In The Matter Of:

CITY OF EAST CHICAGO

DEPARTMENT OF REDEVELOPMENT

MEETING HELD ON

April 21, 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 April 21, 2026, scheduled to begin at 5:00 p.m. in the evening.

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APPEARANCES (IN PERSON):

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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VICE PRESIDENT RUSSELL: I'm going to go ahead and call the meeting to order. Please stand for the pledge.

(PLEDGE OF ALLEGIANCE WAS RECITED.)

VICE PRESIDENT RUSSELL: Mr. Secretary, roll call, please.

SECRETARY PORTALATIN: Judy Nava?

(COMMISSIONER NAVA ENTERS.)

DIRECTOR RIVERA: She's here.

SECRETARY PORTALATIN: Randall Artis?

COMMISSIONER ARTIS: Here.

SECRETARY PORTALATIN: James Portalatin? Present.

Christine Russell?

VICE PRESIDENT RUSSELL: Here.

SECRETARY PORTALATIN: Anthony Serna?

(NO RESPONSE.)

VICE PRESIDENT RUSSELL: We'll move on to the approval of the regular meeting minutes from April 7th, 2026. Motion, please.

COMMISSIONER ARTIS: Randy Artis, so moved.

SECRETARY PORTALATIN: Second.

VICE PRESIDENT RUSSELL: Motion was made by Randy Artis, second by James Portalatin.

Any comments or questions?

Roll call, please.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Here -- yes.

SECRETARY PORTALATIN: Commissioner Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY PORTALATIN: James Portalatin? Yes.

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes.

Moving on to the dockets.

DIRECTOR RIVERA: Good evening, Miss Vice President, Commissioners. Miss Judy just walked in, Kristen.

THE REPORTER: Okay. I got it.

DIRECTOR RIVERA: All right. So on the approval of the dockets, the first docket of the night is City of East Chicago accounts payable warrant report dated 4/15/2026, Warrant Number 041226RD, in the amount of $482,355.52. If I can have a motion.

COMMISSIONER ARTIS: Randy Artis, so moved.

COMMISSIONER NAVA: Second.

VICE PRESIDENT RUSSELL: Motion was made by Randy Artis, second by Judy Nava. Any comments or questions?

Roll call, please.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Here -- yes.

SECRETARY PORTALATIN: Commissioner Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY PORTALATIN: James Portalatin? Yes.

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes. Motion carried.

DIRECTOR RIVERA: Thank you.

The next accounts payable warrant report for the City of East Chicago dated 4/15/2026, Warrant Number 041526RD, in the amount of $22,425. If I can have a motion.

COMMISSIONER ARTIS: Randy Artis, so moved.

COMMISSIONER NAVA: Second.

VICE PRESIDENT RUSSELL: Motion was made by Randy Artis, second by Judy Nava. Any comments or questions?

Roll call, please.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY PORTALATIN: James Portalatin? Yes.

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes. Motion carried.

DIRECTOR RIVERA: Thank you, Commissioners.

We go on to our action items for the night, and our first action item --

MR. MESICH: If you could have --

DIRECTOR RIVERA: What?

MR. MESICH: Oh, I'm sorry.

DIRECTOR RIVERA: The first action item for the night is a motion to approve AMG Construction's reimbursement cost of $7,585.63 using CDBG funds, which was necessary for relocating occupants of 3711 Ivy Street during the lead-based paint reduction work. The $7,585.63 will be

allocated toward the homeowner's CDBG grant for lead-based paint reduction activities.

For the owner-occupied Residential Rehab & Lead Abatement project located at 3711 Ivy Street, East Chicago, Indiana 46312, which is participating in the Residential Repair Program within the Neighborhood Revitalization Strategy Area (known as NRSA), the construction contractor, AMG Construction, in an effort to protect occupants of the household during the lead-based paint reduction work, expended $7,585.63 for necessary occupant relocation costs.

Therefore, it is requested of the East Chicago Redevelopment Commission to approve reimbursement costs of $7,585.63, using CDBG funds, to AMG Construction, which will be allocated toward the homeowner's CDBG grant for lead-based paint reduction activities.

It is recommended that the following motion be made verbatim.

