

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

REGULAR MEETING
March 15, 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 BEFORE THE EAST CHICAGO
5 REDEVELOPMENT COMMISSION
6 EAST CHICAGO, INDIANA

7
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 March 15, 2022, scheduled
15 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
Lyvette Turk, CD Programs Manager
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 to order the East Chicago
3 Redevelopment Commission regular meeting,
4 City Hall Council Chambers, 4525 Indianapolis
5 Boulevard, Second Floor, East Chicago,
6 Indiana, March 15th, 2022, 5:00 p.m.

7 Please stand for the Pledge of
8 Allegiance.

9 (PLEDGE OF ALLEGIANCE WAS RECITED.)

10 PRESIDENT RUSSELL: Roll call, please.

11 SECRETARY FRENCH: Randall Artis?

12 COMMISSIONER ARTIS: Here.

13 SECRETARY FRENCH: Delainah Valdez-Medina?

14 COMMISSIONER VALDEZ-MEDINA: Present.

15 SECRETARY FRENCH: Christopher French?
16 Present.

17 Rodger Gates?

18 VICE PRESIDENT GATES: Present.

19 SECRETARY FRENCH: Christine Russell?

20 PRESIDENT RUSSELL: Present.

21 I'd like to go ahead and move for
22 approval of the regular meeting minutes from
23 March 1st, 2022.

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

1 COMMISSIONER VALDEZ-MEDINA: Second,
2 Valdez-Medina.

3 PRESIDENT RUSSELL: Motion was made by
4 Christopher French, second by Delainah
5 Valdez-Medina. Any comments or questions?

6 Roll call, please.

7 SECRETARY FRENCH: Randall Artis?

8 COMMISSIONER ARTIS: Yes.

9 SECRETARY FRENCH: Delainah Valdez-Medina?

10 COMMISSIONER VALDEZ-MEDINA: Yes.

11 SECRETARY FRENCH: Christopher French?

12 Yes.

13 Rodger Gates?

14 VICE PRESIDENT GATES: Yes.

15 PRESIDENT RUSSELL: Yes. Motion carried.

16 Lyvette, if you'd like to go on to the
17 dockets, please.

18 MS. TURK: Yes. Good evening,
19 Commissioners and Attorney Shelice. We're
20 now ready for the approval of the dockets.
21 City of East Chicago accounts payable warrant
22 report for Warrant No. 031522RD in the amount
23 of \$71,888.96.

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

1 COMMISSIONER ARTIS: Second by Randy
2 Artis.

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

6 Roll call, please.

7 SECRETARY FRENCH: Randall Artis?

8 COMMISSIONER ARTIS: Yes.

9 SECRETARY FRENCH: Delainah Valdez-Medina?

10 COMMISSIONER VALDEZ-MEDINA: Yes.

11 SECRETARY FRENCH: Christopher French?

12 Yes.

13 Rodger Gates?

14 VICE PRESIDENT GATES: Yes.

15 SECRETARY FRENCH: Christine Russell?

16 PRESIDENT RUSSELL: Yes. Motion carried.

17 MS. TURK: The next one we have is City
18 of East Chicago accounts payable warrant
19 report dated 03/08/2022 for Warrant
20 No. 030422RD in the amount of \$12,425.

21 SECRETARY FRENCH: Motion to approve by
22 Christopher French.

23 COMMISSIONER ARTIS: Second by Randy
24 Artis.

25 PRESIDENT RUSSELL: Motion was made by

1 Christopher French, second by Randy Artis.

2 Any comments or questions?

3 Roll call, please.

4 SECRETARY FRENCH: Randall Artis?

5 COMMISSIONER ARTIS: Yes.

6 SECRETARY FRENCH: Delainah Valdez-Medina?

7 COMMISSIONER VALDEZ-MEDINA: Yes.

8 SECRETARY FRENCH: Christopher French?

9 Yes.

10 Rodger Gates?

11 VICE PRESIDENT GATES: Yes.

12 SECRETARY FRENCH: Christine Russell?

13 PRESIDENT RUSSELL: Yes. Motion carried.

14 Now onto the Harborside report, please.

15 MS. TURK: Harborside Apartments Vendor

16 Aging Report based on the billing date of

17 3/10/2022.

18 SECRETARY FRENCH: Motion to approve by

19 Christopher French.

20 COMMISSIONER VALDEZ-MEDINA: Second,

21 Valdez-Medina.

22 ATTORNEY TOLBERT: Excuse me,

23 Commissioners. We need the amount read on

24 the record.

25 MS. TURK: Oh, I'm sorry.

1 PRESIDENT RUSSELL: Lyvette, are you
2 going to read that?

3 MS. TURK: Yes. I'm sorry. The amount
4 is \$156,371.08.

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

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

9 PRESIDENT RUSSELL: Motion was made by
10 Christopher French, second by Delainah
11 Valdez-Medina. Any comments or questions?

