

ORIGINAL

HAMMOND ECONOMIC DEVELOPMENT COMMISSION

The meeting of the Hammond Economic Development Commission was called to order on Monday, December 14, 2009 at 9:00 a.m. in the large conference room of the Hammond Government Complex, 649 Conkey Street, Hammond Indiana.

MEMBERS PRESENT

Richard Blastic, President
Bonnie Henry, Vice President
Charles V. Pettersen, Secretary
Belia Ybarra, member
Louis Karubas, member

OTHERS PRESENT

Steve Zabroski, Times
Kevin C. Smith, Attorney
Tom Dabertin, Hammond Urban Academy
Beth Downes Jacobson, Economic Development Director
Nicole A. Bennett, Attorney, Tauber Westland, and Bennett P.C.
Africa Tarver, Business Development Planner
Phil Taillon, Executive Director of Planning & Development
Adriana Sandoval, Recording Secretary

DECLARATION OF CONFLICT OF INTEREST

There were no conflicts of interest declared.

COMMUNICATIONS

There were no communications

APPROVAL OF MINUTES

The minutes will be approved next meeting

PUBLIC EXPRESSION

There was no public expression

NEW BUSINESS

- Approval of Economic Development Revenue Bond for the Hammond Urban Academy

Mr. Dabertin appeared on behalf of the Hammond Urban Academy, 501C3 non for profit to request the approval of an Economic Development Revenue Bond. Ball State University approved a 60,000 sq foot (charter school) facility that will accommodate 550 students. He also stated that the Academy's preliminary grades will be sixth through ninth and add a grade each year thereafter. He also stated that the Hammond Urban Academy headquarters will be located in Downtown Hammond. He further stated that they are looking to be financed up to Fifteen Million Dollars (\$15,000,000) from a non for profit bond. The bonds will be paid back from the charter school revenue.

Mr. Dabertin stated that in Indiana a student receives seven thousand dollars a year whether he/she attends the School City of Hammond or the Hammond Urban Academy. He also stated that if a student from Munster, Highland, Griffith or St. John gets accepted to the Academy then their district dollars will be directed to the Hammond Urban Academy.

Mr. Dabertin also stated that the City of Hammond is excited about the education and the increase of the foot traffic that the Academy will bring to the Downtown Hammond Area.

Mr. Karubas asked for an approximate date for the opening of the Academy.

Mr. Dabertin stated that construction should be completed by late December 2010 or early January 2011. A structure this size will take about 14 to 15 months to be complete.

Mr. Karubas asked if it was necessary to obtain any property other than the Masonic Temple site.

Mr. Dabertin stated that eight properties have been obtained in addition to the Masonic Temple.

Mr. Karubas asked if any streets will be closed.

Mr. Dabertin stated that part of Ann Ave. will be terminated, Muenich Court will be re-routed to Ann Street so that students can be dropped off or/and picked up at the door.

Mr. Dabertin stated that new businesses are needed in the downtown area, to attract additional businesses to the downtown area. He recommended generating activities that would bring new businesses to downtown Hammond. Mr. Dabertin explained that the proposal for the relocation of City Hall in addition to the Hammond Academy will generate traffic in the downtown area.

Mr. Karubas asked if there are any problems with any of the projects.

Mr. Dabertin stated that project based learning is a desirable and understandable method of instruction that encourages learning.

Mr. Karubas asked if there is any charter schools located in our neighboring cities.

Mr. Dabertin stated that there are a couple of charter schools in Gary. He also stated that an article in the paper mentioned that the charter schools are seventy two percent higher than the pass. He also stated that 350 applications have been submitted.

Mr. Blastic questioned whether the revenue bond loan was for the Hammond Urban Academy or the School City of Hammond.

Mr. Dabertin stated the bond loan was for the Hammond Urban Academy.

Attorney Smith stated that a commitment is set from the Mayor's gaming revenue bond.

Mr. Blastic asked if there are any more questions.

Mr. Pettersen asked if there is an Urban Academy site plan that the board can see.

Mr. Dabertin stated that he will have one available for the board.

A motion was made by Commissioner Karubus, second by Commissioner Pettersen for the approval of a bond for the Hammond Urban Academy.

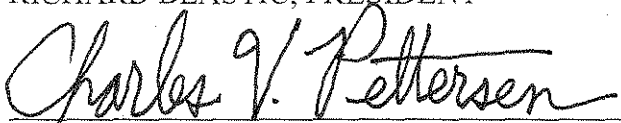
ADJOURNEMENT

A motion was made by Commissioner Henry, second by Commissioner Ybarra to adjourn the meeting. The meeting of the Hammond Economic Development Commission adjourned at 9:42 a.m.

Approved and signed this 1st day of February, 2010.



RICHARD BLASTIC, PRESIDENT



CHARLES V. PETERSEN, SECRETARY



ADRIANA SANDOVAL, RECORDING SECRETARY