

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

ORIGINAL

REGULAR MEETING
February 1, 2022

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 COUNTY OF LAKE) SS:
3)

4
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 Kristen K. Stokes, CSR, Notary Public in
11 and for the County of Lake, State of Indiana, taken
12 via Zoom Video-Conferencing to be held at City Hall
13 Council Chambers, 4525 Indianapolis Boulevard, East
14 Chicago, Indiana 46312, on February 1, 2022,
15 scheduled to begin at 5:00 p.m. in the evening.

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21 BOSS REPORTERS
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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
 - Rochelle Rosas, Administrative Assistant
- and
- Members of the Public

* * * * *

I N D E X

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

8 Could we 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: Christopher French?
16 Present.

17 Rodger Gates?

18 VICE PRESIDENT GATES: Here.

19 SECRETARY FRENCH: Christine Russell?

20 PRESIDENT RUSSELL: Here.

21 We'd like to go on to the approval of the
22 regular meeting minutes for January 18th,
23 2022. May we have a motion?

24 SECRETARY FRENCH: Motion to approve by
25 Christopher French.

1 VICE PRESIDENT GATES: Second by Rodger
2 Gates.

3 PRESIDENT RUSSELL: Motion was made by
4 Christopher French, second by Rodger Gates.
5 Any questions or comments?

6 Roll call, please.

7 SECRETARY FRENCH: Randall Artis?

8 COMMISSIONER ARTIS: 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 go on to the approval of the
16 dockets. There's one in the packet for
17 today, Frank.

18 EXECUTIVE DIRECTOR RIVERA: Yes, ma'am.
19 Good evening, Mrs. President, Vice President,
20 Secretary, members of the Commission and our
21 Attorney Ms. Shelice Tolbert and our Boss
22 Reporter Kristen. Good evening.

23 Okay. We'll start off with the approval
24 of the dockets, and as you said,
25 Mrs. President, it's only one. And it's the

1 City of East Chicago accounts payable warrant
2 report dated 1/27/22. The warrant number is
3 020122RD in the amount of \$50,796.73. If I
4 can have a motion.

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

7 COMMISSIONER ARTIS: Second by Randy
8 Artis.

9 PRESIDENT RUSSELL: Motion was made by
10 Christopher French, second by Randy Artis.
11 Any questions or comments?

12 Roll call, please.

13 SECRETARY FRENCH: Randall Artis?

14 COMMISSIONER ARTIS: Yes.

15 SECRETARY FRENCH: Christopher French?

16 Yes.

17 Rodger Gates?

18 VICE PRESIDENT GATES: Yes.

19 SECRETARY FRENCH: Christine Russell?

20 PRESIDENT RUSSELL: Yes. Motion carried.

21 Now on to the Harborside report, please.

22 EXECUTIVE DIRECTOR RIVERA: Yes. We go
23 on to the RMC's Harborside Apartments Vendor
24 Aging Report based on the billing date as of
25 1/26/2022. And the total for that is one

1 \$110,420.04. If I could have a motion,
2 please.

3 COMMISSIONER ARTIS: Make a motion by
4 Randy Artis to approve.

5 SECRETARY FRENCH: Second by Christopher
6 French.

7 VICE PRESIDENT GATES: Motion was made by
8 Randy Artis, second by Christopher French.

9 Any questions comments or questions?

10 Roll call, please.

11 SECRETARY FRENCH: Randall Artis?

12 COMMISSIONER ARTIS: 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. Motion carried.

19 EXECUTIVE DIRECTOR RIVERA: Thank you.
20 Appreciate that.

21 We go on to the action items for the
22 night, and our first action item is to accept
23 the bid offer to purchase the property
24 located at 3401-36 Watling.

25 The Department of Redevelopment is

1 requesting authorization to accept an offer
2 to purchase the property located at 3401-36
3 Watling, East Chicago, Indiana, in the amount
4 of \$325,000.

5 Action is recommended to accept \$325,000
6 for the purchase of 3401-36 Watling and to
7 authorize the Executive Director to process
8 the necessary paperwork. It is recommended
9 that the following motion be adopted
10 verbatim.

11 PRESIDENT RUSSELL: Motion to accept a
12 bid offer to purchase the property located at
13 3401-36 Watling in the amount of \$325,000 and
14 to authorize the Executive Director to
15 process the necessary paperwork.

