In The Matter Of:

EAST CHICAGO REDEVELOPMENT COMMISSION

EAST CHICAGO, INDIANA

REGULAR MEETING

May 16, 2023

BOSS REPORTERS

Gary & Merrillville, Indiana

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Merrillville, Indiana 46410

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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 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 May 16, 2023, scheduled to begin at 5:00 p.m. in the evening.

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

APPEARANCES (IN PERSON):

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

APPEARANCES (VIA ZOOM):

Zack Heine, Amereco
Boss Reporters

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PRESIDENT SERNA: I'd like to call to order the meeting of the East Chicago Redevelopment Commission regular meeting of today's date, May 16th, 2023. It's 5:00 p.m. If you all could please rise and renew our allegiance to the flag.

(PLEDGE OF ALLEGIANCE.)

PRESIDENT SERNA: Mr. Secretary, roll call.

SECRETARY FRENCH: Randall Artis?

COMMISSIONER ARTIS: Here.

SECRETARY FRENCH: Delainah Valdez-Medina?

COMMISSIONER VALDEZ-MEDINA: Present.

SECRETARY FRENCH: Christopher French? Here.

Christine Russell?

VICE PRESIDENT RUSSELL: Here.

SECRETARY FRENCH: Anthony Serna?

PRESIDENT SERNA: Present. We have everyone here in attendance.

Our next item on the agenda is approval of the regular meeting minutes from May 2nd, 2023. And I'll entertain a motion to approve those minutes.

COMMISSIONER VALDEZ-MEDINA: Motion to

approve, Valdez-Medina.

COMMISSIONER ARTIS: Second, Randy Artis.

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

Mr. Secretary, roll call.

SECRETARY FRENCH: Randall Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY FRENCH: Delainah Valdez-Medina?

COMMISSIONER VALDEZ-MEDINA: Yes.

SECRETARY FRENCH: Christopher French? Yes.

Christine Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY FRENCH: Anthony Serna?

PRESIDENT SERNA: Yes. Motion carries. Next item we have is the approval of the dockets.

DIRECTOR RIVERA: Good evening, Mr. President, Vice President, all the Commissioners, our Attorney Shelice Tolbert and Kristen from Boss Reporters. We're going to start off the night with our first City of East Chicago accounts payable account report,

which is dated for 5/10/2023. The warrant number is 050923RD in the amount of $30,000. If I could have a motion.

SECRETARY FRENCH: Motion to approve by Christopher French.

COMMISSIONER VALDEZ-MEDINA: Second, Valdez-Medina.

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

Mr. Secretary, roll call.

SECRETARY FRENCH: Randall Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY FRENCH: Delainah Valdez-Medina?

COMMISSIONER VALDEZ-MEDINA: Yes.

SECRETARY FRENCH: Christopher French? Yes.

Christine Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY FRENCH: Anthony Serna?

PRESIDENT SERNA: Yes. Motion carries.

DIRECTOR RIVERA: Thank you. Our second City of East Chicago accounts payable warrant report is dated 5/10/2023. That warrant number is 0516233RD in the amount of

$312,675.40. If I could have a motion, please.

VICE PRESIDENT RUSSELL: So moved.

COMMISSIONER ARTIS: Second, Randy Artis.

PRESIDENT SERNA: Motion made by Vice President Russell, second by Commissioner Artis. Any questions on the motion?

Mr. Secretary, roll call.

SECRETARY FRENCH: Randall Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY FRENCH: Delainah Valdez-Medina?

COMMISSIONER VALDEZ-MEDINA: Yes.

SECRETARY FRENCH: Christopher French? Yes.

Christine Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY FRENCH: Anthony Serna?

PRESIDENT SERNA: Yes. Motion carries.

DIRECTOR RIVERA: Thank you.

We'll turn our attention to the RMC Harborside Aging Report. That's a Vendor Aging Report based on the billing date as of the date 05/10/2023. The total amount on Page 2 is $31,380.86.

COMMISSIONER ARTIS: Randy Artis, so

moved.

SECRETARY FRENCH: Second by Christopher French.

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

Mr. Secretary, roll call.

SECRETARY FRENCH: Randall Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY FRENCH: Delainah Valdez-Medina?

COMMISSIONER VALDEZ-MEDINA: Yes.

SECRETARY FRENCH: Christopher French? Yes.

Christine Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY FRENCH: Anthony Serna?

PRESIDENT SERNA: Yes. Motion carries.

