

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

**ORIGINAL**

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*REGULAR MEETING*  
*September 21, 2021*

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*BOSS REPORTERS*  
*Gary \* Merrillville \* Valparaiso, Indiana*  
*3893 East Lincoln Highway (Rt. 30)*  
*Merrillville, Indiana 46410*  
*(219) 769-9090*

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**REPORTERS**  
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Min-U-Script®

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 September 21, 2021,  
15 scheduled to begin at 5:00 p.m. in the evening.

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21 BOSS REPORTERS  
22 & VIDEOCONFERENCING  
23 GARY \* MERRILLVILLE \* VALPARAISO, INDIANA  
24 (219) 769-9090  
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**APPEARANCES:**

**Christine Russell, Board President**  
**Rodger Gates, Board Vice President**  
**Christopher French, Board Secretary**  
**Delainah Valdez-Medina, Commissioner**  
**Debra Bolanos, Commissioner**  
**Frank Rivera, Executive Director**  
**Shelice Tolbert, Attorney**  
**Rochelle Rosas, Secretary**  
**and**  
**Members of the Public**

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I N D E X

PLEDGE OF ALLEGIANCE..... 4

ROLL CALL..... 4

APPROVAL OF 9/7/21 MEETING MINUTES..... 4

WARRANT NUMBER 092121RD..... 6

WARRANT NUMBER 092121RC..... 7

WARRANT NUMBER 091521RD..... 8

RMC HARBORSIDE VENDOR AGING REPORT..... 9

APPROVE CDBG HUD FUNDS - 4853 EUCLID..... 10

APPROVE CDBG HUD FUNDS - 4111 IVY..... 12

APPROVE CDBG HUD FUNDS - 4422 NORTHCOTE..... 14

PUBLIC EXPRESSION..... 16

MOTION TO ADJOURN..... 16

\* \* \* \* \*

1                   PRESIDENT RUSSELL: Okay. I'd like to go  
2 ahead and call the East Chicago Redevelopment  
3 Commission regular meeting to order, City  
4 Hall Council Chambers, 4525 Indianapolis  
5 Boulevard, Second Floor, East Chicago,  
6 Indiana, September 21st, 2021, 5:00 p.m.

7                   Please stand for the Pledge of  
8 Allegiance.

9                   (PLEDGE OF ALLEGIANCE.)

10                  PRESIDENT RUSSELL: Roll call, please.

11                  SECRETARY FRENCH: Debra Bolanos?

12                  COMMISSIONER BOLANOS: Present.

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 have approval of the meeting  
22 minutes from September 7th, 2021.

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

25                  VICE PRESIDENT GATES: Second, Rodger

1 Gates.

2 PRESIDENT RUSSELL: Motion was made by  
3 Christopher French, second by Rodger Gates.  
4 Any questions?

5 Roll call, please.

6 EXECUTIVE DIRECTOR RIVERA: Wait a  
7 minute.

8 PRESIDENT RUSSELL: Oh, sure.

9 EXECUTIVE DIRECTOR RIVERA: Ms. President,  
10 if we can make one change to the minutes  
11 because they put in there "Mrs. Russell"  
12 instead of "Ms. Russell." Okay?

13 PRESIDENT RUSSELL: How did I miss that?

14 EXECUTIVE DIRECTOR RIVERA: So Ms. Russell.

15 PRESIDENT RUSSELL: Okay.

16 EXECUTIVE DIRECTOR RIVERA: That's it.

17 PRESIDENT RUSSELL: Thank you.

18 Any other additions or corrections?

19 (NO RESPONSE.)

20 PRESIDENT RUSSELL: Roll call, please.

21 SECRETARY FRENCH: Debra Bolanos?

22 COMMISSIONER BOLANOS: Yes.

23 SECRETARY FRENCH: Delainah Valdez-Medina?

24 COMMISSIONER VALDEZ-MEDINA: Yes.

25 SECRETARY FRENCH: Christopher French?

1 Yes.

2 Rodger Gates?

3 VICE PRESIDENT GATES: Yes.

4 SECRETARY FRENCH: Christine Russell?

5 PRESIDENT RUSSELL: Yes. Motion carried.

6 Now to the approval of the dockets.

7 EXECUTIVE DIRECTOR RIVERA: Yes, ma'am.

8 Good evening, Ms. President, Vice

9 President and members of the Commission and  
10 Shelice Tolbert and Boss Reporters.

11 We start off with the approval of the  
12 dockets, and the first approval of the docket  
13 is the City of East Chicago Accounts Payable  
14 warrant report September 16, 2021. The  
15 warrant number is 092121RD in the amount of  
16 \$26,289.60.

