

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

ORIGINAL

REGULAR MEETING
October 19, 2021

BOSS REPORTERS
*Gary * Merrillville * Valparaiso, Indiana*
3893 East Lincoln Highway (Rt. 30)
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1 STATE OF INDIANA)
2 COUNTY OF LAKE) SS:
3)
4)

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

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 October 19, 2021,
15 scheduled to begin at 5:00 p.m. in the evening.

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APPEARANCES :

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

* * * * *

I N D E X

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PLEDGE OF ALLEGIANCE..... 4

ROLL CALL..... 4

APPROVAL OF MINUTES FROM OCTOBER 5, 2021..... 5

WARRANT NUMBER 101921RD 6

WARRANT NUMBER 101221RD 7

HARBORSIDE APARTMENTS VENDOR AGING REPORT..... 8

SEMI-ANNUAL LABOR STANDARDS ENFORCEMENT REPORT... 9

APPROVE JEMCON'S PAST DUE INVOICE..... 11

APPROVE P.O. FOR STM ENTERPRISES..... 14

APPROVE FEDERAL HUD FUNDS - 3934 FERN STREET..... 18

PUBLIC EXPRESSION..... 22

MOTION TO ADJOURN..... 22

* * * * *

1 PRESIDENT RUSSELL: I'd like to go ahead
2 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, October 19th, 2021, 5:00 p.m.

7 Could we please stand for the Pledge of
8 Allegiance.

9 (PLEDGE OF ALLEGIANCE.)

10 PRESIDENT RUSSELL: Roll call, please.

11 SECRETARY FRENCH: Randall Artis?

12 COMMISSIONER ARTIS: Here.

13 SECRETARY FRENCH: Delainah Valdez-Medina?

14 COMMISSIONER VALDEZ-MEDINA: Present.

15 SECRETARY FRENCH: Christopher French?

16 Here.

17 Christine Russell?

18 PRESIDENT RUSSELL: Here.

19 SECRETARY FRENCH: I don't see Mr. Gates.

20 EXECUTIVE DIRECTOR RIVERA: No, he's not
21 here yet. He was on, but now he's not.

22 PRESIDENT RUSSELL: Just really quick.

23 I'd like to welcome Randy Artis to the Board.

24 It's nice to have you on as our member.

25 COMMISSIONER ARTIS: Thank you.

1 PRESIDENT RUSSELL: Okay. Now, I'll go
2 ahead and move to the approval of the regular
3 meeting minutes from October 5th, 2021.

4 SECRETARY FRENCH: Motion by Christopher
5 French.

6 COMMISSIONER VALDEZ-MEDINA: Second,
7 Valdez-Medina.

8 PRESIDENT RUSSELL: Motion was made by
9 Christopher French. Second was by Delainah
10 Valdez-Medina. Any questions or comments?

11 Roll call, please.

12 SECRETARY FRENCH: Randall Artis?

13 COMMISSIONER ARTIS: Yes.

14 SECRETARY FRENCH: Delainah Valdez-Medina?

15 COMMISSIONER VALDEZ-MEDINA: Yes.

16 SECRETARY FRENCH: Christopher French?

17 Yes.

18 Christine Russell?

19 PRESIDENT RUSSELL: Yes. Motion carried.

20 EXECUTIVE DIRECTOR RIVERA: Thank you,
21 Commissioners.

22 PRESIDENT RUSSELL: We'll go back to the
23 approval of the dockets.

24 EXECUTIVE DIRECTOR RIVERA: Yes. Good
25 evening, Ms. President, members of the

1 Commission, our attorney, Shelice Tolbert,
2 Kristen from Boss Reporters. I do like to
3 welcome, also, Mr. Artis on the Commission.
4 Thank you for being on the Commission.

5 COMMISSIONER ARTIS: Thank you.

6 EXECUTIVE DIRECTOR RIVERA: Okay. So
7 we'll go on, and we'll move into the agenda.
8 And currently we're looking at approval of
9 the dockets. The first approval of the
10 dockets is starting with the City of East
11 Chicago accounts payable warrant report.
12 Wait a second for the train to stop.