DIRECTOR RIVERA: Thank you, Mr. President.

I would just like to remind everybody to turn off their phones and put it on vibrate because it can interfere with Kristen's hearing. Just joking.

Okay. We turn now to the action items, and the first action item for the night is

going to be a motion to authorize and direct Redevelopment staff to amend subrecipient agreements of Meals on Wheels of Northwest Indiana and Boys & Girls Clubs of Greater Northwest Indiana, extending the agreement period for an additional 6 months beginning April 2023 to September 2023.

On May 9th, 2023, the Department of Redevelopment received two fiscal year 2020 and '21 subrecipient agreement amendments requesting to extend the time period for fiscal year 2020 and 2021 subrecipients agreements for Meals on Wheels of Northwest Indiana and Boys & Girls Club of Greater Northwest Indiana. The extended period is for an additional 6 months beginning April 1st, 2023, to September 30th, 2023. Further information for the amendments is described in the attached subrecipient letter and signed amendments.

Action is recommended to approve the amendments to authorize the Executive Director and direct Redevelopment staff to amend subrecipient agreements of Meals on Wheels of Northwest Indiana and Boys &

Girls Club of Greater Northwest Indiana. It is recommended that the following motion be adopted verbatim.

PRESIDENT SERNA: I'll entertain a motion to authorize and direct Redevelopment staff to amend the subrecipient agreements of Meals on Wheels of Northwest Indiana and Boys & Girls Clubs of Greater Northwest Indiana extending the agreement period an additional 6 months beginning April 1, 2023, to September 30, 2023.

COMMISSIONER ARTIS: Randy Artis, so moved.

COMMISSIONER VALDEZ-MEDINA: Second, Valdez-Medina.

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

Mr. Secretary, roll call.

SECRETARY FRENCH: Randall Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY FRENCH: Delainah Valdez-Medina?

COMMISSIONER VALDEZ-MEDINA: Yes.

SECRETARY FRENCH: Christopher French? Yes.

Christine Russell?

VICE PRESIDENT RUSSELL: Abstain.

SECRETARY FRENCH: Anthony Serna?

PRESIDENT SERNA: Yes. Motion carried.

DIRECTOR RIVERA: Thank you very much, Commissioners.

And now we turn our attention over to the next action item, and that's a motion to approve the Marktown Historic District Policy and Procedure Manual retroactively to January 2023.

The City of East Chicago Department of Redevelopment seeks a retroactive approval of the Exterior Housing Renovation Program initiative for the Marktown Historic District Program Renovation Policy and Procedure Manual dating back to January 2023. The Renovation Policy and Procedure Manual is set for the exterior renovation guidelines specifically for the Marktown neighborhood of the City. This exterior renovation guidelines did outline the City's policies and procedures to rehabilitate the housing in the Historic District of Marktown. The guidelines serve as the administrative

policies and procedures for eligible rehabilitation activities and the criteria in determining eligibility to participants in the City's financial assistance. These guidelines are designed to be flexible as the program progresses forward in addressing any revision and improvements as deemed necessary. This program is intended to stabilize, improve and preserve the Historic District.

Action is recommended to retroactively approve to January 2023 the Marktown Historic District Program Renovation Policy and Procedures Manual and to authorize the Executive Director to continue with the Exterior Housing Renovation Program Initiative. It is recommended that the following motion be adopted verbatim.

PRESIDENT SERNA: I'll entertain a motion to approve the Marktown Historic District Program Renovation Policy and Procedures Manual retroactively to January 2023.

COMMISSIONER ARTIS: Randy Artis, so moved.

COMMISSIONER VALDEZ-MEDINA: Second,

Valdez-Medina.

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

COMMISSIONER VALDEZ-MEDINA: I do have a question.

PRESIDENT SERNA: Yes, Commissioner Valdez-Medina.

COMMISSIONER VALDEZ-MEDINA: So will this be placed on either social media, the news or the City's website for it to be available to the residents?

DIRECTOR RIVERA: Yes.

COMMISSIONER VALDEZ-MEDINA: And will copies -- on Page 6 it states something about the inspections there. Will reports also be given to the residents as well as the City?

DIRECTOR RIVERA: Yeah, this is the scope of work in determining the number of required inspections that we need to do when 25 percent of that work is completed and 50 percent of the work completed. That's as we're going gradually. So that way those reports are given to the homeowner so they can identify what we're finding and what's

going on with their particular home.

