

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

REGULAR MEETING
September 5, 2023

BOSS REPORTERS
Gary & Merrillville, Indiana
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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 Porter, State of Indiana,
12 taken via Zoom Video-Conferencing to be held at City
13 Hall Council Chambers, 4525 Indianapolis Boulevard,
14 East Chicago, Indiana 46312, on September 5, 2023,
15 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**
- Christopher French, Board Secretary**
- Delainah Valdez-Medina, Board Commissioner**
- Randall Artis, Board Commissioner**
- Shelice Tolbert, Attorney**
- Frank Rivera, Executive Director**
- Thomas Mesich, Financial Advisor**
- Debbra Gritters, Executive Secretary**
- Alysia Dunbar, Programs Director**

and

Members of the Public

APPEARANCES (VIA ZOOM) :

Boss Reporters

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1 PRESIDENT SERNA: I'd like to call to
2 order today's meeting of the East Chicago
3 Redevelopment Commission for September 5,
4 2023. If we could all please rise and renew
5 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: Here.

11 SECRETARY FRENCH: Delainah Valdez-Medina?

12 COMMISSIONER VALDEZ-MEDINA: Present.

13 SECRETARY FRENCH: Christopher French?

14 Here.

15 Christine Russell?

16 VICE PRESIDENT RUSSELL: Here.

17 SECRETARY FRENCH: Anthony Serna?

18 PRESIDENT SERNA: Present. We have all
19 members present. Everyone's here.

20 The next item on the agenda is the
21 approval of the regular meeting minutes of
22 August 15th, 2023. I'll entertain a motion
23 to approve those minutes.

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

1 VICE PRESIDENT RUSSELL: Second by
2 Christine Russell.

3 PRESIDENT SERNA: Motion made by
4 Secretary French, seconded by Vice President
5 Russell. Any questions on the motion?

6 Mr. Secretary, roll call.

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 Christine Russell?

14 VICE PRESIDENT RUSSELL: Yes.

15 SECRETARY FRENCH: Anthony Serna?

16 PRESIDENT SERNA: Yes. Motion carried.

17 Thank you.

18 Now we move to the approval of the
19 dockets.

20 EXECUTIVE DIRECTOR RIVERA: Yes, sir,
21 Mr. President Serna, Vice President
22 Christine, Mr. French and our Treasurer and
23 everyone else as commissioners here and our
24 attorney and Ms. Debra Gritters and Alysia
25 and Tom, welcome.

1 We'll talk about our two particular
2 approval of the dockets. The first approval
3 for the docket is an East Chicago Accounts
4 Payable Warrant Report, which is dated
5 8/30/2023 and the warrant number for that is
6 090523RD in the amount of \$76,633.36. I'll
7 repeat that one more time. The warrant
8 number is 090523RD. If I can have a motion.

9 SECRETARY FRENCH: Motion to approve by
10 Christopher French.

11 COMMISSIONER VALDEZ-MEDINA: Second,
12 Valdez-Medina.

13 PRESIDENT SERNA: Motion made by
14 Secretary French, seconded by Commissioner
15 Valdez-Medina. Any questions on the motion?

16 Mr. Secretary, roll call.

17 SECRETARY FRENCH: Randall Artis?

18 COMMISSIONER ARTIS: Yes.

19 SECRETARY FRENCH: Delainah Valdez-Medina?

20 COMMISSIONER VALDEZ-MEDINA: Yes.

21 SECRETARY FRENCH: Christopher French?

22 Yes.

23 Christine Russell?

24 VICE PRESIDENT RUSSELL: Yes.

25 SECRETARY FRENCH: Anthony Serna?

1 PRESIDENT SERNA: Yes. Motion carries.

2 EXECUTIVE DIRECTOR RIVERA: Thank you,
3 Commissioners.

4 We go to our second appraisal -- I mean
5 approval for the dockets. It's an Accounts
6 Payable Warrant Report, which is dated
7 8/22/2023, and that warrant number is
8 082223RD in the amount of \$22,425. If I
9 could have a motion, please.

