



MINUTES OF A MEETING OF THE  
CITY OF HAMMOND ECONOMIC DEVELOPMENT COMMISSION  
held on February 22, 2021

The Hammond Economic Development Commission held a meeting on Monday, February 22, 2021 at 9:00 a.m. The meeting was held via Zoom on link <https://us02web.zoom.us/j/8131810399> with telephonic option at 312 626 6799 Meeting ID: 813 181 0399

1) **Call Meeting to Order**

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

2) **Roll Call**

**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**

Africa K. Tarver, Executive Director, Planning & Development  
Anne Anderson, Director, Economic Development  
Nicole A. Bennett, Attorney for Economic Development Commission  
Juan J. Moreno, Recording Secretary

Dave Westland, Attorney, Westland & Bennett PC  
Rob Ferrino, Three Corners Development  
Zachary Bertucci, Three Corners Development

3) **Pledge of Allegiance**

4) **Declaration of Conflict of Interest**

There were no conflicts of interest declared

5) **Communications**

There was no communications

**6) Approval of Minutes**

Commissioner Henry made a motion to approve the minutes as submitted from meeting held on October 5, 2020, Commissioner Rubio seconded the motion.

<b>Roll Call:</b>	President Vezmar	Yes
	Vice President Rubio	Yes
	Secretary Barber	Yes
	Commissioner Henry	Yes
	Commissioner Franco	Yes

All in favor, none opposed, motion passed unanimously (5-0).

**7) Old Business**

There was no old business.

**8) New Business**

President Vezmar suspends the rules- order of the agenda.

**c. Public Hearing on the proposed City of Hammond, Indiana, Economic Development Tax Increment Revenue Bonds and Development Agreement (DA) between Hammond Redevelopment Commission and 415 Sibley LLC.**

President Vezmar asked if the DA has gone before any other boards; Hammond Redevelopment Commission and Hammond City Council.

Attorney Westland informed all other boards except Economic Development Commission. He advised that this is Step 1 in the Downtown Hammond Master Plan Project and the one that is furthest along. He also informed how excited he is on this project on how it's moving forward.

Director Anderson concurred with Attorney Westland on being excited on moving forward with this project. She also advised the Economic Development Department and the City of Hammond has been working really hard on this project after receiving the *Downtown Hammond Master Plan* over 1 ½ years ago.

She stated, that the public has not seen all the hard work thus far and that this project will be the first one the public will be seeing very soon and will set the tone for future work in Downtown Hammond. The city of Hammond is very excited for Ferrino's and his team project; it is going to be beautiful, people living in our downtown, and have new commerce.

Rob Ferrino informed that he shares the same excitement as the City of Hammond on this project. This has been 3 years since the first talks about the downtown Hammond redevelopment. He advised that prior to Mayor, Phil (Taillon), and Anne on hiring Jeff Speck, he was on one of the original committees on giving feedback. He is excited on partnering with the city (Hammond) on this first project and believes it is going to take off like a wild fire. He advised that his team is very excited and anxious to get this project moving. He informed that they have put out a package to local banks and the response for this project has been overwhelming; that they are using reasonable rent on their projections and that there is private public partnership. Rob advised that his team needs the city of Hammond participation firmed up before they can move forward with the financing. The financial institutes don't want a project that 2/3 baked.

Rob Ferrino informed now that we are in the *new normal* with COVID they have used proximity reader on this project. The tenets will come to the building with groceries to the front door and the proximity meter will read who they are and the front door will open and will not have to touch knobs or handles. Everything is going to be hospital quality, quality surfaces with antibacterial in them, and the mechanical system will have HEPA filters to filter out 99% of contaminants like COVID. The elevators will function the same way and will take you to your floor without touching any buttons and spreading germs. The first door knob that people will touch will be their door knob to their apartment.

Rob Ferrino advised that there will be 54 units and already has great interest on the first floor (commercial).

President Vezmar asked what does Rob Ferrino see on the first-floor retail / mixed use.

Rob Ferrino replied, two things half of the first floor is a restaurant concept and is teaming up with Purdue Northwest Hospitality Department. They will operate restaurant section and will have a unique concept and will have a 25x10 video wall that will be great for; presentation, holiday video and marketing. This will be an open concept and teaching concept. The other half he has some interest but too early to give information on it.

Commissioner Barber asked will some of the units be market rate units or affordable housing.

Rob Ferrino replied, that it is all proposed with no restrictions on them. That usually they are looked at 60% Area Median Income (AMI) 80% (AMI). This entire project is at market rate. However, when the rent is coming in, they will be worth 4 times the unit. They expect nurses and interns from the hospital, blue collar, teachers to live there. This will be workforce housing type. The rent will be very reasonable. He will welcome an (police) officer to be in the building and in front of the building. They have unbelievable response to having an officer at one of their previous buildings.

Commissioner Franco asked if this project has anything to do or associated with the Hammond Baptist Church.

Rob Ferrino asked what church he was speaking of because there are several churches nearby this project. He gave a short answer of "no", however has a great relationship with the church. He informed that the church is not involved with the finances or project itself. He advised that there is another church that is on the site and having a hard time contacting the owners. He advised that Raymundo's building that caught fire caused water damage to the church on site.

