

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

REGULAR MEETING
September 6, 2022

BOSS REPORTERS
Gary & Merrillville, Indiana
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Merrillville, Indiana 46410
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APPEARANCES (IN PERSON) :

- Christine Russell, Board President
 - Christopher French, Board Secretary
 - Delainah Valdez-Medina, Board Commissioner
 - Randall Artis, Board Commissioner
 - Frank Rivera, Executive Director
 - Debra Gritters, Executive Assistant
 - Shelice Tolbert, Attorney
 - Thomas Mesich, Financial Advisor
- and

Members of the Public

* * * * *

1 PRESIDENT RUSSELL: I'd like to call the
2 meeting to order for the East Chicago
3 Redevelopment Commission regular meeting,
4 City Hall Council Chambers, 4525 Indianapolis
5 Boulevard, Second Floor, East Chicago,
6 Indiana, September 6, 2022, 5:00 p.m.

7 Please stand for the Pledge.

8 (PLEDGE OF ALLEGIANCE.)

9 PRESIDENT RUSSELL: Roll call, please.

10 SECRETARY FRENCH: Randall Artis?

11 COMMISSIONER ARTIS: Here.

12 SECRETARY FRENCH: Delainah Valdez-Medina?

13 COMMISSIONER VALDEZ-MEDINA: Present.

14 SECRETARY FRENCH: Christopher French?
15 Present.

16 Rodger Gates?

17 VICE PRESIDENT GATES: (No response.)

18 SECRETARY FRENCH: Christine Russell?

19 PRESIDENT RUSSELL: Yes.

20 Approval of the regular meeting minutes
21 from August 16, 2022.

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

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

1 Mrs. President. Vice president is not here
2 today. Mr. Gates is not here. Secretary
3 Christopher French and the rest of the
4 Commissioners, as well ad Miss -- our
5 attorney, Shelice Tolbert. And we do have
6 Mr. Mesich here today and Debbra Gritters.

7 Okay. So we're going to start off with
8 the approval of the dockets, and the first
9 docket we're doing tonight is the City of
10 East Chicago accounts payable warrant
11 report, which is dated on 9/11 -- I'm
12 sorry -- 9/01/2022. Warrant No. 082322-9D --
13 I mean RD. Sorry. I'll say that again.
14 082322RD in the amount of \$87,800. If I
15 could have a motion, please.

16 SECRETARY FRENCH: Motion to approve by
17 Christopher French.

18 COMMISSIONER VALDEZ-MEDINA: Second,
19 Valdez-Medina.

20 PRESIDENT RUSSELL: Motion was made by
21 Christopher French, second by Delainah
22 Valdez-Medina. Any comments or questions?

23 Roll call, please.

24 SECRETARY FRENCH: Randall Artis?

25 COMMISSIONER ARTIS: Yes.

1 SECRETARY FRENCH: Christopher French?

2 Yes.

3 Christine Russell?

4 PRESIDENT RUSSELL: Yes. Motion carried.

5 EXECUTIVE DIRECTOR RIVERA: Thank you,
6 Commissioners.

7 We now go on to our next item on our
8 agenda, which is the Harborside Apartments
9 Aging Report, and that particular Harborside
10 Aging Report is based on the billing date as
11 of 8/31/2022 for a total amount of
12 \$85,078.65. If I could have a motion,
13 please.

14 SECRETARY FRENCH: Motion to approve by
15 Christopher French.

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

18 PRESIDENT RUSSELL: Motion was made by
19 Christopher French, second by Delainah
20 Valdez-Medina. Any 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 amount of \$20,000 needs to be approved as a
2 change order to the original purchase order.

3 Action is recommended to approve
4 increasing P.O. 221012-00 in the amount of
5 \$20,000 for Urban Design Ventures, LLC, to
6 pay future invoices and to authorize the
7 Executive Director to sign the necessary
8 documents.