VICE PRESIDENT RUSSELL: Motion to approve AMG Construction's reimbursement cost of $7,585.63, using CDBG funds, which was

necessary for relocating occupants of 3711 Ivy Street during the lead-based paint reduction work. The $7,585.63 will be allocated toward the homeowner's CDBG grant for lead-based paint reduction activities, and authorize the Executive Director to execute any related documents.

COMMISSIONER ARTIS: Randy Artis, so moved.

MR. PORTALATIN: Second.

VICE PRESIDENT RUSSELL: Randy Artis -- motion was made by Randy Artis, second by James Portalatin. Any comments or questions?

Roll call, please.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY PORTALATIN: Commissioner Portalatin? Yes.

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes. Motion carried.

DIRECTOR RIVERA: Thank you.

Our next action item for the night is a motion to approve the federal CDBG HUD funds in the amount of $1,600 for Change Order No. 1 for the ADA Wheelchair Lift & Door Systems and Lead-Based Paint Abatement project located at 4924 Tod Avenue, East Chicago, Indiana 46312.

For the owner-occupied ADA Wheelchair Lift & Door Systems and Lead-Based Paint Abatement project located at 4924 Tod Avenue, East Chicago, Indiana 46312, which is participating in the Residential Repair Program, the owner's agreed total Change Order No. 1 cost is $1,600, which will be additionally allocated to the homeowner's CDBG-financed loan to cover home repairs using federal CDBG HUD funds.

Therefore, it is requested of the East Chicago Redevelopment Commission to approve the funding and allocation of Change Order No. 1 for this owner-occupied rehab project.

It is recommended that the following motion be made verbatim.

VICE PRESIDENT RUSSELL: Motion to approve the federal CDBG HUD funds in the

amount of $1,600 for Change Order No. 1 for the ADA Wheelchair Lift & Door Systems and Lead-Based Paint Abatement project located at 4924 Tod Avenue, East Chicago, Indiana 46312, which is participating in the Residential Rehabilitation Program. The $1,600 shall be additionally allocated to the homeowner's CDBG-financed loan, and authorize the Executive Director to execute any related documents.

COMMISSIONER ARTIS: Randy Artis, so moved.

COMMISSIONER NAVA: Second.

VICE PRESIDENT RUSSELL: Motion was made by Randy Artis, second by Judy Nava. Any comments or questions?

Roll call, please.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY PORTALATIN: Commissioner Portalatin? Yes.

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes. Motion carried.

DIRECTOR RIVERA: Thank you.

The next action item is a motion to approve the TIF reimbursements in the amounts as listed, the request for the purchase orders for each invoice, and payment via wire transfer.

The Redevelopment Department received three invoices from the Community Builders representing Northtown Village Townhomes I, II and Senior regarding the TIF reimbursements. The invoices are as follows: The date 4/9/25, Invoice Number NTV I-26, for TIF reimbursement amount of $103,032.93.

The next one is dated 4/9/25, Invoice Number NTV II-26. The TIF reimbursement amount is $58,188.28.

The third and final date of 4/9/25, Invoice Number NTV SR-26, with a TIF reimbursement amount of $60,694.40.

Action is recommended to approve the TIF reimbursements, approve a request for purchase order for each invoice, transmit payment through wire transfer, and to

authorize the Executive Director to sign the necessary documents.

It is recommended that the following motion be adopted verbatim.

VICE PRESIDENT RUSSELL: Motion to approve the TIF reimbursements in the amounts as listed, the request for purchase orders for each invoice, and payment via wire transfer, and to authorize the Executive Director to sign the necessary documents.

COMMISSIONER ARTIS: Randy Artis, so proved.

COMMISSIONER NAVA: Second.

VICE PRESIDENT RUSSELL: Motion was made by Randy Artis, second by Judy Nava. Any comments or questions?

Roll call, please.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY PORTALATIN: Commissioner Portalatin? Yes.

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes. Motion carried.

DIRECTOR RIVERA: Thank you.

Our next action item is a motion to approve a request for purchase order for Nu Kreations Construction in the amount of $8,500 for the fiscal year ending December 31, 2026.

The Redevelopment Department is requesting a new purchase order for Nu Kreations Construction in the amount of $8,500 for additional repair work needed at 3729 Main Street in East Chicago, Indiana. The purchase order will be funded utilizing Redevelopment Lakefront TIF dollars for the appraisals.

