

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

**ORIGINAL**

---

*REGULAR MEETING*  
*January 4, 2022*

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



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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 January 4, 2022,  
scheduled to begin at 5:00 p.m. in the evening.

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

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APPEARANCES:

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

\* \* \* \* \*

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I N D E X

PLEDGE OF ALLEGIANCE..... 4

ROLL CALL..... 4

REMOVE LAST TWO ACTION ITEMS ..... 6

NOMINATION AND ELECTION OF PRESIDENT..... 6

NOMINATION AND ELECTION OF VICE PRESIDENT... 8

NOMINATION AND ELECTION OF SECRETARY..... 9

APPROVAL OF 12/21/21 MINUTES..... 10

APPROVAL OF LIMITED PARTNERSHIP AGREEMENT... 12

PUBLIC EXPRESSION..... 21

MOTION TO ADJOURN..... 21

\* \* \* \* \*

1           PRESIDENT RUSSELL: I'd like to go ahead  
2           and call the meeting to order for the East  
3           Chicago Redevelopment Commission regular  
4           meeting, City Hall Council Chambers, 4525  
5           Indianapolis Boulevard, Second Floor, East  
6           Chicago, Indiana, January 4th, 2022, at  
7           5:00 p.m.

8           Please stand for the Pledge of  
9           Allegiance.

10          (PLEDGE OF ALLEGIANCE.)

11          PRESIDENT RUSSELL: Thank you.

12          Roll call, please.

13          SECRETARY FRENCH: Randall Artis?

14          COMMISSIONER ARTIS: Here.

15          SECRETARY FRENCH: Delainah Valdez-Medina?

16          COMMISSIONER VALDEZ-MEDINA: Present.

17          SECRETARY FRENCH: Christopher French?  
18          Present.

19          Rodger Gates? Rodger Gates?

20          VICE PRESIDENT GATES: Present.

21          PRESIDENT RUSSELL: He's saying,  
22          "present." He's on the phone.

23          SECRETARY FRENCH: Oh, okay.

24          Christine Russell?

25          PRESIDENT RUSSELL: Present.

1           Thank you. We go on to the nomination  
2           and election of officers. We'll begin with  
3           the first office position for President.

4           COMMISSIONER ARTIS: I nominate Christine  
5           Russell.

6           EXECUTIVE DIRECTOR RIVERA: Commissioners,  
7           before we move to that category --

8           PRESIDENT RUSSELL: Oh, I'm sorry.

9           EXECUTIVE DIRECTOR RIVERA: -- I would  
10          like to make a motion to remove the action  
11          item -- the last two action items on the  
12          agenda.

13          ATTORNEY TOLBERT: I'm sorry. I can  
14          barely hear Frank.

15          Did you say you wanted to amend the  
16          agenda? Is that what you're doing now?

17          EXECUTIVE DIRECTOR RIVERA: To remove the  
18          action items, the last two on the agenda.

19          ATTORNEY TOLBERT: Okay. Thank you.

20          PRESIDENT RUSSELL: We'll do them one at  
21          a time, Shelice?

22          ATTORNEY TOLBERT: What you can do is  
23          just move to amend the agenda to remove those  
24          two items.

25          PRESIDENT RUSSELL: Okay. I would like

1 to go ahead and move to amend the agenda and  
2 remove the last two action items as presented  
3 on this agenda. Do we have a motion?