16 COMMISSIONER ARTIS: Randy Artis, so
17 moved.

18 VICE PRESIDENT GATES: Second, Rodger
19 Gates.

20 PRESIDENT RUSSELL: Motion was made by
21 Randy Artis, second by Rodger Gates.

22 Any question comments or questions?

23 VICE PRESIDENT GATES: Yes.

24 PRESIDENT RUSSELL: Roll call, please.

25 VICE PRESIDENT GATES: Yes, yes.

1 PRESIDENT RUSSELL: Oh, go ahead,
2 Mr. Gates.

3 VICE PRESIDENT GATES: That's zoned
4 industrial, isn't it?

5 EXECUTIVE DIRECTOR RIVERA: Yes, it's an
6 industrial/commercial area, yep, industrial.

7 VICE PRESIDENT GATES: Okay. There will
8 be no housing there. Okay.

9 EXECUTIVE DIRECTOR RIVERA: Right. No
10 housing will be there.

11 PRESIDENT RUSSELL: Any other comments or
12 questions?

13 Roll call, please.

14 SECRETARY FRENCH: Randall Artis?

15 COMMISSIONER ARTIS: Yes.

16 SECRETARY FRENCH: Christopher French?

17 Yes.

18 Rodger Gates?

19 VICE PRESIDENT GATES: Yes.

20 SECRETARY FRENCH: Christine Russell?

21 PRESIDENT RUSSELL: Yes. Motion carried.

22 EXECUTIVE DIRECTOR RIVERA: Thank you so
23 much.

24 We go on to the next action item, which
25 is to accept the bid offer to purchase the

1 property located at 900-02 East Chicago
2 Avenue.

3 The Department of Redevelopment is
4 requesting authorization to accept an offer
5 to purchase the property located at 900-02
6 East Chicago Avenue, East Chicago, Indiana,
7 also known as the Riley Bank Building, in the
8 amount of \$50,000.

9 Action is recommended to accept \$50,000
10 for the purchase of 900-02 East Chicago
11 Avenue and to authorize the Executive
12 Director to process the necessary paperwork.
13 It is recommended that the following motion
14 be adopted verbatim.

15 PRESIDENT RUSSELL: Motion to accept a
16 bid offer to purchase the property located at
17 900-02 East Chicago Avenue in the amount of
18 \$50,000 and to authorize the Executive
19 Director to process the necessary paperwork.

20 COMMISSIONER ARTIS: Randy Artis, so
21 moved.

22 SECRETARY FRENCH: Second by Christopher
23 French.

24 PRESIDENT RUSSELL: Motion was made by
25 Randy Artis, second by Christopher French.

1 Any comments or questions?

2 Roll call, please.

3 SECRETARY FRENCH: Randall Artis?

4 COMMISSIONER ARTIS: Yes.

5 SECRETARY FRENCH: Christopher French?

6 Yes.

7 Rodger Gates?

8 VICE PRESIDENT GATES: Yes.

9 SECRETARY FRENCH: Christine Russell?

10 PRESIDENT RUSSELL: Yes. Motion carried.

11 EXECUTIVE DIRECTOR RIVERA: Thank you,
12 Commissioners.

13 We go to the third action item, and
14 that's to set the value of property located
15 at 3727 Main Street, East Chicago, Indiana.

16 Appraisal reports were completed for
17 property located at 3727 Main Street, East
18 Chicago, Indiana. The first appraisal from
19 Vale Appraisal Services is in the amount of
20 \$56,000. The second appraisal from Valuation
21 Appraisal Services is \$85,000. The
22 recommended sale price is \$90,000.

23 Action is recommended to set the value of
24 the property at \$90,000 and to proceed with
25 any offers of sale or proposals of

1 redevelopment of the property. It is
2 recommended that the following motion be
3 adopted verbatim.

4 PRESIDENT RUSSELL: Motion to set the
5 value of property located at 3727 Main
6 Street, East Chicago, Indiana, in the amount
7 of \$90,000 and to proceed with any offers of
8 sale or proposals of redevelopment of the
9 property.

10 SECRETARY FRENCH: Motion to approve by
11 Christopher French.

12 COMMISSIONER ARTIS: Second, Randy Artis.

13 PRESIDENT RUSSELL: Motion was made by
14 Christopher French, second by Randy Artis.
15 Any comments or questions?

16 VICE PRESIDENT GATES: Yes.

17 PRESIDENT RUSSELL: Go ahead, Mr. Gates.

18 VICE PRESIDENT GATES: Is that the Levin
19 Building?

20 EXECUTIVE DIRECTOR RIVERA: No. I
21 believe that's the -- Dr. Comer's old
22 building, I believe, or it could be the Levin
23 building, yep.