12 Roll call, please.

13 SECRETARY FRENCH: Randall Artis?

14 COMMISSIONER ARTIS: Yes.

15 SECRETARY FRENCH: Delainah Valdez-Medina?

16 COMMISSIONER VALDEZ-MEDINA: Yes.

17 SECRETARY FRENCH: Christopher French?

18 Yes.

19 Rodger Gates?

20 VICE PRESIDENT GATES: Yes.

21 SECRETARY FRENCH: Christine Russell?

22 PRESIDENT RUSSELL: Yes. Motion carried.

23 MS. TURK: Next we have an action item to
24 approve payment of all past due invoices from
25 the water department for 2200 Broadway,

1 Apartment G.

2 The East Chicago Department of
3 Redevelopment received several invoices
4 dated from April through August of 2019 from
5 the water department for 2200 Broadway,
6 Apartment G. This apartment was not included
7 by the water department for this location
8 when the previous locations were approved at
9 the February 15, 2022 board meeting. These
10 invoices are over 60 days past due. The
11 total amount of the past due invoices is
12 \$112.13.

13 Action is recommended to approve paying
14 the past due invoices from the water
15 department and to authorize the Executive
16 Director to sign the necessary documents. It
17 is recommended that the following motion be
18 adopted verbatim.

19 PRESIDENT RUSSELL: Motion to approve
20 payment of all past due invoices from the
21 water department in the amount of \$112.13 and
22 to authorize the Executive Director to sign
23 the necessary documents.

24 COMMISSIONER ARTIS: Randy Artis, so
25 moved.

1 COMMISSIONER VALDEZ-MEDINA: Second,
2 Valdez-Medina.

3 PRESIDENT RUSSELL: Motion was made by
4 Randy Artis, second by Delainah Valdez-Medina.
5 Any comments or questions?

6 Roll call, please.

7 SECRETARY FRENCH: Randall Artis?

8 COMMISSIONER ARTIS: Yes.

9 SECRETARY FRENCH: Delainah Valdez-Medina?

10 COMMISSIONER VALDEZ-MEDINA: Yes.

11 SECRETARY FRENCH: Christopher French?

12 Yes.

13 Rodger Gates?

14 VICE PRESIDENT GATES: Yes.

15 SECRETARY FRENCH: Christine Russell?

16 PRESIDENT RUSSELL: Yes. Motion carried.

17 MS. TURK: Next action item is to approve
18 the agreement of sale with the Charter
19 Schools Development Corporation for the
20 property located at 4001 Alexander Avenue,
21 East Chicago, Indiana.

22 The Department of Redevelopment is
23 requesting approval of the agreement of sale
24 with Charter Schools Development Corporation
25 for property located at 4001 Alexander

1 Avenue, East Chicago, Indiana. The
2 Department of Redevelopment has agreed to
3 purchase the property for a total of \$50,000.
4 The agreement of sale is attached for review
5 with the community -- oh, I'm sorry, commonly
6 known address and legal descriptions
7 included.

8 Action is recommended to approve the
9 agreement of sale with Charter Schools
10 Development Corporation and to authorize the
11 Executive Director to sign the necessary
12 paperwork. It is recommended that the
13 following motion be adopted verbatim.

14 PRESIDENT RUSSELL: Motion to approve the
15 agreement of sale with Charter Schools
16 Development Corporation for property located
17 at 4001 Alexander Avenue, East Chicago,
18 Indiana, to be purchased by the East Chicago
19 Department of Redevelopment in the amount of
20 \$50,000 and to authorize the Executive
21 Director to sign the necessary paperwork.

22 COMMISSIONER ARTIS: Randy Artis, so
23 moved.

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

1 PRESIDENT RUSSELL: Motion was made by
2 Randy Artis, second by Delainah Valdez-Medina.
3 Any comments or questions?

4 VICE PRESIDENT GATES: Yes.

5 PRESIDENT RUSSELL: Go ahead.

6 VICE PRESIDENT GATES: Yes. Do we have a
7 plan for this here property? I think it's
8 the former park property, wasn't it?

9 EXECUTIVE DIRECTOR RIVERA: Yes.
10 Mr. Gates, that's the property over there
11 that used to be the Columbus Middle School.

12 VICE PRESIDENT GATES: Yeah.

13 EXECUTIVE DIRECTOR RIVERA: That property
14 all the way down to Bessie Owens will belong
15 to --

16 VICE PRESIDENT GATES: Okay. That's what
17 I was wondering. I was wondering if 4001 is
18 right on the corner.

19 EXECUTIVE DIRECTOR RIVERA: That's why we
20 wanted that whole entire area, so we have
21 some plans for that down in the future.