4 SECRETARY FRENCH: Motion to approve by  
5 Christopher French.

6 COMMISSIONER VALDEZ-MEDINA: Second,  
7 Valdez-Medina.

8 PRESIDENT RUSSELL: Motion was made by  
9 Christopher French, second by Delainah Valdez  
10 Medina.

11 Roll call, please.

12 SECRETARY FRENCH: Randall Artis?

13 COMMISSIONER ARTIS: Yes.

14 SECRETARY FRENCH: Delainah Valdez-Medina?

15 COMMISSIONER VALDEZ-MEDINA: Yes.

16 SECRETARY FRENCH: Christopher French?

17 Yes.

18 Rodger Gates?

19 VICE PRESIDENT GATES: Yes.

20 PRESIDENT RUSSELL: He said yes.

21 SECRETARY FRENCH: Christine Russell?

22 PRESIDENT RUSSELL: Yes. Motion carried.

23 Okay. We'll back up now to nomination  
24 and election of officers. We'll begin with  
25 the office for President.

1 COMMISSIONER ARTIS: I'll nominate  
2 Christine --

3 SECRETARY FRENCH: I'd like to nominate  
4 Christine Russell.

5 PRESIDENT RUSSELL: Okay. Nomination was  
6 made for Christine Russell by Randy Artis and  
7 Christopher French. Are there any other  
8 nominations from the floor?

9 COMMISSIONER VALDEZ-MEDINA: I nominate  
10 Christine.

11 PRESIDENT RUSSELL: Are there any other  
12 nominations from the floor?

13 With no other nominations, Christine  
14 Russell has been nominated for President.

15 Roll call, please.

16 SECRETARY FRENCH: Randall Artis?

17 COMMISSIONER ARTIS: Yes.

18 SECRETARY FRENCH: Delainah Valdez-Medina?

19 COMMISSIONER VALDEZ-MEDINA: Yes.

20 SECRETARY FRENCH: Christopher French?

21 Yes.

22 Rodger Gates?

23 VICE PRESIDENT GATES: Yes.

24 PRESIDENT RUSSELL: He said yes.

25 SECRETARY FRENCH: Christine Russell?



1                   PRESIDENT RUSSELL: Yes. Motion carried.  
2 Thank you very much, everybody.

3                   We'll go on to the second position for  
4 Vice President.

5                   COMMISSIONER ARTIS: I'm nominating  
6 Mr. Rodger Gates for Vice President.

7                   SECRETARY FRENCH: Second.

8                   PRESIDENT RUSSELL: There's a nomination  
9 for Mr. Gates from Randy Artis for Vice  
10 President. Are there any other nominations?

11                   COMMISSIONER VALDEZ-MEDINA: I nominate  
12 myself, Valdez-Medina.

13                   PRESIDENT RUSSELL: There's a nomination  
14 for Delainah Valdez-Medina. Are there any  
15 more nominations from the floor for Vice  
16 President?

17                   We'll go on to roll call, please.

18                   SECRETARY FRENCH: Now, how do you want  
19 me to do this? Is this for Rodger Gates or  
20 what? How we doing this?

21                   PRESIDENT RUSSELL: We'll start off with  
22 Rodger Gates.

23                   SECRETARY FRENCH: With Rodger Gates?  
24 Okay.

25                   Randall Artis?

1 COMMISSIONER ARTIS: Yes.

2 SECRETARY FRENCH: Delainah Valdez-Medina?

3 COMMISSIONER VALDEZ-MEDINA: No.

4 SECRETARY FRENCH: Christopher French?

5 Yes.

6 Rodger Gates?

7 VICE PRESIDENT GATES: Yes.

8 PRESIDENT RUSSELL: He said yes.

9 SECRETARY FRENCH: Christine Russell?

10 PRESIDENT RUSSELL: Yes. That's four  
11 votes for Mr. Gates.

12 Now on to Delainah Valdez-Medina.

13 EXECUTIVE DIRECTOR RIVERA: That's moot.

14 PRESIDENT RUSSELL: You don't need to do  
15 it?

16 EXECUTIVE DIRECTOR RIVERA: No, it's moot  
17 because you can't vote twice. He's already  
18 been elected. He's got the votes.

19 PRESIDENT RUSSELL: Okay. With the  
20 nominations and with the voting, it's Rodger  
21 Gates has four votes, Delainah Valdez-Medina,  
22 one. Rodger Gates is the Vice President.

