

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

REGULAR MEETING
August 1, 2023

BOSS REPORTERS
Gary & Merrillville, 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 August 1, 2023, scheduled
15 to begin at 5:00 p.m. in the evening.

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APPEARANCES (IN PERSON):

- Anthony Serna, Board President
- Christopher French, Board Secretary
- Randall Artis, Board Commissioner
- Frank Rivera, Executive Director
- Thomas Mesich, Financial Advisor
- Alysia Dunbar, Programs Director

and

Members of the Public

APPEARANCES (VIA ZOOM):

- Christine Russell, Board Vice President
- Shelice Tolbert, Attorney
- Boss Reporters

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I N D E X

PLEDGE OF ALLEGIANCE..... 4

ROLL CALL..... 4

APPROVE JULY 18, 2023 MINUTES..... 4

WARRANT NUMBER 080123RD..... 6

RMC HARBORSIDE AGING REPORT..... 6

SET VALUE AT 3401-03 GRAND BOULEVARD AND
3425-3433 MICHIGAN AVENUE.....

SET VALUE AT 3481-3497 MICHIGAN AVENUE..... 9

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* * * * *

1 PRESIDENT SERNA: It's 5:00 o'clock. I
2 call to order the East Chicago Redevelopment
3 Commission regular meeting for today, August
4 1st, 2023. If we could all please rise and
5 renew our allegiance to the flag.

6 (PLEDGE OF ALLEGIANCE.)

7 PRESIDENT SERNA: Mr. Secretary, roll
8 call.

9 SECRETARY FRENCH: Randall Artis?

10 COMMISSIONER ARTIS: Yes, here.

11 SECRETARY FRENCH: Christopher French?
12 Here.

13 Christine Russell?

14 VICE PRESIDENT RUSSELL: Yes, here.

15 SECRETARY FRENCH: Anthony Serna?

16 PRESIDENT SERNA: Present.

17 I believe we have Christine Russell --
18 Commissioner Christine Russell is on zoom.

19 VICE PRESIDENT RUSSELL: Yes.

20 PRESIDENT SERNA: Okay. So we have four
21 of the five. Commissioner Valdez-Medina is
22 not with us here today.

23 We'll move on to our next item on the
24 agenda, which is approval of regular meeting
25 minutes from July 18, 2023. I'll need a

1 motion to approve those minutes.

2 COMMISSIONER ARTIS: Motion to approve.

3 VICE PRESIDENT RUSSELL: So moved.

4 PRESIDENT SERNA: Motion made by
5 Commissioner Artis, second by Vice President
6 Russell. Any questions on the motion?

7 Mr. Secretary, roll call.

8 SECRETARY FRENCH: Randall Artis?

9 COMMISSIONER ARTIS: Yes.

10 SECRETARY FRENCH: Christopher French?
11 Yes.

12 Christine Russell?

13 VICE PRESIDENT RUSSELL: Yes.

14 SECRETARY FRENCH: Anthony Serna?

15 PRESIDENT SERNA: Yes. Motion carries.

16 Next item on the agenda is approval of
17 the dockets. Director Rivera.

18 DIRECTOR RIVERA: Yes, sir.

19 Good evening, everyone, specially
20 President, Vice President, Secretary,
21 Ms. Shelice, Ms. Kristen from Boss Reporters,
22 and Commissioner Randy Artis. And we do have
23 Thomas here and Mrs. Alysia Dunbar.

24 Okay. For the first action item for the
25 day -- or first item for the day is approval

1 of the dockets, and this is the City of East
2 Chicago accounts payable warrant report dated
3 7/26/2023. The warrant number is 080123RD in
4 the amount of \$28,925.22. If I could have a
5 motion, please.

6 COMMISSIONER ARTIS: Randy Artis, so
7 moved.

8 SECRETARY FRENCH: Second, Christopher
9 French.

10 PRESIDENT SERNA: Motion made by
11 Commissioner Artis, second by Secretary
12 French. Any questions on the motion?

13 Mr. Secretary, roll call.

14 SECRETARY FRENCH: Randall Artis?

15 COMMISSIONER ARTIS: Yes.

16 SECRETARY FRENCH: Christopher French?
17 Yes.

18 Christine Russell?

19 VICE PRESIDENT RUSSELL: Yes.

20 SECRETARY FRENCH: Anthony Serna?

21 PRESIDENT SERNA: Yes. Motion carries.

22 DIRECTOR RIVERA: Thank you.

23 We turn our attention now to the RMC
24 Harborside Aging Report, and it is a
25 Harborside Vendor Aging Report based on the

1 billing date as of 7/25/2023, and the total
2 amount for that aging report is \$10,246.50.
3 If I could have a motion.