10 COMMISSIONER ARTIS: Randy Artis, so
11 moved.

12 COMMISSIONER VALDEZ-MEDINA: Second,
13 Valdez-Medina.

14 PRESIDENT SERNA: Motion made by
15 Commissioner Artis, seconded by Commissioner
16 Valdez-Medina. Any questions on the motion?

17 Mr. Secretary, roll call.

18 SECRETARY FRENCH: Randall Artis?

19 COMMISSIONER ARTIS: Yes.

20 SECRETARY FRENCH: Delainah Valdez-Medina?

21 COMMISSIONER VALDEZ-MEDINA: Yes.

22 SECRETARY FRENCH: Christopher French?

23 Yes.

24 Christine Russell?

25 VICE PRESIDENT RUSSELL: Yes.

1 SECRETARY FRENCH: Anthony Serna?

2 PRESIDENT SERNA: Yes. Motion carries.

3 EXECUTIVE DIRECTOR RIVERA: Thank you.

4 We will turn our attention to the
5 RMC/Harborside Aging Report. And I hope
6 everybody does have a copy of it. We got
7 this at the last minute, and I wanted to make
8 sure everybody got it, and I'm not sure that
9 they did. Did everybody get the RMC Aging
10 Report?

11 PRESIDENT SERNA: I have it based on the
12 bill date as of 9/1, September 1st, 2023.

13 EXECUTIVE DIRECTOR RIVERA: We'll start
14 with the Harborside Apartments Vendor Aging
15 Report based on the billing date as of
16 9/1/2023, as President Serna stated, for the
17 total of \$9,132.99.

18 PRESIDENT SERNA: Is there a motion to
19 approve the report?

20 COMMISSIONER ARTIS: Randy Artis, so
21 moved.

22 COMMISSIONER VALDEZ-MEDINA: Second by
23 Valdez-Medina.

24 EXECUTIVE DIRECTOR RIVERA: Any questions
25 on the motion?

1 Mr. Secretary, roll call.

2 SECRETARY FRENCH: Randall Artis?

3 COMMISSIONER ARTIS: Yes.

4 SECRETARY FRENCH: Delainah Valdez-Medina?

5 COMMISSIONER VALDEZ-MEDINA: Yes.

6 SECRETARY FRENCH: Christopher French?

7 Yes.

8 Christine Russell?

9 VICE PRESIDENT RUSSELL: Yes.

10 SECRETARY FRENCH: Anthony Serna?

11 PRESIDENT SERNA: Yes. Motion carries.

12 EXECUTIVE DIRECTOR RIVERA: Okay. Now we
13 turn our attention to three action items for
14 the night and one resolution.

15 Our first action item is a motion to
16 approve an increase to Purchase Order
17 No. 230973-00 in the amount of \$20,000 for
18 Robert Half to pay for 2023 accounting
19 services invoices.

20 East Chicago Department of Redevelopment
21 needs to increase the amount for Robert Half
22 to fund the remainder of 2023 for invoices
23 that will be paid using CEDIT funds.

24 Currently the open purchase order 230973-00
25 needs an additional \$20,000 to fund the

1 remainder of 2023, which is being requested
2 by change order.

3 Action is recommend to approve increasing
4 P.O. No. 230973-00 in the amount of \$20,000
5 for Robert Half to pay for 2023 accounting
6 services and to authorize the Executive
7 Director to sign the necessary documents. It
8 is recommended that the following motion be
9 adopted verbatim.

10 PRESIDENT SERNA: I'll entertain a motion
11 to approve an increase to purchase order
12 230973-00 in the amount of \$20,000 for Robert
13 Half to pay the remainder of 2023 accounting
14 service invoices and to authorize the
15 Executive Director to sign the necessary
16 documents.

