

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

REGULAR MEETING
June 2, 2020

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) SS:
3 COUNTY OF LAKE)
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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 Beth A. Barnette, CSR and Notary Public,
11 Illinois License No. 084-004727, Via Videoconference
12 (Zoom), on the 2nd day of June, 2020, at 5:00
13 o'clock in the evening.
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1 APPEARANCES:

- 2 Rodger Gates, Commission Vice-President
3 Christopher French, Commission Secretary
4 Delainah Valdez-Medina, Commissioner
5 Vanessa Hernandez-Orange, Commissioner
6 Frank Rivera, Executive Director
7 Shelice Tolbert, Commission Attorney

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I N D E X

ITEM	DESCRIPTION	PAGE/LINE	
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1 VICE-PRESIDENT GATES: East Chicago
2 Redevelopment Commission Regular Meeting, 4525
3 Indianapolis Boulevard, East Chicago, Indiana,
4 City of East Chicago Department of
5 Redevelopment, June 2, 2020, 5:00 p.m., Call
6 to Order.

7 Pledge of Allegiance.

8 (Pledge of Allegiance recited.)

9 VICE-PRESIDENT GATES: Roll call.

10 SECRETARY FRENCH: Delainah
11 Valdez-Medina?

12 MS. VALDEZ-MEDINA: Here.

13 SECRETARY FRENCH: Christopher French?
14 Here. Rodger Gates?

15 VICE-PRESIDENT GATES: Here.

16 EXEC. DIRECTOR RIVERA: Good evening,
17 Mr. President, Commissioners. Thank you so
18 much for being here today, even though
19 June 2nd is supposed to be the election period
20 of time, but we needed to have this meeting
21 and we had this already published in the
22 newspaper way back in the beginning of the
23 year. I appreciate you being here.

24 ATTORNEY TOLBERT: Mr. Rivera, I'm
25 sorry to interrupt. Commissioner

1 Hernandez-Orange has joined the meeting.

2 EXEC. DIRECTOR RIVERA: I see her right
3 there. Okay. So, she is here.

4 SECRETARY FRENCH: Vanessa
5 Hernandez-Orange?

6 MS. HERNANDEZ-ORANGE: Present.

7 VICE-PRESIDENT GATES: Roll call.

8 ATTORNEY TOLBERT: You don't need to
9 repeat the roll call. We're just making sure
10 to note it for the record.

11 EXEC. DIRECTOR RIVERA: All right. So
12 we'll start off tonight with the Approval of
13 the Public Hearing Minutes May 19, 2020. If I
14 can get a motion for those minutes, please.

15 MS. HERNANDEZ-ORANGE: Vanessa
16 Hernandez-Orange makes a motion for approval.

17 SECRETARY FRENCH: Second by
18 Christopher French.

19 VICE-PRESIDENT GATES: Motion by
20 Vanessa Orange for approve of the minutes,
21 second by Christopher French. Any questions?

22 (No immediate response.)

23 VICE-PRESIDENT GATES: Roll call.

24 SECRETARY FRENCH: Vanessa
25 Hernandez-Orange?

1 MS. HERNANDEZ-ORANGE: Yes.

2 SECRETARY FRENCH: Delainah

3 Valdez-Medina?

4 MS. VALDEZ-MEDINA: Yes.

5 SECRETARY FRENCH: Christopher French?

6 Yes. Rodger Gates?

7 VICE-PRESIDENT GATES: Yes. Motion

8 carried.

9 EXEC. DIRECTOR RIVERA: Thank you. Now
10 we go to the Approval of the Dockets, and
11 we'll start off with the first docket for the
12 City of East Chicago Accounts Payable Warrant
13 Report, which is dated 05-28-2020, Warrant
14 No. 060220RD, in the amount of \$290,952.09.
15 If I can have a motion, please?