24 PRESIDENT RUSSELL: Yeah, I was
25 wondering.

1 EXECUTIVE DIRECTOR RIVERA: Let me check
2 something out, Mr. Gates. I'm going to go
3 on -- if you don't mind if I take a minute
4 for me to go on Google map to make sure which
5 one this is.

6 (MS. VALDEZ-MEDINA LOGGED ON.)

7 COMMISSIONER VALDEZ-MEDINA: Sorry,
8 everyone. I'm here. I had computer issues.

9 PRESIDENT RUSSELL: Hi, Delainah. Thanks
10 for joining.

11 EXECUTIVE DIRECTOR RIVERA: I'm almost
12 there, Mr. Gates.

13 PRESIDENT RUSSELL: Delainah, we're on
14 the action item for 3727 Main Street.

15 COMMISSIONER VALDEZ-MEDINA: Thank you.

16 PRESIDENT RUSSELL: Uh-huh.

17 EXECUTIVE DIRECTOR RIVERA: No. It's the
18 FOP.

19 VICE PRESIDENT GATES: Oh, FOP?

20 EXECUTIVE DIRECTOR RIVERA: It's right --
21 I believe it's right next to Rachel's Beauty
22 Supply and the Levin Building. It's right
23 next to -- it's right in the middle.

24 VICE PRESIDENT GATES: Okay.

25 EXECUTIVE DIRECTOR RIVERA: Okay?

1 VICE PRESIDENT GATES: Okay.

2 EXECUTIVE DIRECTOR RIVERA: So that's
3 what we're doing, we're selling it.

4 VICE PRESIDENT GATES: I know. Thank you
5 very much.

6 EXECUTIVE DIRECTOR RIVERA: No, thank
7 you.

8 PRESIDENT RUSSELL: Any other comments or
9 questions?

10 Roll call, please.

11 SECRETARY FRENCH: Randall Artis?

12 COMMISSIONER ARTIS: Yes.

13 SECRETARY FRENCH: Delainah Valdez-Medina?

14 COMMISSIONER VALDEZ-MEDINA: Yes.

15 SECRETARY FRENCH: Christopher French?
16 Yes.

17 Rodger Gates?

18 VICE PRESIDENT GATES: Yes.

19 SECRETARY FRENCH: Christine Russell?

20 PRESIDENT RUSSELL: Yes. Motion carried.

21 EXECUTIVE DIRECTOR RIVERA: Thank you,
22 Commissioners.

23 We go on to the next action item. And
24 welcome, Delainah.

25 COMMISSIONER VALDEZ-MEDINA: Sorry about

1 that, Frank. My apologies.

2 EXECUTIVE DIRECTOR RIVERA: You're good.

3 Action item is to approve the Urban
4 Design Ventures, LLC, for professional
5 planning and consulting services for the
6 proposed Marktown Neighborhood Study.

7 On October 15, 2021, Redevelopment staff
8 issued a public notice of a request for
9 proposals for qualified professional planners
10 and/or planning and community development
11 consulting firms to develop services in the
12 planning and preparation of the neighborhood
13 housing study for the historic Marktown
14 community -- the Marktown Neighborhood
15 Housing Study it's being called -- which will
16 be financed with local non-federal dollars or
17 funds.

18 Two professional planning firms submitted
19 proposals. Technical reviews of the
20 proposals were made by a review committee.
21 The firm that demonstrated they're the most
22 qualified firm to represent the best interest
23 of the City for this project is Urban Design
24 Ventures, LLC.

25 Therefore, it is requested of the East

1 Chicago Redevelopment Commission to approve
2 staff's recommendation to contract Urban
3 Design Ventures, LLC, at an amount not to
4 exceed \$25,000 for qualified professional
5 planning and consulting services for the
6 Marktown Neighborhood Housing Study.

7 It is recommended that the following
8 motion be made verbatim.

9 PRESIDENT RUSSELL: A motion to approve
10 Urban Design Ventures, LLC, for professional
11 planning and consulting services for the
12 proposed Marktown Neighborhood Housing Study
13 for an amount not to exceed \$25,000, which
14 will be financed with local non-federal
15 funds, and authorize the Executive Director
16 to execute any related documents.