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

6 VICE PRESIDENT RUSSELL: So moved.

7 PRESIDENT SERNA: Motion made by
8 Secretary French, second by Vice President
9 Russell. Any questions on the motion?

10 Mr. Secretary, roll call.

11 SECRETARY FRENCH: Randall Artis?

12 COMMISSIONER ARTIS: Yes.

13 SECRETARY FRENCH: Christopher French?
14 Yes.

15 Christine Russell?

16 VICE PRESIDENT RUSSELL: Yes.

17 SECRETARY FRENCH: Anthony Serna?

18 PRESIDENT SERNA: Yes. Motion carries.

19 DIRECTOR RIVERA: Thank you.

20 We turn to our first action item of the
21 night, which is the motion to set the value
22 of property located at 3401-03 Grand
23 Boulevard and 3425-3433 Michigan Avenue, East
24 Chicago, Indiana, and to proceed with any
25 offers of sale or proposals of the

1 redevelopment of the property.

2 The appraisal reports were completed for
3 property located at 3401-03 Grand Boulevard
4 and 3425-3433 Michigan Avenue, East Chicago,
5 Indiana. The first appraisal from Vale
6 Appraisal Services is in the amount of
7 \$41,200. The second appraisal from Valuation
8 Appraisal Services is \$45,000. The
9 recommended sale price is \$45,000.

10 Action is recommended to set the value of
11 the property at \$45,000 and to proceed with
12 any offers of sale or proposals of
13 redevelopment of the property. It is
14 recommended that the following motion be
15 adopted verbatim.

16 PRESIDENT SERNA: I'll entertain a motion
17 to set the value of property located at
18 3401-03 Grand Boulevard and 35 -- excuse
19 me -- 3425-3433 Michigan Avenue, East
20 Chicago, Indiana, in the amount of \$45,000
21 and to proceed with any offers of sale or
22 proposals of redevelopment of the property.

23 COMMISSIONER ARTIS: Randy Artis, so
24 moved.

25 SECRETARY FRENCH: Second, Christopher

1 French.

2 PRESIDENT SERNA: Motion made by
3 Commissioner Artis, second by Secretary
4 French. Any questions on the motion?

5 Mr. Secretary, roll call.

6 SECRETARY FRENCH: Randall Artis?

7 COMMISSIONER ARTIS: Yes.

8 SECRETARY FRENCH: Christopher French?

9 Yes.

10 Christine Russell?

11 VICE PRESIDENT RUSSELL: Yes.

12 SECRETARY FRENCH: Anthony Serna?

13 PRESIDENT SERNA: Yes. Motion carries.

14 DIRECTOR RIVERA: Thank you.

15 We go to the second action item, which is
16 a motion to set the value of property located
17 at 3481-3497 Michigan Avenue, East Chicago,
18 Indiana, and to proceed with any offers of
19 sale or proposals of redevelopment of the
20 property.

21 Appraisals were completed for property
22 located at 3481-3497 Michigan Avenue, East
23 Chicago, Indiana. The first appraisal from
24 Vale Appraisal Services is in the amount of
25 \$65,400. The second appraisal from Valuation

1 Appraisal Services is \$80,000. The
2 recommended sale price is \$80,000.

3 Action is recommended to set the value
4 of the property at \$80,000 and to proceed
5 with any offers of sale or proposals of
6 redevelopment of the property. It is
7 recommended that the following motion be
8 adopted verbatim.

9 PRESIDENT SERNA: I'll entertain a motion
10 to set the value of property located at
11 3481-3497 Michigan Avenue, East Chicago,
12 Indiana, in the amount of \$80,000 and to
13 proceed with any offers of sale or proposals
14 of redevelopment of the property.

15 COMMISSIONER ARTIS: Randy Artis, so
16 moved.

17 SECRETARY FRENCH: Second, Christopher
18 French.

19 VICE PRESIDENT RUSSELL: Second.

20 PRESIDENT SERNA: Motion made by
21 Commissioner Artis, second by Vice President
22 Russell. Any questions on the motion?

23 Mr. Secretary, roll call.

24 SECRETARY FRENCH: Randall Artis?

25 COMMISSIONER ARTIS: Yes.

1 SECRETARY FRENCH: Christopher French?

2 Yes.

3 Christine Russell?

4 VICE PRESIDENT RUSSELL: Yes.

5 SECRETARY FRENCH: Anthony Serna?

6 PRESIDENT SERNA: Yes. Motion carries.

7 DIRECTOR RIVERA: Thank you.

8 The third action item for tonight is a
9 motion to approve the contract for
10 Conditional Sale of Real Estate with Royalty
11 Construction Project Management Incorporated
12 for property located at 3727 Main Street,
13 East Chicago, Indiana.