22 VICE PRESIDENT GATES: Okay. Thank you.

23 EXECUTIVE DIRECTOR RIVERA: You're
24 welcome.

25 PRESIDENT RUSSELL: Any other comments or

1 questions?

2 Roll call, please.

3 SECRETARY FRENCH: Randall Artis?

4 COMMISSIONER ARTIS: Yes.

5 SECRETARY FRENCH: Delainah

6 Valdez-Medina?

7 COMMISSIONER VALDEZ-MEDINA: Yes.

8 SECRETARY FRENCH: Christopher French?

9 Yes.

10 Rodger Gates?

11 VICE PRESIDENT GATES: Yes.

12 SECRETARY FRENCH: Christine Russell?

13 PRESIDENT RUSSELL: Yes. Motion carried.

14 MS. TURK: Next action item, to approve

15 the purchase and sale agreement with ECCS

16 4900 LLC for the property located at 4900

17 Cline Avenue, East Chicago, Indiana.

18 The Department of Redevelopment is

19 requesting approval of the purchase and sale

20 agreement with ECCS 4900 LLC for property

21 located at 4900 Cline Avenue, East Chicago,

22 Indiana. ECCS 4900 LLC has agreed to

23 purchase the property for a total of

24 \$150,000. The purchase and sale agreement is

25 attached for review with the commonly known

1 address and legal descriptions included.

2 Action is recommended to approve the
3 purchase and sale agreement with ECCS 4900
4 LLC and to authorize the Executive Director
5 to sign the necessary paperwork. It is
6 recommended that the following motion be
7 adopted verbatim.

8 PRESIDENT RUSSELL: Motion to approve the
9 purchase and sale agreement with ECCS 4900
10 LLC for property located at 4900 Cline
11 Avenue, East Chicago, Indiana, in the amount
12 of \$150,000 and to authorize the Executive
13 Director to sign the necessary paperwork.

14 COMMISSIONER ARTIS: Randy Artis, so
15 moved.

16 VICE PRESIDENT GATES: Second, Rodger
17 Gates.

18 PRESIDENT RUSSELL: Motion was made by
19 Randy Artis, second by Rodger Gates. Any
20 comments or questions?

21 Roll call, please.

22 SECRETARY FRENCH: Randall Artis?

23 COMMISSIONER ARTIS: Yes.

24 SECRETARY FRENCH: Delainah Valdez-Medina?

25 COMMISSIONER VALDEZ-MEDINA: Yes.

1 SECRETARY FRENCH: Christopher French?

2 Yes.

3 Rodger Gates?

4 VICE PRESIDENT GATES: Yes.

5 SECRETARY FRENCH: Christine Russell?

6 PRESIDENT RUSSELL: Yes. Motion carried.

7 MS. TURK: Next you have Resolution No.
8 2022-RED-1877, which is for resolution of the
9 East Chicago Redevelopment Commission
10 ratifying previous actions of the East
11 Chicago Board of Public Works establishing
12 terms and conditions for the transfer of
13 certain property owned by the City of East
14 Chicago to the East Chicago Department of
15 Redevelopment commonly known as 5400 Cline
16 Avenue.

17 Whereas, the Redevelopment Commission is
18 authorized by Indiana Code 36-1-4-16 to
19 ratify previous actions of the City of East
20 Chicago if those actions could have been
21 approved in advance.

22 And whereas, the City of East Chicago
23 Board of Public Works on February 24, 2022,
24 approved the conveyance and transfer of
25 property commonly known as 5400 Cline Avenue

1 from the City of East Chicago to the East
2 Chicago Department of Redevelopment without
3 monetary consideration.

4 And whereas, the Redevelopment Commission
5 desires to ratify said actions and adopt said
6 actions of the City of East Chicago Board of
7 Public Works.

8 Now, therefore, be it resolved by the
9 Redevelopment Commission that:

10 Section 1. The actions previously taken
11 by the City of East Chicago Board of Public
12 Works related to the conveyance and transfer
13 of property commonly known as 5400 Cline
14 Avenue are hereby ratified contingent upon
15 receipt of the approved resolution from the
16 City of East Chicago Board of Public Works.

17 Section 2. The above actions are adopted
18 as actions of the Redevelopment Commission
19 effective the date of said action by the City
20 of East Chicago Board of Public Works.

21 Section 3. This resolution shall be
22 effective on its adoption and passage
23 contingent upon receipt of the approved
24 resolution from the City of East Chicago
25 Board of Public Works.