23 We'll move on to the office of Secretary.

24 COMMISSIONER ARTIS: I'm going to  
25 nominate Chris French as Secretary.

1           VICE PRESIDENT GATES: I second, Rodger  
2 Gates.

3           PRESIDENT RUSSELL: Motion was made for  
4 Christopher French for Secretary.

5           Is that -- are there any other  
6 nominations? Are there any other  
7 nominations?

8           Roll call, please.

9           SECRETARY FRENCH: Randall Artis?

10          COMMISSIONER ARTIS: Yes.

11          SECRETARY FRENCH: Delainah Valdez-Medina?

12          COMMISSIONER VALDEZ-MEDINA: Yes.

13          SECRETARY FRENCH: Christopher French?

14          Yes.

15          Rodger Gates?

16          VICE PRESIDENT GATES: Yes.

17          SECRETARY FRENCH: Christine Russell?

18          PRESIDENT RUSSELL: Yes.

19          Christopher French will be the Secretary  
20 of the Commission. Thank you very much,  
21 everybody.

22          SECRETARY FRENCH: Thank you, everyone.  
23 I appreciate it very, very much.

24          PRESIDENT RUSSELL: We'll go on to the  
25 approval of the regular meeting minutes from

1 December 21st, 2021. May we have a motion?

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

4 COMMISSIONER ARTIS: Second.

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

7 PRESIDENT RUSSELL: Motion was made by  
8 Christopher French, second was by Randy  
9 Artis. Any questions?

10 One thing. Boss Reporters, the Table of  
11 Contents was omitted from these minutes. So  
12 could that be submitted to us in an email?

13 THE REPORTER: Sure, I'll pass that on.  
14 That was Beth, so I'll let them know.

15 PRESIDENT RUSSELL: Okay. Appreciate  
16 that.

17 Any other comments or questions?

18 Roll call, please.

19 SECRETARY FRENCH: Randall Artis?

20 COMMISSIONER ARTIS: Yes.

21 SECRETARY FRENCH: Delainah Valdez-Medina?

22 COMMISSIONER VALDEZ-MEDINA: Yes.

23 SECRETARY FRENCH: Christopher French?

24 Yes.

25 Rodger Gates?

1 VICE PRESIDENT GATES: Yes.

2 SECRETARY FRENCH: Christine Russell?

3 PRESIDENT RUSSELL: Yes. Motion carried.

4 We'll now move on to the first action item  
5 with Frank.

6 EXECUTIVE DIRECTOR RIVERA: Yes.

7 Congratulations, Commissioners.

8 I would like to introduce Mr. Rich  
9 Morrrisroe, our distinguished counsel here in  
10 City Hall, and he's going to talk about the  
11 retroactive approval of the transfer and  
12 assignment of Limited Partnership Interests  
13 between New Hope Housing Tax Credit Fund,  
14 VIII, LLC, and TCB Interest Owner, LLC, and  
15 the Northtown Village Townhomes.

16 I asked him to be a part of our process,  
17 and he's here to discuss with us what we're  
18 asking for in this limited partnership. It's  
19 a very extensive piece, so we asked him to  
20 help us.

21 MR. MORRISROE: Happy new year. Richard  
22 Morrisroe. I've been privileged to read your  
23 minutes regularly because the economic  
24 development commissioners have wanted to have  
25 your minutes, and so for the last six months

1 or so I've been able to get at least some  
2 feel, and it's good to be with you today.

3 We're talking about the housing that the  
4 City put up around 2008 between 136th and  
5 138th on Deodar, Main and Pulaski. Also,  
6 there's some that front on 136th, some that  
7 front on 138th. This housing, which went by  
8 the name of Affordable, that kind of is a  
9 jargon term, but it used some of the tax  
10 credit programs that had been created during  
11 the previous 20 years, and that involved  
12 banks and different investors. The time has  
13 run on those. The tax credits are no longer  
14 a benefit. The City invested money in that  
15 as well.