14 The Department of Redevelopment is
15 requesting approval of the contract for
16 Conditional Sale of Real Estate with Royalty
17 Construction Project Management, Inc., for
18 property located at 3727 Main Street, East
19 Chicago, Indiana. Royalty Construction
20 project Management, Inc., has agreed to
21 purchase the property for a total of \$90,000.
22 The contract for Conditional Sale of Real
23 Estate is attached for review with the
24 commonly known address and legal description
25 included.

1 A down payment of \$10,000 will be
2 required to be paid on or before closing with
3 the remaining payment terms as described in
4 the contract which is attached for your
5 review.

6 Action is recommended to approve the
7 contract for Conditional Sale of Real Estate
8 with Royalty Construction Project Management
9 Incorporated and to authorize the Executive
10 Director to sign the necessary paperwork. It
11 is recommended that the following motion be
12 adopted verbatim.

13 PRESIDENT SERNA: I'll entertain a motion
14 to approve the contract for Conditional Sale
15 of Real Estate with Royalty Construction
16 Project Management Incorporated for property
17 located at 3727 Main Street, East Chicago,
18 Indiana, in the amount of \$90,000 and to
19 authorize the Executive Director to sign the
20 necessary paperwork.

21 COMMISSIONER ARTIS: Randy Artis, so
22 moved.

23 VICE PRESIDENT RUSSELL: So moved.

24 PRESIDENT SERNA: Motion made by
25 Commissioner Artis, second by Vice President

1 Russell. Any questions on the motion?

2 Mr. Secretary, roll call.

3 SECRETARY FRENCH: Randall Artis?

4 COMMISSIONER ARTIS: Yes.

5 SECRETARY FRENCH: Christopher French?

6 Yes.

7 Christine Russell?

8 VICE PRESIDENT RUSSELL: Yes.

9 SECRETARY FRENCH: Anthony Serna?

10 PRESIDENT SERNA: Yes. Motion carries.

11 DIRECTOR RIVERA: Thank you,

12 Commissioners.

13 We go to the fourth action item, which is
14 a motion requesting to approve payment of
15 three past due invoices from The Times. The
16 East Chicago Department of Redevelopment
17 received invoices dated 1/23/23, one for
18 \$24.20; 2/23/23 for \$88.26; and 3/4/23 for
19 \$23.69, that were overlooked and not paid
20 from The Times for public notices. These
21 invoices are over 60 days past due. The
22 total amount of the past due invoices is
23 \$136.15.

24 Action is recommended to approve payment
25 of the past due invoices from The Times and

1 to authorize the Executive Director to sign
2 the necessary documents. It is recommended
3 the following motion be adopted verbatim.

4 PRESIDENT SERNA: I'll entertain a motion
5 to approve the payment of the the past due
6 invoices from The Times for the total amount
7 of \$136.15 and to authorize the Executive
8 Director to sign the necessary documents.

9 COMMISSIONER ARTIS: Randy Artis, so
10 moved.

11 SECRETARY FRENCH: Second, Christopher
12 French.

13 PRESIDENT SERNA: Motion made by
14 Commissioner Artis, second by Secretary
15 French. Any questions on the motion?

16 Mr. Secretary, roll call.

17 SECRETARY FRENCH: Randall Artis?

18 COMMISSIONER ARTIS: Yes.

19 SECRETARY FRENCH: Christopher French?
20 Yes.

21 Christine Russell?

22 VICE PRESIDENT RUSSELL: Yes.

23 SECRETARY FRENCH: Anthony Serna?

24 PRESIDENT SERNA: Yes. Motion carries.

25 DIRECTOR RIVERA: Thank you.

1 Our last action item for the night is a
2 motion to request for a purchase order for
3 Peterson Consulting Services, Inc., for
4 professional services rendered, plus
5 expenses.

6 The East Chicago Department of
7 Redevelopment has received a proposal from
8 Peterson Consulting Services dated July 19,
9 2023, for professional services that include
10 Redevelopment Properties Report Update for
11 fiscal year 2023. The fee for this service
12 and consulting will be \$3,725, plus expenses,
13 including local commuting. A request for
14 purchase order for Peterson Consulting
15 Services, Inc., is required to make payment.

