In The Matter Of:

EAST CHICAGO REDEVELOPMENT COMMISSION

EAST CHICAGO, INDIANA

REGULAR MEETING

June 6, 2023

BOSS REPORTERS

Gary & Merrillville, Indiana

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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.

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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
Frank Rivera, Executive Director
Thomas Mesich, Financial Advisor
Debbra Gritters, Executive Secretary
Alysia Dunbar, Program Director
and
Members of the Public

APPEARANCES (VIA ZOOM):

Shelice Tolbert, Attorney
Boss Reporters

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PRESIDENT SERNA: All right. It's 5:00 o'clock. I'd like to call to order the meeting -- regular meeting of the East Chicago Redevelopment Commission for today, June 6, 2023. If we could all 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? Present.

Christine Russell?

VICE PRESIDENT RUSSELL: Present.

SECRETARY FRENCH: Anthony Serna?

PRESIDENT SERNA: Present. We have all members present. I'd like consider adding to the agenda. We have an item that's not specifically an action item, but it's a very important item. It's the auction for the Prairie Crossing lots.

Director Rivera, could you explain that a

little bit, please.

DIRECTOR RIVERA: Yeah. I'd like to have a motion to add that to the agenda.

PRESIDENT SERNA: All right.

COMMISSIONER ARTIS: Randy Artis, so moved.

COMMISSIONER VALDEZ-MEDINA: Second, Valdez-Medina.

PRESIDENT SERNA: Motion made by Commissioner Artis, second by Commissioner Valdez-Medina. 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 is the approval of the regular meeting minutes from May 16, 2023. I'll entertain a motion.

DIRECTOR RIVERA: (Inaudible.)

THE REPORTER: I can't hear you, Frank.

DIRECTOR RIVERA: Okay. What it is, we made a motion to put this item that we have for Kraft Real Estate Auction on the agenda. We made a motion, got approved, and put it on the agenda. Now we're going to read what the materials consist of. Okay.

And what it is is a real estate auctioneer that we went out to go get, and it's a contract for the auction services that's in front of you. And what they're going to be doing is they're going to be signing this agreement with us, the Redevelopment, so that way Kraft Real Estate Auctions, LLC, as a professional auctioneer, will produce -- provide us an auction piece scheduled June 21st, 2023. This is going to be at the police department here in East Chicago.

And what they're going to provide to us is an evening, including timeline, a list of additional duties needed for auction, complete list of auction properties, terms of the auction. And that auction material is

already in the application when the person comes here to receive this. That way they know which lots they're bidding on.

Kraft also has agreed to provide these following services to the Department of Redevelopment: To serve as a live auctioneer to the event, phone consultation prior to the auction event to discuss the auction.

And then, in exchange for the auctioneer services provided by Kraft Real Estate Auction, the Department of Redevelopment agrees to the following: Compensate Kraft Real Estate Auction, LLC, with a flat fee of $3,500. No additional travel expenses to be charged. And deposit requirement waived.

And if at any time we cancel, we have to give them a particular portion of dollars in terms of the flat rate that's outlined in this particular document. And so what I'm asking for, Mr. President, is a motion to allow us to have Kraft become our auctioneer for the June 21st event scheduled in the City of East Chicago Police Department.

PRESIDENT SERNA: I understand, Director Rivera. I was going to have that as the

first item when we get to action items. We still have approval of the regular minutes. We have dockets and we have the RMC Harborside Aging Report. So I was going to handle that as the first action item, if you don't mind.

DIRECTOR RIVERA: You're absolutely correct.

PRESIDENT SERNA: So thank you for explaining everything, and it will give us a little time to digest that. I'm sure we'll have questions that we can ask when we get to that.

So let's move on to the approval of the regular meeting minutes of May 16th, 2023. I'll entertain a motion to approve those minutes.

VICE PRESIDENT RUSSELL: So moved.

SECRETARY FRENCH: Second, Christopher French.

PRESIDENT SERNA: Motion made by Vice President Russell, 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. Next we have approval of the dockets.

Director Rivera.

DIRECTOR RIVERA: The first docket for today is 5/24/2023, and it's a -- the warrant number is 052323RD in the amount of $52,425. So I will need a motion on that, please.

VICE PRESIDENT RUSSELL: So moved.