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

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

21 PRESIDENT RUSSELL: Motion was made by  
22 Christopher French, second by Delainah  
23 Valdez-Medina.

24 Any questions?

25 Roll call, please.

1 SECRETARY FRENCH: Debra Bolanos?

2 COMMISSIONER BOLANOS: Yes.

3 SECRETARY FRENCH: Delainah Valdez-Medina?

4 COMMISSIONER VALDEZ-MEDINA: Yes.

5 SECRETARY FRENCH: Christopher French?

6 Yes.

7 Rodger Gates?

8 VICE PRESIDENT GATES: Yes.

9 SECRETARY FRENCH: Christine Russell?

10 PRESIDENT RUSSELL: Yes. Motion carried.

11 EXECUTIVE DIRECTOR RIVERA: Thank you.

12 Our next approval of the dockets is a  
13 City of East Chicago accounts payable warrant  
14 report. It's dated 9/16/2021. That  
15 particular warrant number is 092121RC in the  
16 amount of \$14,568.44. If I could have a  
17 motion.

18 COMMISSIONER VALDEZ-MEDINA: Motion for  
19 approval, Valdez-Medina.

20 VICE PRESIDENT GATES: Second, Rodger  
21 Gates.

22 PRESIDENT RUSSELL: Motion was made by  
23 Delainah Valdez-Medina, second by Rodger  
24 Gates.

25 Any questions or comments?



1 Roll call, please.

2 SECRETARY FRENCH: Debra Bolanos?

3 COMMISSIONER BOLANOS: Yes.

4 SECRETARY FRENCH: Delainah Valdez-Medina?

5 COMMISSIONER VALDEZ-MEDINA: Yes.

6 SECRETARY FRENCH: Christopher French?

7 Yes.

8 Rodger Gates?

9 VICE PRESIDENT GATES: Yes.

10 SECRETARY FRENCH: Christine Russell?

11 PRESIDENT RUSSELL: Yes. Motion carried.

12 EXECUTIVE DIRECTOR RIVERA: Thank you.

13 We go on to our last City of East Chicago  
14 Accounts Payable warrant report, which is  
15 dated 9/16/2021. That particular warrant  
16 number is 091521RD in the amount of \$37,425.  
17 If I could have a motion, please.

18 COMMISSIONER BOLANOS: Motion to approve,  
19 Bolanos.

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

22 PRESIDENT RUSSELL: Motion was made by  
23 Debra Bolanos, second by Delainah Valdez-Medina.

24 Any questions or comments?

25 Roll call, please.

1 SECRETARY FRENCH: Debra Bolanos?

2 COMMISSIONER BOLANOS: Yes.

3 SECRETARY FRENCH: Delainah Valdez-Medina?

4 COMMISSIONER VALDEZ-MEDINA: Yes.

5 SECRETARY FRENCH: Christopher French?

6 Yes.

7 Rodger Gates?

8 VICE PRESIDENT GATES: Yes.

9 SECRETARY FRENCH: Christine Russell?

10 PRESIDENT RUSSELL: Yes. Motion carried.

11 EXECUTIVE DIRECTOR RIVERA: Thank you.

12 We go on to the RMC Harborside Aging  
13 account, which is our vendor aging report  
14 based on the billing date as of 9/15/2021,  
15 and the overall amount for that particular  
16 billing date is \$120,027.55. If I could have  
17 a motion to approve.

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

20 VICE PRESIDENT GATES: Second, Rodger  
21 Gates.

22 PRESIDENT RUSSELL: Motion was made by  
23 Christopher French, second by Rodger Gates.

24 Any comments or questions?

25 Roll call, please.

1 SECRETARY FRENCH: Debra Bolanos?

2 COMMISSIONER BOLANOS: Yes.

3 SECRETARY FRENCH: Delainah Valdez-Medina?

4 COMMISSIONER VALDEZ-MEDINA: Yes.

5 SECRETARY FRENCH: Christopher French?

6 Yes.

7 Rodger Gates?

8 VICE PRESIDENT GATES: Yes.

9 SECRETARY FRENCH: Christine Russell?

10 PRESIDENT RUSSELL: Yes. Motion carried.

11 EXECUTIVE DIRECTOR RIVERA: Thank you.

12 We now go to our action items, and we  
13 have three on the agenda.

14 The first action item is to approve the  
15 CDBG HUD funds for Change Order No. 1 for the  
16 Residential Rehab and Lead Stabilization  
17 Project located at 4853 Euclid Avenue, East  
18 Chicago, Indiana 46312.

