In The Matter Of:

CITY OF EAST CHICAGO

DEPARTMENT OF REDEVELOPMENT

SPECIAL MEETING HELD ON

March 26, 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 Special 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 26, 2026, scheduled to begin at 5:00 p.m. in the evening.

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APPEARANCES (IN PERSON):

Anthony Serna, Board President
James Portalatin, Board Secretary
Randall Artis, Board Commissioner
Judy Nava, Board Commissioner
Shelice Tolbert, Board Attorney
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 today the special meeting of the East Chicago Redevelopment Commission on March 26, 2026. The time is now 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 PORTALATIN: Judy Nava?

COMMISSIONER NAVA: Here.

SECRETARY PORTALATIN: Randy Artis?

COMMISSIONER ARTIS: Here.

SECRETARY PORTALATIN: James Portalatin? Present.

Christine Russell?

(NO RESPONSE.)

SECRETARY PORTALATIN: Anthony Serna?

PRESIDENT SERNA: Present. We have four of our five commissioners here. Our counsel is here, our reporter, and we have our staff here from Redevelopment.

The next item on the agenda is bids, fire hydrant and fire hydrant valve replacement number one.

MS. DUNBAR: Yes. So when we do the bids we have to let them see that they're all still sealed.

THE REPORTER: I don't know who's talking. I'm sorry.

MS. SLIGER: Oh, Rebecca Sliger. I'm here from the water department.

PRESIDENT SERNA: And staff from Redevelopment is here.

MS. DUNBAR: Yes. Alysia Dunbar, and I'll be filling in for Frank today.

MS. SLIGER: Our first bid is through CCP. That is Calumet City Plumbing. We note that the acknowledgment of execution is notarized and signed. Contract was not signed. Their attachment here and proposal total is for $562,500. That is for the total of all 25 hydrants. Again, that is 562,500.00.

Our second and final bid is from Hasse Construction. The acknowledgment of execution is signed and notarized. Bid total is $561,050. That is 561,050.00.

SECRETARY PORTALATIN: The other one is 562 on the dot?

MS. DUNBAR: She'll write them down. So Rebecca is going to take them back. They're going to review it. And then they're going to give us a recommendation for the 7th meeting, the next meeting. And then at that meeting we'll run it pass the Commission and request to approve that contractor as well any request (inaudible).

PRESIDENT SERNA: All right. So that takes care of that portion of our agenda for the bids. The next item is an action item. Alysia.

MS. DUNBAR: Yes. Action item, motion to approve the Amendment to Declaration of Covenants, Conditions and Restrictions for Prairie Crossings.

The East Chicago Department of Redevelopment needs approval to amend the Declaration of Covenants, Conditions and Restrictions for Prairie Crossings by the East Chicago Department of Redevelopment, ECDR, and pursuant to Article 4 -- is that 4 or 5 -- of the Declaration of Covenants, Conditions and Restrictions for Prairie Crossings, original covenants.

Action is recommended to approve the Amendment to Declaration of Covenants, Conditions and Restrictions for Prairie Crossings 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 Amendment to Declaration of Covenants, Conditions and Restrictions for Prairie Crossings and to authorize the Executive Director to sign the necessary documents.

COMMISSIONER ARTIS: Randy Artis, so moved.

COMMISSIONER NAVA: Second.

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

Mr. Secretary, roll call.

SECRETARY PORTALATIN: Judy Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY PORTALATIN: James Portalatin? Yes.

President Serna?

PRESIDENT SERNA: Yes. Motion carries.

MS. DUNBAR: The last item on the agenda is Resolution Number 2026-RED-1963, a resolution authorizing East Chicago Department of Redevelopment to transfer property to the East Chicago Urban Enterprise Association Incorporated.

Whereas, the East Chicago Department of Redevelopment is a duly organized Department of Redevelopment governed by the Redevelopment Commission under Indiana Code 36-7-14.

And whereas, the East Chicago Urban Enterprise Association Incorporated, herein after ECUEA, is a 501(c)(3) tax-exempt non-profit entity pursuant to the Internal Revenue Code of 1954 and as certified by the Indiana Office of the Secretary of State, Business ID 1989010719, administers and manages the East Chicago Urban Enterprise Zone Program, which is governed by Indiana Code 5-28-15, and was initially incorporated

as a non-profit corporation on January 11, 1989.

And that, furthermore, the ECUEA may qualify as a community development corporation as defined in Indiana Code 4-2-8 -- I mean -28-2.