13 Okay. So the date of this particular
14 accounts payable is on 10/14/2021, and that
15 particular warrant number is 101921RD in the
16 amount of \$56,406.33. If I could have a
17 motion.

18 COMMISSIONER ARTIS: Randy Artis, motion
19 for approval.

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

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

25 EXECUTIVE DIRECTOR RIVERA: No. It was

1 Randall Artis who made the first --

2 PRESIDENT RUSSELL: Oh, I'm sorry.

3 Motion was made by Randy Artis, second by
4 Delainah Valdez-Medina. Any questions or
5 comments?

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 We go to the second accounts payable
18 warrant report for the City of East Chicago,
19 and that's dated on 10/14/2021. That
20 particular warrant number is 101221RD in the
21 amount of \$27,425. If I can have a motion,
22 please.

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

25 COMMISSIONER VALDEZ-MEDINA: Second,

1 Valdez-Medina.

2 PRESIDENT RUSSELL: Motion was made by
3 Christopher French, second by Delainah
4 Valdez-Medina. Any comments or questions?

5 Roll call, please.

6 SECRETARY FRENCH: Randall Artis?

7 COMMISSIONER ARTIS: Yes.

8 SECRETARY FRENCH: Delainah Valdez-Medina?

9 COMMISSIONER VALDEZ-MEDINA: Yes.

10 SECRETARY FRENCH: Christopher French?

11 Yes.

12 Christine Russell?

13 PRESIDENT RUSSELL: Yes. Motion carried.

14 EXECUTIVE DIRECTOR RIVERA: Thank you.

15 So now we turn our attention, after the
16 East Chicago accounts payable warrant report,
17 we go to the Harborside Apartments Vendor
18 Aging Report, and that's based on the billing
19 date of 10/13/2021. And the total amount for
20 that particular aging report is 202,991.09.
21 If I could have a motion, please.

22 COMMISSIONER RANDALL: Make a motion to
23 approve, Randy Artis.

24 SECRETARY FRENCH: Second by Christopher
25 French.

1 PRESIDENT RUSSELL: Motion was made by
2 Randy Artis, second by Christopher French.
3 Any questions or comments?

4 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 PRESIDENT RUSSELL: Yes. Motion carried.

13 EXECUTIVE DIRECTOR RIVERA: Thank you,
14 Commissioners.

15 We go to the next item on the agenda, and
16 that's the Semi-Annual Labor Standards
17 Enforcement Report Submission.

18 The East Chicago Redevelopment Commission
19 on this Tuesday, October 19, 2021, is
20 introducing a Semi-Annual Labor Standards
21 Enforcement Report Submission for you to
22 approve.

23 The Department of Labor (DOL) Regulations
24 29 CFR 5.7(b) require federal agencies
25 administering programs subject to Davis-Bacon

1 and Related Act, known as the DBRA, and the
2 Contract Work Hours and Safety Standards Act,
3 known as CWHSSA Labor Standards, to submit
4 the Semi-Annual Labor Standards Enforcement
5 Report, HUD Form 4710, to the administrator
6 of the Wage and Hour Division for all new
7 covered contracts/projects and all
8 enforcement activities each six months.

9 So this reporting period is Period 2,
10 from April 1st through September 30th, and is
11 due October 8th, 2021. It is recommended
12 that the following motion be made verbatim.

13 (RODGER GATES PRESENT ON ZOOM.)

14 PRESIDENT RUSSELL: HUD Form 4710
15 Semi-Annual Labor Standards Enforcement
16 Report for Period 2 is hereby, in all
17 respects, approved retroactively, and the
18 Executive Director of the Department of
19 Redevelopment has timely filed a copy of said
20 report to the U.S. Department of Housing and
21 Urban Development Office of Labor Standards
22 and Enforcement in the Indianapolis field
23 office.

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

1 COMMISSIONER RANDALL: Second by Randy
2 Artis.

3 PRESIDENT RUSSELL: Motion was made by
4 Christopher French, second by Randy Artis.
5 Any comments or 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 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 Commissioners.

19 We go to our first action item of the
20 night, and that's to approve payment to
21 Jemcon Incorporated for the past due invoice.

