



**MINUTES OF A MEETING OF THE  
CITY OF HAMMOND ECONOMIC DEVELOPMENT COMMISSION  
held on April 2, 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**

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

**Absent**

None

There was a quorum.

**Others Present**

Africa Tarver, Executive Director of Planning & Development  
Nicole Bennett, Attorney  
Juan J. Moreno, Recording Secretary  
Dave Woerpel, Councilman  
Rich Sobilo, Kube Sports Complex  
Kathryn Harris, ATG Real Estate Development

**1) Call Meeting to Order**

The meeting was called to order by Vice President Vezmar at 9:00 a.m.

**2) Pledge of Allegiance**

**3) Declaration of Conflict of Interest**

There were no conflicts of interest declared

**4) Communications**

There were no communications

**5) Approval of Minutes**

Commissioner Franco made a motion to approve the minutes as submitted from meeting held on February 5, 2018, Commissioner Henry seconded the motion. All in favor, none opposed, motion passed unanimously (5-0).

**6) Old Business**



There was no old business to report.

## 7) **New Business**

### A) Approval of Development Agreement for Kube Sports Complex LLC Regarding Development in the Gateways Allocation Area

Rich Sobilo from Kube Sports Complex explained how excited he is to bring the recreational facility to the city of Hammond. He explained that he is not an investor, however he is involved with the group, Frank Buck and Stan Sibilo are the investors. He explained that they are all Calumet Region residents and the city of Hammond has worked with them really well throughout the process. They were looking at putting an ice arena in other places in the region and the city of Hammond worked out the best and they have a good relationship with the city. They are projecting to have the project complete and open in early 2019. This will be a state of the art of facility in the listed area. A tournament can bring up to 20 teams in the area and approximately 300 families, which mean close to 1000 people coming into the city of Hammond and looking to spend money and outside activities while visiting the ice arena. They are thinking of an open area for a *Trampoline Park*. They are excited about the project and ready to move forward.

Executive Director Tarver explained the city of Hammond is definitely excited on working with the Kube Sport Complex team and very diligent and straight forward on moving forward with the project. She explained, that this project will complement the area offering a 94,000 square feet indoor ice skate arena that can be used all year around and the arena will be connected to the park. She explained that this arena would be a benefit of having the indoor rink versus the outdoor ice rink in Pulaski Park. This project really speaks on how the city is doing different park improvements to fully utilize the park and facility throughout the year. This project will be developed in phases; the 1<sup>st</sup> phase will be the first rink and the 2<sup>nd</sup> phase will be second rink, and the 3<sup>rd</sup> phase will be the jump zone area.

Councilman Woerpel from the 5<sup>th</sup> district advised the commission how excited he is on having this project in his district. He asked how much time would be allotted for public usage.

Rich Sobilo advised that there would be between 4 to 6 hours a week dedicated to public skating. They are considering some kind of discount for Hammond residents such as; free skate rental or reduction in the entry fee. They are also considering on opening up as a community center especially in the summer during the day when the rink is not being used during prime time.

Commissioner Franco asked after noticing that there are two skating rinks on the draft prints and if there would be indoor soccer fields as well.

Rich Sobilo answered there will not be indoor soccer fields. There are ice arenas that can be transferred to soccer fields, however not the Kube Sports Complex arena. They will have concrete flooring on both rinks. It could be ideal to lay down some turf and make indoor soccer fields. He believes there is a big market for soccer in Hammond. However, they are focused on ice and ice arena.

Executive Director Tarver advised the commission that the Sports Complex will offer soccer and the city does not want 2 facilities going against each other being in such a close proximity.

Rich Sobilo also explained that Lake and Porter County will be the arena prime market we would be far closer than the arena in Midwest. Their goal is not to take all the players from Midwest they just want to bring opportunities to Hammond and North Lake County. However, they will be competitive with Midwest arena as well.

Councilman Woerpel informed the commission that he is working with Park and Recreation Director Mark Heintz on creating a Recreational Educational program based around the rink and that the city is planning to have some trees planted and some fishing piers being placed in the pond and stocked with fish at Dowling Park. He also said that there will also be ice fishing during the winter, outdoor activities, and sled hill. He is trying to stay away from having loaded parks, such as baseball fields, soccer fields, bike and walking trails. There was also further discussion on indoor batting cages at the Sport Complex Center.

Attorney Nicole Bennett explained further the Development Agreement specifically the contract itself has been approved by the Redevelopment Commission and identifies the project is estimated at \$7,500,000 which is a motivation incentive to the city itself. In addition, identifies the time line as well as the phases of the development for the entire project. She directed the commission to look at page 10 of the development agreement which discusses the incentives. There are \$2,000,000 in incentives as described on page 10, \$700,000 will be disbursed to the developer upon construction commencing, \$700,000 will be disbursed at the completion of the exterior work, and \$600,000 will be disbursed once they have obtained occupancy for the 1<sup>st</sup> phase of the project, which is the first ice rink.

Commissioner Henry made a motion to approve the Development Agreement for Kube Sports Complex LLC Regarding: Development in the Gateways Allocation Area seconded by Commissioner Barber. All in favor, none opposed, motion passed unanimously (5-0).

B) Public hearing on financing for Gateways Projects

Commissioner Vezmar asked, if public hearing on financing for Gateways Projects was the commission approving a condensed version of what they have already approved.