17 COMMISSIONER ARTIS: Randy Artis, so
18 moved.

19 SECRETARY FRENCH: Second, Christopher
20 French.

21 PRESIDENT SERNA: Motion made by
22 Commissioner Artis, second by Secretary
23 French. Any questions on the motion?

24 Mr. Secretary, roll call.

25 SECRETARY FRENCH: Randall Artis?

1 COMMISSIONER ARTIS: Yes.

2 SECRETARY FRENCH: Delainah Valdez-Medina?

3 COMMISSIONER VALDEZ-MEDINA: Yes.

4 SECRETARY FRENCH: Christopher French?

5 Yes.

6 Christine Russell?

7 VICE PRESIDENT RUSSELL: Yes.

8 SECRETARY FRENCH: Anthony Serna?

9 PRESIDENT SERNA: Yes. Motion carries.

10 EXECUTIVE DIRECTOR RIVERA: Thank you.

11 We now turn our attention to another
12 action item, a motion to retroactively
13 approve an increase to purchase order
14 230973-00 (sic) in the amount of \$35,000
15 for STM Enterprises, LLC, for the remainder
16 of the 2023 maintenance services invoices.

17 Okay. Now, I got an issue here,
18 Ms. Shelice. On the action item it says --
19 let me read it, and I'll show you the issue
20 I'm having.

21 The East Chicago Department of
22 Redevelopment needs to increase the amount
23 for STM Enterprises, LLC, to fund the
24 remainder of invoices for 2023 that will be
25 paid using CEDIT funds. Currently the open

1 purchase order 230972-00 needs an additional
2 \$35,000 to fund the remainder of 2023, which
3 is being requested by change order.

4 Action is recommended to approve
5 increasing P.O. 230972-00 in the amount of
6 \$35,000 for STM Enterprises, LLC, to pay for
7 2023 maintenance services and to authorize
8 the Executive Director to sign the necessary
9 documents. It is recommended that the
10 following motion be adopted verbatim.

11 But I need to understand. Are we doing
12 230973 or 72?

13 ATTORNEY TOLBERT: That should be 72.
14 That's a typographical error on my end. So
15 it's 972 for STM.

16 EXECUTIVE DIRECTOR RIVERA: Okay. So
17 that would be the President's motion for 972;
18 right?

19 ATTORNEY TOLBERT: Correct.

20 PRESIDENT SERNA: Okay. So the purchase
21 order for STM, the correct purchase order is
22 230972-00; is that correct?

23 ATTORNEY TOLBERT: Yes.

24 PRESIDENT SERNA: Okay. So when I read
25 the motion, then I'll say the correct

1 purchase order number, 72.

2 All right. I'll entertain a motion to
3 approve an increase to purchase order
4 230972-00 in the amount of \$35,000 for STM
5 Enterprises, LLC, to pay for the remainder of
6 2023 maintenance services invoices and to
7 authorize the Executive Director to sign the
8 necessary documents.

9 COMMISSIONER ARTIS: Randy Artis, so
10 moved.

11 COMMISSIONER VALDEZ-MEDINA: Second,
12 Valdez-Medina.

13 PRESIDENT SERNA: Motion made my
14 Commissioner Artis, seconded by Commissioner
15 Valdez-Medina. Any questions on the motion?

16 Mr. Secretary, roll call.

17 SECRETARY FRENCH: Randall Artis?

18 COMMISSIONER ARTIS: Yes.

19 SECRETARY FRENCH: Delainah Valdez-Medina?

20 COMMISSIONER VALDEZ-MEDINA: Yes.

21 SECRETARY FRENCH: Christopher French?

22 Yes.

23 Christine Russell?

24 VICE PRESIDENT RUSSELL: Yes.

25 SECRETARY FRENCH: Anthony Serna?

1 PRESIDENT SERNA: Yes. Motion carries.

2 EXECUTIVE DIRECTOR RIVERA: Thank you,
3 Commissioners.

4 Our next action item is a motion to set
5 the value of properties listed as Lots 2, 3,
6 4 and 6 located in the Prairie Crossings
7 Subdivision, 2001 Franklin Street, East
8 Chicago, Indiana, as recommended, and to
9 proceed with any offers of sale or proposals
10 of redevelopment of the properties.