19 For the owner-occupied residential Rehab  
20 and Lead Stabilization Project located at  
21 48534 Euclid Avenue, East Chicago, Indiana  
22 46312, which is participating in the  
23 Residential Repair Program, the owner's  
24 agreed total Change Order No. 1 cost is  
25 \$4,500, which will be additionally allocated

1 to the homeowner's CDBG-financed loan to  
2 cover home repairs using federal CDBG HUD  
3 funds.

4 The total cost of this change order is  
5 14.2 percent of the original contract. This  
6 is considered acceptable for this project.  
7 Therefore, it is requested of the East  
8 Chicago Redevelopment Commission to approve  
9 the funding and allocation of Change Order  
10 No. 1 for this owner-occupied rehab project.  
11 It is recommended that the following motion  
12 be made verbatim.

13 PRESIDENT RUSSELL: Motion to approve the  
14 federal CDBG HUD funds in the amount of  
15 \$4,500 for Change Order No. 1 for the  
16 Residential Rehab and Lead Stabilization  
17 Project located at 4853 Euclid Avenue, East  
18 Chicago, Indiana 46312, which will be  
19 allocated to the homeowner's CDBG-financed  
20 loan, and authorize the Executive Director to  
21 execute any related documents.

22 COMMISSIONER VALDEZ-MEDINA: Motion for  
23 approval, Valdez-Medina.

24 VICE PRESIDENT GATES: Second, Rodger  
25 Gates.

1                   PRESIDENT RUSSELL: Motion was made by  
2 Delainah Valdez-Medina, second by Rodger  
3 Gates.

4                   Any questions or comments?

5                   Roll call, please.

6                   SECRETARY FRENCH: Debra Bolanos?

7                   COMMISSIONER BOLANOS: Yes.

8                   SECRETARY FRENCH: Delainah Valdez-Medina?

9                   COMMISSIONER VALDEZ-MEDINA: Yes.

10                  SECRETARY FRENCH: Christopher French?

11                  Yes.

12                  Rodger Gates?

13                  VICE PRESIDENT GATES: Yes.

14                  SECRETARY FRENCH: Christine Russell?

15                  PRESIDENT RUSSELL: Yes. Motion carried.

16                  EXECUTIVE DIRECTOR RIVERA: Thank you.

17                  We go to the second action item. This  
18 action item is to approve federal CDBG HUD  
19 funds for Change Order No. 1 for the  
20 Residential Repair Project located at 4111  
21 Ivy Street, East Chicago, Indiana 46312.

22                  For the owner-occupied Residential Rehab  
23 Project located at 4111 Ivy Street, East  
24 Chicago, Indiana 46312, which is  
25 participating in the Residential Repair

1 Program, the owner's approved total Change  
2 Order No. 1 cost is \$1,260, which will be  
3 allocated to the homeowner's CDBG-financed  
4 loan using federal CDBG HUD funds. The total  
5 cost of this change order is 12.9 percent of  
6 the original contract. This is considered  
7 acceptable for this project.

8 Therefore, it is requested of the East  
9 Chicago Redevelopment Commission to approve  
10 the funding and allocation of the  
11 owner-approved Change Order No. 1 for this  
12 owner-occupied rehab project. It is  
13 recommended that the following motion be  
14 made verbatim.

15 PRESIDENT RUSSELL: Motion to approve the  
16 federal CDBG HUD funds in the amount of  
17 \$1,260 for Change Order No. 1 for the  
18 Residential Rehab Project located at 4111 Ivy  
19 Street, East Chicago, Indiana 46312, which  
20 will be allocated to the homeowner's  
21 CDBG-financed loan, and authorize the  
22 Executive Director to execute any related  
23 documents.