COMMISSIONER VALDEZ-MEDINA: Okay. That's it. Thank you.

PRESIDENT SERNA: Any further questions? Mr. Secretary, roll call.

SECRETARY FRENCH: Randall Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY FRENCH: Delainah Valdez-Medina?

COMMISSIONER VALDEZ-MEDINA: Yes.

SECRETARY FRENCH: Christopher French? Yes.

Christine Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY FRENCH: Anthony Serna?

PRESIDENT SERNA: Yes. Motion carries.

COMMISSIONER VALDEZ-MEDINA: Thank you so much. We'll turn to the next one.

Right now we turn our attention over to the motion to approve the proposal from Amereco Incorporated for environmental consulting services to perform services as specified in Phase I, identified as ESA, and Phase II, as ESA, located at the intersection of Watling Street and Guthrie Street in East Chicago, Indiana.

I have asked Mr. Zack Heine from Amereco to be a part of this. I'll read the action item, and if there's any questions, he'll feel free to answer any questions that it is you're inquiring on.

Okay. So Amereco, Inc., submitted a proposal dated April 28th, 2023, for environmental consulting services for a specified project to perform services consistent with applicable regulation and standards to ensure current local, state and federal rules and regulations. Amereco will provide a Phase I and a Phase II environmental site assessment, known as ESA, to evaluate any recognized environmental conditions on ten parcels located at the intersection of Watling Street and Guthrie Street in East Chicago, Indiana, as described in the attached parcel maps of the site location documentation.

The proposal is attached for review of the details including responsibilities as identified in the scope of work for both Phase I (ESA) and Phase II (ESA). The total for Phase I is $3,693 and Phase II is

proposed at $24,332, for a combined total of $28,025.

Action is recommended to approve the proposal 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 the proposal from Amereco Incorporated for environmental consulting services to perform services as specified in Phase I (ESA) and Phase II (ESA) located at the intersection of Watling Street and Guthrie Street in East Chicago, Indiana, for a total of $28,025, and to authorize the Executive Director to sign the necessary documents.

COMMISSIONER ARTIS: Randy Artis, so moved.

VICE PRESIDENT RUSSELL: Second.

PRESIDENT SERNA: Motion made by Commissioner Artis, second by Vice President Russell. Any questions on the motion?

COMMISSIONER VALDEZ-MEDINA: I have a question.

PRESIDENT SERNA: Yes, Commissioner Valdez-Medina.

COMMISSIONER VALDEZ-MEDINA: Will it be in the paper, or is it going to be notified as they did with the Prairie Crossing?

THE REPORTER: Can you repeat that.

COMMISSIONER VALDEZ-MEDINA: So will there be -- will residents/businesses be notified within these areas that this type of work will be taking place?

MR. HEINE: That's really up to the Commission if they'd like to. It's not typical for this type of investigation. It's more typical if you are going to be doing remediation work. Right now it's more -- the Phase I is more of a record review, where the Phase II will be more doing soil borings and groundwater sampling to see what's out there. If I recall correctly, it's predominantly industrial in that area. I think the fire department is across the street on Guthrie, but it's not very typical to notify neighboring properties for investigation work.

DIRECTOR RIVERA: Now, Zack makes a point

that if it goes further into remediation, now you're getting into some other things that they might make recommendations based on Phase I for Phase II.

Phase I for me is like historical. What was there in the past, and are there any arsenic? Are there any kind of stuff that was there, tanks, and this and that? Phase II is a little bit more further. As he said, they're drilling down to get samples so that way they can study it and take it to a lab for analysis. Now, if they find an analysis and they report back to Zack, then Zack will make a recommendation to us over here to say there's further things that we need to do.

COMMISSIONER VALDEZ-MEDINA: So this has to come back then?

DIRECTOR RIVERA: Yes, it has to come back and he'll give us the results.

COMMISSIONER VALDEZ-MEDINA: Okay. Thank you.

PRESIDENT SERNA: Any other questions?

Mr. Secretary, roll call.

SECRETARY FRENCH: Randall Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY FRENCH: Delainah Valdez-Medina?

COMMISSIONER VALDEZ-MEDINA: Yes.

SECRETARY FRENCH: Christopher French? Yes.

Christine Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY FRENCH: Anthony Serna?

PRESIDENT SERNA: Yes. Motion carries.

DIRECTOR RIVERA: Thank you, Commissioners.

MR. HEINE: Thank you.

DIRECTOR RIVERA: That was a good question.

