



MINUTES OF A MEETING OF THE
CITY OF HAMMOND ECONOMIC DEVELOPMENT COMMISSION
held on October 5, 2020

The Hammond Economic Development Commission held a meeting on Monday, October 5, 2020 at 9:00 a.m. The meeting was held at Hammond City Council, located at 5925 Calumet Avenue, Room 209, Hammond, Indiana.

Members Present

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

Absent

None

There was a quorum.

Others Present

Anne Anderson, Director, Economic Development
Nicole A. Bennett, Attorney
Juan J. Moreno, Recording Secretary

1) **Call Meeting to Order**

The meeting was called to order by President Vezmar at 9:05 a.m.

2) **Pledge of Allegiance**

3) **Declaration of Conflict of Interest**

There were no conflicts of interest declared

4) **Communications**

There was no communications

5) **Approval of Minutes**

Commissioner Henry made a motion to approve the minutes as submitted from meeting held on February 3, 2020, Commissioner Barber seconded the motion. All in favor, none opposed, motion passed unanimously (5-0).

6) **Old Business**

Director Anderson informed the commission that the Annual Job Fair scheduled on 04/16/20 was postponed due to COVID-19. The decision was made and approved by Mayor to cancel

the Job Fair this year for the safety for the public and businesses, and not to many business are hiring. She advised we will be working on having the Annual Job Fair in Spring 2021.

7) New Business

Consideration of recommendation by resolution for designation of the Oxbow Landing Economic Development Target Area (EDTA) #2 to Common Council

Director Anderson advised the commission that in their packets they have Economic Development Commission Resolution 2020-01 describing Consideration of recommendation by resolution for designation of the Oxbow Landing Economic Development Target Area (EDTA) #2 to Common Council.

She advised that they would like to target a couple parcels at Oxbow Landing as an EDTA in order to give a Tax Abatement to a developer to build a Hotel in the requested parcel. She advised that this will be the second EDTA in Oxbow Landing, the first one was for the Hampton Inn Suites. This will be for the same developer who would like to build his third hotel in Oxbow Landing; The Hampton Inn Suites, which has a tax abatement, Holiday Inn Express, which does not have a tax abatement, and being developed will be Home 2 Suites Hotel. Director Anderson described the development as a 5-story modern compact hotel.

She advised that this project was approved by Mayor McDermott to move forward with it. Director Anderson described the following steps:

- ✓ Step 1 to designate this area as a Target Area
- ✓ Step 2 would be to create an ERA (Economic Revitalization Area)
- ✓ Step 3 would be to enter into the 10 year tax abatement

The enclosed Resolution 2020-01 is to recommend to the City Council to move forward and establish the ERA and establish the tax abatement.

Director Anderson gave details of the project:

- The hotel will be Home 2 Suites
- 5 stories
- Will create 26 full time jobs and 7 part time jobs
- \$7.7m investment
- Would like to start as soon as possible; with ground and soil work
- Being developed on a smaller parcel

Director Anderson directed the commission to the Attachment A towards the end of report to describe the location of the parcel, which will be between Byway Brewery and 2901 Carlson Drive.

President Vezmar asked if this project is currently in a TIF District.

Director Anderson confirmed it is in a TIF district. She described that this will be a 10 year graduated tax abatement, so for the first year they will get 100%, so every year it will average down so for to the 10 year and on the 11th year they will pay the full amount.

President Vezmar asked if it was page 3 of the report that was being discussed. Director Anderson confirmed.

Commissioner Rubio asked if this Hotel was across for the Holiday Inn Express. Director Anderson confirmed and gave a description on its actual location. Commissioner Rubio asked if the 2 current hotels are at capacity.

Director Anderson advised that the 2 hotels are doing very well currently and prior to the pandemic. They were doing so well that they felt the need for a 3rd hotel.

Commissioner Franco commented that he read somewhere that this was supposed to be a residential area.

Director Anderson responded that it is proposed for residential development at the old Carson Prairie Scott location by the Sportsplex. She did advise that the developers were invited to today's meeting from Indianapolis, IN, however they could not be here today and she will update them as soon as possible.

President Vezmar advised that he understands that this is the first step of three. He asked if we know the value of this tax abatement. Due to the tax abatement is money not going into the TIF District.

Commissioner Barber concurred with President Vezmar question and concern.

Director Anderson advised she doesn't have the information at this moment. She advised upon receiving any requested information she will give to the Commission at the next meeting.

Attorney Bennett also advised the commission to keep in mind that this tax abatement is graduated and only the first year is at 100% tax abatement.

President Vezmar advised that if reading correctly that on year 2 they will be paying 50% versus the 10%. He also commented that this project seems to be on a smaller parcel.

Director Anderson confirmed and also advised that the investment amount of \$7.7m and this amount will be used when calculating the assessed value.

President Vezmar asked if anyone has seen renderings.

Director Anderson responded yes, however, not how it sits in the parcel. She advised that the city planner has the site plans in office. She advised she has pictures of other Home 2 Suites they built, very modern and contemporary.

Commissioner Rubio asked if the developer owns the Home 2 Suites in Indianapolis, IN. She advised that when she visited the Hotel in Indianapolis it was very modern and has a very Shabby Sheek look and offered cocktail hour from 5p to 6p. She advised it is a very nice hotel.

Director Anderson advised she will ask the developer and will let the commission now at next meeting.

President Vezmar asked for timeline of the project. He also stated, that we should do whatever we can to foster this project especially since it's a private investment. The reason he asked for the developers' incentive was because the Economic Development



Commission is usually one of the last governing bodies to sign off on projects and now we are the first and want to make sure everything goes smoothly to move forward.

Director Anderson responded that they want to start as soon as possible and start ground and soil work right away so the development can start in Spring 2021. If every step goes as planned the tax abatement can start in December.

Commissioner Rubio made a motion to approve by resolution for designation of the Oxbow Landing Economic Development Target Area (EDTA) #2 to Common Council, seconded by Commissioner Barber. All in favor, none opposed, motion passed unanimously (5-0).

8) Public Expression

Director Anderson gave information on the Small Business Resiliency Program to assist during the COVID-19 pandemic. She informed that there were strict guidelines. She informed that her office received approximately 132 applications and 102 were approved. She informed that her office has re-opened the program for 5 days beginning today and ending on October 9th.

Commissioner Rubio asked what was average grant limit.

Director Anderson responded anywhere from \$300 to \$10,000. She explained how the amount of grant was determined. She advised that the average Grant amount was between \$8,000 to \$10,000 and was for-profit businesses only. She also asked the commission, if they know any small business owners to please send them our way to assist with application.

Commissioner Barber asked if there are any parameters to be a forgivable loan.

Director Anderson advised, stay in business and in Hammond for 1 year after signing the agreement.

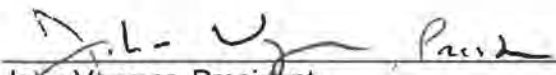
9) Call for Adjournment

Commissioner Franco made a motion to adjourn, seconded by Commissioner Barber. All in favor, none opposed, motion passed unanimously (5-0). The Economic Development Commission meeting was adjourned at 9:22 a.m.

Approved and signed this 22nd day of February, 2021.



Alexius D. Barber, Secretary



John Vezmar, President



Juan J. Moreno, Recording Secretary