24 COMMISSIONER VALDEZ-MEDINA: Motion for  
25 approval, Valdez-Medina.

1 COMMISSIONER BOLANOS: Second, Bolanos.

2 PRESIDENT RUSSELL: Motion was made by  
3 Delainah Valdez-Medina, second by Debra  
4 Bolanos.

5 Any questions or comments?

6 Roll call, please.

7 SECRETARY FRENCH: Debra Bolanos?

8 COMMISSIONER BOLANOS: 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 EXECUTIVE DIRECTOR RIVERA: Thank you.

18 We go on to our last action item of the  
19 night, and that's to approve the federal CDBG  
20 HUD funds for Change Order No. 1 for  
21 Residential Rehab Project located at 4422  
22 Northcote Avenue in East Chicago, Indiana  
23 46312.

24 For the owner-occupied Residential Rehab  
25 and Lead Stabilization Project located at

1 4422 Northcote Avenue, East Chicago, Indiana  
2 46312, which is participating in the  
3 Residential Repair Program, the owner's  
4 agreed total Change Order No. 1 cost is  
5 \$1,740, which will be allocated to the  
6 homeowner's CDBG-financed loan using federal  
7 CDBG HUD funds. The total cost of this  
8 change order is 7.2 percent of the original  
9 contract. This is considered acceptable for  
10 this project.

11 Therefore, it is requested of the East  
12 Chicago Redevelopment Commission to approve  
13 the funding and allocation of the  
14 owner-approved Change Order No. 1 for this  
15 owner-occupied rehab project. It is  
16 recommended that the following motion be made  
17 verbatim.

18 PRESIDENT RUSSELL: Motion to approve the  
19 federal CDBG HUD funds in the amount of  
20 \$1,740 for Change Order No. 1 for the  
21 Residential Rehab Project located at 4422  
22 Northcote Avenue, East Chicago, Indiana  
23 46312, which will be allocated to the  
24 homeowner's CDBG-financed loan, and authorize  
25 the Executive Director to execute any related



1 documents.

2 COMMISSIONER VALDEZ-MEDINA: Motion for  
3 approval, Valdez-Medina.

4 VICE PRESIDENT GATES: Second, Rodger  
5 Gates.

6 COMMISSIONER VALDEZ-MEDINA: Motion was  
7 made by Delainah Valdez-Medina, second by  
8 Rodger Gates.

9 Any comments or questions?

10 Roll call, please.

11 SECRETARY FRENCH: Debra Bolanos?

12 COMMISSIONER BOLANOS: Yes.

13 SECRETARY FRENCH: Delainah Valdez-Medina?

14 COMMISSIONER VALDEZ-MEDINA: Yes.

15 SECRETARY FRENCH: Christopher French?

16 Yes.

17 Rodger Gates?

18 VICE PRESIDENT GATES: Yes.

19 SECRETARY FRENCH: Christine Russell?

20 PRESIDENT RUSSELL: Yes. Motion carried.

21 Public expression?

22 Motion to adjourn?

23 VICE PRESIDENT GATES: Motion to adjourn.

24 SECRETARY FRENCH: Second by Christopher  
25 French.

1                   PRESIDENT RUSSELL: Motion was made by  
2                   Rodger Gates, second by Christopher French.

3                   Roll call, please.

4                   SECRETARY FRENCH: Debra Bolanos?

5                   COMMISSIONER BOLANOS: 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                  Thank you, everybody.

15                  COMMISSIONERS: Thank you.

16                  PRESIDENT RUSSELL: Have a good night.

17

18                  (MEETING WAS CONCLUDED AT 5:11 PM.)

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1 STATE OF INDIANA )  
2 ) SS:  
3 COUNTY OF LAKE )

4 BEFORE THE EAST CHICAGO  
5 REDEVELOPMENT COMMISSION  
6 EAST CHICAGO, INDIANA

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 19 (nineteen) typewritten pages, is a  
15 true and correct transcript of my said stenographic  
16 notes.

17 Signed this 23rd day of September, 2021.

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19  
20 

21 KRISTEN K. STOKES  
22 CSR# 084-003723  
23 My Commission Expires: 8/27/23  
24 Notary Public: Lake County, Indiana  
25

1 APPROVAL OF THE REGULAR MEETING MINUTES  
2 OF TUESDAY, SEPTEMBER 21, 2021  
3 APPROVED & SIGNED TUESDAY, OCTOBER 5, 2021  
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Christine Russell  
President

Rodger Gates  
Vice President

  
Christopher French  
Secretary

Delainah Valdez-Medina  
Commissioner

Debra Bolanos  
Commissioner

  
Frank Rivera  
Executive Director