16 And so the one entity, the New Hope  
17 Housing Tax Credit Fund and -- is now wanting  
18 to pull out and to be replaced, to have to go  
19 back to the TCB Interest Owner. The TCB was  
20 the Community Builders, which was the main  
21 entity. They have done housing in Boston,  
22 Louisville, Indianapolis, Chicago, and they  
23 were brought to bear on developing housing in  
24 East Chicago at that time.

25 There's some 290 units. Some of them are

1 fair market units. Others are section 8  
2 units. They've been filled. They're managed  
3 by the Community Builders. There's an office  
4 at the corner of -- on the second floor at  
5 the corner of 100 and -- of Main and Broadway  
6 on the northwest corner. They go about their  
7 business quietly but effectively and provide  
8 housing for that number of families,  
9 approximately 290.

10 We have gone over this. This simply  
11 landed on my desk because Carla Morgan, the  
12 corporate counsel, was unable to address it.  
13 I've gone over some of it with Frank and with  
14 your attorney, Ms. Tolbert, and would just  
15 like to say that it doesn't cost anything  
16 other than \$10, which is kind of a veiled  
17 amount that's often used in real estate, and  
18 this will go back -- the ownership of these  
19 tax credits will go back to the Community  
20 Builders. There will be no major effect  
21 other than your action, which they had hoped  
22 would be done by the end of the year, but the  
23 4th is pretty good actually.

24 So are there any questions either about  
25 the housing or about the tax credits or about

1           what -- they're extensive legal documents, as  
2           you can see. That's simply the nature of the  
3           business.

4           COMMISSIONER VALDEZ-MEDINA:

5           Mr. Morrisroe, I do have a question. Is it  
6           okay, Madam President?

7           PRESIDENT RUSSELL: Absolutely. It's  
8           Delainah Medina.

9           MR. MORRISROE: Yes. That's why I'm  
10          here.

11          COMMISSIONER VALDEZ-MEDINA: Yes. Thank  
12          you.

13          How many -- you said there were section 8  
14          housing located in these units?

15          MR. MORRISROE: Yes.

16          COMMISSIONER VALDEZ-MEDINA: Okay. About  
17          how many section 8 units are there?

18          MR. MORRISROE: I really don't have those  
19          figures. I would think Redevelopment would  
20          be in a position to -- having sponsored the  
21          program, to make that inquiry of Community  
22          Builders of how many are market rate down  
23          there and how many are Section 8.

24          COMMISSIONER VALDEZ-MEDINA: Okay.  
25          Frank, do you have that information?



1 EXECUTIVE DIRECTOR RIVERA: No, I don't  
2 have those numbers. This was obviously way  
3 before my time. If I would have known that  
4 question, I would have gotten you those  
5 numbers, but I mean --

6 COMMISSIONER VALDEZ-MEDINA: I gotcha.  
7 All right. Well, thank you.

8 Yeah, that was the only question I had.  
9 Thank you so much.

10 MR. MORRISROE: You're welcome.

11 PRESIDENT RUSSELL: Are there any other  
12 questions for Mr. Morrisroe, or comments?

13 COMMISSIONER ARTIS: Mr. Morrisroe, it's  
14 Randy Artis. You have done an excellent job  
15 over the years, and we greatly appreciate you  
16 still working with the City of East Chicago.  
17 Keep doing a fantastic job, Mr. Morrisroe.

18 MR. MORRISROE: Thank you, Mr. Artis.  
19 It's nice to have a part-time job to use some  
20 of my skills with.

21 EXECUTIVE DIRECTOR RIVERA: I use your  
22 skills all the time, but -- this is Frank.  
23 But anyway, I'll go ahead and read the action  
24 item, and then we'll vote on it. Okay?

