



Hammond Economic Development Commission

Meeting Minutes – April 8, 2013

The meeting of the Hammond Economic Development Commission was called to order at 9:20 am on Monday, February 4, 2013. The meeting was held at the Department of Planning & Development, 649 Conkey Street, Hammond, IN.

Members Present

Richard Blastic, President
Bonnie Henry, Vice President
Charles V. Pettersen, Secretary
Belia Ybarra, Member
John Vezmar, Member

Members Absent

There is a quorum.

Others Present

Phil Taillon, Executive Director of Planning and Development
Beth Downes Jacobson, Director of Economic Development
Dave Westland, Attorney for Economic Development Commission
James A. Shanahan, Shanahan & Shanahan LLP
Jimmy Shanahan, Shanahan & Shanahan LLP
Timothy Schwartz, Marina District Development LLC
Janet Venecz, Councilwoman
Anne Herbert, Plan Commission
Anne Anderson, Marketing Coordinator

I. Call Meeting to Order

The meeting was called to order by President Richard Blastic at 9:10am.

II. Declaration of Conflict of Interest

There were no conflicts of interest declared.

III. Communications

As stated by Beth Jacobson, the Commission has not received any communications.

IV. Approval of Minutes

A motion was made by Commissioner Ybarra to approve the minutes from February 4, 2013 meeting; Secretary Pettersen seconded it. Motion passed unanimously.

V. Old Business

There was no old business.

VI. New Business

Up for new business is the approval of the Development Agreement among City of Hammond, Indiana, Hammond Redevelopment Commission, City of Hammond Economic Development Commission and Marina District Development, LLC in regards to the Marina District Development. Beth Jacobson stated that Tim Schwartz with Marina District Development LLC was caught up in traffic, but could be reached by cell phone if there were any questions for him before he got to the meeting.

President Richard Blastic asked Phil Taillon to describe for the group the agreement. The developer is proposing he will have approximately 25 million dollars worth of development in the next couple of years, or at least 75% of the 25 million, as stated in the agreement. As part of this plan, Indianapolis Boulevard is potentially going to have two new stop lights and the streets will be reconfigured. When he came to the City, the developer stated he had no issue putting the money into the development portion of plan, but he would need the City to help with the infrastructure of Indianapolis Boulevard and the creation of these new stop lights, to create a better ingress and egress for the development itself.

On page 14, the agreement lists types of businesses that the City saw as acceptable users for the project; specifically an electronic store, a few sit down restaurants, a few fast food restaurants, a potential hotel, and a retail strip center. The developer states he would also demolish three structures, listed on page 14 as two old gas stations and Mr. Lucky's, which Vice President Henry stated prior to the start of the meeting, was an eye sore.

Secretary Pettersen asked what would be the mechanics to apply these restrictive covenants and which ones did he intend to use. Attorney Westland said there would be a restrictive covenant over the property that will be recorded that the City will be able to enforce. Secretary Pettersen asked if that would involve action by either the Plan Commission or the Board of Zoning Appeals. Attorney Westland stated no. Secretary Pettersen said there was a statutory process too and wondered which it would involve. Attorney Westland stated it won't be part of

the subdivision process; it will part of the process of issuing the bond submitted to him, and with the City staff, he will go through and make sure its recorded, will good enforcement provisions.

Phil Taillon mentioned that the Redevelopment Commission has already approved this plan, as well as the Plan Commission. Approval by the EDC is the next step. The City Council has already approved the redevelopment area for the Marina District, which is part of the process to get to the point where you can sell a bond.

Referring to the map, titled Exhibit A in the agreement, Secretary Pettersen asked for an explanation on what is going to be where. He was concerned the existing detention areas would be changed, but Phil Taillon and Beth Jacobson stated the detention area will remain, that those areas cannot be changed or altered. And a black wrought-iron fence will go up around detention areas, instead of a chain link fence, according to Phil Taillon. Between the gas station and off-ramp, there is a small parcel of land that Secretary Pettersen inquired about. He inquired if anything was going to be done with it. At this point, Timothy Schwartz of Marina District Development LLC was reached on speaker phone. Mr. Schwartz stated that that slice of land west of the existing BP station, bordering the off-ramp, had no plans of development and in the future potentially have some landscaping features. No detailed surveying of that area has been done yet, to see if it is a state right of way area. Beth Jacobson stated any proposed development on that parcel would not meet the City's zoning requirements, being too small and narrow. Mr. Schwartz confirmed that there are no build able lots west of the gas station. Secretary Pettersen wants to make sure the exact status of the parcel is clarified. Mr. Schwartz, who at this time arrived to meeting, confirmed that once the area has been surveyed and it is determined what they own, what they own will be included under the restrictive covenant. And the rest will be state right of way.

Vice President Bonnie Henry inquired about the raised concrete center median noted in Exhibit B, if they were the planters and if they were going to be removed. Mr. Schwartz answered that American Structure Point is going to be doing the design work on Indianapolis Boulevard in conjunction with input from the City staff. Attorney Westland said that this area is one of the gateways into Hammond and Tom Dabertin, Phil Taillon and the City understands this importance.

Commission Vezmar inquired about the existing BP and Shell gas stations and whether they were going to remain. It was stated that they are in the area being developed, but not part of the development agreement being discussed. So they will remain gas stations.

Commission Vezmar praised the amount of time and consideration the City has put into this development. Phil Taillon restated that the amount that the City is giving is basically the cost of the infrastructure and improvements, with accountability and steps to the progress. In the end, the amount of money spent is very fair for what the City is going to get in return.

No other questions.

President Blastic referenced page 15 for the board to review. It states “the City Parties shall provide the Incentive to the Developer the amount of \$3,500,000.00 to be applied to the costs of the Project. The City’s obligation to provide this Incentive is specifically conditioned upon the City successfully completing the bond process and closing on the sale of Bonds (in an amount sufficient to pay the \$3.5 million as set forth herein) to finance the Incentive as specifically set forth herein.” President Blastic wanted to emphasize this section to the group, as coming from the City of Hammond, the Redevelopment Commission, and the Economic Development Commission.

President Blastic brought before the board the approval of the Development Agreement between the City Parties and the Marina District Development. Vice President Henry made a motion to approve. Commissioner Vezmar seconded the motion. Motion passed unanimously.

There was no more new business.

Public expression

There was no public expression.

Adjournment

A call for adjournment was made by President Blastic. Commissioner Ybarra seconded the motion. Motion passed unanimously. The meeting of the Hammond Economic Development Commission adjourned at 9:37 am.

Approved and signed this _____ day of _____ 2013.

RICHARD BLASTIC, PRESIDENT

CHARLES PETERSEN, SECRETARY

ANNE ANDERSON, RECORDING SECRETARY