17 COMMISSIONER ARTIS: Randy Artis. So
18 moved, Randy Artis.

19 COMMISSIONER VALDEZ-MEDINA: Second,
20 Valdez-Medina.

21 PRESIDENT RUSSELL: Motion was made by
22 Randy Artis, second by Delainah
23 Valdez-Medina. Any comments or questions?

24 COMMISSIONER ARTIS: Just a comment. I
25 would like to thank Mr. Rivera and his staff

1 for they had a group review it of three
2 people that's well qualified and they gave us
3 company scores and I really like that. So we
4 know we're getting a good company with Urban
5 Development -- Urban Design Ventures because
6 they went through it, and Frank and his staff
7 went through it thoroughly and came back with
8 some great results. So thank you for a
9 beautiful job.

10 EXECUTIVE DIRECTOR RIVERA: Thank you.

11 PRESIDENT RUSSELL: Any other comments or
12 questions?

13 VICE PRESIDENT GATES: Yes.

14 PRESIDENT RUSSELL: Go ahead, Mr. Gates.

15 VICE PRESIDENT GATES: Will that remain a
16 housing -- public housing?

17 EXECUTIVE DIRECTOR RIVERA: Yes. As a
18 matter of fact, all we're doing is looking at
19 the particulars in those particular homes and
20 offering the same type of situation that we
21 do at Sunnyside. And so we're still doing a
22 neighborhood study, and that way we'll talk
23 to the community, find out what their needs
24 are, because everybody's needs may be
25 different. But we're trying to create

1 something as similar as we possibly can as
2 Sunnyside, like the offering of -- if it's a
3 duplex, 40 to 50,000. It just depends on,
4 you know, what we gather in terms of this
5 neighborhood study.

6 VICE PRESIDENT GATES: Okay. Thank you.

7 EXECUTIVE DIRECTOR RIVERA: Thank you.

8 PRESIDENT RUSSELL: Any other comments or
9 questions?

10 Roll call, please.

11 SECRETARY FRENCH: Randall Artis?

12 COMMISSIONER ARTIS: Yes.

13 SECRETARY FRENCH: Delainah Valdez-Medina?

14 COMMISSIONER VALDEZ-MEDINA: Yes.

15 SECRETARY FRENCH: Christopher French?

16 Yes.

17 Rodger Gates?

18 VICE PRESIDENT GATES: Yes.

19 SECRETARY FRENCH: Christine Russell?

20 PRESIDENT RUSSELL: Yes. Motion carried.

21 Now on to the bids of 4020 McCook, Frank.

22 EXECUTIVE DIRECTOR RIVERA: Yes, thank
23 you, Commissioners.

24 Yes, we turn our attention now to 4020
25 McCook, and what I have to report is it's

1 currently under review with legal. Once
2 legal reviews the bid submission, the results
3 will be shared with the board in a future
4 meeting. So as soon as they complete their
5 review, then I'll get back with everybody.
6 And that's all I have to share.

7 PRESIDENT RUSSELL: Thank you.

8 Public expression?

9 (NO RESPONSE.)

10 PRESIDENT RUSSELL: Motion to adjourn,
11 please.

12 COMMISSIONER ARTIS: Randy Artis makes a
13 motion to adjourn.

14 VICE PRESIDENT GATES: Second, Rodger
15 Gates.

16 PRESIDENT RUSSELL: Motion was made by
17 Randy Artis, second by Rodger Gates.

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?

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VICE PRESIDENT GATES: Yes.

SECRETARY FRENCH: Christine Russell?

PRESIDENT RUSSELL: Yes. Motion carried.

EXECUTIVE DIRECTOR RIVERA: Thank you.

PRESIDENT RUSSELL: Everyone have a good night, and please stay safe the next couple days.

(MEETING WAS CONCLUDED AT 5:13 PM.)

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, 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 22 (twenty-two) typewritten pages, is
15 a true and correct transcript of my said
16 stenographic notes.

17 Signed this 4th day of February, 2022.


18
19
20 

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, FEBRUARY 1, 2022
3 APPROVED & SIGNED TUESDAY, FEBRUARY 15, 2022
4

5
6 Christine Russell
7 President

Rodger Gates
8 Vice President

9 
10 Christopher French
11 Secretary

Delainah Valdez-Medina
12 Commissioner

13 
14 Randall Artis
15 Commissioner


16 Frank Rivera
17 Executive Director
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