



MINUTES OF A MEETING OF THE
CITY OF HAMMOND ECONOMIC DEVELOPMENT COMMISSION
held on January 9, 2023

The Hammond Economic Development Commission held a meeting on Monday, January 9, 2023 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=UEVoL3Q4eU9XK1hIU0RpaExZaE5HZz09> 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 9:05 a.m.

2) **Pledge of Allegiance**

3) **Roll Call**

Members Present

- John Vezmar, President
- Monica Rubio, Vice President
- Alexis 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

- Carmen Paniagua, Executive Director, Hammond Housing Authority
- Jim Crawford, Attorney, Bond counsel

4) **Declaration of Conflict of Interest**

There were no conflicts of interest declared

5) **Communications**

There were no communications



6) Approval of Minutes

Commissioner Rubio made a motion to approve the minutes as submitted from meeting held on March 21, 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. Adopt Resolution of the Hammond Economic Development Commission concerning certain actions and proceedings with respect to the financing of Grand Calumet Estates Affordable Housing Facilities

Attorney Dave Westland advised the commission that Bond Counsel, Jim Crawford and Executive Director of Hammond Housing Authority, Carmen Paniagua will explain the project to the commission.

Executive Director Paniagua explained the following to the commission:

- ✓ This is an improvement project for existing development, Turner Park.
- ✓ Using the HUD Program, Rental Assistance Demonstration and Low Income Housing Tax Credits.
- ✓ This development will be financed via Taxable or Tax-Exempt Bonds and we'll need to source additional financing for the balance of the projected cost.
- ✓ Currently, the project cost is 19,935,787 and we're asking for 12,100,000 in bonds, this can be taxable or tax, financing must be over 50% of the project via bonds.
- ✓ Currently they have 76 units and looking to transfer from the pullet hosing units to the HUD demonstration project and transfer the units to affordable housing
- ✓ This project needs financial, local component of tax credits, which will be part of the financing and will pay for this project through bonds, leveraging with public housing funds and possibly some loans.
- ✓ She described the redevelopment project location as Turner Park location on Michigan St. 76 current town homes built in 1972 and need the upgrading.
- ✓ Adding a building that will be ADA accessible.

Executive Director Paniagua informed that in the Economic Development Commission package there is also a report describing the project and ask and is part of the resolution (23-01). She advised that this is part of the due diligence in order to apply for the tax credits, and will then be going to the Plan Commission, and then the Common Council.

President Vezmar asked if the Hammond Housing Authority (HHA) currently owns the said site of the project.

Executive Director Paniagua replied, yes under public housing.



President Vezmar asked how long has HHA owned the said site for this project.

Executive Director Paniagua replied, since the buildings were built in 1972. Executive Director Paniagua informed that this project will be very similar to what was developed on the southside housing redevelopment.

Secretary Barber commented, she was glad the developer was from Great Lakes and happy that her organization has great experience in housing development. Secretary Barber asked, how do you plan to divide between how many bedrooms and bathrooms per unit.

Executive Director Paniagua explained that currently the units have anywhere between 2 and 4 bedrooms; 2- and 3-bedroom units have 1 bathroom and 4-bedroom units have 1 ½ bathroom. The new building will have 1- and 2-bedroom units due to not having any that are ADA accessible and as far as the structure they will stay the same bedroom size.

Attorney Westland informed that from a bond stand point we are looking at a roughly \$20m project with a \$12M financing through bonding.

Executive Director Paniagua advised that financing will be through bonding, leveraging coming from public housing, and may have to also apply for a loan. She advised that all this is very premature and are still working on the contractors and the cost may increase by time project is complete. She advised that they maybe coming back for more funding. She is hoping that's not the case.

Executive Director Paniagua advised that this is the very preliminary stages. She informed that they are still waiting for IFCA final say on redoing the application on the tax credit with a 4% yield. Carmen informed that she will update the mayor's office on project.

Attorney Jim Crawford, bond counsel explained the bond process very thoroughly. He informed that the bonds are generally not the obligation of the city per statute. The reason the bond is necessary is that the Indiana Housing Community Development Authority cannot legally award tax credits to this project unless there are tax bonds to pay 50% of the cost of the project. Attorney Crawford explained that this is the first part of the process. He explained that once everything is passed that this will have to come back before the commission with all the bond documents.

Attorney Westland asked Attorney Crawford to explained the entire process to the commission.

Attorney Crawford explained the process as;

- Starts with Economic Development Commission with an inducement resolution and report
- Plan commission
- Common Council with inducement resolution for adoption
- ICEA for award and tax credits
- Get together with our staff, Attorney, and bond purchaser and Attorney, and Attorney for the tax credit to draft all of the bond documents
- Economic Development Commission for bond documents to be adopted and approved



- City Council for ordinance for adoption and approval of bond series

Secretary Barber asked if this was pledging support of project and not a commitment.

Attorney Westland replied that the commission would consider adopting the resolution will basically give the developer a green light to move forward with project, City Council and Plan Commission will also have to give the green light. Then after all 3 bodies approve then comes the drafting of the financing documents. Then Attorney Crawford will come back to us in late spring early summer with bond documents to give formal approval of the project and then the city council will have to pass a bond ordinance. He explained if any of the process does not happen the project will not move forward.