Action is recommended to approve the purchase order for Nu Kreations using Redevelopment Lakefront TIF Contractual Expense and authorize the Executive Director to sign any necessary documents.

It is recommended that the following motion be adopted verbatim.

VICE PRESIDENT RUSSELL: Motion to approve a request for purchase order for

Nu Kreations Construction in the amount of $8,500 for the fiscal year ending December 31st, 2026, and to authorize the Executive Director to sign the necessary documents.

COMMISSIONER ARTIS: Randy Artis, so movement.

SECRETARY PORTALATIN: Second.

COMMISSIONER NAVA: Second.

VICE PRESIDENT RUSSELL: Motion was made by Randy Artis, second by James Portalatin. Any comments or questions?

Roll call, please.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY PORTALATIN: Commissioner Portalatin? Yes.

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes. Motion carried.

DIRECTOR RIVERA: Thank you.

The next action item is a motion to

approve a request for a 2026 purchase order in the amount of $4,300 for DVG Team Incorporated to pay for land surveying expenses.

The East Chicago Department of Redevelopment received a proposal from DVG Team Incorporated for Kennedy Manor II, Lot 1, for land surveying services for a total cost of $4,300. A purchase order is required to DVG Team, Inc., to be paid utilizing Revolving Loan Funding (known as RLF). The total amount needed to fund the purchase order is not to exceed $4,300.

Action is recommended to approve the request for the 2026 purchase order for DVG Team Incorporated and to authorize the Executive Director to sign the necessary documents.

It is recommended that the following motion be adopted verbatim.

VICE PRESIDENT RUSSELL: Motion to approve a request for the 2026 purchase order in the amount of $4,300 for DVG Team, Inc., to pay for land surveying expenses and to authorize the Executive Director to sign any

necessary documents.

COMMISSIONER ARTIS: Randy Artis, so moved.

COMMISSIONER NAVA: Second.

VICE PRESIDENT RUSSELL: Motion was made by Randy Artis, second by Judy Nava. Any comments or questions?

Roll call, please.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY PORTALATIN: Commissioner Portalatin? Yes.

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes. Motion carried.

DIRECTOR RIVERA: Thank you.

Our next action item is a motion to approve two requests for purchase orders for American Valuation Appraisal Services in the total amount of $20,000 for the fiscal year ending December 31, 2026, for appraisal services using Redevelopment Gaming

Contractual Expense and Lakefront TIF Contractual Expense.

The Redevelopment Department is requesting two new purchase orders for American Valuation Appraisal Services in the amount of $10,000 each, for a total amount of $20,000, for additional appraisals for the fiscal year ending December 31, 2026. One purchase order will be funded utilizing the Redevelopment Gaming dollars for the appraisals, and the other purchase order will be funded utilizing Lakefront TIF dollars for appraisals.

Action is recommended to approve the request for two purchase orders for American Valuation Appraisal Services and authorize the Executive Director to sign any necessary documents.

It is recommended that the following motion be adopted verbatim.

VICE PRESIDENT RUSSELL: Motion to approve two requests for purchase orders for American Valuation Appraisal Services in the total amount of $20,000 for the fiscal year ending December 31, 2026, for appraisal

services using Redevelopment Gaming Contractual Expense and Lakefront TIF Contractual Expense and to authorize the Executive Director to sign the necessary documents.

COMMISSIONER ARTIS: Randy Artis, so moved.

COMMISSIONER NAVA: Second.

VICE PRESIDENT RUSSELL: Motion was made by Randy Artis, second by Judy Nava. Any comments or questions?

Roll call, please.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY PORTALATIN: Commissioner Portalatin? Yes.

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes. Motion carried.

DIRECTOR RIVERA: Thank you.

The next action item is a motion to set the value of properties at located 1712

Senator Drive at $20,000; 4002-06 Parrish Avenue, $25,000; and 3734 Deodar Street at $21,200, and to proceed with any offers of sale or proposals of redevelopment of the property.

Appraisal reports were completed for the properties listed, and they are located at the following locations in East Chicago, Indiana 46312:

First one is 1712 Senator Drive. First appraisal from Vale Appraisal Services is in the amount of $12,200. The second appraisal from Valuation Appraisal Services is $13,500. The recommended sale price is $20,000.

