



MINUTES OF A MEETING OF THE
CITY OF HAMMOND ECONOMIC DEVELOPMENT COMMISSION
held on April 01, 2024

The Hammond Economic Development Commission held a meeting on Monday, April 1, 2024 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=UEVoL3Q4eU9XK1hlU0RpaExZaE5HZz09> 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 9:03 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
- Susan Stevens, Commissioner

Absent

None

There was a quorum.

Others Present

- Anne Taylor, Executive Director of Planning and Development
- Juan J. Moreno, Director, Economic Development
- David W. Westland, Attorney for Economic Development Commission (Westland & Bennett PC)
- Melissa A. Campbell, Recording Secretary
- Matt Lambert, YMCA

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 February 5, 2024, Commissioner Stevens seconded the motion.

| | | |
|-------------------|----------------------|-----|
| Roll Call: | Commissioner Stevens | Yes |
| | Commissioner Henry | 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 Development Agreement among the City of Hammond, City of Hammond Redevelopment Commission, and City of Hammond Economic Development Commission and Crossroads Young Men's Christian Association, Inc. (YMCA)

Director of Economic Development Director, Juan J. Moreno introduced Matt Lambert from the YMCA to give the YMCA presentation.

Matt Lambert displayed some renderings of the YMCA building. He explained in December 2024, the busiest YMCA in the country will open on Indianapolis Blvd. in Hammond, Indiana. Once phases 1 and 2 are complete, the YMCA will employ 440 employees, ranking them number 6 on the City of Hammond's Top 20 employers list.

The goal with this facility is to serve over 45,000 residents.

Matt Lambert showed phases 1 and 2 on the renderings indicating that phase 2 is the outdoor water park which will open for the public in December 2026. There are some strip malls that will have to be moved to accomplish phase 2. There's a plan in place.

Matt Lambert stated they learned from their other YMCA projects so they made improvements to this facility's design to have a better layout and usage of the footprint. Putting the second floor over the lap pool has allowed them to have more space for equipment. Courts will be bigger and striped.

Matt Lambert offered to set up tours of the facility for the Commission.

Commissioner Barber asked what is the square footage of the Crown Point facility.

Matt Lambert stated he wasn't sure of the exact square footage but as far as memberships, Hammond already has more members than Crown Point and will be the busiest facility. Other YMCA's across the country are looking at this project because of its successes.

Attorney Dave Westland explained the facility is approximately 120 square feet with pools, water park, indoor track, etc. The YMCA has agreed to build the facility. The YMCA is agreeing that if



they were to ever close the facility on Southeastern, the City of Hammond would have right of first refusal.

This will be a \$60-70 million-dollar investment. The city will provide \$10 million dollars in incentives, \$5 million will be a bond at 0% which the YMCA will hold the bond as they spend money and then will submit to the city for reimbursement. The second \$5 million is through the ARPA funds the city received from the federal government. The city also sold the YMCA the parcel that is located near the SportsPlex through a forgivable promissory note, which is one of the exhibits. There are infrastructure improvements that need to be done on Indianapolis Blvd. regarding the traffic signal for the YMCA to have proper functioning traffic flow.

Attorney Westland explained the attached exhibits as follows:

- Agreement to Purchase Real Estate
 - Sell property to YMCA
- Forgivable Promissory Note
 - Parcel worth \$1 million dollars
 - States that if the YMCA constructs and operates the YMCA for 5 years, the city will forgive the note at 20% per year
 - HRC owns parcel
- Mortgage and Security Agreement (Financing Statement)
 - Mortgage is the security that if the YMCA would ever cease operations, the city would call the note due to recover the city money
- ARPA Grant Agreement
- Pledge Agreement
 - Pledging the Hammond Central TIF money and ARPA money towards payment of the \$10 million incentives
- Shared Parking Agreement
 - Provides for the installation of the curbs, pavement, and striping
 - States patrons of the SportsPlex and YMCA can use the parking lot

Commissioner Vezmar asked if EDC, HRC, and Council have to approve this agreement.

Attorney Westland stated the HRC has already approved it, now it's EDC's consideration, if it passes then it will go to Council. The administration and YMCA are very excited about this project.

Commissioner Barber asked if the mortgage was additional money from the \$10 million-dollar incentive.

Attorney Westland stated the city's commitment is about \$11-12 million dollars with the incentives, forgivable loan, and infrastructure improvements.

Commission Barber and Rubio agreed the city's commitment is minimal compared to the YMCA's \$60-70 million-dollar investment.



Commissioner Barber made a motion to approve the Development Agreement among the City of Hammond, City of Hammond Redevelopment Commission, and City of Hammond Economic Development Commission and Crossroads Young Men's Christian Association, Inc. (YMCA), Commissioner Rubio seconded the motion.

| | | |
|-------------------|----------------------|-----|
| Roll Call: | Commissioner Stevens | Yes |
| | Commissioner Henry | Yes |
| | Secretary Barber | Yes |
| | Vice President Rubio | Yes |
| | President Vezmar | Yes |

Yeas: 5
Nays: 0
Abs: 0

Motion carried

b. Economic Development Updates:

Director Moreno gave the following Economic Development updates:

- **Gifted Hands Academy Ribbon Cutting**
Very well attended, medical training facility in 6th district on Grand Avenue
- **Upcoming ribbon cuttings:**
 - That's a Cake bakery in 1st District on May 23rd at 1pm on Gostlin St.
 - Jet's Pizza – 5th district in late summer
 - Wing Stop – 5th district on Indianapolis Blvd. in mid-summer
 - Wing Stop opened in downtown Hammond last year
 - Meats by Lintz – finalizing date in June 2024, will notify Commission when date is set
 - Starting talks with Matt Lambert about the YMCA ribbon cutting

9) **Public Expression**

Melissa A. Campbell invited the Economic Development Commission to the first public screening of the Walkable USA documentary on April 3rd at 6pm at the Welcome Center.

Anne Taylor explained the Walkable USA documentary.

Commissioner Barber asked Melissa Campbell to please confirm that she is registered for the event.



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



10) Call for Adjournment

Secretary Barber made a motion to adjourn, seconded by Vice President Rubio.

| | | |
|-------------------|----------------------|-----|
| Roll Call: | Commissioner Stevens | Yes |
| | Commissioner Henry | 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 9:36 a.m.

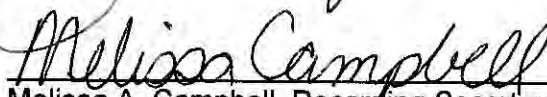
Approved and signed this 1st day of July, 2024.



 Alexis D. Barber, Secretary



 John Vezmar, President



 Melissa A. Campbell, Recording Secretary

2024 Hammond Economic Development Commission attendance record of Electronic and Physical Presence.

| Commissioner | 02/05/24 | 04/01/24 | | |
|---------------------|-----------------|-----------------|--|--|
| John Vezmar | P | P | | |
| Monica Rubio | P | P | | |
| Alexius D. Barber | P | P | | |
| Susan Stevens | P | P | | |
| Bonnie Henry | P | P | | |
| | | | | |
| Initials | | | | |