16 MS. VALDEZ-MEDINA: Valdez-Medina,
17 motion to approve.

18 SECRETARY FRENCH: Second by
19 Christopher French.

20 VICE-PRESIDENT GATES: Motion made by
21 Ms. Medina, second by Christopher French.

22 Roll call.

23 SECRETARY FRENCH: Vanessa
24 Hernandez-Orange?

25 MS. HERNANDEZ-ORANGE: Yes.

1 SECRETARY FRENCH: Delainah
2 Valdez-Medina?

3 MS. VALDEZ-MEDINA: Yes.

4 SECRETARY FRENCH: Christopher French?
5 Yes. Rodger Gates?

6 VICE-PRESIDENT GATES: Yes. Motion
7 carried.

8 EXEC. DIRECTOR RIVERA: Okay. Counsel,
9 we should be asking for the question before
10 the roll call; right?

11 VICE-PRESIDENT GATES: Okay.

12 EXEC. DIRECTOR RIVERA: Right?

13 VICE-PRESIDENT GATES: Yeah, I lost
14 my --

15 ATTORNEY TOLBERT: That's correct.

16 EXEC. DIRECTOR RIVERA: All right. I
17 just want to make sure you guys have an
18 opportunity to ask a question if you need to.

19 ATTORNEY TOLBERT: You have discussion
20 before you take the roll call.

21 MR. GATES: Okay. Thank you.

22 EXEC. DIRECTOR RIVERA: Thank you. We
23 go on to the second Accounts Payable Warrant
24 Report, which is for the City of East Chicago,
25 and it's dated on 5-26-2020, Warrant No.

1 052620RD, in the amount of \$10,000. If I can
2 have a motion, please?

3 MS. VALDEZ-MEDINA: Valdez-Medina,
4 motion to approve.

5 MS. HERNANDEZ-ORANGE: Hernandez-Orange
6 seconds the motion.

7 VICE-PRESIDENT GATES: Valdez-Medina
8 motion to approve, Vanessa Hernandez-Orange
9 second. Any questions?

10 (No immediate response.)

11 VICE-PRESIDENT GATES: Roll call.

12 SECRETARY FRENCH: Vanessa
13 Hernandez-Orange?

14 MS. HERNANDEZ-ORANGE: Yes.

15 SECRETARY FRENCH: Delainah
16 Valdez-Medina?

17 MS. VALDEZ-MEDINA: Yes.

18 SECRETARY FRENCH: Christopher French?
19 Yes. Rodger Gates?

20 VICE-PRESIDENT GATES: Yes. Motion
21 carried.

22 EXEC. DIRECTOR RIVERA: Thank you.

23 Next we go on now on our agenda to the
24 RMC/Harborside Vendor Aging Report/Payroll.

25 The Harborside Vendor Aging Report is based on

1 a billing date as of 05-28-2020, and that
2 total amount is \$22,194.63. If I can have a
3 motion, please?

4 MS. VALDEZ-MEDINA: Valdez-Medina,
5 motion to approve.

6 SECRETARY FRENCH: Second by
7 Christopher French.

8 VICE-PRESIDENT GATES: Motion made by
9 Valdez-Medina, second by Christopher French.
10 Any questions?

11 (No immediate response.)

12 VICE-PRESIDENT GATES: Roll call.

13 SECRETARY FRENCH: Vanessa
14 Hernandez-Orange?

15 MS. HERNANDEZ-ORANGE: Yes.

16 SECRETARY FRENCH: Delainah
17 Valdez-Medina?

18 MS. VALDEZ-MEDINA: Yes.

19 SECRETARY FRENCH: Christopher French?
20 Yes. Rodger Gates?

21 VICE-PRESIDENT GATES: Yes. Motion
22 carried.

23 EXEC. DIRECTOR RIVERA: Thank you. We
24 now turn our attention to some Action Items,
25 and our first Action Item is a motion to

1 approve Change Order No. 12 for the
2 installation of temporary lighting during
3 construction, regarding the Guthrie Street
4 Reconstruction and Beautification Project.

5 Robinson Engineering submitted Change
6 Order No. 12 dated May 19, 2020, regarding the
7 Guthrie Street Reconstruction and
8 Beautification Project. The change order is
9 for the installation of temporary lighting
10 during construction. This results in an
11 anticipated addition to the contract in the
12 amount of \$9,053. This changes the contract
13 price from \$10,314,278.21 to \$10,323,331.21.