The second property is 4002-06 Parrish Avenue. First appraisal from Vale Appraisal Services is in the amount of $14,000, and the second appraisal from Valuation Appraisal Services is $14,000. The recommended sale price is $25,000.

And the third is 3734 Deodar Street. First appraisal from Vale Appraisal Services is in the amount of $27,400. The second appraisal from Valuation Appraisal Services is $15,000. The recommended sale price is

$21,200.

Action is recommended to set the values of the properties for 1712 Senator Drive at $20,000; 4002-06 Parrish at $25,000; and 3734 Deodar at $21,200, and to proceed with any offers of sale or proposals of redevelopment of the property.

It is recommended that the following motion be adopted verbatim.

VICE PRESIDENT RUSSELL: Motion to set the value of the properties located at 1712 Senator Drive at $20,000; 4002-06 Parrish Avenue, $25,000; and 3734 Deodar Street, $21,200; and to proceed with any offers of sale or proposals of redevelopment of the property.

COMMISSIONER ARTIS: Randy Artis, so moved.

COMMISSIONER NAVA: Second.

VICE PRESIDENT RUSSELL: Motion was made by Randy Artis, second by Judy Nava. Any comments or questions?

Roll call, please.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY PORTALATIN: Commissioner Portalatin? Yes.

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes. Motion carried.

DIRECTOR RIVERA: Thank you.

Our next action item is a motion to approve the services of Industrial Waste Management to provide environmental consulting services to assist the City with compliance to the National Environment Policy Act (known as NEPA), for an annual sum not to exceed $30,000, which will be financed with CDBG funds on an as-needed basis, and approve the request for purchase order.

Referencing back to February 7, 2023, the Redevelopment Board of Commissioners approved Great Lakes Environmental Planning to provide its environmental consulting services to assist the City with compliance to the National Environmental Policy Act (known as NEPA), for fiscal year 2023, with terms of

annual renewals by board action, not to exceed three additional years through year 2026. They have outsourced a project to Industrial Waste Management to complete the request for services by the Department of Redevelopment.

Therefore, in preparation to provide efficient services to the citizens of East Chicago for fiscal year 2026, it is being requested of Redevelopment's Board of Commissioners to approve staff's recommendation to retain Industrial Waste Management at an annual amount not to exceed $30,000, utilizing CDBG funds on an as-needed basis, and approve a request for purchase order for Industrial Waste Management.

It is recommended that the following motion be adopted verbatim.

VICE PRESIDENT RUSSELL: A motion to approve the services of Industrial Waste Management to provide environmental consulting services to assist the City with compliance to the National Environmental Policy Act (NEPA), N-E-P-A, for an annual sum not to exceed $30,000, which will be financed

with CDBG funds on an as-needed basis; approve the request for purchase order, and authorize the Executive Director to execute any related documents.

COMMISSIONER ARTIS: Randy Artis, so moved.

MR. PORTALATIN: Second.

VICE PRESIDENT RUSSELL: Motion was made by Randy Artis, second by James Portalatin. Any comments or questions?

Roll call, please.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY PORTALATIN: Commissioner Portalatin? Yes.

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes. Motion carried.

DIRECTOR RIVERA: Thank you.

Our last action item for the night is a motion to approve the revised Second Amendment to the Conveyance Agreement and

Memorandum of Agreement between East Chicago Redevelopment Commission, the East Chicago Housing Authority and East Chicago Urban Design -- sorry, East Chicago Urban Enterprise Association regarding the Washington Square construction of four duplexes and two single-family homes in Prairie Crossing properties, located within the City of East Chicago, Indiana, as detailed in the agreement.

On April 7, 2026, the East Chicago Redevelopment Commission approved the Second Amendment to the Conveyance Agreement and Memorandum of Agreement between East Chicago Redevelopment Commission, the East Chicago Housing Authority, and East Chicago Urban Enterprise Association regarding the Washington Square construction of four duplexes and two single-family homes in Prairie Crossing properties located within the City of East Chicago, Indiana.

Since that approval, there have been additional revisions to the Second Amendment to the Conveyance Agreement and Memorandum of Agreement. Attached is a copy of the

agreement and MOU with the additional changes highlighted for review.

Action is recommended to approve the revised Second Amendment to the Conveyance Agreement and MOA and authorize the Executive Director to execute any related documents.