Executive Director Tarver replied that this was in regards to the financing of the two projects; Project Ice Kube and Project ATG the second professional office building and because of the timing of both projects they have been combined to one bond for the \$4.8 million.

Attorney Bennett also further explained that there are two separate pages identified as project reports 1) ATG Real Estate Development 2) Ice Kube Arena LLC and identified that there are financing covenants for both projects in the commission package and Trust Indenture addressing the funding as well as ordinance that will approve the bond; all of the above is for the purpose of the public hearing. She also explained, as described in this project, there will be \$2,000,000 in incentives as part of the Development Agreement with Kube Sports Complex, LLC and \$1,700,000 with ATG Real Estate plus the issuance cost and interest is where we would get to the max of the \$4,800,000 and is hoping we don't reach to that point.

Councilman Woerpel asked if Owbow Road going down the Industrial road, if it falls under the TIF District due to that whole road is a nightmare. He advised that to repair that road it will cost approximately \$900,000. He advised that he would be able to pay \$200,000 for part of the road. He asked if there was any money allocated in the bond to fix the road. He said he previously spoke with Chief of Staff Phil Taillon and he was directed to ask the commission in regards of a layered TIF together in where it would be over a three year period.

Attorney Bennett asked if he knew if Phil Taillon had discussed this matter with Attorney James D. Shanahan bond counsel. She explained that there could be another option in regards of the road in question. She advised that there will not be \$900,000 in the bond to pay for the road repairs. She deferred any other questions or comment to Attorney James D. Shanahan.

Councilman Woerpel replied, he didn't know. He advised that he has also suggested to close that road and put a pump track there that was going to be placed in Hessville Park and just let the kids ride down that road.

Executive Director Tarver advised that this should be a conversation for a future meeting not necessarily this one because this one is primarily for the 2 development on the agenda. She also advised she will reach out to Attorney James D. Shanahan and follow up with him.

Kathryn Harris of ATG Real Estate Development presented the commission with renderings of the project and building that is in the process of being constructed. She explained the there will be approximately 40,000 square feet of general office available, which will be the sister building of 2929 Carlson Drive, Hammond, IN 46323. She also stated, that they are very excited on starting on this project. The project will create approximately 40 full time construction jobs with payroll at approximately \$3,000,000 and they anticipate within the first 12 months after completion it will be creating another 100 full time positions with a payroll of approximately \$5,000,000. She loves where they are in Hammond and thanked everyone for all the assistance they have received from Hammond on making these project move forward.

Commissioner Vezmar asked if a restaurant will be in the rendering of what was presented.

She replied that these drawing are for the 4 out lots that are located on the property and the restaurant retail will not be at the 2901 Carlson Drive; that building will typically be a general office building.

Commissioner Henry advised that Africa is doing a great job for the city on getting things going and contacting the right people. She knows what to do and she said she is great person.

Executive Director Tarver said thank you and it is all a team effort and we have a great Economic Development team. She stated, as a city we all work well together as a team to reach our goals and the vision of the administration. She also acknowledged the Economic Development Commission for the great work on playing important part on approving development agreements and financing for projects to done.

Attorney Bennett stated for the record, that the advertisement for the project reports and the resolution for the financing documents was properly noticed and advertised per law for the commission record.

Commissioner Vezmar closes public hearing.

C) Consideration of adoption of resolution approving form of financing documents and ordinance to be recommended to Common Council

Attorney Bennett described the two reports named Project reports;



- 1) Project report of the city of Hammond Economic Development Commission concerning the proposed financing of economic development facilities for the benefit of Kube Sports Complex LLC and Project Ice Kube Arena LLC, Indiana limited liability companies or its designee and
- 2) Project report of the city of Hammond Economic Development Commission concerning the proposed financing of economic development facilities for the benefit of ATG Real Estate Development LLC, an Indiana limited liability company or its designee.

She explained that the reports and package was prepared by Attorney James D. Shanahan who is bond counsel. She has asked the commission for their consideration and approval on both project reports.

Commissioner Franco made a motion to approve the project reports for both projects Kube Sports Complex LLC and ATG Real Estate Development LLC to be recommended to Common Council, seconded by Commissioner Rubio. All in favor, none opposed, motion passed unanimously (5-0).

Commissioner Vezmar opened public hearing for resolution 18-01 approving form of financing documents and ordinance to be recommended to common council.

No questions or comments from the public. Commissioner Vezmar closes public hearing.

Commissioner Henry made a motion to approve resolution 18-01 form of financing documents and ordinance to be recommended to common council, seconded by Commissioner Rubio. All in favor, none opposed, motion passed unanimously (5-0).

**8) Public Expression**

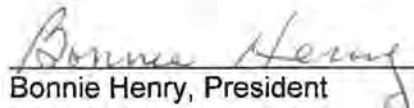
There was no public expression.

**9) Call for Adjournment**

Commissioner Franco made a motion to adjourn, seconded by Commissioner Rubio. All in favor, none opposed, motion passed unanimously (5-0). The Economic Development Commission meeting was adjourned at 9:37 a.m.

Approved and signed this 9<sup>th</sup> day of July, 2018.

  
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Monica Rubio, Secretary

  
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Bonnie Henry, President

  
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Juan J. Moreno, Recording Secretary