25 And thank you so much, Mr. Morrisroe.

1 MR. MORRISROE: You're very welcome.

2 EXECUTIVE DIRECTOR RIVERA: It's an  
3 agreement for transfer and assignment of  
4 Limited Partner Interests between New Hope  
5 Housing Tax Credit Fund VIII, known as New  
6 Hope, as assignor, and TCB Interest Owner,  
7 LLC, TCB, as assignee, and Northtown Village  
8 Townhomes, Inc., known as Northtown, has been  
9 prepared regarding the Liberty Green IV  
10 project that generates low-income housing tax  
11 credits. The agreement calls for New Hope to  
12 assign its entire limited partnership  
13 interest to TCB. A copy of the agreement is  
14 attached for review. The parties seek the  
15 Redevelopment Commission's approval of the  
16 agreement.

17 Action is recommended to approve the  
18 agreement for transfer and assignment of  
19 Limited Partnership Interests and to  
20 authorize the Executive Director to sign the  
21 necessary documents. It is recommended that  
22 the following motion be adopted verbatim.

23 PRESIDENT RUSSELL: Motion to approve the  
24 agreement for transfer and assignment of  
25 Limited Partnership Interests between New

1 Hope Housing Tax Credit Fund, VIII, LLC, TCB  
2 Interest Owner, LLC, and Northtown Village  
3 Townhomes, Inc., and to authorize the  
4 Executive Director to sign the necessary  
5 documents.

6 COMMISSIONER ARTIS: So moved.

7 COMMISSIONER VALDEZ-MEDINA: Second,  
8 Valdez-Medina.

9 PRESIDENT RUSSELL: Motion was made by  
10 Randy Artis. Second was by Delainah  
11 Valdez-Medina. Are there any other questions  
12 or comments?

13 Roll call, please.

14 SECRETARY FRENCH: Randall Artis?

15 COMMISSIONER ARTIS: Yes.

16 SECRETARY FRENCH: Delainah Valdez-Medina?

17 COMMISSIONER VALDEZ-MEDINA: Yes.

18 SECRETARY FRENCH: Christopher French?

19 Yes.

20 Rodger Gates?

21 VICE PRESIDENT GATES: Yes.

22 SECRETARY FRENCH: Christine Russell?

23 PRESIDENT RUSSELL: Yes. Motion carried.

24 MR. MORRISROE: If I may add just one  
25 point. The City is referred to as Northtown

1 Village Townhomes. The senior building on  
2 Broadway is also referred to as the Northtown  
3 Village Homes, so that seems to be the name  
4 that was used for the City in the development  
5 of this housing. It may have been obvious,  
6 but I just thought I'd point it out. Thank  
7 you.

8 EXECUTIVE DIRECTOR RIVERA: Thank you,  
9 Mr. Morrisroe.

10 PRESIDENT RUSSELL: Thank you,  
11 Mr. Morrisroe.

12 EXECUTIVE DIRECTOR RIVERA: All right.  
13 We go on to the next part of the agenda, and  
14 that is an action item to retroactively  
15 approve the purchase and sale agreement with  
16 BEMS, LLC -- that's B-E-M-S, LLC -- for  
17 property located at 2106-20 East Columbus  
18 Drive.

19 The Department of Redevelopment is  
20 requesting retroactive approval of the  
21 purchase and sale agreement with BEMS, LLC,  
22 for property located at 2106-20 East Columbus  
23 Drive, East Chicago, Indiana, and dated  
24 December 20th, 2021. BEMS, LLC, has agreed  
25 to purchase the property for a total of

1           \$525,000. The purchase and sale agreement is  
2 attached for review with the commonly known  
3 addresses and legal descriptions included.  
4 An earnest money deposit of \$26,250 was  
5 required.

6           Action is recommended to approve the  
7 purchase and sale agreement with BEMS, LLC,  
8 and to authorize the Executive Director to  
9 sign the necessary paperwork. It is  
10 recommended that the following motion be  
11 adopted verbatim.

12           PRESIDENT RUSSELL: Motion to  
13 retroactively approve the purchase and sale  
14 agreement with BEMS, LLC, for property  
15 located at 2106-20 East Columbus Drive, East  
16 Chicago, Indiana, in the amount of \$525,000  
17 and to authorize the Executive Director to  
18 sign the necessary paperwork.