It is recommended that the following motion be adopted verbatim.

VICE PRESIDENT RUSSELL: Motion to approve the revised Second Amendment to the Conveyance Agreement and Memorandum of Agreement between East Chicago Redevelopment Commission, the East Chicago Housing Authority and East Chicago Urban Enterprise Association regarding the Washington Square construction of four duplexes and two single-family homes in the Prairie Crossing properties located within the City of East Chicago, Indiana, as detailed in the agreement, and to authorize the Executive Director to execute any related documents.

COMMISSIONER ARTIS: Randy Artis, so moved.

COMMISSIONER NAVA: Second.

VICE PRESIDENT RUSSELL: Motion was made

by Randy Artis, second by Judy Nava. Any comments or questions?

Roll call, please.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY PORTALATIN: Commissioner Portalatin? Yes.

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes. Motion carried.

DIRECTOR RIVERA: Thank you.

We go on to the last item of the day or night is a resolution, Resolution No. 2026-RED-1964 [sic]. Resolution of the East Chicago Redevelopment Commission concerning the 2027 budget year determination for tax increment for the East Chicago Redevelopment Commission allocation areas. That should be 1965. This should be RED -- 2026-RED-1965. Okay, Kristen? 1965.

THE REPORTER: Okay.

DIRECTOR RIVERA: The Second Amendment to

the Conveyance Agreement -- did I read that one? I just did that one. Sorry. Okay.

So a resolution of the Board of Commissioners of the Department of Redevelopment of the City of East Chicago approving Substantial Amendments to the fiscal year 2018, '19, '20, 2021, '22, '23, and '24 Annual Action Plans and budgets for the use of the Community Development Block Grant (known as CDBG) funds; CDBG CARES Act (known as CDBG-CV) funds; and the HOME Investment Partnership Grant (known as HOME) funds; and authorizing the filing of the Substantial Amendment with the U.S. Department of Housing and Urban Development (known as HUD).

Whereas, the City of East Chicago has received Community Development Block Grant (CDBG) program funds for fiscal year 2018-2024.

And whereas, the City of East Chicago has received HOME Investment Partnership Grant (HOME) program funds for fiscal years 2018-2024.

And whereas, the City of East Chicago has

received Community Development Block Grant, known as CARES Act (CDBG-CV) program funds for fiscal year 2020.

And whereas, the approved use of these CDBG funds has been described in the Annual Action Plans for fiscal year 2018-2024.

And whereas, pursuant to the citizen participation requirements of the HUD regulations found in 24 CFR, Section 91.115, the Department of Redevelopment, on behalf of the City of East Chicago, proposes to undertake new activities, delete or cancel activities that are previously approved or whereby the total cost of an activity has increased or decreased by 50 percent or more than the original amount. These proposed changes constitute Substantial Amendments to the existing CDBG, CDBG-CV, and HOME program year grants.

Whereas, any Substantial Amendment will require a formal amendment to the Consolidated Plan and/or Annual Action Plans before the proposed amendment may be implemented.

And whereas, the City of East Chicago

Department of Redevelopment has followed the procedures consistent with 24 CFR, 91.505, to amend the respective approved plans.

And whereas, residents, public agencies, and other interested parties were given a reasonable opportunity to comment on the proposed amendments to the fiscal year 2018 to fiscal year 2024 Annual Action Plans and the applicable Five-Year Consolidated Plans from March 20, 2026, through April 20, 2026.

And whereas, in order to obtain the views of residents, public agencies, and other interested parties, the Department of Redevelopment held a public meeting on Tuesday, April 7, 2026, at 5:00 p.m., at City Hall Council Chambers, 4525 Indianapolis Boulevard, East Chicago, Indiana 46312.

And now, therefore, be it resolved by the Board of Commissioners of the Department of Redevelopment for the City of East Chicago, Indiana, that the following project activities are approved as follows:

2020 CDBG-CV Funds: Covid Food Relief Program. The City will delete the Covid Food Relief Program and reallocate $170,000 to a

new project/activity.

The next one is the Business Resiliency Forgivable Loan Program. Delete this project/activity and reallocate $720,456 to new projects/activities.

