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21 KRISTEN K. STOKES
22 CSR# 084-003723
23 My Commission Expires: 8/27/23
24 Notary Public: Lake County, Indiana
25

1 APPROVAL OF THE REGULAR MEETING MINUTES
2 OF TUESDAY, MAY 3, 2022
3 APPROVED & SIGNED TUESDAY, MAY 17, 2022

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Rodger Gates
Vice President


Christopher French
Secretary


Delainah Valdez-Medina
Commissioner


Randall Artis
Commissioner


Frank Rivera
Executive Director

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