14 Action is recommended to approve Change
15 Order No. 12 and to authorize the Executive
16 Director to sign the change order. It is
17 recommended that the following motion be
18 adopted verbatim.

19 VICE-PRESIDENT GATES: Motion to
20 approve Change Order No. 12 for the
21 installation of temporary lighting during
22 construction, with an addition in the amount
23 of \$9,053, regarding the Guthrie Street
24 Reconstruction and Beautification Project, and
25 to authorize the Executive Director to sign

1 the change order. Can I have a motion?

2 MS. VALDEZ-MEDINA: Valdez-Medina,
3 motion to approve.

4 MS. HERNANDEZ-ORANGE: Hernandez-Orange
5 seconds the motion.

6 VICE-PRESIDENT GATES: Valdez-Medina
7 made the motion to approve, Vanessa Orange
8 second. Questions?

9 (No immediate response.)

10 VICE-PRESIDENT GATES: Roll call.

11 SECRETARY FRENCH: Vanessa
12 Hernandez-Orange?

13 MS. HERNANDEZ-ORANGE: Yes.

14 SECRETARY FRENCH: Delainah
15 Valdez-Medina?

16 MS. VALDEZ-MEDINA: Yes.

17 SECRETARY FRENCH: Christopher French?
18 Yes. Rodger Gates?

19 VICE-PRESIDENT GATES: Yes. Motion
20 carried.

21 EXEC. DIRECTOR RIVERA: Thank you. Our
22 last Action Item is an Action Item for a
23 motion to approve local nonfederal funds for
24 Change Order No. 1 concerning the Residential
25 Property Repairs project located at 4802

1 Kennedy Avenue, East Chicago, Indiana, 46312.

2 For the Residential Property Repairs
3 project for the property located at 4802
4 Kennedy Avenue, East Chicago, Indiana, 46312,
5 staff is recommending approval of the funding
6 for Change Order No. 1 in the amount of
7 \$1,675, which will be allocated with local
8 nonfederal funds and does not exceed 20
9 percent of the original contract.

10 Therefore, it is requested of the East
11 Chicago Redevelopment Commission to approve
12 the Change Order No. 1 funding for this
13 Residential Property Repairs project. It is
14 recommended that the follow motion be made
15 verbatim.

16 VICE-PRESIDENT GATES: A motion to
17 approve local nonfederal funds in the amount
18 of \$1,675 for Change Order No. 1 concerning
19 the Residential Property Repairs project
20 located at 4802 Kennedy Avenue, East Chicago,
21 Indiana, 46312; and to authorize the Executive
22 Director to execute any related documents.
23 Can I have a motion?

24 MS. VALDEZ-MEDINA: Valdez-Medina,
25 motion to approve.

1 MR. GATES: Hernandez-Orange seconds
2 the motion.

3 VICE-PRESIDENT GATES: Valdez-Medina,
4 motion to approve, second by Hernandez-Orange.
5 Questions?

6 (No immediate response.)

7 VICE-PRESIDENT GATES: Roll call.

8 SECRETARY FRENCH: Vanessa
9 Hernandez-Orange?

10 MS. HERNANDEZ-ORANGE: Yes.

11 SECRETARY FRENCH: Delainah
12 Valdez-Medina?

13 MS. VALDEZ-MEDINA: Yes.

14 SECRETARY FRENCH: Christopher French?
15 Yes. Rodger Gates?

16 VICE-PRESIDENT GATES: Yes. Motion
17 carried.

18 EXEC. DIRECTOR RIVERA: Counsel, on
19 this particular resolution I'm just going to
20 read the street address and the street name,
21 correct?

22 ATTORNEY TOLBERT: That's correct.

23 EXEC. DIRECTOR RIVERA: Okay. All
24 right. So let's start with the last two
25 resolutions that we have, and the first one

1 for tonight is going to be Resolution No.
2 2020-RED-1827. It is a resolution of the East
3 Chicago Redevelopment Commission ratifying
4 previous actions of the East Chicago Board of
5 Public Works establishing terms and conditions
6 for the transfer of seven certain properties
7 owned by the City of East Chicago to the East
8 Chicago Department of Redevelopment.