CV - Dr. Martin Luther King Center Improvements. Create a new project/activity and reallocate $170,000 from the Covid Food Relief Program and $380,000 Business Resiliency Forgivable Loan Program. This project/activity will fund roof replacement; address water damage to ceiling and walls; install a HEPA air filtration systems; create a remote learning location; and purchase computers projectors, smart boards, wi-fi, etc., for learning activities; touchless improvements throughout the building, etc., to help reopen the center and prepare, prevent and respond to future pandemics.

CV - Parks and Recreation Improvements. Create a new project/activity and reallocate $340,456 from the Business Resiliency Forgivable Loan Program. This project/activity will fund recreation improvements at Marktown Community Park,

Guthrie Street Parklet, Sunnyside Park, Nunez Park, and other parks as identified. Recreational improvements will include resurfacing basketball courts; installing new swings, play equipment and exercise equipment; replacing and installing new fencing; installation of new benches, picnic tables, trash cans, and pavilions. These improvements will help to prepare for, prevent, and respond to future pandemics by creating socially-distanced outdoor recreation.

For fiscal year 2018 HOME funds: Housing Rehabilitation Programs. Reduce the budget amount of $46,285 and close out this project/activity. The City will reallocate these funds to a new project/activity.

Harborside Apartment Renovation Project. Reduce the budget amount by $83,856.25 and close out this project/activity. The City will reallocate these funds to a new project/activity.

Affordable Housing Program (known as CHDO). Delete this project/activity and reallocate $46,028.25 to a new

project/activity.

Acquisition Rehabilitation and Resale. Create a new project/activity and fund the project/activity in the amount of $176,169.50. The City will fund the purchase, rehabilitation and resale of a single-family housing unit to a low and moderate income family.

Fiscal year 2019 HOME funds: Multi-Family Rehabilitation Program. Reduce the budget amount by $187,244.85 and close out this project/activity. The City will reallocate these funds to a new project/activity.

Affordable Housing Program. Delete this project/activity and reallocate $42,224.85 to a new project/activity.

CHDO Operations. Reduce the budget amount by $4,483.31 and close out this project/activity. The City will reallocate these funds to a new project/activity.

Acquisition Rehabilitation and Resale. Create a new project/activity and fund the project/activity in the amount of $233,953.01. The City will fund the

purchase, rehabilitation and resale of a single-family housing unit for low and moderate income family.

Fiscal Year 2020 HOME funds: CHDO Affordable Housing. Delete this project/activity and reallocate $46,277.40 to a new project/activity.

Multi-Family Rehab Program. Delete this project/activity and reallocate $147,283.39 to a new project/activity.

Tenant-Based Rental Assistance Program. Delete this project/activity and reallocate $75,000 to a new project/activity.

Home Buyer Assistance Program. Create a new project/activity and fund the project/activity in the amount of $268,560.79. The City will provide HOME funds for down payment and closing cost assistance to eligible low and moderate income families in East Chicago.

Fiscal year 2021 HOME funds: CHDO Affordable Housing Program. Delete this project/activity and reallocate $42,384.60 to a new project/activity.

Multi-Family Rehab Program. Delete this

project/activity and reallocate $128,614.06 to a new project/activity.

Tenant-Based Rental Assistance Program (known as TBRA). Delete this project/activity and reallocate $75,000 to a new project/activity.

Acquisition Rehabilitation and Resale. Create a new project/activity and fund the project/activity in the amount of $245,998.66. The City will fund the purchase, rehabilitation and resale of a single-family housing unit for low and moderate income families.

Fiscal Year 2022 HOME Funds: Affordable Housing Program. Delete this project/activity and reallocate $46,860 to a new project/activity.

Multi-Family Rehab Program. Delete this project/activity and reallocate $240,117 to a new project/activity.

Construction of Single-Family Housing. Create a new project/activity and fund the project/activity in the amount of $286,977. The City will fund the construction of single-family houses throughout the City.

Acquisition Rehabilitation and Resale. Create a new project/activity and fund the project/activity in the amount of $309,149.62 in fiscal year 2022 I.U. funds.

Fiscal Year 2023 HOME Funds: Community Housing Development Organization (known as CHDO). Delete this project/activity and reallocate $44,910 to a new project/activity.

Affordable Housing Program. Delete this project/activity and reallocate $229,540 to a new project/activity.

Construction of Single-Family Housing. Create a new project/activity and fund the project/activity in the amount of $274,450. The City will fund the construction of single-family homes throughout the City of East Chicago.