9 It is recommended that the following
10 motion be adopted verbatim.

11 PRESIDENT RUSSELL: Motion to approve an
12 increase in the purchase order for Urban
13 Design Ventures, LLC, for professional
14 services in the amount of \$20,000, to pay for
15 future invoices and to authorize the
16 Executive Director to sign the necessary
17 documents.

18 SECRETARY FRENCH: Motion to approve by
19 Christopher French.

20 COMMISSIONER VALDEZ-MEDINA: Second,
21 Valdez-Medina.

22 PRESIDENT RUSSELL: Motion was made by
23 Christopher French, second by Delainah
24 Valdez-Medina. Any comments or questions?

25 COMMISSIONER VALDEZ-MEDINA: I have one.

1 Chicago, Indiana.

2 The East Chicago Department of
3 Redevelopment has received a request from
4 BEMS, LLC, regarding 2106-20 Columbus, to
5 amend the purchase agreement to modify the
6 due diligence period. The proposed amendment
7 indicates that the due diligence period would
8 be extended by 90 days and end on November
9 22, 2022. The third amendment to the
10 purchase agreement is attached for review.

11 Action is recommended to approve the
12 third amendment to the purchase agreement
13 modifying the due diligence period and to
14 authorize the Executive Director to execute
15 the necessary documents.

16 It is recommended that the following
17 motion be adopted verbatim.

18 PRESIDENT RUSSELL: Motion to approve the
19 third amendment to the purchase agreement
20 between the East Chicago Redevelopment
21 Department and BEMS, LLC, regarding 2106-20
22 Columbus, extending the due diligence period
23 to November 22, 2022, and to authorize the
24 Executive Director to execute any necessary
25 documents.

1 Roll call, please.

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 PRESIDENT RUSSELL: Yes. Motion carried.

10 EXECUTIVE DIRECTOR RIVERA: Thank you,
11 Commissioners.

12 We go on to the next action item, which
13 is an action item for 1607 Broadway Street in
14 East Chicago, Indiana.

15 Appraisal reports were completed for
16 property located at 1607 Broadway Street,
17 East Chicago, Indiana. The first appraisal
18 was in the amount of \$59,000. The second
19 appraisal value was in the amount of \$50,000.
20 The average of the two appraisals is \$54,500,
21 which is the recommended sale price of the
22 property.

23 Action is recommended to set the value of
24 1607 Broadway Street at \$54,500 and to
25 proceed with any offers of sale or proposals

1 guys would be voting on those new ones, but
2 this is not a new one.

3 COMMISSIONER VALDEZ-MEDINA: Okay.

4 PRESIDENT RUSSELL: Any other comments or
5 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 Christine Russell?

14 PRESIDENT RUSSELL: Yes. Motion carried.

15 EXECUTIVE DIRECTOR RIVERA: Thank you,
16 Commissioners.

17 Now we go on to the approval of the first
18 amendment to purchase agreement between East
19 Chicago and MVAH.

20 The East Chicago Department of
21 Redevelopment has received a request from
22 MVAH Holding, LLC, to amend the purchase
23 agreement to modify Section 5.2, extension of
24 inspection period. The proposed amendment
25 indicates that Section 5.2, as written in the

1 Valdez-Medina. Any comments or questions?

2 Roll call, please.

3 SECRETARY FRENCH: Randall Artis?

4 COMMISSIONER ARTIS: Yes.

5 SECRETARY FRENCH: Delainah Valdez-Medina?

6 COMMISSIONER VALDEZ-MEDINA: Yes.

7 SECRETARY FRENCH: Christopher French?

8 Yes.

9 Rodger Gates?

10 VICE PRESIDENT GATES: Yes.

11 SECRETARY FRENCH: Christine Russell?

12 PRESIDENT RUSSELL: Yes. Motion carried.

13 EXECUTIVE DIRECTOR RIVERA: Thank you,

14 Commissioners.

15 We go on to our resolution, which is
16 Resolution 2022-RED-1890 appropriation
17 resolution for the Harborside Apartments Fund
18 0298, Budget 2022.

19 East Chicago Redevelopment Harborside
20 Apartments fund appropriation. Section 3,
21 summary of appropriated funds. Section 4 and
22 5, resources for appropriated funds.
23 Section 6, effective date.