9 Whereas, the Redevelopment Commission
10 is authorized by I.C. 36-1-4-16 to ratify
11 previous actions of the City of East Chicago
12 if those actions could have been approved in
13 advance; and

14 Whereas, the City of East Chicago Board
15 of Public Works on May 27, 2020 approved the
16 conveyance and transfer of seven properties as
17 listed below from the City of East Chicago to
18 the East Chicago Department of Redevelopment
19 without monetary consideration; and

20 Whereas, the Redevelopment Commission
21 desires to ratify said actions and adopt said
22 actions of the City of East Chicago Board of
23 Public Works.

24 The parcels to be transferred are the
25 following: Number 1, the street address is

1 3902 Hemlock Street; Number 2, 4602-46 Baring
2 Avenue; Number 3, 505 West 143rd Street;
3 Number 4, 509 West 143rd Street; Number 5, 513
4 West 143rd Street; Number 6, 517 West 143rd
5 Street; Number 7, 3520 Pennsylvania Avenue.

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

8 Section 1. The actions previously
9 taken by the City of East Chicago Board of
10 Public Works related to the conveyance and
11 transfer of seven properties as listed are
12 hereby ratified.

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

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

20 Adopted this 2nd day of June, 2020.

21 If I can have a motion.

22 MS. HERNANDEZ-ORANGE: Hernandez-Orange
23 makes a motion for approval.

24 SECRETARY FRENCH: Second by
25 Christopher French.

1 VICE-PRESIDENT GATES: Motion for
2 approval by Hernandez-Orange, second by
3 Christopher French. Questions?

4 (No immediate response.)

5 VICE-PRESIDENT GATES: Roll call.

6 SECRETARY FRENCH: Vanessa
7 Hernandez-Orange?

8 MS. HERNANDEZ-ORANGE: Yes.

9 SECRETARY FRENCH: Delainah
10 Valdez-Medina?

11 MS. VALDEZ-MEDINA: Yes.

12 SECRETARY FRENCH: Christopher French?
13 Yes. Rodger Gates?

14 VICE-PRESIDENT GATES: Yes. Motion
15 carried.

16 EXEC. DIRECTOR RIVERA: Thank you.
17 This is the last resolution for the day and
18 the last item on your agenda. It is
19 Resolution No. 2020-RED-1828, a resolution of
20 the East Chicago Redevelopment Commission
21 concerning a 2021 budget year determination
22 for tax increment for the East Chicago
23 Redevelopment Commission Allocation Areas.

24 Whereas, the East Chicago Redevelopment
25 Commission has previously established the

1 Northtown Village Townhome Allocation Area,
2 the U.S. Gypsum Allocation Area, the Lakefront
3 Allocation Area, the Riley Plaza Allocation
4 Area, the Suppliers Business Park Allocation
5 Area, the Lakeside Gardens Allocation Area,
6 the Annex Allocation Area, and is presently
7 considering the Calumet EDA Allocation Area
8 for purposes of capturing tax increment
9 pursuant to Indiana Code 36-7-14-39, as the
10 tax increment; and

11 Whereas, pursuant to Indiana Code
12 36-7-14-39 and 50 IAC 8-2-4, the Commission is
13 required to make a determination on tax
14 increment and notify overlapping taxing units,
15 as well as the Lake County Auditor and also
16 the Common Council of East Chicago, Indiana,
17 as the fiscal body of the City, which created
18 the Commission; and

19 Whereas, with respect to the Allocation
20 Areas, for budget year 2021, the Commission
21 has determined the amount of tax increment to
22 be collected in 2021, as well as the amount of
23 tax increment needed in 2021 to meet the
24 Commission's outstanding debt service or lease
25 payment obligations, to pay for projects that

1 are located in or directly serve or benefit
2 the Allocation Areas, and to meet other
3 purposes permitted by Indiana Code
4 36-7-14-39 (b) (3) .