COMMISSIONER VALDEZ-MEDINA: Second by Valdez-Medina.

PRESIDENT SERNA: Motion was 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 second item on this agenda of the dockets is the City of East Chicago accounts payable warrant report, 5/31/2023. Warrant number is 060623RD in the amount of $280,283.15. Can I have a motion, please.

SECRETARY FRENCH: Motion to approve by Christopher French.

COMMISSIONER ARTIS: Second.

PRESIDENT SERNA: Motion made by Secretary French, second by Member Randy Artis. 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 go to the next item, which is the RMC Harborside Apartments Vendor Aging Report, which gives the billing date as of 6/2/2023 for a total amount of $40,297.03. If I could have a motion, please.

VICE PRESIDENT RUSSELL: So moved.

COMMISSIONER VALDEZ-MEDINA: Second, Valdez-Medina.

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

Now we have that item that was added to the agenda, which was the Kraft for the auction.

Director Rivera.

DIRECTOR RIVERA: Yes. And I want to apologize for jumping so quickly. I kind of get nervous when we do things at the last moment. You all understand that. Anyways, Kristen, can you cut and paste what I said? I'm only joking.

Auction services are being provided to us by Kraft Real Estate Auctions, LLC. What they want to do is be able to provide a service agreement with the City of East Chicago Department of Redevelopment. The contract, Kraft Real Estate Auction, LLC, as the professional auctioneer for the auction scheduled for June 21st. The event will provide Kraft Real Estate, LLC, with the following prior to the event, which is a timeline, a list of any additional duties needed for the auction, a complete list of

auction properties, terms of the auction.

Kraft Auction -- Real Estate Auctions, LLC, is arranged to provide the following services for the City of East Chicago Department of Redevelopment during the auction event. They will be servicing us with a live auctioneer for the event, phone consultation prior to the auction event to discuss the auction.

In exchange for auctioneer services provided by Kraft Real Estate Auctions, Redevelopment agrees to the following: Compensate Kraft Real Estate Auction, LLC, with a flat fee of $3,500. No additional travel expenses to be charged. Deposit requirement waived.

If this event is canceled for any reason, the auctioneer will receive full compensation at the flat rate amount outlined above.

So I need a motion to accept Kraft Real Estate Auction.

VICE PRESIDENT RUSSELL: So moved.

COMMISSIONER ARTIS: Second, Randy Artis.

PRESIDENT SERNA: Motion made to accept the service agreement.

Counsel, before I repeat this, we're so detailed, Counsel, in all of our action items and we're so detailed when I read motions, I just want to make sure that this one -- we're -- we have a motion and a second agreeing to approve the service agreement with Kraft Real Estate Auction, LLC. Is that sufficient?

ATTORNEY TOLBERT: I would just add and to authorize the Executive Director to sign any necessary documents.

PRESIDENT SERNA: Okay. So the motion is to accept the service agreement with Kraft Real Estate Auctions, LLC, and to authorize the Director to sign the necessary documents. I believe the motion was made by Vice President Russell. Are you accepting of the wording in the motion?

VICE PRESIDENT RUSSELL: Yes.

PRESIDENT SERNA: Okay. And the second was by Commissioner Artis. Do you accept it?

COMMISSIONER ARTIS: Yes.

PRESIDENT SERNA: All right. So we have a motion and properly seconded. Any questions on the motion?

Yes, Vice President Russell.

VICE PRESIDENT RUSSELL: It is scheduled for June 21st, 2023, at the police department, but what time?

DIRECTOR RIVERA: I believe it's at 5:00, 5:00 p.m.

VICE PRESIDENT RUSSELL: Thank you.

PRESIDENT SERNA: 5:00 p.m. And the time wasn't listed on the paper, on the document. Okay. So that's 5:00 p.m.

DIRECTOR RIVERA: It's at 5:00 p.m.

VICE PRESIDENT RUSSELL: Thank you.

DIRECTOR RIVERA: And plus, all the applications, when people come and pick them up, that will also have the layout of the maps of all the plots that they are going to go through, 1 through 7. And I think we're starting off with 20,000 each.

PRESIDENT SERNA: It's 20,000 now? I thought it was 15.

DIRECTOR RIVERA: No. It's 20,000.

