



**MINUTES OF A MEETING OF THE  
CITY OF HAMMOND ECONOMIC DEVELOPMENT COMMISSION  
held on February 7, 2022**

The Hammond Economic Development Commission held a meeting on Monday, February 7, 2022 at 9:00 a.m. The meeting was held Hammond City Council Chamber Room 209 and via Zoom on link <https://us02web.zoom.us/j/89240793278?pwd=UEV0L3Q4eU9XK1hU0RpaExZaE5HZz09> with telephonic option at 312 626 6799 Meeting ID: 892 4079 3278

**1) Call Meeting to Order**

The meeting was called to order by President Vezmar at 9:04 a.m.

**2) Pledge of Allegiance**

**3) Roll Call**

**Members Present**

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

**Absent**

None

There was a quorum.

**Others Present**

- Anne Anderson, Director, Economic Development
- Nicole A. Bennett, Attorney for Economic Development Commission (Westland & Bennett PC) via zoom
- Juan J. Moreno, Recording Secretary
  
- Barry Tyler, 3<sup>rd</sup> District Councilman via zoom

**4) Declaration of Conflict of Interest**

There were no conflicts of interest declared

**5) Communications**

There was no communications

**6) Approval of Minutes**

Commissioner Barber made a motion to approve the minutes as submitted from meeting held on June 21, 2021, Commissioner Rubio seconded the motion.



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

Yeas: 5

Nays: 0

Abs: 0

**Motion carried**

**7) Old Business**

There was no old business.

**8) New Business**

a) Election of Officers:

President Vezmar opened nominations for; President, Vice President, and Secretary. Commissioner Henry made a motion to nominate the current officers to the same position they are currently serving, seconded by Commissioner Rubio. There were no other nominations.

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

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

Yeas: 5

Nays: 0

Abs: 0

**Motion carried**

b) Economic Development Updates:

Director Anderson gave following updates since the last time the commission met in June (2021):

- *Downtown Hammond projects*- two projects are moving forward. She informed that in June 2021 that a bond issuance was approved, approval of a report, and a finding of facts for both projects.
- *1<sup>st</sup> Project- 3 Corners Development LLC*, called Madison Lofts and entity called 415 LLC will have a 55-unit mixed use on the corner of Hohman Ave. and Sibley St. and are hopeful of a Groundbreaking Ceremony this spring (2022). She advised that the Economic Development Commission will be notified and invited of this event.
- *2<sup>nd</sup> Project- Northwest Indiana (NWI) Development LLC*, and this project is for an adaptive re-use of the *Bank Calumet Building*. The developers are hopeful to



secure the building by the end of February 2022. And will then start the rehab of this beautiful building in Downtown.

- *Third mixed use residential building-* The city is considering on working on a development agreement in downtown (Hammond) that can have up to 208 units. The location for this project will be at was is referred to as the "Beatles Fest Parking Lot" and the city will definitely find a new home for the fest.

Director Anderson advised that this project is secured she will be able to update the commission at the next meeting. She informed that most likely this project will be working with a tax abatement as an incentive and will keep everyone updated.

- *Oxbow Landing-* There is continuous development with a third hotel and a third class A office building. Both projects are under construction now and looking for an opening of the buildings sometime in summer or fall 2022.
- *First District-* Continues with commercial development.
- *Redesigning Hohman Ave.-* The city is starting with the redesigning of Hohman Ave in the downtown area to continue with the plans the city has with the Masterplan (Jeff Speck), to create a very nice plaza like in downtown and more walkability for the new residents, such as;
  - slowing down traffic
  - bringing down the lanes
  - creating more on-street parking
  - adding more trees
- *Central Hammond-* development coming close to the Hammond Sportsplex. There will be a new YMCA that is going to be developed next to the Hammond Sportsplex and will continue to create Economic Development up and down Indianapolis Blvd and 165<sup>th</sup> St.

Director Anderson concluded with updates and asked the commission if there are any questions.

Vice President Rubio asked for the timeline for the YMCA

Director Anderson answered that the project was to be started in 2023 and the plan is becoming a little more difficult, and now the project will possibly be starting in 2024.

Secretary Barber advised that after reviewing the specs for the YMCA and is being marked as larger than the YMCA in Crown Point and asked how much larger.

Director Anderson answered that last year it was said that it would be 10,000 square feet larger, however that number might be increasing as well. Same amenities but more features on the outside, such as; outdoor pool, outdoor splashpad, water basketball, also indoor swimming, workout rooms, community rooms.

President Vezmar referred to the Economic Development Commission minutes in June (2021). He referenced to the former Bank Calumet building at our last meeting the



gentleman from the company was confident that within the next 60 days they were closing on building and would start that fall (2021) and project would be complete in 2023. President Vezmar asked if they are still on track with the timeline.

Director Anderson answered, that the company had ran into a few speed bumps due to Covid, working with the current owner of the building has been challenging, and there was also 5' of water in the basement of the building due to flooding. They had the owner pump out the water to asses for potential damage, which none one observed. The building was found structurally sound. This timeline has been pushed a couple of months. She informed that upon closing on the building, they will start work right away. Director Anderson feels that possibly at the end of 2023 project will be complete. She informed President Vezmar she will get an updated timeline from them and she will inform the commission.

Vice President Rubio was following suit with timelines, and asked that since 3 Corner Development is having a groundbreaking ceremony this spring, and asked what is there timeline for completion of project.

Director Anderson replied at least one year to eighteen months to complete. There will be a Development Agreement with timelines that the developer has to follow. If they do not follow they will have to put in for an extension through the Hammond Redevelopment Commission and perhaps the Hammond City Council. They already had one extension and will follow suit with that.

Secretary Barber commented that there are a lot of great projects in the City of Hammond going on.

President Vezmar asked for any further questions from the commission.

**9) Public Expression**

There was no public expression.

**10) Call for Adjournment**

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

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

Yeas: 5

Nays: 0

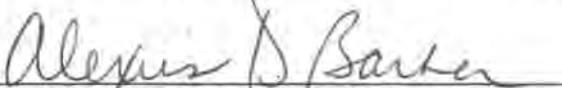
Abs: 0

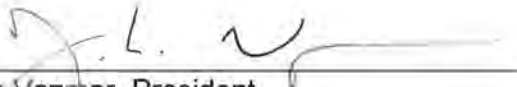
**Motion carried**

The Economic Development Commission meeting was adjourned at 9:17 a.m.



Approved and signed this 21<sup>st</sup> day of March, 2022.

  
Alexius D. Barber, Secretary

  
John Vezmar, President

  
Juan J. Moreno, Recording Secretary

2022 Hammond Economic Development Commission attendance record of Electronic and Physical Presence.

Commissioner	2/07/2021			
John Vezmar	P			
Monica Rubio	P			
Alexius D. Barber	P			
Victor Franco	P			
Bonnie Henry	P			
Initials	JJM			

- E- Electronic
- P- Present
- A- Absent

If the Commissioner qualifies for an exemption from "Consecutive 50" requirements draw a circle around the E for that meeting / member. Reference to Economic Development Commission Resolution No. 2021-2

