In The Matter Of:

CITY OF EAST CHICAGO

DEPARTMENT OF REDEVELOPMENT

MEETING HELD ON

March 3, 2026

REGION REPORTERS LLC

219-400-6070

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Region REPORTERS

Min-U-Script® with Word Index

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 March 3, 2026, 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
Judy Nava, Board Commissioner
Shelice Tolbert, Board Attorney
Frank Rivera, Executive Director
Thomas Mesich, Financial Advisor
Alysia Dunbar, Program Director
and
Members of the Public

APPEARANCES (VIA ZOOM):

Region Reporters

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PRESIDENT SERNA: I'd like to call to order the East Chicago Redevelopment Commission regular meeting for today, March 3rd, 2026. The time is now 5:01 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 PORTALATIN: Commissioner Judy Nava?

COMMISSIONER NAVA: Here.

SECRETARY PORTALATIN: Commissioner Randall Artis?

(NO RESPONSE.)

SECRETARY PORTALATIN: Commissioner James Portalatin? Here.

Vice President Christine Russell?

VICE PRESIDENT RUSSELL: Here.

SECRETARY PORTALATIN: President Anthony Serna?

PRESIDENT SERNA: Present.

Commissioner Artis did advise that he wouldn't be able to attend this meeting.

Next item on the agenda is approval of

the regular meeting minutes from February 17th, 2026. I'll entertain a motion to approve.

VICE PRESIDENT RUSSELL: Christine Russell, so moved.

COMMISSIONER NAVA: Second.

PRESIDENT SERNA: Motion made by Vice President Russell, second by Commissioner Nava. Any questions on the motion?

Mr. Secretary, roll call.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Portalatin? Yes.

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY PORTALATIN: President Serna?

PRESIDENT SERNA: Abstain. Motion carries.

The next item on the agenda will be the approval of the dockets, Director Rivera.

DIRECTOR RIVERA: Yes. Good evening, Mr. President and Commissioners.

Our first City of East Chicago Accounts Payable Warrant Report is dated 2/25/26,

Warrant Number 022426RD in the amount of $20,000. If I could have a motion, please.

(INAUDIBLE.)

VICE PRESIDENT RUSSELL: Second.

THE REPORTER: I can't hear anything that Judy is saying.

DIRECTOR RIVERA: She said, "so moved."

PRESIDENT SERNA: Motion made by Commissioner Nava, second by Vice President Russell. Any questions on the motion?

Mr. Secretary, roll call.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Portalatin? Yes.

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY PORTALATIN: President Serna?

PRESIDENT SERNA: Yes. Motion carries.

DIRECTOR RIVERA: Thank you.

We'll go to our second Accounts Payable Warrant Report for the City of East Chicago, dated 2/25/2026, Warrant Number 030326RD, in the amount of $41,291.26. If I could have a motion, please.

VICE PRESIDENT RUSSELL: Christine Russell, so moved.

COMMISSIONER NAVA: Second.

PRESIDENT SERNA: Motion, made by Vice President Russell, second by Commissioner Nava. Any questions on the motion?

Mr. Secretary, roll call.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Portalatin? Yes.

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY PORTALATIN: President Serna?

PRESIDENT SERNA: Abstain. Motion carries.

DIRECTOR RIVERA: Thank you.

We'll start off with the process of eight action items. We'll do the first one first.

The first one is an action item addressing the motion to approve the proposal for drafting services for design services at Prairie Crossings Lot #1 and the request for purchase order for Classic Home Designs in the amount of $2,750.

The East Chicago Department of Redevelopment received a proposal for drafting services from Classic Home Designs for design services for a ranch home at Prairie Crossings Lot #1. The designs will consist of a full set of working drawings ready for construction use. The total cost of services will be $2,750 for completed final working drawings. A purchase order is necessary to make payments.

Action is recommended to approve the proposal for drafting services and the request for purchase order and authorize the Executive Director to sign the necessary documents. It is recommended the following motion be adopted verbatim.

PRESIDENT SERNA: I'll entertain a motion to approve the proposal for drafting services for design services at Prairie Crossing Lot #1 and the request for purchase order for Classic Home Design in the amount of $2,750 and to authorize the Executive Director to sign the necessary documents.

VICE PRESIDENT RUSSELL: Christine Russell, so moved.

COMMISSIONER NAVA: Judy Nava, second.

PRESIDENT SERNA: Motion made by Vice President Russell, second by Commissioner Nava. Any questions on the motion?

Mr. Secretary, roll call.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Artis?

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY PORTALATIN: President Serna?

PRESIDENT SERNA: Yes. Motion carries.

DIRECTOR RIVERA: Thank you.

The second action item is the East Chicago Department of Redevelopment request for purchase order in the amount of $4,500 for Amereco Incorporated regarding environmental services for the Safety Kleen Air Permitting Proposal.

The East Chicago Department of Redevelopment needs approval for a request for purchase order for 2026, dated March 3rd, 2026, for Amereco Incorporated to pay for consulting services in regards to the Safety

Kleen Air Permitting Proposal utilizing Redevelopment miscellaneous funds. The total amount of the funding for this project is $4,500 for fiscal year 2026.