19           COMMISSIONER ARTIS: So moved by Randy  
20 Artis.

21           PRESIDENT RUSSELL: Is there a second?

22           VICE PRESIDENT GATES: Second, Rodger  
23 Gates.

24           COMMISSIONER VALDEZ-MEDINA: Second,  
25 Valdez-Medina.

1           PRESIDENT RUSSELL: Motion was made by  
2 Randy Artis, second by Rodger Gates. Are  
3 there any questions or comments?

4           Roll call, please.

5           SECRETARY FRENCH: Randall Artis?

6           COMMISSIONER ARTIS: Yes.

7           SECRETARY FRENCH: Delainah Valdez-Medina?

8           COMMISSIONER VALDEZ-MEDINA: Yes.

9           SECRETARY FRENCH: Christopher French?

10          Yes.

11          Rodger Gates?

12          VICE PRESIDENT GATES: Yes.

13          SECRETARY FRENCH: Christine Russell?

14          PRESIDENT RUSSELL: Yes. Motion carried.

15          We'll move on to public expression.

16          If not, may we have a motion to adjourn?

17          COMMISSIONER ARTIS: Make a motion by

18 Randy Artis to adjourn.

19          PRESIDENT RUSSELL: Is there a second?

20          VICE PRESIDENT GATES: Second, Rodger

21 Gates.

22          COMMISSIONER VALDEZ-MEDINA: Second,

23 Valdez-Medina.

24          PRESIDENT RUSSELL: Motion was made by

25 Randy Artis, second by Rodger Gates.

1 Roll call, please.

2 SECRETARY FRENCH: Randall Artis?

3 COMMISSIONER ARTIS: Yes.

4 SECRETARY FRENCH: Delainah Valdez-Medina?

5 COMMISSIONER VALDEZ-MEDINA: Yes.

6 SECRETARY FRENCH: Christopher French?

7 Yes.

8 Rodger Gates?

9 VICE PRESIDENT GATES: Yes.

10 SECRETARY FRENCH: Christine Russell?

11 PRESIDENT RUSSELL: Yes. Motion carried.

12 I'd like to wish everybody a happy new year.

13 Have a healthy safe new year in the upcoming

14 days and months and year, and we'll see you

15 the next meeting, January 18th.

16

17 (MEETING WAS CONCLUDED AT 5:20 PM.)

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

3  
4 BEFORE THE EAST CHICAGO  
REDEVELOPMENT COMMISSION  
5 EAST CHICAGO, INDIANA

6  
7 REPORTER'S CERTIFICATE

8 I, KRISTEN K. STOKES, CSR, Notary Public in  
9 and for the County of Lake, State of Indiana, do  
10 hereby certify that I reported in machine shorthand  
11 the foregoing proceedings had in the above-entitled  
12 matter, at the time and place herein set forth; and  
13 I do further certify that the foregoing transcript,  
14 consisting of 24 (twenty-four) typewritten pages, is  
15 a true and correct transcript of my said  
16 stenographic notes.

17 Signed this 7th day of January, 2022.

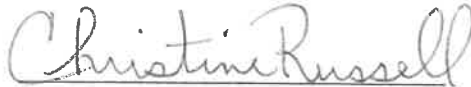
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21 KRISTEN K. STOKES  
22 CSR# 084-003723  
23 My Commission Expires: 8/27/23  
24 Notary Public: Lake County, Indiana  
25




1 APPROVAL OF THE REGULAR MEETING MINUTES  
2 OF TUESDAY, JANUARY 4, 2022  
3 APPROVED & SIGNED TUESDAY, JANUARY 18, 2022  
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Christine Russell  
President

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Rodger Gates  
Vice President

  
Christopher French  
Secretary

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Delainah Valdez-Medina  
Commissioner

  
Randall Artis  
Commissioner

  
Frank Rivera  
Executive Director