1 Adopted this 15th day of March, 2022.

2 PRESIDENT RUSSELL: Resolution No.
3 2022-RED-1877. A resolution of the East
4 Chicago Redevelopment Commission ratifying
5 previous actions of the East Chicago Board
6 of Public Works establishing terms and
7 conditions for the transfer of certain
8 property owned by the City of East Chicago to
9 the East Chicago Department of Redevelopment
10 commonly known as 5400 Cline Avenue.

11 COMMISSIONER ARTIS: Randy Artis, so
12 moved.

13 VICE PRESIDENT GATES: Second, Rodger
14 Gates.

15 PRESIDENT RUSSELL: Motion was made by
16 Randy Artis, second by Rodger Gates. Any
17 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 MS. TURK: Lastly, we have items that are
5 just for informational purposes only. No
6 action is needed at this time. I just wanted
7 to inform you that for the fiscal year 2022
8 annual action plan, the first public
9 hearing will be held at the next meeting
10 on April 5th, 2022, at 5:00 o'clock p.m.,
11 here in the council chambers and via zoom.

12 We are also starting the process for the
13 fiscal year 2022 CDBG public service
14 applications. Those are for non-profit
15 agencies 501(c)(3) preferred to apply for
16 CDBG funding. That application will be
17 available beginning on Monday, March 28,
18 2022, through Monday, April 18, 2022.

19 We will also hold two virtual workshops
20 for those applications for those non-profits
21 to be able to go through the application and
22 answer any questions. Those will take place
23 virtually, via zoom, on Tuesday, March 29,
24 2022, at 10:00 a.m. Central Standard Time and
25 Thursday April 7, 2022, at 10:00 a.m. Central

1 Standard Time.

2 All of this information will be
3 posted on the website at
4 www.EastChicago.com/243/redevelopment,
5 and that should be up hopefully by Monday
6 at the latest.

7 And that's all I have on information.

8 PRESIDENT RUSSELL: Thank you, Lyvette.

9 Any public expression?

10 (NO RESPONSE)

11 PRESIDENT RUSSELL: Motion to adjourn?

12 VICE PRESIDENT GATES: Motion to adjourn.

13 COMMISSIONER ARTIS: Randy Artis, second.

14 PRESIDENT RUSSELL: I'm sorry?

15 VICE PRESIDENT GATES: Motion to adjourn
16 by Rodger Gates.

17 PRESIDENT RUSSELL: Motion by Rodger
18 Gates, second by Randy Artis.

19 Roll call, please.

20 SECRETARY FRENCH: Randall Artis?

21 COMMISSIONER ARTIS: Yes.

22 SECRETARY FRENCH: Delainah Valdez-Medina?

23 COMMISSIONER VALDEZ-MEDINA: Yes.

24 SECRETARY FRENCH: Christopher French?

25 Yes.

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Rodger Gates?

VICE PRESIDENT GATES: Yes.

SECRETARY FRENCH: Christine Russell?

PRESIDENT RUSSELL: Yes. Motion carried.

Thank you, Lyvette. I appreciate your help.

(MEETING WAS CONCLUDED AT 5:14 PM.)

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

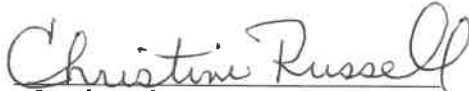
8 I, KRISTEN K. STOKES, CSR, Notary Public in
9 and for the County of Lake, State of Indiana, do
10 hereby certify that I reported in machine shorthand
11 the foregoing proceedings had in the above-entitled
12 matter, at the time and place herein set forth; and
13 I do further certify that the foregoing transcript,
14 consisting of 22 (twenty-two) typewritten pages, is
15 a true and correct transcript of my said
16 stenographic notes.


17 Signed this 18th day of March, 2022.

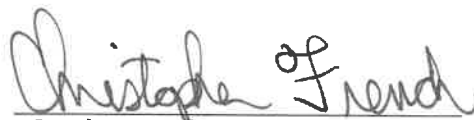
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21 KRISTEN K. STOKES
22 CSR# 084-003723
My Commission Expires: 8/27/23
23 Notary Public: Lake County, Indiana


1 APPROVAL OF THE REGULAR MEETING MINUTES
2 OF TUESDAY, MARCH 15, 2022
3 APPROVED & SIGNED TUESDAY, APRIL 5, 2022


4
5 
6 Christine Russell
President

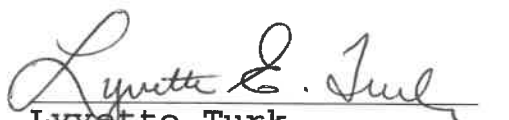

Rodger Gates
Vice President

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9 Christopher French
Secretary


Delainah Valdez-Medina
Commissioner

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12 Randall Artis
13 Commissioner


Frank Rivera
Executive Director

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16 Lyvette Turk
CD Programs Manager

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