



MINUTES OF A MEETING OF THE  
CITY OF HAMMOND ECONOMIC DEVELOPMENT COMMISSION  
held on February 5, 2018

The Hammond Economic Development Commission held a meeting on Monday, February 5, 2018, at 9:00 a.m. The meeting was held at the executive office of Planning and Development, located at 5925 Calumet Avenue, Room 315, Hammond, Indiana.

**Members Present**

President, Bonnie Henry  
Vice President, John Vezmar  
Secretary, Monica Rubio  
Commissioner, Victor Franco  
Commissioner, Alexius Barber

**Absent**

None

There was a quorum.

**Others Present**

Planning & Development Executive Director, Africa Tarver  
Economic Development Director, Anne Anderson  
Attorney Nicole Bennett  
Councilman, Scott Rakos  
Luann Franklin, The Times  
Recording Secretary, Juan J. Moreno

I. **Call Meeting to Order**

The meeting was called to order by Commissioner Henry at 9:00 a.m.

II. **Pledge of Allegiance**

III. **Declaration of Conflict of Interest**

There were no conflicts of interest declared

IV. **Communications**

There were no communications

V. **Approval of Minutes**

A motion was made by Commissioner Franco to approve the minutes as submitted from special meeting held on August 1, 2017, Commissioner Vezmar seconded the motion. All in favor, none opposed, motion passed unanimously (5-0).

**VI. Old Business**

There was no old business to report.

**VII. New Business**

**A) Introduction of new member**

Executive Director Tarver introduced new board member that has filled the vacancy of former commissioner Richard Blastic; Alexius Barber, from Peoples Bank and explained that she has experience working with the city and will be an asset to the board.

Commissioner Barber advised the board that she is excited to be a new member and is a lifelong Hammond resident. She described her work experience with the city of Hammond working with *Affordable Housing, Hammond Development Corporation*, and currently with *Peoples Bank as Community Relationship Officer*, which allows her to continue to work with the community which is right in line with the board's mission and passion.

**B) Election of Officers**

Director Anderson opened nominations for:

- President- Commissioner Rubio nominates Commissioner Henry, Commissioner Franco seconded. All in favor, none opposed; nomination passed unanimously (5-0).
- Vice President- Commissioner Barber nominates Commissioner Vezmar, Commissioner Henry seconded. All in favor, none opposed, nomination passed unanimously (5-0).
- Secretary- Commissioner Franco nominates Commissioner Rubio, Commissioner Barber seconded. All in favor, none opposed, nomination passed unanimously (5-0).

**C) Approval of Development Agreement for ATG Real Estate Development LLC regarding: Development in the Gateway Allocation Area**

Executive Director Tarver gave a brief description of the Agreement and explained that it is regarding the final 4.4 acres at the Oxbow Landing. The developer wants to complete the development with similar professional office building which will have 4 out lots that will be devoted to retail and restaurants. She explained the development will be very similar to that of 2929 Carlson. She also explained the city is very excited about this project, construction is for 36,000 square feet, 4 out lots rendering from 12,000-18,000 square feet. ATG has been a very good developer for the city of Hammond and believes he will be very successful in the second endeavor as well. She directed the commission to look on page 14 of the Development Agreement and it describes the incentive \$1.7 billion and the actual investment amount is \$8 million and is broken down in different developmental stages to insure that the project keeps moving forward. The city is excited because this is the last lot in Oxbow Landing to be developed and once completed area will be fully developed.

Commissioner Vezmar asked, what land or location this development will take place at.

Director Anderson gave the location of the lot; directly West of 2929 Carlson and will mirror the current building.

Commissioner Henry asked if there are any questions. There was none by the commission.

Commissioner Franco made a motion to approve the Development Agreement for ATG Real Estate Development LLC regarding: Development in the Gateway Allocation Area,

seconded by Commissioner Rubio. All in favor, none opposed, motion passed unanimously (5-0).

D) Economic Development Updates

Director Anderson gave the commission updates on the following projects:

- Lear Expansion- Lear on 165<sup>th</sup> are building a new facility on Michigan St. The project will be an investment to the city approximately \$30 million. The city gave Lear a \$4 million incentive through TIF and will create approximately 800 jobs. This project is being built on a parcel 30 acres of vacant land.
- Sports Complex- The complex has been receiving great press and a lot of interest from sports people and teams and further development around area.
- Old Walmart; she explained the building has sat vacant for a few years. Has been purchased by a developer and are working to bring retail businesses to the area. The developer is planning to divide the building up for multiple business.
- Carson's- The city is trying really hard to keep in the city and not too far from the Woodmar Area. They are a very profitable store.
- Lost Marsh Estate- bids will be for 6 home lots and 14 attached town homes will be completed by end of January or February 2018
- Interest on vacant land- The former 'Queen Anne aka Premiere Candy Company on 628 Hoffman St. There is a developer that is interested in placing a light industrial buildings at the location.
- Job Fair- The 15<sup>th</sup> Annual Job Fair and Juan is organizing the event and is the contact person.
- Lakeshore Chamber Economic Development Award Dinner- The event is in March and Economic Development Department is asked by the organization to look what companies and organization have done well for the economy in the past year.

Commissioner Henry asked if there is anything new or any development in the Marina Area. She explained that there are retail business being built and empty buildings to be filled by tenants.

Executive Director Tarver advised that contracts are being negotiated with potential tenant(s) and cannot be disclosed until the deal is complete. She also advised that Quick Cut and Buffalo Wild Wings are not moving forward to bring their business to the Marina Development district.

Commissioner Henry asked if the Dialysis Center on 119<sup>th</sup> St. had to ask them (commission) for permission before they opened their business there.

Executive Director Tarver advised that they didn't have to come to Economic Development Department, however they did have to go to the city departments to obtain building permits, plans reviewed, and business licenses.

Commissioner Franco asked if a motel was supposed to be developed in the Marina Development Area.

Executive Director Tarver advised that there has been interest, however no one has moved forward.

There was discussion on development on Indianapolis Blvd. and Calumet Ave. in the Marina Development Area.

**VIII. Public Expression**


There was no public expression.

**IX. Call for Adjournment**

Commissioner Barber made a motion to adjourn, seconded by Commissioner Franco. All in favor, none opposed, motion passed unanimously (5-0).

Approved and signed this 2<sup>nd</sup> day of April, 2018.

  
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Monica Rubio, Secretary

  
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Bonnie Henry, President

  
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Juan J. Moreno, Recording Secretary