In The Matter Of:

EAST CHICAGO REDEVELOPMENT COMMISSION

EAST CHICAGO, INDIANA

REGULAR MEETING

August 15, 2023

BOSS REPORTERS

Gary & Merrillville, Indiana

3893 East Lincoln Highway (Rt. 30)

Merrillville, Indiana 46410

(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 Kristen K. Stokes, CSR, Notary Public in and for the County of Porter, State of Indiana, taken via Zoom Video-Conferencing to be held at City Hall Council Chambers, 4525 Indianapolis Boulevard, East Chicago, Indiana 46312, on August 15, 2023, scheduled to begin at 5:00 p.m. in the evening.

BOSS REPORTERS
& VIDEOCONFERENCING
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
Shelice Tolbert, Attorney
Frank Rivera, Executive Director
Thomas Mesich, Financial Advisor
Debbra Gritters, Executive Secretary

and

Members of the Public

APPEARANCES (VIA ZOOM):

Randall Artis, Board Commissioner
Boss Reporters

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PRESIDENT SERNA: I'd like to call to order today the East Chicago Redevelopment Commission regular meeting of August 15th, 2023. It's 5:00 p.m. 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?

DIRECTOR RIVERA: He was on.

PRESIDENT SERNA: Randall Artis -- Commissioner Artis is with us on zoom. He may have technical difficulties, but he's with us. I think he's coming right back up. Commissioner Artis?

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: Here.

SECRETARY FRENCH: Anthony Serna?

PRESIDENT SERNA: Present. We have

everyone here.

The next item on the agenda is the approval of the regular meeting minutes of August 1st, 2023. I'll entertain a motion to approve those minutes.

SECRETARY FRENCH: Motion to approve by Christopher French.

COMMISSIONER VALDEZ-MEDINA: Second, Valdez-Medina.

PRESIDENT SERNA: Motion to approve 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.

Next we have the approval of the dockets.

DIRECTOR RIVERA: Good evening,

Mr. President, Vice President, Secretary and the rest of our esteemed colleagues here.

Kristen, we have everyone here. Mr. Randall Artis is on zoom. Everyone else is here. We have Ms. Debbra Gritters, and we also have Tom Mesich.

Okay. Our first activity for the day today is the City of East Chicago Accounts Payable Warrant Report, which is dated 8/9/2023. That warrant number is 081523RD in the amount of $62,991.44. If I could have a motion.

SECRETARY FRENCH: Motion to approve by Christopher French.

COMMISSIONER VALDEZ-MEDINA: Second, Valdez-Medina.

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

Mr. Secretary, roll call.

SECRETARY FRENCH: Randall Artis? 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 carries.

DIRECTOR RIVERA: Thank you.

Our next docket of the day is City of East Chicago Accounts Payable Warrant Report, which is dated 8/9/2023. Warrant number is 080823RD in the amount of $108,232.82. If I could have a motion.

VICE PRESIDENT RUSSELL: So moved.

SECRETARY FRENCH: Second, Christopher French.

PRESIDENT SERNA: Motion made to approve 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.

DIRECTOR RIVERA: We turn our attention to the Harborside Vendor Aging Report. This is based on a billing date as of 8/9/2023 with a total amount of $16,523.27. If I could have a motion.

VICE PRESIDENT RUSSELL: So moved.

PRESIDENT SERNA: Motion to approve by Vice President Russell. Is there a second?

COMMISSIONER VALDEZ-MEDINA: Second.

PRESIDENT SERNA: 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.

Now we're going to turn our attention to the next five items, which are all action items. And the first action item is a motion to retroactively approve the agreement to purchase real estate for lot No. 5 in the Prairie Crossings subdivision.

The East Chicago Department of Redevelopment is requesting retroactive approval of the agreement to purchase real estate with Corey R. Williams for Prairie Crossings subdivision lot No. 5 for $23,100. The agreement is attached for review. An earnest money deposit of $10,000 was required.