5 Now, therefore, be it resolved by the
6 East Chicago Redevelopment Commission as
7 follows:

8 Section 1. The Commission has
9 determined that all potential captured
10 assessment, as defined in 50 IAC 8-1-16, with
11 respect to the Allocation Areas for the
12 January 1, 2020 assessment date, for budget
13 year 2021, shall be captured assessment, as
14 defined in 50 IAC 8-1-10, and overlapping
15 taxing units, as well as the Lake County
16 Auditor and Common Council, will be provided
17 written notice of such determination pursuant
18 to Indiana Code 36-7-14-39 (b) (4) (B) .

19 Section 2. The Commission will hereby
20 invite representatives of all overlapping
21 taxing units, as well as the Lake County
22 Auditor and the East Chicago Common Council,
23 to attend a Redevelopment Commission meeting
24 and receive a presentation of the Commission's
25 budgets, projects, tax impacts, and long-term

1 plans as required by I.C.36-7-25-8.

2 Section 3. This resolution shall take
3 effect and be in full force and effect from
4 and after its passage and approval by the
5 Commission.

6 All of which is passed and resolved by
7 the East Chicago, Indiana Redevelopment
8 Commission on June 2, 2020.

9 VICE-PRESIDENT GATES: Can I get a
10 motion?

11 MS. HERNANDEZ-ORANGE: Hernandez-Orange
12 makes a motion for approval.

13 SECRETARY FRENCH: Second by
14 Christopher French.

15 VICE-PRESIDENT GATES: I have a motion
16 for approval of Resolution No. 2020-RED-1828
17 from Hernandez-Orange, second by Christopher
18 French. Questions?

19 MS. HERNANDEZ-ORANGE: I have a
20 question. So I just want to break this down
21 in laymen terms. All these areas we're
22 stating them because of the fact of the tax
23 increment; correct? We want to make sure we
24 have them in order to receive dollars. Am I
25 correct in saying that?

1 EXEC. DIRECTOR RIVERA: Yes, based on
2 assessed values, yes.

3 MS. HERNANDEZ-ORANGE: Okay. And with
4 that being said, I know in Section 2 we're
5 inviting the Common Council, as well as the
6 Lake County Auditor, to discuss the
7 Commission's budget for projects, tax impacts,
8 so forth and so on. So, I know I sent you the
9 other day a discussion in regards to if we're
10 including the school board because of the fact
11 that we have tax dollars that we kind of
12 share. Is that where you're involving them to
13 come in to do a presentation?

14 EXEC. DIRECTOR RIVERA: Yes. As a
15 matter of fact, we said that the following new
16 taxing units are going to be contacted, the
17 office of the Lake County Council, the office
18 of Lake County Auditor, the office of North
19 Township Trustee, the City of East Chicago
20 Common Council, the office of City Controller,
21 and the City of East Chicago, Ms. Deanna
22 White, Superintendent School City of East
23 Chicago, Marla Span, Director of East Chicago
24 Public Library, Abdul (sic) Director of the
25 Board of Sanitation Commission, and Jeanette

1 Romano, Executive Director of Lake County
2 Solid Waste Management.

3 The important part was to get the
4 resolution approved, so that way all of this
5 can happen in terms of getting all the taxing
6 units together, because each one of them have
7 a taxing unit.

8 MS. HERNANDEZ-ORANGE: Right. But we
9 didn't have to make mention of all the taxing
10 units as we're required to discuss it with,
11 because on it it just says the auditor and
12 Common Council only.

13 EXEC. DIRECTOR RIVERA: Yes, the --

14 MS. HERNANDEZ-ORANGE: Just because
15 it's the budget?

16 EXEC. DIRECTOR RIVERA: No. According
17 to this letter that's going out, those are all
18 of the overlapping taxing units. They all
19 have to be required.

