



**MINUTES OF A MEETING OF THE
CITY OF HAMMOND ECONOMIC DEVELOPMENT COMMISSION**
held on March 21, 2022

The Hammond Economic Development Commission held a meeting on Monday, March 21, 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=UEVoL3Q4eU9XK1hU0RpaExZaE5HZz09> 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 9:02 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
- David W. Westland, Attorney for Economic Development Commission (Westland & Bennett PC)
- Juan J. Moreno, Recording Secretary

- Barry Tyler, 3rd District Councilman via zoom
- Eric Gastevich, ATG Real Estate Development 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 Rubio made a motion to approve the minutes as submitted from meeting held on February 7, 2022, Commissioner Barber seconded the motion.

Roll Call:	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) Approval of EDC Transmittal Letter to the Common Council and the City Clerk:
Director Anderson described the Transmittal Letter for consideration of approval from Economic Development Commission President, John Vezmar, to the Common Council President, Dave Woerpel and City Clerk, Robert J. Golec. In regards to a development in the downtown (Hammond) area. The Economic Development Commission is recommending the designation of an economic development target are (an EDTA) within a certain area of the City of Hammond, IN for continued economic development and redevelopment activities related to Rimbach Square within the Downtown No. 1 Urban Renewal Area.

President Vezmar asked that a correction be made on paragraph 3, first sentence to replace the word and to "an" EDTA....

Director Anderson advised that the correction will be made.

President asked the commission if any questions. There was none from the commission.

Commissioner Barber made a motion to approve the EDC Transmittal Letter to the Common Council and the City Clerk Commissioner Franco seconded the motion.

Roll Call:	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) Approval of Resolution No. 2022-01 as the EDC's favorable recommendation to the Commons Council; and

◆ The ATG/Rimbach EDTA Report (as attached to the EDC Resolution as EXHIBIT A).

Director Anderson informed the commission that Eric Gastevich CEO of ATG Real Estate Development and heading this project is present on zoom and Kathy Harris is also present representing ATG to answer any questions. The resolution before the commission speaks of the project and the incentive the city (Hammond) is offering the developer. It is a 10 year 100% tax abatement to assist them financially to move this project forward.

The ATG Team has been very involved with the city on this development with the entire process. Director Anderson informed how excited ATG is to build this building, it's actually multiple buildings. It will be 208 units from studios to 3 bed 2 bath units at market rate. This development will also have commercial and retail space on the ground floor, to help serve the new residents living there and other from the surrounding area. They will also be creating a lovely and active at the corner of Rimbach and Hohman Ave, where people can gather.

Attorney Westland asked if the Development Agreement has been approved by the City Council, he advised the commission it was approved by the Hammond Redevelopment Commission.

Director Anderson advised she believes so, that it was mentioned in the Declaratory Resolution (22R-04).

Director Anderson informed the commission we (Economic Development Department) have started the tax abatement process through Hammond City Council last week (March 14, 2022) council meeting. Then on March 28th will be a public hearing, confirmatory resolution, and a first and second reading of the ordinance. Then on April 11th will be third and final reading of the ordinance. This resolution before the Economic Development Commission today is just part of the process to approve the tax abatement.

Eric Gastevich thanked Director Anderson and Attorney Westland for the kind words and the introduction of this project. Eric was not audible while he was speaking from zoom and being recorded. Eric described some details of his project and how excited they are to begin.

Attorney Westland described the differences and advantages of the two incentives tools: TIF bond and tax abatement. A tax abatement has a less risk to the city of Hammond. A bond issuance, the money goes up front to the developer and a tax abatement is spread out through the 10 years.

Commissioner Rubio asked what was the timeline when the development will actually begin.

Eric Gastevich advised they are expected to close on or about September 1, 2022 on the details and property and start construction in October 2022 or late winter. (not audible).



Commissioner Rubio made a motion to approve resolution No. 2022-01 as the EDC's favorable recommendation to the Commons Council; and the ATG/Rimbach EDTA Report (as attached to the EDC Resolution as EXHIBIT A), Commissioner Franco seconded the motion.

Roll Call:	Commissioner Henry	Yes
	Commissioner Franco	Yes
	Secretary Barber	Yes
	Vice President Rubio	Yes
	President Vezmar	Yes

Yeas: 5

Nays: 0

Abs: 0

Motion carried

9) Public Expression

There was no public expression.

10) Call for Adjournment

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

Roll Call:	Commissioner Henry	Yes
	Commissioner Franco	Yes
	Secretary Barber	Yes
	Vice President Rubio	Yes
	President Vezmar	Yes

Yeas: 5

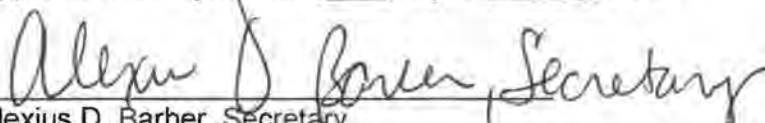
Nays: 0

Abs: 0

Motion carried

The Economic Development Commission meeting was adjourned at 9:20 a.m.


Approved and signed this 9th day of January, 2023.



Alexis D. Barber, Secretary



John Vezmar, President



Juan J. Moreno, Recording Secretary



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

Commissioner	2/07/21	03/21/22		
John Vezmar	P	P		
Monica Rubio	P	P		
Alexius D. Barber	P	P		
Victor Franco	P	P		
Bonnie Henry	P	P		
Initials				

- 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