24 A resolution appropriating East Chicago
25 Redevelopment Harborside Apartments fund

1 Section 3. Harborside Apartments.
2 Personal services, zero. Supplies, \$100,000.
3 Other services and charges, 1.4 million.
4 Capital outlays, zero. Total, 1.5 million.

5 Residential/commercial/rental property.
6 Personal services, zero. Supplies, \$10,000.
7 Other services and charges, \$240,000.
8 Capital outlays, zero. A total of \$250,000.

9 Section 4. That for the said fiscal
10 period, disbursements for personal services,
11 supplies, other services and charges and
12 capital outlays listed in Section 3 are
13 appropriated. Said amounts may be increased
14 or decreased by another resolution of East
15 Chicago Redevelopment Board of Commissioners.

16 Section 5. Be it further resolved by the
17 East Chicago Redevelopment Board of
18 Commissioners that the funding for the
19 appropriations described elsewhere herein
20 will be solely from rental of property
21 receipts during the year ending December 31,
22 2022, said amounts estimated to total
23 approximately \$1,775,000.

24 Section 6. This resolution shall be in
25 full force and effect from and after its

1 Roll call, please.

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 PRESIDENT RUSSELL: No.

10 Motion carried to table it.

11 SECRETARY FRENCH: Wait a minute. Hold
12 it. Hold it. Hold it. Is there any way
13 that I can rescind this?

14 ATTORNEY TOLBERT: Your vote?

15 SECRETARY FRENCH: Yes.

16 THE REPORTER: I couldn't hear you. I'm
17 sorry.

18 EXECUTIVE DIRECTOR RIVERA: He wants to
19 know whether or not there's a way that he
20 could rescind his vote.

21 ATTORNEY TOLBERT: Did you have a
22 misunderstanding of what the motion was on
23 the floor?

24 SECRETARY FRENCH: Yes, I did.

25 ATTORNEY TOLBERT: Okay. And what was

1 table was passed three to one.

2 ATTORNEY TOLBERT: Yes.

3 PRESIDENT RUSSELL: And requesting that
4 there's more itemized information on the
5 agenda for the next meeting in two weeks.

6 EXECUTIVE DIRECTOR RIVERA: Yeah, I'll
7 have the controller's office do that.

8 ATTORNEY TOLBERT: It's specific to the
9 section under Harborside Apartments for other
10 services and charges.

11 COMMISSIONER ARTIS: Both of them.
12 Harborside and residential/commercial/rental
13 property.

14 EXECUTIVE DIRECTOR RIVERA: That's all
15 part of that.

16 ATTORNEY TOLBERT: Okay. I'm sorry. I
17 would just point out that I thought I heard
18 you say for other services and charges.

19 COMMISSIONER ARTIS: Yeah, for both.

20 ATTORNEY TOLBERT: But you want for both
21 Harborside and Residential?

22 EXECUTIVE DIRECTOR RIVERA: Yeah, we'll
23 get you for both.

24 PRESIDENT RUSSELL: Public expression?

25 (GENTLEMAN STEPPED UP TO THE

1 and everything. I submitted it with the
2 application. I turned it into the office.
3 They said that everyone in the office had
4 either been fired or quit and they couldn't
5 find all the paperwork. I expressed to the
6 lady everything that they had me do. And
7 they -- she did call me back, the lady in the
8 office downstairs, she was very polite. She
9 said I'll get back in touch you.

10 She did get in back in touch with me, and
11 she informed me that the property had been
12 turned over to Redevelopment -- well,
13 actually she sent me to the Building
14 Department, and the Building Department
15 sent me to Redevelopment.

16 And I had been conversing with Mr. Rivera
17 and we had two or three different
18 conversations. The last conversation I had
19 with him before he hung up on me was -- I was
20 asking him how much did he want to sell the
21 property for, if it's not (inaudible). And
22 he told me, give him a price. I asked him to
23 give me a price, first of all. He wouldn't
24 give me a price.