PRESIDENT SERNA: It's 20,000. And I did -- for your information, members, I did see it advertised in the actual newspaper because I still get the newspaper delivered.

So I did actually see it in the newspaper advertised a couple weeks ago. Any other 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 appreciate that.

Now we go on to the action items remaining on our agenda, which the first is the motion to approve and authorize the Executive Director to sign the necessary documents for the proposal from Royalty Construction Project Management, Inc., listing the single duplex interior/exterior services to be rendered for and the conversion existing double duplex including

the senior project manager hourly rate and the project engineer hourly rate.

Royalty Construction Project Management, Inc., submitted a proposal dated May 15, 2023, for project management for the Marktown Renovation/City-Wide Programs for services with the architectural design job duties in which Royalty Construction Project Management, Inc., will develop buildable plans for reconstruction of collapsed roof, interior build-out, courtyard design, facade design of the front, rear, and two storefront elevations with the blueprint cost for the single duplex interior/exterior for $7,000 and conversion existing double duplex for $14,000.

In addition, Royalty Construction Project Management, Inc., will also provide project management duties as listed in the attached proposal and including the senior project manager hourly rate of $150 and the project engineer hourly rate of $80.

Action is recommended to approve the proposal listing the single duplex interior/exterior services to be rendered for

$7,000 and the conversion of existing double duplex for $14,000. Included in the recommendation is the senior project manager hourly rate of $150 and the project engineer hourly rate $180 (sic), and to authorize the Executive Director to sign the necessary documents.

PRESIDENT SERNA: I'll entertain a motion to approve and authorize the Executive Director to sign the necessary documents for the proposal from Royalty Construction Project Management Incorporated listing the single duplex interior/exterior services to be rendered for $7,000 and the conversion of existing double duplex for $14,000 and including the senior project manager hourly rate of $150 and project engineer hourly rate of $180 (sic).

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?

COMMISSIONER ARTIS: Yes.

PRESIDENT SERNA: Yes, sir, Mr. Artis.

COMMISSIONER ARTIS: Earlier in this thing it said project hourly rate of $80 in the first paragraph, and second paragraph it's $180. So which one is right?

DIRECTOR RIVERA: Good catch. Good catch. It's $80. So we can scratch that off and just put $80.

PRESIDENT SERNA: Counsel? Question, Counsel. When I read the motion and it was made and properly seconded, I said $180. So now we're finding that that is incorrect. Do we need to have an entirely new motion with the correct amount?

ATTORNEY TOLBERT: It doesn't have to be an entirely new motion, just noting that the amount should be --

PRESIDENT SERNA: At $80.

ATTORNEY TOLBERT: Okay. Yes.

PRESIDENT SERNA: So Commissioner Artis, that's $80, so we're all understanding.

A question by Vice President Russell.

VICE PRESIDENT RUSSELL: (Inaudible).

THE REPORTER: I can't hear you. I'm

sorry.

VICE PRESIDENT RUSSELL: (Inaudible) -- it says, "bule print cost," so that's --

DIRECTOR RIVERA: Yeah, blueprint. You're right.

VICE PRESIDENT RUSSELL: Thank you.

DIRECTOR RIVERA: Thank you.

ATTORNEY TOLBERT: I can't hear whoever is talking.

VICE PRESIDENT RUSSELL: It was Commissioner Russell.

PRESIDENT SERNA: And what were you identifying?

VICE PRESIDENT RUSSELL: On the actual proposal where residential is highlighted, it should be blueprint costs, not bule.

DIRECTOR RIVERA: That's on the contract for the proposal.

VICE PRESIDENT RUSSELL: The second page.

DIRECTOR RIVERA: Okay.

PRESIDENT SERNA: Any further questions, Commissioners, on the motion? No 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.

DIRECTOR RIVERA: Thank you very much.

Now we go to the second action item, which is a motion to approve the Indiana Housing and Community Development Fund Award Agreement between IHCDA and the Redevelopment Commission regarding funding for the West Calumet Revolving Loan Fund Project.

The East Chicago Redevelopment Department seeks approval of the Indiana Housing and Community Development Authority Development Fund Award agreement between the Indiana Housing and Community Development Authority and the East Chicago Redevelopment Commission. The purpose of the agreement is to enable IHCDA to award a grant to the Commission of affordable housing and

community development funds in the amount of $700,000 exclusively for the West Calumet Revolving Loan Fund Project. The agreement is attached for review.