11 The East Chicago Department of
12 Redevelopment is requesting approval to set
13 the value of four lots for private
14 redevelopment of single family homes at
15 Prairie Crossings Subdivision, located at
16 2001 Franklin Street, East Chicago, Indiana.

17 The lots are as follows: Lot No. 1 -- or
18 No. 2, Parcel No. 45-03-27-183-023.000-024
19 for a value of \$20,000.

20 Lot No. 3, parcel No. 45-03-27-183-
21 024.000-024 for the value of \$20,850.

22 Lot No. 4, parcel No. 45-03-27-183-
23 025.000-024 for a total value of \$20,000.

24 Lot No. 6, parcel No. 45-03-27-183-
25 027.000-024 for the value of \$20,000.

1 Action is recommended to set the value of
2 the lots as listed and to proceed with any
3 offers of sale or proposals for redevelopment
4 of the properties. It is recommended that
5 the following motion be adopted verbatim.

6 PRESIDENT SERNA: I'll entertain a motion
7 to set the value of properties listed as Lots
8 2, 3, 4 and 6, located in the Prairie
9 Crossings Subdivision, 2001 Franklin Street,
10 East Chicago, Indiana, as recommended, and to
11 proceed with any offers of sale or proposals
12 of redevelopment of the properties.

13 COMMISSIONER ARTIS: Randy Artis, so
14 moved.

15 COMMISSIONER VALDEZ-MEDINA: Second,
16 Valdez-Medina.

17 PRESIDENT SERNA: Motion made by
18 Commissioner Artis, second by Commissioner
19 Valdez-Medina. Any questions on the motion?

20 Mr. Secretary, roll call.

21 SECRETARY FRENCH: Randall Artis?

22 COMMISSIONER ARTIS: Yes.

23 SECRETARY FRENCH: Delainah Valdez-Medina?

24 COMMISSIONER VALDEZ-MEDINA: Yes.

25 SECRETARY FRENCH: Christopher French?

1 Yes.

2 Christine Russell?

3 VICE PRESIDENT RUSSELL: Yes.

4 SECRETARY FRENCH: Anthony Serna?

5 PRESIDENT SERNA: Yes. Motion carries.

6 EXECUTIVE DIRECTOR RIVERA: Thank you,
7 Commissioners.

8 We go to our last item of the day, which
9 is Resolution No. 2023-RED-1909, which is a
10 resolution of the City of East Chicago
11 Redevelopment Commission regarding electronic
12 meetings of political subdivisions.

13 A resolution of the City of East Chicago
14 Redevelopment Commission regarding electronic
15 meetings of political subdivisions. Whereas,
16 I.C., which is Indiana Code 5-14-1.5-3.5,
17 provides in part in Section B that a member
18 of the governing body of a public agency or a
19 political subdivision who is not physically
20 present at a meeting of the governing body
21 but who communicates with members of the
22 governing body during the meeting by
23 telephone, computer, video conferences, or
24 any other electronic means of communication
25 (1) may not participate in final action taken

1 at the meeting unless the member's
2 participation is expressly authorized by
3 statute, and (2) may not be considered
4 present at the meeting unless considering the
5 member to be present at the meeting is
6 expressly authorized by statute.

7 And whereas, the City of East Chicago
8 Redevelopment Commission is a political
9 subdivision pursuant to Indiana Code
10 5-14-1.5-3.5.

11 And whereas, Indiana Code 5-14-1.5-3.5
12 supersedes any previous resolutions of the
13 City of East Chicago Redevelopment Commission
14 regarding any attendance and voting by
15 telephone, computer, video conferencing or
16 any other electronic means of communication.

17 And whereas, the City of East Chicago
18 Redevelopment Commission desires to revise
19 its attendance and voting policies in
20 accordance with Indiana Code 5-14-1.5-3.5.