All right. We go on to our next item and it's a motion to approve the recommended request for the Legal Public Notice for the public auction to be posted in the Northwest Indiana Times for public participation after of parcels of real estate described as Prairie Crossing subdivision Lots 1 through 7. I think I passed one up. No. I'm sorry. No. Yeah, I went too fast here. Here it goes. My fault.

The City of East Chicago Redevelopment Commission by the East Chicago Department of

Redevelopment is going to place a Legal Notice offering a public auction of certain parcels of real estate, more particularly described as Prairie Crossing Subdivision Lots 1 through 7 that is depicted and/or described on Exhibit A (the residential parcels) on June 21st, 2023, at 5:30 p.m.

The auction will be held at the East Chicago Police Department, 2301 Columbus Drive, East Chicago, Indiana 46312. The residential parcels will be offered individually. No more than two residential parcels may be purchased by a participant or affiliated person or business. Eligibility to participate in the public auction must register before the auction registration that will be available at City Hall, 4525 Indianapolis Boulevard, in the Redevelopment office. Further information for public participation is described in the Legal Notice attached.

Action is recommended to approve the Legal Public Notice for public auction to be posted in the Northwest Indiana Times for public participation of certain parcels of

real estate described as Prairie Crossings Subdivision Lots 1 through 7 for public participation and to authorize the Executive Director to post the Legal Public Notice. It is recommended that the following motion be adopted verbatim.

PRESIDENT SERNA: I'll entertain an motion to approve the recommended request for the Legal Public Notice for the public auction to be posted in the NWI Times for public participation of certain parcels of real estate described as Prairie Crossings Subdivision Lots 1 through 7 and to authorize the Executive Director to post the Legal Public Notice.

COMMISSIONER ARTIS: Randy Artis, so moved.

SECRETARY FRENCH: Second, Christopher French.

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

Mr. Secretary, roll call.

SECRETARY FRENCH: Randall Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY FRENCH: Delainah Valdez-Medina?

COMMISSIONER VALDEZ-MEDINA: Yes.

SECRETARY FRENCH: Christopher French? Yes.

Christine Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY FRENCH: Anthony Serna?

PRESIDENT SERNA: Yes. Motion carries.

DIRECTOR RIVERA: Thank you very much, Commissioners.

We turn now to a motion to approve a request for purchase order for the bid proposal from Nu Kreations, Inc., for masonry restoration at the Levin Building.

The East Chicago Department of Redevelopment has received a bid from Nu Kreations, Inc., for masonry restoration at the Levin Building, located at 3729 Main Street in East Chicago, Indiana, in the amount of $194,632. This bid was approved at the April 18, 2023 Redevelopment board meeting. A request for a purchase order for masonry restoration at the Levin Building is required. The breakdown of services provided is listed in the attached bid proposal.

Action is recommended to approve the request for purchase order for the bid from Nu Kreations, Inc., 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 a request for purchase order in the amount of $194,632 for the bid proposal from Nu Kreations, Inc., for masonry restoration at the Levin Building and to authorize the Executive Director to sign the necessary documents.

COMMISSIONER ARTIS: Randy Artis, so moved.

COMMISSIONER VALDEZ-MEDINA: Second, Valdez-Medina.

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

Mr. Secretary, roll call.

SECRETARY FRENCH: Randall Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY FRENCH: Delainah Valdez-Medina?

COMMISSIONER VALDEZ-MEDINA: Yes.

SECRETARY FRENCH: Christopher French? Yes.

Christine Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY FRENCH: Anthony Serna?

PRESIDENT SERNA: Yes. Motion carries.

DIRECTOR RIVERA: Thank you.

The next action item for the night is the motion to approve the request for purchase order for Hail Damage, Inc., for roof repairs as part of the 2023 Redevelopment Roofing Program through December 31st, 2023.

The National Community Development Association -- see, I don't have that one. It's -- this is connected with this one. Sorry about that. Too much paper work. Sorry about that.

Okay. So Hail Damage Incorporated sent final invoice 0023, dated April 14, 2023, for roof replacement as part of the Redevelopment Roofing Program in the amount of $5,000. There's a request for purchase order for Hail Damage, Inc., is required to make payment. The Roofing Program is funded by the Down Payment Assistance Program for 2023. This

program will pay 50 percent of the cost for homeowners who qualify up to a total of $5,000.

Action is recommended to approve the request of purchase order for Hail Damage, Inc., and authorize the Executive Director to sign any necessary documents. It is recommended that the following motion be adopted verbatim.