Action is recommended to approve the agreement and authorize the Executive Director to execute any related documents. It is recommended that the following motion be adopted verbatim.

PRESIDENT SERNA: I'll entertain a motion to approve the Indiana Housing and Community Development Authority Development Fund Award Agreement between IHCDA and the Redevelopment Commission regarding funding for the West Calumet Revolving Loan Fund Project as detailed and to authorize the Executive Director to execute any related documents.

COMMISSIONER ARTIS: Randy Artis, so moved.

COMMISSIONER VALDEZ-MEDINA: Second, Valdez-Medina.

PRESIDENT SERNA: Motion was 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: I would like to also mention that there's going to be a ground breaking real soon. They're coming here from IHCDA to do their own (inaudible), and then they're going to go to the grand opening. I'll send an email to everybody when the grand opening is happening. Like I said, it's ground breaking.

PRESIDENT SERNA: Okay.

DIRECTOR RIVERA: Now we go to the motion to authorize and direct the Redevelopment staff to amend the Subrecipient Agreement of We Care From the Heart, Inc. It shouldn't say, "hear." It should say, "heart." Extending the agreement period an additional

six months beginning April 1st, 2023, to September 31, 2023.

On June 1st, 2023, the Department of Redevelopment received the fiscal year 2020 and 2021 Subrecipient Agreement amendment requesting to extend the time period for the fiscal year 2020/2021 Subrecipient Agreement for We Care From the Heart, Inc. The extended period is for an additional 6 months beginning April 1st, 2023, to September 30, 2023. Further information for the amendment is described in the attached subrecipient letter and signed amendment.

Action is recommended to approve the amendment and to authorize the Executive Director and direct Redevelopment staff to amend the Subrecipient Agreement of We Care From the Heart, Inc. It is recommended that the following motion be adopted verbatim.

PRESIDENT SERNA: I'll entertain a motion to authorize and direct the Redevelopment staff to amend the Subrecipient Agreement of We Care From the Heart Incorporated, extending the agreement period an additional 6 months, beginning April 1st, 2023, to

September 30, 2023.

COMMISSIONER ARTIS: Randy Artis, so moved.

SECRETARY FRENCH: Second by Christopher French.

PRESIDENT SERNA: Motion 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.

We go to the next action item, which is a motion to approve payment of pass due invoices from NIPSCO.

The East Chicago Department of Redevelopment received invoices from NIPSCO

for the Fitzsimmons property owned by the East Chicago UEA or ECUEA and maintained by Redevelopment. The total amount past due is $6,190.20. These invoices must be paid as they're over 60 days past due.

Action is recommended to approve paying the past due invoices from NIPSCO 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 payment of past due invoices from NIPSCO in the amount of $6,190.20 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.

We turn our attention to another action item, which is a motion to approve a request for purchase order for Meridian Title Corporation to provide title insurance for the Marktown Redevelopment Project properties.

The East Chicago Department of Redevelopment (ECDR) requires funding for the title insurance for the Marktown Redevelopment Project. ECDR is requesting a purchase order for Meridian Title Corporation to provide title insurance for Marktown properties for the remainder of 2023 utilizing TIF funding. The cost of the title insurance is $850.

Action is recommended to approve a

request for purchase order for Meridian Title Corporation for 2023 title insurance using TIF funding 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 for Meridian Title Corporation in the amount of $850 to provide title insurance for the Marktown Redevelopment Project properties 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.

Our next action item is to approve the request for purchase order for Canoas, Inc., payment of Invoice No. 0163 for roof repair as part the 2023 Redevelopment Roofing Program through December 31, 2023.

The Redevelopment Department received final Invoice No. 0163 in the amount of $3,995 from Canoas, Inc., dated May 1st, 2023, for roof replacement as part of the Redevelopment Roofing Program. A request for purchase order for Canoas, 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 for purchase order for Canoas, Inc.,

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 Canoas Incorporated payment of Invoice No. 0163 for roof repair as part of the 2023 Redevelopment Roofing Program through December 31, 2023, and to authorize the Executive Director to sign the necessary documents.

COMMISSIONER ARTIS: Randy Artis, so moved.