Director Anderson advised Commissioner Franco that the Baptist church does not own the site. It was previously owned by Hammond Redevelopment Commission.

President Vezmar asked Rob Ferrino to speak of this project from construction to completion of the project; to job creation in the area, construction, staff on site, how many jobs might be generated from the retail section and tax revenue, since the city is coming on a 30% incentive of the total project of cost.

Rob Ferrino answered; that a lot of the incentive is not going inside of the building. The incentive for example can go towards the purchase of Raymundo's building and church.



Those dollars will not generate any type of money. However, the money will make it a much better project by incorporating those buildings, relocating the alley that runs through the site. He also informed that he has had meetings with the building of NW Indiana Building Trades, similar to the Sportsplex project everything will bid out and will also take Randy (Palmateer) from Building Trades input.

Rob also advised that he has purchased a site in Munster, IN and is planning to move from his side of the border (Illinois) to the Indiana side and moving his family. He also plans on moving Madison Construction and Three Corners Development to the church in Downtown Hammond on the site. He advised that the move of the two companies can be 100 jobs alone and projects the restaurant generating 25 full time jobs, the retail will generate 10 full time jobs, and the construction will have approximately 50 full time jobs. They are planning on using all the local sub-contractors.

President Vezmar opened for Public Hearing as commissioner had no more comments or concerns and none from public. Public Hearing is was closed.

d. Approval Development Agreement (DA) among Hammond Redevelopment Commission and 415 Sibley LLC

Attorney Westland gave a description of the Approved Development Agreement (DA) between Hammond Redevelopment Commission and 415 Sibley LLC on or about December 10, 2020. He explained that Rob Ferrino of 3 Corners Development proposed a development of a 5-story building that is approximately 10,000 square feet per floor on corner of Sibley St. and Hohman Ave. It is described on page 5 of the DA. The development will have approximately 6,000-7,000 square feet of retail on first floor and floors 2-5 will be residential at approximately 10,000 square feet per floor.

Rob Ferrino advised that the total investment is north of \$10m

Attorney Westland informed that the incentive is explained on page 12 and 13 of the DA is a percentage of \$3m total incentive.

The incentive consists of 2 different tranches;

**Tranche 1** is a TIF incentive of \$2.3m will be from:

- 1) when construction starts
- 2) the framing; weather it's wood or steel
- 3) when the first occupancy

**Tranche 2** is land accusation and demolition type of incentive.

Attorney Westland informed the commission that Rob Ferrino and 3 Corner Development has already acquired the property from Hammond Redevelopment Commission.

Attorney Westland advised that normally we would have the bond documents such as; Trust Indenture and Bond Ordinance and is expecting to have the documents available in approximately 1 month at our next meeting. He advised that parties are still working on some of the financing and the details with the *Lending Institutes*.

Commissioner Henry made a motion to approve Development Agreement among Hammond Redevelopment Commission and 415 Sibley LLC, seconded by Commissioner Barber.

<b>Roll Call:</b>	President Vezmar	Yes
	Vice President Rubio	Yes
	Secretary Barber	Yes
	Commissioner Henry	Yes
	Commissioner Franco	Yes

All in favor, none opposed, motion passed unanimously (5-0).

a. Election of Officers:

President Vezmar asked what was the status of his re-appointment.

I replied that we (Economic Development Department) did receive the document from Lake County Council of him be re-appointed for another 4-year term. Our office is just waiting for his swearing-in document from the Mayor's office.

President Vezmar opened nominations for:

Commissioner Henry made a motion to nominate the current officers to the same position they are currently serving due to them doing a great job, seconded by Commissioner Franco. There were no other nominations.

- President- Commissioner John Vezmar.
- Vice President- Commissioner Monica Rubio.
- Secretary- Commissioner Alexius D. Barber.

<b>Roll Call:</b>	President Vezmar	Yes
	Vice President Rubio	Yes
	Secretary Barber	Yes
	Commissioner Henry	Yes
	Commissioner Franco	Yes

All in favor, none opposed, nomination passed unanimously (5-0).

b. Economic Development updates:

Director Anderson advised not to many updates due to project were stalled or slowed down due to COVID. The projects are getting ready to re-start and may be calling on Economic Development Commission meeting more frequently and will keep the commissioners updated.

8) Public Expression

There was no public expression.

9) Call for Adjournment

Commissioner Barber made a motion to adjourn, seconded by Commissioner Henry.

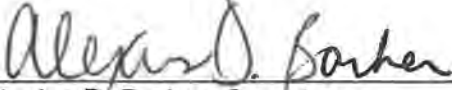
<b>Roll Call:</b>	President Vezmar	Yes
	Vice President Rubio	Yes
	Secretary Barber	Yes
	Commissioner Henry	Yes
	Commissioner Franco	Yes

All in favor, none opposed, motion passed unanimously (5-0).

The Economic Development Commission meeting was adjourned at 9:35 a.m.



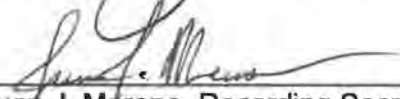
Approved and signed this 21<sup>st</sup> day of June, 2021.



Alexius D. Barber, Secretary



John Vezmar, President



Juan J. Moreno, Recording Secretary