



MINUTES OF A MEETING OF THE  
CITY OF HAMMOND ECONOMIC DEVELOPMENT COMMISSION  
held on July 9, 2018

The Hammond Economic Development Commission held a meeting on Monday, July 9, 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  
Erica Brown, Lear Corporation, Indirect Tax Manager  
David Williams, Lear Corporation, Plant Manager  
Tim Gramenz, Lear Corporation, Launch Manager

1) **Call Meeting to Order**

The meeting was called to order by Vice President Vezmar at 9:07 a.m.

2) **Pledge of Allegiance**

3) **Declaration of Conflict of Interest**

There were no conflicts of interest declared

4) **Communications**

Attorney Bennett advised there is a correspondence from Commission President, Bonnie Henry. Commissioner Vezmar read a letter from Commissioner Henry stating, "I'm writing to inform you that due to health issues, I feel that I cannot preside as president of the Economic Development Commission. It has been my privilege to serve on the commission since 2003 and I would like to remain but only as a member."



Commissioner Franco made a motion to accept Commissioner Henry's letter of resignation as President of the Economic Development Commission. Commissioner Rubio seconded the motion. All in favor, none opposed, motion passed unanimously (5-0).

5) **Approval of Minutes**

Commissioner Barber made a motion to approve the minutes as submitted from meeting held on April 2, 2018, Commissioner Franco 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 Agreement to Amend Development Agreement for Lear Corporation RE: Lear Expansion Project**

Executive Director Tarver explained to the commission that Lear is present today requesting an approval of the enclosed Agreement to Amended Development Agreement and the only amendment is for the use of funds (incentive). The incentive was previously only going to be used for construction and now they are requesting to use it for workforce development as well. Everything else in the agreement will hold true and stand except for the amendment that is being requested today. Executive Director Tarver advised the commission that Erica Brown from Lear Corporation is present to answer any questions.

Commissioner Barber asked about how the funds will be used for workforce development.

David Williams, Plant Manager from Lear Corporation explained that Lear will be transitioning all the employee from the old building at 1401- 165<sup>th</sup> St. Hammond, IN 46323 to the new facility and will have to train them on the new program and the new Explorer. The current building they are working out of is too small. He explained that once all employees are moved to the new building, they will have to be trained on the new product and new process.

Erica Brown also explained that there will be training material for all employees.

Commissioner Henry asked that if previously that the money was going to be used for construction and now where does that fund go.

Erica Brown explained that the construction project will be well over \$4,000,000.00. The construction will cost approximately \$18,000,000.00. The \$4,000,000.00 was just supplementing the cost. She explained that Lear is operating 2 building at a time and the funds only for the construction of the new building, and they will not be able to match revenue with expenses accounting wise. If used for training as well as construction of the building than they can utilize the grant funds and match against the current expenses with incremental cost. This is the year they are trying to get those figures matched and that is the main driver in requesting this amendment in to the original Development Agreement.

Executive Director Tarver informed the commission that this is the first meeting the Lear Representatives are attending. They will also be attending City Council meeting tonight as well as the Hammond Redeployment Commission tomorrow.



Commissioner Franco made a motion to approve the Agreement to Amend Development Agreement for Lear Corporation RE: Lear Expansion Project, seconded by Commissioner Henry. All in favor, none opposed, motion passed unanimously (5-0).

B) Public hearing on Lear Corporation Financing and Issuance of Economic Development Revenue Bonds

Commissioner Vezmar opened public hearing. There was no questions or comments from the public. Commissioner Vezmar closed public hearing.

C) Consideration of Resolution Approving Lear Corporation Financing and Issuance of Economic Development Revenue Bonds

Executive Director Tarver advised that inside their packages they will find a Resolution approving the Lear Corporation Financing and Issuance of Economic Development Revenue bonds. She explained that this is a step that must be taken in order for the city of Hammond to issue the financing for the project. She explained that Resolution 18-02 basically outlines this is the necessary step for financing as this was done before and the city needs a resolution for the financing and issuance of bond for this project.

Commissioner Vezmar asked if the proposed financing amount is not to exceed \$4,000,000.00.

Executive Director Tarver replied, that the amount of the bond is \$4,000,000.00 and any amount over will be issuance fees.

Commissioner Rubio made a motion to approve resolution approving Lear Corporation Financing and Issuance of Economic Development Revenue bonds, seconded by Commissioner Franco. All in favor, none opposed, motion passed unanimously (5-0).

8) Public Expression

Erica Brown expressed how much Lear appreciates the support from the City of Hammond. Lear is going to receive the Certificate of Occupancy next month.

Executive Director Tarver stated that the City of Hammond definitely appreciates the continued investment in the city and thanked Lear Corporation.

Commissioner Franco asked about what was being sponsored by Councilman Higgs.

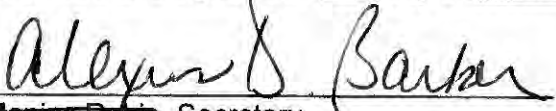
Attorney Bennett replied that it is the ordinance which is based off the resolution that will present the documents at the council meeting. Once the resolution is passed today that these documents will be in front of council for review at the council meeting from a statutory stand point.

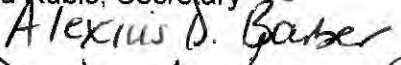
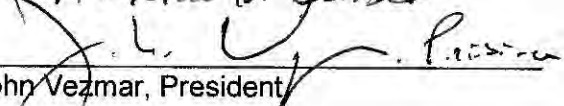
9) Call for Adjournment

Commissioner Vezmar made a motion to adjourn, seconded by Commissioner Franco. All in favor, none opposed, motion passed unanimously (5-0). The Economic Development Commission meeting was adjourned at 9:18 a.m.



Approved and signed this 5<sup>th</sup> day of November, 2018.

  
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Monica Rubio, Secretary

  
  
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John Vezmar, President

  
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Juan J. Moreno, Recording Secretary