PRESIDENT SERNA: I'll entertain the motion to approve the request for purchase order in the amount of $5,000 for Hail Damage Incorporated for roof repair as part of the 2023 Redevelopment Roofing Program through December 31st, 2023, and to authorize the Executive Director to sign the necessary documents.

VICE PRESIDENT RUSSELL: So moved.

COMMISSIONER VALDEZ-MEDINA: Second, Valdez-Medina.

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

Mr. Secretary, roll call.

SECRETARY FRENCH: Randall Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY FRENCH: Delainah Valdez-Medina?

COMMISSIONER VALDEZ-MEDINA: Yes.

SECRETARY FRENCH: Christopher French? Yes.

Christine Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY FRENCH: Anthony Serna?

PRESIDENT SERNA: Yes. Motion carries.

DIRECTOR RIVERA: Thank you.

Our next item today for a motion is to approve the request for purchase order for National Community Development Association, known as NCDA, for renewal of membership dues for July 1st, 2023, through June 30, 2024.

The National Community Redevelopment Association, known as NCDA, new membership year will begin on July 1st, 2023. The City of East Chicago through the Redevelopment Department must renew its membership in the NCDA with dues in the amount of $550. A purchase order request for NCDA is required to make said payment. Funding will be provided with CDBG membership dues budget.

Action is recommended to approve the

request for purchase order for NCDA membership dues and to authorize the Executive Director to sign any necessary documents. It is recommended that the following motion be adopted verbatim.

PRESIDENT SERNA: I'll entertain a motion to approve the request for purchase order for National Community Development Association (NCDA) for renewal of membership dues in the amount of $550 from July 1st, 2023, through June 30, 2024, and to authorize the Executive Director to sign the necessary documents.

COMMISSIONER ARTIS: Randy Artis, So moved.

COMMISSIONER VALDEZ-MEDINA: Second, Valdez-Medina.

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

Mr. Secretary, roll call.

SECRETARY FRENCH: Randall Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY FRENCH: Delainah Valdez-Medina?

COMMISSIONER VALDEZ-MEDINA: Yes.

SECRETARY FRENCH: Christopher French?

Yes.

Christine Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY FRENCH: Anthony Serna?

PRESIDENT SERNA: Yes. Motion carries.

DIRECTOR RIVERA: Thank you very much. We have two remaining action items.

The first one is a motion to approve federal HUD funds for the interior stair lift located at 2115 Franklin Street, East Chicago, Indiana, which is participating in the Residential Accessibility Program within the Neighborhood Revitalization Strategy Area known as NRSA.

The Department of Redevelopment, on behalf of the City of East Chicago, receives and administers federal funds from the United States Department of Housing and Urban Development (HUD) under the National Affordable Housing Act of 1990. The federal HOME Investment Partnership Program (HOME) and the Community Development Block Grant (CDBG) funds are used to finance various Residential Repair Rehab Programs in which grants and loans are offered to eligible

owner-occupied homeowners for home repairs. Household income limits for these funding sources are prescribed yearly through HUD.

Also, hazards associated with lead-based paints must be reduced as applicable and in compliance with federal regulation 24 CFR Part 35. The rehab programs' objective is to sustain suitable living environments for owner-occupied homeowners of the City of East Chicago.

For the owner-occupied Interior Stair Lift project located at 2115 Franklin Street, East Chicago, Indiana 46312, which is participating in the Residential Accessibility Program within the Neighborhood Revitalization Strategy Area, known as NRSA, the owner's total project cost is $8,840, which will be allocated as follows: $8,700 CDBG grant for home repairs, $140 CDBG grant for project delivery costs.

Therefore, it is requested of the East Chicago Redevelopment Commission to approve the funding for this owner-occupied rehab project. It is recommended that the following motion be adopted verbatim.

PRESIDENT SERNA: I'll entertain a motion to approve federal HUD funds in the amount of $8,840 for the Interior Stair Lift project located at 2115 Franklin Street, East Chicago, Indiana 46312, which is participating in the Residential Accessibility Program within the Neighborhood Revitalization Strategy Area (NRSA), of which the funds shall be allocated as follows: An $8,700 CDBG grant for home repairs, and a $140 CDBG grant for project delivery costs, and authorize the Executive Director to execute any related documents.

COMMISSIONER ARTIS: Randy Artis, so moved.

COMMISSIONER VALDEZ-MEDINA: Second, Valdez-Medina.