Fiscal Year 2024 CDBG Funds: Catalpa Street Reconstruction. Reduce the budget amount by $14,284.99 and reallocate these funds to a new project/activity.

Housing Rehabilitation Programs. Reduce the budget amount by $50,715 and reallocate these funds to a new project/activity entitled, "Dr. Martin Luther King Center

Improvements."

Dr. Martin Luther King Center Improvements. Create a new project/activity and reallocate $14,284.99 to this line item budget amount from Catalpa Street Reconstruction and $50,715 from Housing Rehabilitation Program for a total of $64,999.99 for the installation of a new boiler system.

Be it further resolved that:

Section 1. That the Substantial Amendments to the fiscal year 2018, 2019, 2020, 2021, 2022, 2023, and 2024 Annual Action Plans and Consolidated Plans for the Community Development Block Grant (known as CDBG), HOME Investment Partnership Grant (known as HOME), and the Community Development Block Grant, known as CARES Act, (CDBG-CV), are hereby, in all respects, approved, and the Executive Director of the Department of Redevelopment is hereby directed to file a copy of said amendments with the official minutes of the regular meeting of this Board of Commissioners.

Section 2. That the City of East Chicago

and its Department of Redevelopment are cognizant of the conditions that are imposed in the undertaking and carrying out of the Community Development Block Grant and the HOME Investment Partnership Grant with federal financial assistance, including those relating to (a) the relocation of site occupants, (b) the prohibition of discrimination because of race, color, age, religion, sex, disability, familial status, or national origin and other assurances as set forth under the required HUD certifications.

Section 3. That the Department of Redevelopment is authorized to file, on behalf of the City of East Chicago, the Substantial Amendments of the fiscal year 2018, 2019, 2020, 2021, 2022, 2023, and 2024 Annual Action Plans with the U.S. Department of Housing and Urban Redevelopment, and the proper officers are authorized to sign any and all documents in regard to these programs.

Section 4. That the Mayor, on behalf of the City of East Chicago, is authorized to

provide all assurances and/or certifications required by HUD.

Section 5. This resolution shall take effect and be in full force and effect from and after its passage and approval by the Commission. Adopted this 21st day of April, 2026.

VICE PRESIDENT RUSSELL: Resolution No. 2026-RED-1965, a resolution of the Board of Commissioners of the Department of Redevelopment of the City of East Chicago approving Substantial Amendments to the fiscal year 2018, 2019, 2020, 2021, 2022, 2023 and 2024 Annual Action Plans and budgets for the use of the Community Development Block Grant (CDBG) funds, CDBG CARES Act (CDBG-CV) funds, and the HOME Investment Partnership Grant (HOME) funds, and authorizing the filing of the Substantial Amendments with the U.S. Department of Housing and Urban Development (HUD).

COMMISSIONER ARTIS: Randy Artis, so moved.

COMMISSIONER NAVA: Second.

VICE PRESIDENT RUSSELL: Motion made by

Randy Artis, second by Judy Nava. Any comments or questions?

Roll call, please.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY PORTALATIN: Commissioner Portalatin? Yes.

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes. Motion carried.

We'll move on to public expression. Is there any public expression? Public expression? Any public expression? No public expression.

Motion to adjourn.

COMMISSIONER ARTIS: Randy Artis, so moved.

COMMISSIONER NAVA: Second.

VICE PRESIDENT RUSSELL: Motion was made by Randy Artis, second by Judy Nava. Roll call, please.

SECRETARY PORTALATIN: Commissioner Nava?

COMMISSIONER NAVA: Yes.

SECRETARY PORTALATIN: Commissioner Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY PORTALATIN: Commissioner Portalatin? Yes.

Vice President Russell?

VICE PRESIDENT RUSSELL: Yes. Motion carried. Thank you everyone.

(MEETING WAS CONCLUDED AT 5:35 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 43 (forty-three) typewritten pages, is a true and correct transcript of my said stenographic notes.

Signed this 27th day of April, 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, APRIL 21, 2026
APPROVED & SIGNED TUESDAY, May 5, 2026

Christine Russell
Vice President

James Portalatin
Secretary

Randall Artis
Commissioner

Judy Nava
Commissioner

Frank Rivera
Executive Director