Action is recommended to approve a request for purchase order in the amount of $4,500 for Amereco Incorporated 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 in an amount of $4,500 for Amereco Incorporated regarding environmental services for the Safety Kleen Air Permitting Proposal and to authorize the Executive Director to sign the necessary documents.

COMMISSIONER NAVA: So moved.

SECRETARY PORTALATIN: Second.

PRESIDENT SERNA: Motion made by Commissioner Nava, second by Secretary Portalatin. Any questions on the motion?

Mr. Secretary, roll call.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Artis?

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY PORTALATIN: President Serna?

PRESIDENT SERNA: Yes. Motion carries.

DIRECTOR RIVERA: Thank you.

Our third action item is a motion to set the value of property located at 1712 Senator Drive, East Chicago, Indiana, in the amount of $13,000 and to proceed with any offers of sale or proposals of redevelopment of the property.

Appraisal reports were completed at 1712 Senator Drive, East Chicago, Indiana. The first appraisal from Vale Appraisal Group is in the amount of $12,200. The second appraisal from Valuation Services is in the amount of $13,500. The recommended sale price is $13,000.

Action is recommended to set the value of the property at $13,000 and to proceed with any offers of sale or proposals of redevelopment. It is recommended that the following motion be adopted verbatim.

PRESIDENT SERNA: I'll entertain a motion to set the value of property located at 1712 Senator Drive, East Chicago, Indiana, in the amount of $13,000 and to proceed with any offers of sale or proposals of redevelopment of the property.

VICE PRESIDENT RUSSELL: Christine Russell, so moved.

COMMISSIONER NAVA: Second.

PRESIDENT SERNA: Motion made by Vice President Russell, second by Commissioner Nava. Any questions on the motion?

Mr. Secretary, roll call.

SECRETARY PORTALATIN: Commissioner Nava?

Commissioner Nava: Yes.

SECRETARY PORTALATIN: Commissioner Portalatin? Yes.

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY PORTALATIN: President Serna?

PRESIDENT SERNA: Yes. Motion carries.

DIRECTOR RIVERA: Thank you.

The fourth action item of the day or night is a motion to approve a request for purchase order in an amount not to exceed

$50,000 for RC Development, LLC, for additional work at the Kennedy Manor Project.

The East Chicago Department of Redevelopment needs approval for a request for purchase order for 2026 for RC Development, LLC, to pay for additional work at the Kennedy Manor II Project utilizing revolving loan funds. The total amount of the funding for this project is not to exceed $50,000 for fiscal year 2026.

Action is recommended to approve a request for purchase order in the amount of $50,000 for RC Development, LLC, 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 in an amount not to exceed $50,000 for RC Development, LLC, for additional work at Kennedy Manor Project and to authorize the Executive Director to sign the necessary documents.

COMMISSIONER NAVA: So moved,

Commissioner Nava.

VICE PRESIDENT RUSSELL: Second, Christine Russell.

PRESIDENT SERNA: Motion made by Commissioner Nava, second by Vice President Russell. Any questions on the motion?

Mr. Secretary, roll call.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Portalatin? Yes.

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY PORTALATIN: President Serna?

PRESIDENT SERNA: Yes. Motion carries.

DIRECTOR RIVERA: Fifth action item of the night is a motion to approve the proposal for professional surveying services, the request for purchase order in an amount not to exceed $10,000 for RC Development for surveying services at the Prairie Crossing Project.

The East Chicago Department of Redevelopment received a proposal dated February 24th, 2026, from RC Development

for professional surveying services of multiple lots located at Prairie Crossing Project. Approval is needed of the proposal and a request for purchase order for 2026 for RC Development to pay for land surveying services utilizing Lakefront TIF funds not to exceed $10,000.

Action is recommended to approve the proposal for professional surveying services, the request for purchase order up to $10,000 for RC Development 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 proposal for professional surveying services, the request for purchase order in an amount not to exceed $10,000 for RC Development for surveying services at the Prairie Crossing Project and to authorize the Executive Director to sign the necessary documents.

COMMISSIONER NAVA: Commissioner Nava, so moved.

MR. PORTALATIN: Second.

PRESIDENT SERNA: Motion made by Commissioner Nava, second by Secretary Portalatin. Any questions on the motion?

Mr. Secretary, roll call.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Portalatin? Yes.

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY PORTALATIN: President Serna?

PRESIDENT SERNA: Yes. Motion carries.

DIRECTOR RIVERA: Thank you, Commissioners.

We go on to our next action item, which is a motion to approve a proposal for professional surveying services, the request for purchase order in an amount not to exceed $20,000 for RC Development for surveying services at Washington Square Phase 2.

The East Chicago Department of Redevelopment received a proposal dated February 24, 2026, from RC Development for professional surveying services of multiple lots located at Washington Square Phase 2

Project. Approval is needed of the proposal and a request for purchase order for 2026 for RC Development to pay for land surveying services utilizing Lakefront TIF funds not to exceed $20,000.