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

Mr. Secretary, roll call.

SECRETARY FRENCH: Randall Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY FRENCH: Delainah Valdez-Medina?

COMMISSIONER VALDEZ-MEDINA: Yes.

SECRETARY FRENCH: Christopher French? Yes.

Christine Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY FRENCH: Anthony Serna?

PRESIDENT SERNA: Yes. Motion carries.

DIRECTOR RIVERA: Thank you very much, Commissioners. I appreciate that.

Our last action item -- since I read this particular piece in the first paragraph, I'm going to jump to the second paragraph. Okay.

For the owner-occupied Emergency Rehab HVAC Systems project located at 4922 Baring Avenue, East Chicago, Indiana 46312, which is participating in the Emergency Repair Program. The owner's total project cost is $8,540, which will be allocated as follows: $5,000 CDBG grant for home repairs, a $3,400 CDBG-financed loan to cover the remaining home repairs and $140 CDBG grant for project delivery costs.

Therefore, it is requested of the East Chicago Redevelopment Commission to approve the funding 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 HUD funds in the amount of $8,540 for the Emergency Rehab HVAC Systems project located at 4922 Baring Avenue, East Chicago, Indiana 46312, which will be allocated as follows: A $5,000 CDBG grant for home repairs, a $3,400 CDBG-financed loan to cover the remaining home repairs and a $140 CDBG grant for project delivery costs, and authorize the Executive Director to execute any related documents.

COMMISSIONER ARTIS: Randy Artis, so moved.

COMMISSIONER VALDEZ-MEDINA: Second, Valdez-Medina.

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

Mr. Secretary, roll call.

SECRETARY FRENCH: Randall Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY FRENCH: Delainah Valdez-Medina?

COMMISSIONER VALDEZ-MEDINA: Yes.

SECRETARY FRENCH: Christopher French? Yes.

Christine Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY FRENCH: Anthony Serna?

PRESIDENT SERNA: Yes. Motion carries.

DIRECTOR RIVERA: Thank you.

We only have one more area that's on the agenda. It's called "Bid." And that was the Kennedy Avenue duplex project. It was a sealed bill and was opened and read aloud at the East Chicago Redevelopment Commission regular public meeting on March 21st, 2023, at 5:00 p.m., for the Kennedy Avenue duplex project.

We received one bid from the Heartland Group General Contractor, LLC, for $924,569. We have reviewed this bid and would like to reject it due to it being over budget. I just wanted to give you that information. Okay.

PRESIDENT SERNA: Thank you. That was for information only? We don't need to make a motion on anything?

DIRECTOR RIVERA: No.

PRESIDENT SERNA: All right. Thank you.

Next item on the agenda is public expression. Any public expression? Public expression? Public expression? I'll entertain a motion to adjourn.

VICE PRESIDENT RUSSELL: So moved.

COMMISSIONER ARTIS: Randy Artis, so moved.

PRESIDENT SERNA: Motion made by Vice-President Russell, second by Commissioner Artis.

Mr. Secretary, roll call.

SECRETARY FRENCH: Randall Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY FRENCH: Delainah Valdez-Medina?

COMMISSIONER VALDEZ-MEDINA: Yes.

SECRETARY FRENCH: Christopher French? Yes.

Christine Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY FRENCH: Anthony Serna?

PRESIDENT SERNA: Yes. Motion carried. Meeting adjourned.

(MEETING WAS CONCLUDED AT 5:25 PM.)

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

BEFORE THE EAST CHICAGO
REDEVELOPMENT COMMISSION
EAST CHICAGO, INDIANA

REPORTER'S CERTIFICATE

I, KRISTEN K. STOKES, CSR, Notary Public in and for the County of Lake, State of Indiana, do hereby certify that I reported in machine shorthand the foregoing proceedings had in the above-entitled matter, at the time and place herein set forth; and I do further certify that the foregoing transcript, consisting of 36 (thirty-six) typewritten pages, is a true and correct transcript of my said stenographic notes.

Signed this 22nd day of May, 2023.



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

APPROVAL OF THE REGULAR MEETING MINUTES
OF TUESDAY, MAY 16, 2023
APPROVED & SIGNED TUESDAY, JUNE 6, 2023

Anthony Serna
President

Christine Russell
Vice President

Christopher French
Secretary

Delainah Valdez-Medina
Commissioner

Randall Artis
Commissioner

Frank Rivera
Executive Director

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