The properties ECDR wishes to grant at no cost to ECUEA is legally described as follows:

Washington Square, Phase 2, Lot 39, Parcel No. 4503-22-357-004.000-024, commonly known as 4037 Parrish Avenue, East Chicago, Indiana.

The second property: Washington Square, Phase 2, Lot 40, Parcel No. 45-03-22-357-003.000-024, commonly known as 4033 Parrish Avenue, East Chicago, Indiana.

Third property: Washington Square, Phase 2, Lot 41, Parcel No. 45-03-22-357-002.000-024, commonly known as 4029 Parrish Avenue, East Chicago Indiana.

Fourth property: Washington Square, Phase 2, Lot 50, Parcel No. 45-03-22-3578-013.000-024, commonly known as 4030 Grand Boulevard, East Chicago, Indiana.

Fifth property: Washington Square, Phase 2, Lot 51, Parcel No. 45-03-22-357-014.000-024, commonly known as 4034 Grand Boulevard, East Chicago, Indiana.

Sixth property: Washington Square, Phase 2, Lot 52, Parcel No. 45-03-22-357-015.000-024, commonly known as 4038 Grand Boulevard, East Chicago, Indiana.

Seventh property: Prairie Crossings Subdivision, Lot 1, Parcel No. 45-03-27-183-022.000-024, commonly known as 4401 Elm Street, East Chicago, Indiana.

Eighth property: Prairie Crossing Subdivision, Lot 2, Parcel No. 45-03-27-1389-023.000-024, commonly known as 4405 Elm Street, East Chicago, Indiana.

Be it resolved -- be it further resolved that this resolution is effective the date signed. Adopted and approved at the meeting of the East Chicago Redevelopment Commission held on the 26th day of March, 2026.

ATTORNEY TOLBERT: I'm sorry. For purposes of what's actually transacting, you have to read the 1 and 2.

MS. DUNBAR: Okay. Now, therefore, be it

resolved by the East Chicago Department of Redevelopment as follows:

1. The East Chicago Department of Redevelopment shall grant, convey and transfer to the East Chicago Urban Enterprise Association Incorporated the above described real estate parcel without monetary consideration.

2. The conveyance shall be by quitclaim deed, unless otherwise agreed, and the Executive Director of the Department of Redevelopment is authorized to execute and deliver to the ECUEA said deeds, who shall record the deeds with the Lake County Recorder.

Be it further resolved that this resolution is effective the date signed. Adopted and approved at a meeting of the East Chicago Redevelopment Commission held on the 26th day of March, 2026.

PRESIDENT SERNA: Thank you. I'll entertain a motion to approve Resolution No. 2026-RED-1963.

COMMISSIONER NAVA: Judy Nava, so moved.

COMMISSIONER ARTIS: Randy Artis, second.

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

SECRETARY PORTALATIN: I do.

PRESIDENT SERNA: Yes, sir, Secretary Portalatin.

SECRETARY PORTALATIN: I see on the next page we have an inter-government agreement. Are we also approving that? I do not see it as part of the agenda, but will it be included? Is that a separate action item, Attorney?

ATTORNEY TOLBERT: It's not a separate action item. In the resolution it indicates that this is attached as an exhibit for your review, that this will be the agreement to be signed based on the approval of this resolution.

SECRETARY PORTALATIN: Okay. Very good.

PRESIDENT SERNA: Any further questions? Mr. Secretary, roll call.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY PORTALATIN: Commissioner Portalatin? Yes.

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.

COMMISSIONER ARTIS: Randy Artis, so moved.

COMMISSIONER NAVA: Second.

PRESIDENT SERNA: Motion made to adjourn by Randy Artis, second by Commissioner Nava.

Secretary Portalatin, roll call.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY PORTALATIN: Commissioner Portalatin? Yes.

President Serna?

PRESIDENT SERNA: Yes. Motion carries.

Meeting adjourned. Thank you, everybody.

(PROCEEDINGS CONCLUDED AT 4:13 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 16 (sixteen) typewritten pages, is a true and correct transcript of my said stenographic notes.

Signed this 31st 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 SPECIAL MEETING MINUTES
OF THURSDAY, MARCH 26, 2026
APPROVED & SIGNED TUESDAY, APRIL 7, 2026

Anthony Serna
President

Randall Artis
Commissioner

Judy Nava
Commissioner

Alysia Dunbar
Program Director