PRESIDENT SERNA: Motion made by Commissioner Artis. Is there a second?

VICE PRESIDENT RUSSELL: Second.

PRESIDENT SERNA: Second by Vice President Russell. 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 turn now again to another action item for a motion to approve payment of past due invoices from Gateway Business Systems.

The East Chicago Department of Redevelopment received an invoice dated August 2022 from Gateway Business Systems for the copier expenses that is over 60 days past due. The total amount of the past due invoice is $169.71.

Action is recommended to approve paying the past due invoice and 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 of the past due invoice from the Department of -- I apologize. What I have is Water Works. Just a second.

(Document tendered.)

PRESIDENT SERNA: Thank you very much.

I'll entertain a motion to approve payment of the past due invoice from Gateway Business Systems in the amount of $169.71 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.

Our next action item is a motion to approve payment of past due invoices from the Department of Water Works.

The East Chicago Department of Redevelopment received invoices from the Department of Water Works for properties owned by Redevelopment that are more than 60 days past due. These invoices were not received on the original billing dates. The total amount past due is $302.88.

Action is recommended to approve paying the past due invoices 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 of past due invoices from the Department of Water Works in the amount of $302.88 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.

We go to our last action item for the night, which is a motion to approve federal HUD funds for the Emergency Rehab Roofing System Project located at 4137 Northcote Avenue.

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, known as HUD, under the National

Affordable Housing Act of 1990. The federal Community Development Block Grant (CDBG) funds are used to finance various Residential Repair 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.

The rehab program's objective is to sustain suitable living environments for owner-occupied homeowners of the City of East Chicago.

For the owner-occupied Emergency Rehab Roofing Program -- I mean System Project located at 4137 Northcote Avenue, East Chicago, Indiana 46312, which is participating in the Emergency Repair Program, the owner's total project cost is $14,140, which will be allocated as follows: A $5,000 CDBG grant for home repairs, a $9,000 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 make a motion to approve federal HUD funds in the amount of $14,140 for the Emergency Rehab Roofing System Project, located at 4137 Northcote Avenue, East Chicago, Indiana 46312, which will be allocated as follows: A $5,000 CDBG grant for home repairs, a $9,000 CDBG-financed loan to cover the remaining home repairs and $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.

Last item on the agenda is Resolution No. 2023-RED-1905, and it's a resolution of the East Chicago Redevelopment Commission ratifying previous actions of the East Chicago Board of Public Works establishing terms and conditions for the transfer of certain properties owned by the City of East Chicago to the East Chicago Department of Redevelopment, which property is commonly known has 1900-19 Broadway.

Whereas, the Redevelopment Commission is authorized by Indiana Code 36-1-4-16 to ratify previous actions of the City of East Chicago if those actions could have been approved in advance.

And whereas, the City of East Chicago Board of Public Works, on May 25, 2023,

approved the conveyance and transfer of property commonly known as 1900-19 Broadway from the City of East Chicago to the East Chicago Department of Redevelopment without monetary consideration.

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

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

Section 1. The actions previously taken by the City of East Chicago Board of Public Works related to the conveyance and transfer of property commonly known as 1900-19 Broadway, hereby ratified contingent upon receipt of the approved resolution from the City of East Chicago Board of Public Works.

Section 2. The above actions are adopted as the actions of the Redevelopment Commission effective the date of said action by the City of East Chicago Board of Public Works.

Section 3. This resolution shall be effective on its adoption and passage

contingent upon receipt of the approved resolution from the City of East Chicago Board of Public Works. Adopted this 6th day of June, 2023. And the document that is here is this document (indicating).

PRESIDENT SERNA: All right. I'll entertain a motion to approve Resolution No. 2023-RED-1905.

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: Is everybody ready to sign?

PRESIDENT SERNA: 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 VALDEZ-MEDINA: Second.

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

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 42 (forty-two) typewritten pages, is a true and correct transcript of my said stenographic notes.

Signed this 9th day of June, 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, JUNE 6, 2023
APPROVED & SIGNED TUESDAY, JUNE 20, 2023

Anthony Serna
President

Christine Russell
Vice President

Christopher French
Secretary

Delainah Valdez-Medina
Commissioner

Zoom
Randall Artis
Commissioner

Frank Rivera
Executive Director

$

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