16 Action is recommended to approve the
17 request for the purchase order for Peterson
18 Consulting Services, Inc., in the amount of
19 \$4,000 and to authorize the Executive
20 Director to sign the necessary documents. It
21 is recommended that the following motion be
22 adopted verbatim.

23 PRESIDENT SERNA: I'll entertain a motion
24 to approve a request for purchase order for
25 Peterson Consulting Services Incorporated in

1 the amount of \$4,000 to pay for professional
2 services rendered, plus expenses, and to
3 authorize the Executive Director to sign the
4 necessary documents.

5 COMMISSIONER ARTIS: Randy Artis, so
6 moved.

7 SECRETARY FRENCH: Second by Christopher
8 French.

9 PRESIDENT SERNA: Motion made by
10 Commissioner Artis, second by Secretary
11 French. Any questions on those?

12 Mr. Secretary, roll call.

13 SECRETARY FRENCH: Randall Artis?

14 COMMISSIONER ARTIS: Yes.

15 SECRETARY FRENCH: Christopher French?
16 Yes.

17 Christine Russell?

18 VICE PRESIDENT RUSSELL: Yes.

19 SECRETARY FRENCH: Anthony Serna?

20 PRESIDENT SERNA: Yes. Motion carries.

21 Next item on the agenda is public
22 expression. Any public expression? Public
23 expression? Public expression?

24 I'll entertain a motion to adjourn.

25 COMMISSIONER ARTIS: Randy Artis, so

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moved.

VICE PRESIDENT RUSSELL: So moved.

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

Mr. Secretary, roll call.

SECRETARY FRENCH: Randall Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY FRENCH: Christopher French?
Yes.

Christine Russell?

VICE PRESIDENT RUSSELL: Yes.

SECRETARY FRENCH: Anthony Serna?

PRESIDENT SERNA: Yes. Motion carries.

Meeting adjourned.

(MEETING WAS CONCLUDED AT 5:18 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 Times and place herein set forth; and
13 I do further certify that the foregoing transcript,
14 consisting of 19 (nineteen) typewritten pages, is a
15 true and correct transcript of my said stenographic
16 notes.

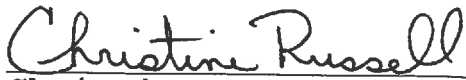
17 Signed this 4th day of August, 2023.

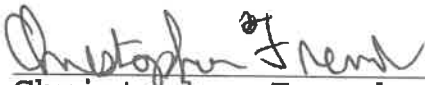
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21 KRISTEN K. STOKES
22 CSR# 084-003723
My Commission Expires: 8/27/23
23 Notary Public: Lake County, Indiana
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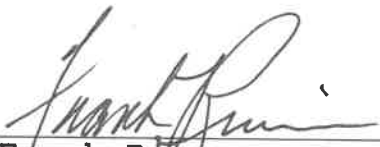
1 APPROVAL OF THE REGULAR MEETING MINUTES
2 OF TUESDAY, AUGUST 1, 2023
3 APPROVED & SIGNED TUESDAY, AUGUST 15, 2023

4 
5 Anthony Serna
6 President


Christine Russell
Vice President

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8 
9 Christopher French
10 Secretary

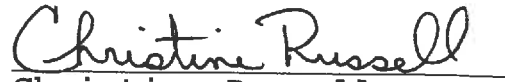

Randall Artis
Commissioner

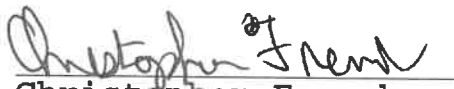
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12 Frank Rivera
13 Executive Director

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1 APPROVAL OF THE REGULAR MEETING MINUTES
2 OF TUESDAY, AUGUST 1, 2023
3 APPROVED & SIGNED TUESDAY, AUGUST 15, 2023

4 
5 Anthony Serna
6 President


Christine Russell
Vice President


7
8 
9 Christopher French
10 Secretary

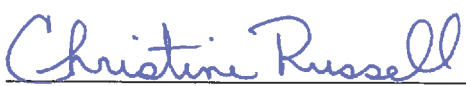

Randall Artis
Commissioner


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12 Frank Rivera
13 Executive Director

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1 APPROVAL OF THE REGULAR MEETING MINUTES
2 OF TUESDAY, AUGUST 1, 2023
3 APPROVED & SIGNED TUESDAY, AUGUST 15, 2023

4 
5 Anthony Serna
6 President


Christine Russell
Vice President

8 
9 Christopher French
10 Secretary


Randall Artis
Commissioner

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12 Frank Rivera
13 Executive Director

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