Action is recommended to retroactively approve the agreement to purchase real estate and to retroactively authorize the Executive Director to sign the necessary paperwork. It is recommended that the following motion be adopted verbatim.

PRESIDENT SERNA: I'll entertain a motion to retroactively approve the agreement to

purchase real estate with Corey R. Williams for lot No. 5 in the Prairie Crossings subdivision in the total amount of $23,100 and to retroactively authorize the Executive Director to sign the necessary paperwork.

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: Turn to another action item. This is a motion to retroactively approve the agreement to purchase real estate

for lot No. 1 in the Prairie Crossings subdivision. The East Chicago Department of Redevelopment is requesting retroactive approval of the agreement to purchase real estate with Kaitlyn Hernandez for Prairie Crossings subdivision lot No. 1 for $22,500. The agreement is attached for review. An earnest money deposit of $10,000 was required.

Action is recommended to retroactively approve the agreement to purchase real estate and to retroactively authorize the Executive Director to sign the necessary paperwork. It is recommended that the following motion be adopted verbatim.

PRESIDENT SERNA: I'll entertain a motion to retroactively approve the agreement to purchase real estate with Kaitlyn Hernandez for lot No. 1 in the Prairie Crossings subdivision in the total amount of $22,500 and to retroactively authorize the Executive Director to sign the necessary paperwork.

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?

COMMISSIONER VALDEZ-MEDINA: I do.

PRESIDENT SERNA: Yes.

COMMISSIONER VALDEZ-MEDINA: The $10,000 earnest money, that's not -- is that cash or check, or is that through the Down Payment Assistance Program?

DIRECTOR RIVERA: No. That's money order --

COMMISSIONER VALDEZ-MEDINA: Okay. Thank you.

DIRECTOR RIVERA: -- or cashier's check. One of the two.

PRESIDENT SERNA: 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 go to the next action item, which is a motion to retroactively approve the agreement to purchase real estate for lot No. 7 in Prairie Crossings subdivision.

The East Chicago Department of Redevelopment is requesting retroactive approval of the agreement to purchase real estate with Israel Rivera for Prairie Crossings subdivision lot No. 7 for $20,000. The agreement is attached for review. An earnest money deposit of $10,000 was required.

Action is recommended to retroactively approve the agreement to purchase real estate and to retroactively authorize the Executive Director to sign the necessary paperwork. It is recommended that the following motion be adopted verbatim.

PRESIDENT SERNA: I'll entertain a motion to retroactively approve the agreement to purchase real estate with Israel Rivera for

lot No. 7 in the Prairie Crossings subdivision in the total amount of $20,000 and to retroactively authorize the Executive Director to sign the necessary paperwork.

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.

DIRECTOR RIVERA: Thank you, Commissioners.

We turn to our next action item on the agenda is a motion requesting to approve

payment of the past due invoices from The Times.

The East Chicago Department of Redevelopment received an invoice dated 6/9/23 in the amount of $248.02 for public notices published in The Times newspaper. The invoice is over 60 days past due. The total amount of the past due invoice is $248.02.

Action is recommended to approve payment of the past due invoice from the The Times 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 the past due invoice from The Times for the total amount of $248.02 and to authorize the Executive Director to sign the necessary documents.

COMMISSIONER VALDEZ-MEDINA: So moved.

THE SECRETARY: Second, Christopher French.

COMMISSIONER VALDEZ-MEDINA: Motion made by Commissioner Valdez-Medina, 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.

Now we go to our last action item of the day, which is a motion to approve federal HUD funds for the ADA ramp refurbishing project located at 3822 Guthrie Street, East Chicago, Indiana 46312, which is participating in the Residential Repair Program within the Neighborhood Revitalization Strategy Area, known as the 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, 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 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. 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 ADA Ramp Refurbishing Project located at 3822 Guthrie Street, East Chicago, Indiana 46312, which is participating in the Residential Repair Program within the Neighborhood Revitalization Strategy Area, known as NRSA, the owner's total project cost is $8,985, which will be allocated as follows: $8,900 CDBG grant for home repairs and an $85 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 $8,985 for the ADA Ramp Refurbishing Project located 3822 Guthrie Street, East Chicago, Indiana 46312, which is participating in the Residential Repair Program within the Neighborhood Revitalization Strategy Area (NRSA) of which the funds shall be allocated as follows: An $8,900 CDBG grant for home repairs and an $85 CDBG grant for project delivery costs and authorize the Executive Director to execute any related documents.