21 Now, therefore, be it resolved as
22 follows:

23 1. That any board member who appears at
24 a meeting by telephone, computer, video
25 conferencing, including zoom, or any other

1 electronic means of communication, cannot
2 vote on final action items unless otherwise
3 expressed by statute.

4 And that, 2, that any board member who
5 appears at a meeting by telephone, computer,
6 video conferencing, including zoom, or any
7 other electronic means of communication, is
8 considered absent unless otherwise expressed
9 by statute.

10 No. 3. Any previous resolution regarding
11 appearance and/or attendance at a meeting by
12 telephone, computer, video conferencing,
13 including zoom, or any other electronic means
14 of communication, is hereby rescinded.

15 Passed and adopted this 5th day of
16 September, 2023.

17 PRESIDENT SERNA: I'll entertain a motion
18 to approve the resolution of the City of East
19 Chicago Redevelopment Commission regarding
20 electronic meetings of political
21 subdivisions.

22 COMMISSIONER ARTIS: Randy Artis, so
23 moved.

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

1 PRESIDENT SERNA: Motion made by
2 Commissioner Artis, seconded by
3 Valdez-Medina. Any questions on the motion?

4 Mr. Secretary, roll call, please.

5 SECRETARY FRENCH: Randall Artis?

6 COMMISSIONER ARTIS: Yes.

7 SECRETARY FRENCH: Delainah Valdez-Medina?

8 COMMISSIONER VALDEZ-MEDINA: Yes.

9 SECRETARY FRENCH: Christopher French?
10 Yes.

11 Christine Russell?

12 VICE PRESIDENT RUSSELL: Yes.

13 SECRETARY FRENCH: Anthony Serna?

14 PRESIDENT SERNA: Yes. Motion carries.

15 Next item on the agenda is public
16 expression. Is there any public expression?
17 Any public expression? Any public
18 expression?

19 I'll entertain a motion to adjourn.

20 COMMISSIONER ARTIS: Randy Artis, so
21 moved.

22 COMMISSIONER VALDEZ-MEDINA: Second,
23 Valdez-Medina.

24 PRESIDENT SERNA: Motion made by
25 Commissioner Artis, seconded by

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Valdez-Medina.

Mr. Secretary, roll call.

SECRETARY FRENCH: Randall Artis?

COMMISSIONER ARTIS: Yes.

SECRETARY FRENCH: Delainah Valdez-Medina?

COMMISSIONER VALDEZ-MEDINA: 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 5:15 P.M.)

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

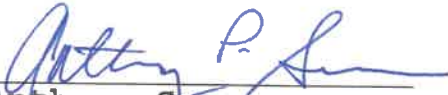
8 I, KRISTEN K. STOKES, CSR, Notary Public in
9 and for the County of Porter, State of Indiana, do
10 hereby certify that I reported in machine shorthand
11 the foregoing proceedings had in the above-entitled
12 matter, at the time and place herein set forth; and
13 I do further certify that the foregoing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

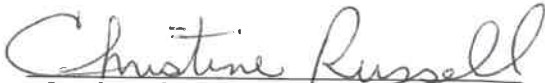
17 Signed this 11th day of September, 2023.


18
19
20 

21 KRISTEN K. STOKES
22 CSR# 084-003723
My Commission Expires: 8/06/31
23 Notary Public: Porter County, Indiana
24
25

1 APPROVAL OF THE REGULAR MEETING MINUTES
2 OF TUESDAY, September 5, 2023
3 APPROVED & SIGNED TUESDAY, SEPTEMBER 5, 2023
4

5 
6 Anthony Serna
7 President

5 
6 Christine Russell
7 Vice President

8 
9 Christopher French
10 Secretary

8 
9 Delainah Valdez-Medina
10 Commissioner

11 
12 Randall Artis
13 Commissioner

11 
12 Frank Rivera
13 Executive Director

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