Attorney Crawford concurred with response.

President Vezmar stated that a general rule of thumb is to support improvements and or projects around the city. President Vezmar stated that he personally never seen \$12m bond for a \$19m project. He asked Attorney Crawford if the percentage of the ask on bond is so high because HHA cannot obtain bonds themselves.

Attorney Crawford advised they can obtain bond but they would not be private entity bonds. He described a statute regarding the bond type. He advised that they put the figure in the resolution higher than they anticipate cost of project so they don't have to come back and request an increase.

Attorney Crawford also informed that when they do come back before the Economic Development Commission for final approval the statute also requires us to hold a public hearing.

President Vezmar asked the commission if there are any other questions. There was none.

Commissioner Barber made a motion to adopt resolution of the Hammond Economic Development Commission concerning certain actions and proceedings with respect to the financing of Grand Calumet Estates Affordable Housing Facilities, 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. Adopt report of the Hammond Economic Development Commission concerning the financing of Grand Calumet Estates Affordable Housing Facilities

President Vezmar explained that the stated document is a report of findings that this is a good project.



Attorney Westland explained the report as It is tentatively found that the acquisition, rehabilitation, construction, improvement and equipping of the Development will not have an adverse competitive effect on any similar facilities already constructed or operating in or near the City. In addition, explained the cost, jobs, and payroll for the project.

Commissioner Rubio made a motion to adopt report of the Hammond Economic Development Commission concerning the financing of Grand Calumet Estates Affordable Housing Facilities 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

c. 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 Franco. There were no other nominations.

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

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

d. Economic Development Updates:

Director Anderson gave the following Economic Development updates:

- ✓ **Kennedy Avenue Redesign, Hessville** - utilizing what the City learned from the Downtown Master Plan, 4.5M from ARP, construction on going and ending next year – from 169th to north of 165th St.
- ✓ **Oxbow Landing** – completing development with 3rd hotel and 3rd Class-A office bldg. under construction now - over 50M in investment – hundreds of new jobs
- ✓ **New YMCA** at former Carson's site – 70M investment for a 100,000sf building – great economic driver for the Woodmar area



- ✓ **United Hospital Services** at West Point – 18M investment, 55,000sf new facility, ultimately 110 new jobs
- ✓ **Unifirst** Calumet Ave and 141st St. – outgrew old location and City worked with them to remain in Hammond, 18M investment, 64,000sf brand new facility, 80 current jobs
- ✓ **Culvers** – near Cabelas and Walmart off Indianapolis Blvd, +3M investment, with 60 new jobs created.
- ✓ **Meats by Linz** – 35M investment – building on former Queen Anne Candy site at 628 Hoffman St., bring over 300+ jobs for IL and creating more with this relocation.
- ✓ **Huhtamaki Expansion** – 100M investment, 250,000sf new constructions, about 140 additional new jobs.
- ✓ 24 Marble Street – 400,000sf spec bldg., 35M investment
- ✓ **Downtown Revitalization:**
 - ✓ **Redesign of Hohman Avenue, Phase One**
 - to slow down traffic and create a plaza-like urban core
 - Sibley to Russell Street, straightening of Rimbach St.
 - 5M project funded with ARP money
 - Work on-going, completed 2023
 - ✓ **Madison Lofts** – NE corner of Sibley & Hohman
 - 15M investment
 - 54-70 units, 5 stories, 8700sf retail space
 - 20 permanent jobs
 - Breaking ground spring 2023
 - ✓ **Bank Calumet Building**
 - 28M investment
 - Adaptive reuse, 100+ units, 7000sf retail space
 - 25 permanent jobs
 - Upper floor demo just started
 - ✓ **Tailor Row**
 - 24M investment
 - 208 units, 6600sf retail space
 - Activated public plaza
 - Breaking ground spring 2023

9) Public Expression

There was no public expression.

10) Call for Adjournment

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

Roll Call:	Commissioner Henry	Yes
	Commissioner Franco	Yes

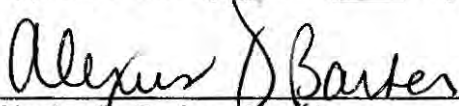


Secretary Barber	Yes
Vice President Rubio	Yes
President Vezmar	Yes

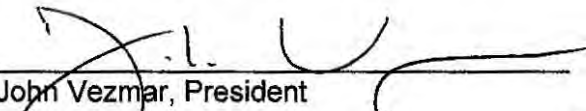
Yeas: 5
 Nays: 0
 Abs: 0
Motion carried

The Economic Development Commission meeting was adjourned at 9:32 a.m.

Approved and signed this 5th day of February, 2024.



 Alexis D. Barber, Secretary



 John Vezmar, President



 Melissa A. Campbell, Recording Secretary

2023 Hammond Economic Development Commission attendance record of Electronic and Physical Presence.

Commissioner	01/09/23			
John Vezmar	P			
Monica Rubio	P			
Alexius D. Barber	P			
Victor Franco	P			
Bonnie Henry	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