22 The East Chicago Redevelopment Department
23 received Invoice No. 19708, dated April 10th,
24 2021, from Jemcon, Inc., d/b/a Honey Baked
25 Ham Company, for box lunches. The total

1 amount due is \$201.76. The invoice was
2 received in October with the September
3 invoice.

4 Action is recommended to approve payment
5 of the past due invoice and to authorize the
6 Executive Director to sign the necessary
7 documents. It is recommended that the
8 following motion be adopted verbatim.

9 COMMISSIONER ARTIS: Make a motion --

10 PRESIDENT RUSSELL: Motion to approve
11 payment to Jemcon, Inc., in the amount of
12 \$201.76 for the past due invoice and to
13 authorize the Executive Director to sign the
14 necessary documents.

15 COMMISSIONER ARTIS: So moved.

16 EXECUTIVE DIRECTOR RIVERA: Ms. President,
17 we had a motion made by Mr. Artis. It needs
18 a second after that. Who's the second?

19 SECRETARY FRENCH: Second by Christopher
20 French.

21 EXECUTIVE DIRECTOR RIVERA: There you go.

22 PRESIDENT RUSSELL: Who was the motion
23 made by? It's very hard to hear today.

24 EXECUTIVE DIRECTOR RIVERA: Mr. Artis
25 made the motion, the first motion, and

1 Mr. French made the second.

2 PRESIDENT RUSSELL: Okay. I'm sorry. I
3 still didn't hear who made the first motion.

4 EXECUTIVE DIRECTOR RIVERA: The first
5 motion was made by Mr. Artis.

6 PRESIDENT RUSSELL: Okay. Thank you.

7 EXECUTIVE DIRECTOR RIVERA: Okay.

8 PRESIDENT RUSSELL: Motion was made by
9 Randall Artis, second by Christopher French.
10 Any questions or comments?

11 Frank, I do have one comment. I know
12 that the Honey Baked Ham Company is used for
13 those Saturday meetings. Why is this one
14 such a delay of six months since there's been
15 other meetings since then?

16 EXECUTIVE DIRECTOR RIVERA: That's a good
17 question. We had Rochelle contact them
18 because we were wondering the same thing. I
19 think it probably just got lost in the
20 shuffle. At the same time there was no
21 hesitation because I was aware of this
22 invoice not being paid and if they were going
23 to have an issue with doing another order,
24 but they didn't. They just said, you know,
25 we're sorry, we apologize, but you know,

1 things do happen, and I hope you continue to
2 order from us, and we just make sure
3 everything is paid for.

4 PRESIDENT RUSSELL: Okay. Thank you for
5 the clarification. Appreciate that.

6 Any other comments or questions?

7 Roll call, please.

8 SECRETARY FRENCH: Randall Artis?

9 COMMISSIONER ARTIS: Yes.

10 SECRETARY FRENCH: Delainah Valdez-Medina?

11 COMMISSIONER VALDEZ-MEDINA: Yes.

12 SECRETARY FRENCH: Christopher French?

13 Yes.

14 Rodger Gates?

15 VICE PRESIDENT GATES: Yes.

16 SECRETARY FRENCH: Christine Russell?

17 PRESIDENT RUSSELL: Yes. Motion carried.

18 EXECUTIVE DIRECTOR RIVERA: Thank you,
19 Commissioners.

20 We go on to our next action item, which
21 is to approve an increase in the purchase
22 order for STM Enterprises LLC emergency
23 repairs.

24 The East Chicago Department of
25 Redevelopment has received approximately

1 29 invoices dated from August 20, 2021,
2 through October 10, 2021, for payment from
3 STM Enterprises LLC, Inc., for emergency
4 repairs. The available balance on the
5 existing Purchase Order No. 211251-01 is
6 \$394.26. Submitted invoices for emergency
7 repairs currently total \$10,288.15.

8 An additional amount of \$30,000 needs
9 to be approved as a change order to the
10 original purchase order for the current and
11 future invoices received from STM
12 Enterprises LLC for the remainder of 2021.
13 The amount of the original purchase order
14 is \$35,000.