COMMISSIONER VALDEZ-MEDINA: So moved.

VICE PRESIDENT RUSSELL: Second.

PRESIDENT SERNA: Motion made by Commissioner Valdez-Medina, 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.

The last two items for the night on our agenda are two resolutions. The first one is Resolution No. 2023-RED-1907. 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 property owned by the City of East Chicago to the East Chicago Department of Redevelopment, which property is commonly known as 531 West Columbus Drive, parcel No. 4503 -- excuse me. 45-023-29-203-002.000-024.

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 July 27, 2023, approved the conveyance and transfer of property commonly known as 531 West Columbus Drive 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 action 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 531 West Columbus Drive 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 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 15th day of August, 2023.

PRESIDENT SERNA: I'll entertain a motion to approve Resolution No. 2023-RED-1907.

COMMISSIONER VALDEZ-MEDINA: So moved.

THE SECRETARY: Second, Christopher French.

PRESIDENT SERNA: Motion made by Commissioner Valdez-Medina, 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 caries.

DIRECTOR RIVERA: Thank you very much, Commissioners.

There is one more resolution for the night, and it's a very important resolution, and it's a resolution of the City of East Chicago Redevelopment Commission authorizing persons to execute documents related to the purchase and sale of real estate. We had to change the one we had prior to this one here to make it more, I'd say, updated.

Resolution No. 2023-RED-1908 is a resolution of the City of East Chicago Redevelopment Commission authorizing persons to execute documents related to the purchase and sale of real estate.

Whereas the City of East Chicago Redevelopment Commission desires to authorize individuals to execute documents necessary for the purchase and sale of real estate by the Department of Redevelopment.

Now, therefore, be it resolved as follows:

1. The following individuals are

authorized to execute documents necessary for the purchase and sale of real estate by the Department of Redevelopment: Anthony Serna, Redevelopment Commission President; Frank Rivera, Execute Director of the Department of Redevelopment.

No. 2. The Redevelopment Commission should be advised of the execution of documents necessary for the purchase and sale of real estate by the Department of Redevelopment.

No. 3. The authorizations contained in Resolution No. 2020-RED-1818 are hereby rescinded.

Passed and adopted this 15th day of August, 2023.

PRESIDENT SERNA: I'll entertain a motion to approve Resolution No. 2023-RED-1908.

COMMISSIONER VALDEZ-MEDINA: So moved.

VICE PRESIDENT RUSSELL: Second.

PRESIDENT SERNA: Motion made by Commissioner Valdez-Medina, 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.

Next item on the agenda is public expression. Is there any public expression? Public expression? Any public expression?

There being none, 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 5:17 P.M.)

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 Porter, 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 27 (twenty-seven) typewritten pages, is a true and correct transcript of my said stenographic notes.

Signed this 17th day of August, 2023.



KRISTEN K. STOKES
CSR# 084-003723
My Commission Expires: 8/06/31
Notary Public: Porter County, Indiana

APPROVAL OF THE REGULAR MEETING MINUTES
OF TUESDAY, AUGUST 15, 2023
APPROVED & SIGNED TUESDAY, SEPTEMBER 5, 2023

Anthony Serna
President

Christine Russell
Vice President

Christopher French
Secretary

Delainah Valdez-Medina
Commissioner

Randall Artis
Commissioner

Frank Rivera
Executive Director

APPROVAL OF THE REGULAR MEETING MINUTES
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Secretary

Delainah Valdez-Medina
Commissioner

Randall Artis
Commissioner

Frank Rivera
Executive Director

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