20 MS. HERNANDEZ-ORANGE: I understand.
21 But in the resolution you don't have to --

22 EXEC. DIRECTOR RIVERA: No. In the
23 resolution, you don't.

24 MS. HERNANDEZ-ORANGE: Okay.

25 EXEC. DIRECTOR RIVERA: The resolution

1 is just saying these are the tax increment
2 places that you're going to be looking to do
3 some assessed values, and things of that
4 nature.

5 MS. HERNANDEZ-ORANGE: Right. But I'm
6 saying Section 2 it says, the Commission will
7 hereby invite representatives of all
8 overlapping taxing units, which means all the
9 people you just named off are the taxing units
10 that would be overlapping; yet, you didn't
11 name them. You're just stating in general the
12 representatives, correct?

13 EXEC. DIRECTOR RIVERA: Right.

14 MS. HERNANDEZ-ORANGE: Okay.

15 VICE-PRESIDENT GATES: No more
16 questions? Oh, one more.

17 MS. VALDEZ-MEDINA: No, that was it.
18 Thanks.

19 VICE-PRESIDENT GATES: Roll call.

20 SECRETARY FRENCH: Vanessa
21 Hernandez-Orange?

22 MS. HERNANDEZ-ORANGE: Yes.

23 SECRETARY FRENCH: Delainah
24 Valdez-Medina?

25 MS. VALDEZ-MEDINA: Yes.

1 SECRETARY FRENCH: Christopher French?

2 Yes. Rodger Gates?

3 VICE-PRESIDENT GATES: Yes. The
4 resolution is approved.

5 Public Expression?

6 (No immediate response.)

7 VICE-PRESIDENT GATES: Motion to
8 adjourn?

9 MS. VALDEZ-MEDINA: Valdez-Medina makes
10 a motion.

11 MS. HERNANDEZ-ORANGE: Hernandez-Orange
12 seconds the motion.

13 VICE-PRESIDENT GATES: Valdez-Medina
14 motioned to adjourn, Vanessa Hernandez-Orange
15 second. Any questions?

16 (No immediate response.)

17 VICE-PRESIDENT GATES: Roll call.

18 SECRETARY FRENCH: Vanessa
19 Hernandez-Orange?

20 MS. HERNANDEZ-ORANGE: Yes.

21 SECRETARY FRENCH: Delainah
22 Valdez-Medina?

23 MS. VALDEZ-MEDINA: Yes.

24 SECRETARY FRENCH: Christopher French?
25 Yes. Rodger Gates?

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MR. GATES: Yes. Meeting adjourned.

EXEC. DIRECTOR RIVERA: Thank you,
everybody.

(Proceedings concluded at
5:25 p.m.)

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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, Beth A. Barnette, CSR and Notary
9 Public, do hereby certify that I reported in machine
10 shorthand the foregoing proceedings had in the
11 above-entitled matter, at the time and place herein
12 before set forth; and I do further certify that the
13 foregoing transcript, consisting of twenty-four (24)
14 typewritten pages, is a true and correct
15 transcript of my said stenographic notes, to the
16 best of my ability.

17 Signed this 9th day of June,
18 2020.

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22
23 *Beth Barnette*

24 BETH A. BARNETTE, CSR
25 Notary Public
My Commission Expires: 6/13/22

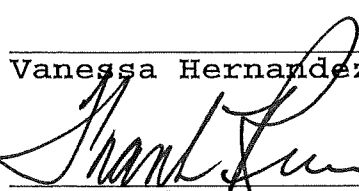
1 APPROVAL OF THE REGULAR MEETING MINUTES
2 TUESDAY, JUNE 2ND, 2020
3 APPROVED & SIGNED TUESDAY, JUNE 16TH, 2020

4 _____
Christine Russell



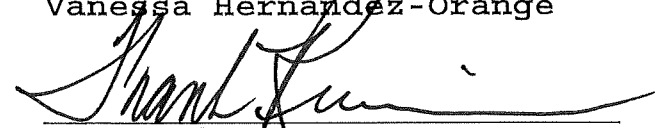
Christopher French

6 _____
Rodger Gates



Vanessa Hernandez-Orange

8 _____
Delainah Valdez-Medina



Frank Rivera
Executive Director
Department of Redevelopment

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