15 Action is recommended to approve
16 increasing P.O. No. 211251-01 in the amount
17 of \$30,000 for STM Enterprises LLC to pay
18 the outstanding and future invoices and to
19 authorize the Executive Director to sign
20 the necessary documents. It is recommended
21 that the following motion be adopted
22 verbatim.

23 PRESIDENT RUSSELL: Motion to approve an
24 increase in the purchase order for STM
25 Enterprises LLC emergency repairs in the

1 amount of \$30,000 to pay for current and
2 future invoices and to authorize the
3 Executive Director to sign the necessary
4 documents.

5 COMMISSIONER ARTIS: So moved.

6 VICE PRESIDENT GATES: Second by Rodger
7 Gates.

8 COMMISSIONER ARTIS: So moved, Randy
9 Artis.

10 PRESIDENT RUSSELL: Motion was made by
11 Randy Artis, second by Rodger Gates. Any
12 comments or questions?

13 COMMISSIONER VALDEZ-MEDINA: Yes, I have
14 one.

15 So Frank, this is, again, another
16 increase for -- is this for work that has
17 already been done; correct?

18 EXECUTIVE DIRECTOR RIVERA: Yes, and they
19 actually wanted a little bit more money for
20 the end of the year because there is more
21 work coming down the road, especially after
22 we do some things over here in the west
23 Calumet area.

24 COMMISSIONER VALDEZ-MEDINA: I
25 understand. So you do realize -- and I just

1 want to put this on note. If my calculations
2 are correct, this has went from 25 to 30, and
3 now it's jumping another 30; is that correct,
4 or is --

5 EXECUTIVE DIRECTOR RIVERA: No, you're
6 absolutely correct. It keeps jumping only
7 because of the fact that, as you know, and
8 the rest of you, and Mr. Artis is going to
9 know now, we're getting more and more work
10 put on our table, and we cannot let the City
11 of East Chicago's buildings or whatever it is
12 that I need STM to go to to have these items
13 done for us, or else if not, we're going to
14 be more in shambles than we are. Not that we
15 are in shambles, but you never know.

16 COMMISSIONER VALDEZ-MEDINA: And just a
17 question. Have we found another company
18 yet? I mean, I do believe there's probably
19 a company out there that can do that cheaper.

20 EXECUTIVE DIRECTOR RIVERA: I went and
21 did four companies in the past, and each and
22 every time they don't want to get involved
23 with us for whatever reasons. They never say
24 what it is.

25 And I'm going to have to do it again in

1 January. I send it out to numerous
2 companies, and they don't always reply.
3 STM is the only one that's replying.

4 COMMISSIONER VALDEZ-MEDINA: Okay. Thank
5 you.

6 PRESIDENT RUSSELL: Any other comments or
7 questions?

8 Roll call, please.

9 SECRETARY FRENCH: Randall Artis?

10 COMMISSIONER ARTIS: Yes.

11 SECRETARY FRENCH: Delainah Valdez-Medina?

12 COMMISSIONER VALDEZ-MEDINA: No.

13 SECRETARY FRENCH: Christopher French?

14 Yes.

15 Rodger Gates?

16 VICE PRESIDENT GATES: Yes.

17 SECRETARY FRENCH: Christine Russell?

18 PRESIDENT RUSSELL: Yes. Motion carried.

19 EXECUTIVE DIRECTOR RIVERA: Thank you,
20 Commissioners.

21 We now go on to our last item of the
22 night, which is another action item, and it
23 is to approve an increase -- no, not an
24 increase -- to approve the federal HUD funds
25 for the Residential Rehab & Lead

1 Stabilization Project located at 3934 Fern
2 Street, East Chicago, Indiana 46312.

3 The Department of Redevelopment, on
4 behalf of the City of East Chicago, receives
5 funds from the United States Department of
6 Housing and Urban Development (HUD) under the
7 National Affordable Housing Act of 1990 to
8 execute various components of the Residential
9 Repair Program within the HOME Investment
10 Partnerships Program, also known as HOME,
11 H-O-M-E, all caps, and the Community
12 Development Block Grant, known as CDBG, all
13 caps.