Action is recommended to approve the proposal for professional surveying services, the request for purchase order up to $20,000 for RC Development 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 proposal for professional surveying services, the request for purchase order in an amount not to exceed $20,000 for RC Development for surveying services at Washington Square Phase 2 and to authorize the Executive Director to sign the necessary documents.

COMMISSIONER NAVA: Commissioner Nava, so moved.

MR. PORTALATIN: Second.

PRESIDENT SERNA: Motion made by Commissioner Nava, second by Secretary

Portalatin. Any questions on the motion?

Mr. Secretary, roll call.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Portalatin? Yes.

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY PORTALATIN: President Serna?

PRESIDENT SERNA: Yes. Motion carries.

DIRECTOR RIVERA: Thank you.

Our next item is a motion to approve federal HUD funds for the Emergency Rehab Project located at 4336 Parrish Avenue, East Chicago, Indiana 46312.

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, also known as HUD, under the National Affordable Housing Act of 1990. The Federal Community Development Block Grant, known as 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 Emergency Rehab Roofing System Project located at 4336 Parrish Avenue, East Chicago, Indiana 46312, which is participating in the Residential Repair Program within the Neighborhood Revitalization Strategy Area, known as NRSA, the homeowner chose a local contractor who is familiar to them and is accepting a higher loan amount through the program.

Therefore, the total project cost is $22,385, which will be allocated as follows: A $5,000 CDBG grant for home repairs, a $16,490 CDBG-financed loan to cover the remaining home repairs, and an $895 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 $22,385 for the Emergency Rehab Project located at 4336 Parrish Avenue, East Chicago, Indiana 46312, which is participating in the Residential Repair Program within the Neighborhood Revitalization Strategy Area, known as NRSA, of which the funds shall be allocated as follows: A $5,000 CDBG grant for home repairs, a $16,490 CDBG-financed loan to cover the remaining home repairs and an $895 CDBG grant for project delivery costs, and authorize the Executive Director to execute any related documents.

VICE PRESIDENT RUSSELL: Christine Russell, so moved.

COMMISSIONER NAVA: Second.

PRESIDENT SERNA: Motion made by Vice President Russell, second by Commissioner Nava. Any questions on the motion?

Mr. Secretary, roll call.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Portalatin? Yes.

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY PORTALATIN: President Serna?

PRESIDENT SERNA: Yes. Motion carries.

DIRECTOR RIVERA: Thank you.

This next action is an action item which we approved some time ago, but because we needed to add additional language to it, we had to bring it back to the table.

And so this action item is a motion to approve the Amended Letter of Engagement for legal services with Tolbert & Tolbert, LLC, and a professional purchase order with Tolbert & Tolbert, LLC, in an amount not to exceed $30,000 and to authorize the Executive Director to sign the necessary documents.

The East Chicago Department of Redevelopment received an Amended Renewal Agreement for legal services for Tolbert & Tolbert, LLC, through December 31st, 2026. The additional information added to the contract states not to exceed $30,000. A purchase order is necessary to make payments.

Action is recommended to approve the Letter of Engagement of legal services of Tolbert & Tolbert, LLC, and request for purchase order 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 Amended Letter of Engagement for legal services of Tolbert & Tolbert, LLC, and the request for purchase order for Tolbert & Tolbert, LLC, in the amount not to exceed $30,000 and to authorize the Executive Director to sign the necessary documents.

VICE PRESIDENT RUSSELL: Christine Russell, so moved.

COMMISSIONER NAVA: Second.

PRESIDENT SERNA: Motion made by Vice President Russell, second by Commissioner Nava. Any questions on the motion?

Mr. Secretary, roll call.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Portalatin? Yes.

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY PORTALATIN: President Serna?

PRESIDENT SERNA: Yes. Motion carries.

Next item on the agenda is public expression. Is there any public expression? Any public expression? Any public expression? I'll entertain a motion to adjourn.

VICE PRESIDENT RUSSELL: So moved.

COMMISSIONER NAVA: Second.

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

Mr. Secretary, roll call.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Portalatin? Yes.

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY PORTALATIN: President Serna?

PRESIDENT SERNA: Yes. Motion carries. Meeting adjourned.

(PROCEEDINGS CONCLUDED AT 5:16 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 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 25 (twenty-five) typewritten pages, is a true and correct transcript of my said stenographic notes.

Signed this 6th day of March, 2026.

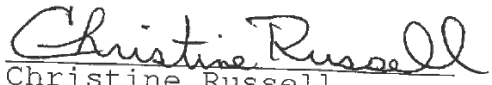


/s/ Kristen K. Stokes
KRISTEN K. STOKES
CSR# 084-003723
My Commission Expires: 8/06/31
Notary Public: Porter County, Indiana

APPROVAL OF THE REGULAR MEETING MINUTES
OF TUESDAY, MARCH 3, 2026
APPROVED & SIGNED TUESDAY, MARCH 17, 2026



Anthony Serna
President



Christine Russell
Vice President



Frank Rivera
Executive Director

_____
Judy Nava
Commissioner