25 So I quoted him the price from the

1 that was when you left it on my recording
2 today. And like I told him, we were beyond
3 that. We were negotiating on a price. So I
4 didn't feel that I should have to go back and
5 do an inquiry form when he already knows
6 that.

7 ATTORNEY TOLBERT: That's your time, sir.

8 AUDIENCE MEMBER: All right. Thank you.

9 PRESIDENT RUSSELL: Any other public
10 expression?

11 COMMISSIONER ARTIS: I have something.

12 ATTORNEY TOLBERT: Before you start,
13 Commissioner Artis, just so you are aware,
14 you don't address the problems of the public
15 comment on the record. We address them as a
16 commission. This seems to be a personnel --

17 THE REPORTER: Can you speak up.

18 ATTORNEY TOLBERT: I'm sorry, Kristen.

19 THE REPORTER: That's okay.

20 ATTORNEY TOLBERT: Usually the public
21 comment is not addressed right away, and this
22 seems to be a personnel issue, so that is not
23 addressed before the public, so I just want
24 to make sure that's understood.

25 COMMISSIONER ARTIS: So when do we do

1 said, what would be the price? And I never
2 received a price.

3 COMMISSIONER ARTIS: When can we -- this
4 is to the attorney. When can we have some
5 kind of session to go over this stuff and
6 meet?

7 ATTORNEY TOLBERT: That would be
8 something that we have to discuss off the
9 record with the president for something
10 amongst the commissioners.

11 I'm sorry, Kristen. I'll move the
12 microphone closer. I was saying that that
13 would be something that would be coordinated
14 amongst the commissioners and the president.

15 COMMISSIONER ARTIS: Because I don't want
16 this to be overlooked. There definitely
17 needs -- I want to give this gentleman, he's
18 a lifelong resident, he's an ex-police
19 officer.

20 EXECUTIVE DIRECTOR RIVERA: Excuse me,
21 Ms. Shelice Tolbert, we're not supposed to
22 have any comment during the public session.

23 COMMISSIONER VALDEZ-MEDINA: I see it as
24 a resident issue --

25 EXECUTIVE DIRECTOR RIVERA: There is no

1 do that. And that's what I was saying that
2 that would be coordinated amongst the
3 commissioners and the president to determine
4 if it's going to be a special meeting session
5 or have it --

6 EXECUTIVE DIRECTOR RIVERA: Exactly.

7 ATTORNEY TOLBERT: -- be handled or
8 something done in the meeting itself.

9 COMMISSIONER ARTIS: I just don't want it
10 to go away -- or at least have some kind of
11 meeting. We don't want to not help you.

12 ATTORNEY TOLBERT: And it may not -- I'm
13 sorry. It may not be something that requires
14 a full-blown meeting like we're having here.
15 It's to be discussed with the president and
16 the other commissioners to determine how to
17 handle it.

18 COMMISSIONER ARTIS: I agree. That's why
19 we can have an executive meeting and it would
20 just be among us, and we can discuss it and
21 get to the bottom of it.

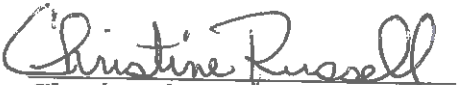
22 ATTORNEY TOLBERT: Okay.


23 COMMISSIONER ARTIS: But we don't want to
24 prolong it. So Madam President --

25 ATTORNEY TOLBERT: Well, again, that's

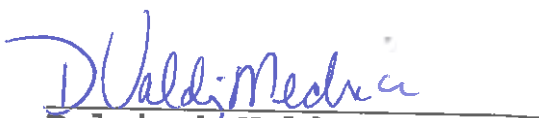
1 APPROVAL OF THE REGULAR MEETING MINUTES
2 OF TUESDAY, SEPTEMBER 6, 2022
3 APPROVED & SIGNED TUESDAY, SEPTEMBER 20, 2022

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Christine Russell
President


Christopher French
Secretary


Randall Artis
Commissioner


Delainah Valdez-Medina
Commissioner


Frank Rivera
Executive Director