14 A principle component of the City's HOME
15 and CDBG programs is the provision of grants
16 and loans to eligible owner-occupied
17 homeowner's to enable them to rehabilitate
18 their home and, when applicable, reduce the
19 health hazards associated with lead-based
20 paints in compliance with local and state
21 housing code standards and federal
22 regulations. Household income limits for
23 these funding sources are prescribed yearly
24 through HUD.

25 For the owner-occupied Residential Rehab

1 & Lead Stabilization Project located at 3934
2 Fern Street, East Chicago, Indiana 46312,
3 built in 1927, which is participating in the
4 Residential Repair Program within the
5 Neighborhood Revitalization Strategy Area,
6 known as NRSA, the owner's total project cost
7 is \$38,143, which will be allocated as
8 follows: A \$15,000 CDBG grant for home
9 repairs, an \$8,282 CDBG-financed loan to
10 cover the remaining home repairs, a \$14,861
11 CDBG grant for lead-based paint stabilization
12 and \$615 CDBG grant for project delivery
13 costs.

14 Therefore, it is requested of the East
15 Chicago Redevelopment Commission to approve
16 the funding for this owner-occupied rehab
17 project. It is recommended that the
18 following motion be made verbatim.

19 PRESIDENT RUSSELL: A motion to approve
20 federal HUD funds in the amount of \$38,143
21 for the Residential Rehab & Lead
22 Stabilization Project located at 3934 Fern
23 Street, East Chicago, Indiana 46312, which is
24 participating in the Residential Repair
25 Program within the Neighborhood

1 Revitalization Strategy Area (NRSA), of which
2 the funds shall be allocate as follows: A
3 \$15,000 CDBG grant for home repairs, an
4 \$8,282 CDBG-financed loan to cover the
5 remaining home repairs, a \$14,861 CDBG grant
6 for lead-based paint stabilization and \$615
7 CDBG grant for project delivery costs, and
8 authorize the Executive Director to execute
9 any related documents.

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

12 VICE PRESIDENT GATES: Second --

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

15 PRESIDENT RUSSELL: Motion was made by
16 Christopher French, second by Delainah
17 Valdez-Medina. Any comments or questions?

18 Roll call, please.

19 SECRETARY FRENCH: Randall Artis?

20 COMMISSIONER ARTIS: Yes.

21 SECRETARY FRENCH: Delainah Valdez-Medina?

22 COMMISSIONER VALDEZ-MEDINA: Yes.

23 SECRETARY FRENCH: Christopher French?

24 Yes.

25 Rodger Gates?

1 VICE PRESIDENT GATES: Yes.

2 SECRETARY FRENCH: Christine Russell?

3 PRESIDENT RUSSELL: Yes. Motion carried.

4 At this time is there any public
5 expression?

6 (NO RESPONSE.)

7 PRESIDENT RUSSELL: May we have a motion
8 to adjourn?

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

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

13 PRESIDENT RUSSELL: Motion was made by
14 Christopher French. Second was by Delainah
15 Valdez-Medina.

16 Roll call, please.

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 Rodger Gates?

24 VICE PRESIDENT GATES: Yes.

25 SECRETARY FRENCH: Christine Russell?

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PRESIDENT RUSSELL: Yes. Motion carried.
Thank you, everybody. Good meeting.
Appreciate everyone.

COMMISSIONER VALDEZ-MEDINA: Good night.

(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 time and place herein set forth; and
13 I do further certify that the foregoing transcript,
14 consisting of 25 (twenty-five) typewritten pages, is
15 a true and correct transcript of my said
16 stenographic notes.

17 Signed this 22nd day of October, 2021.


18
19
20 

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

1 APPROVAL OF THE REGULAR MEETING MINUTES
2 OF TUESDAY, OCTOBER 19, 2021
3 APPROVED & SIGNED TUESDAY, NOVEMBER 2, 2021
4

5 _____
6 Christine Russell
7 President

Rodger Gates
Vice President

8 
9 _____
10 Christopher French
11 Secretary

Delainah Valdez-Medina
Commissioner

11 
12 _____
13 Randall Artis
14 Commissioner


Frank Rivera
Executive Director