



MINUTES OF A MEETING OF THE
CITY OF HAMMOND ECONOMIC DEVELOPMENT COMMISSION
held on December 02, 2024

The Hammond Economic Development Commission held a meeting on Monday, December 02, 2024 at 10:00 a.m. The meeting was held Hammond City Council Chamber Room 209 and via Zoom on link <https://us02web.zoom.us/j/89240793278?pwd=UEV0L3Q4eU9XK1hIU0RpaExZaE5HZz09> 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 10:04 a.m.

2) **Pledge of Allegiance**

3) **Roll Call**

Members Present

- John Vezmar, President
- Monica Rubio, Vice President
- Alexius D. Barber, Secretary via Zoom
- Susan Stevens, Commissioner

Absent

Bonnie Henry, Commissioner

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
- Dean Button, City Engineer

4) **Declaration of Conflict of Interest**

There were no conflicts of interest declared.

5) **Communications**

There were no communications.



6) Approval of Minutes

Vice President Rubio made a motion to approve the minutes as submitted from the meeting held on July 1, 2024, Commissioner Stevens seconded the motion.

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

Yeas: 4
Nays: 0
Abs: 1

Motion carried

7) Old Business

There was no old business.

8) New Business

Attorney David Westland asked President Vezmar to announce all items at once.

- a. Approval of the First Amendment to Development Agreement between Hammond Redevelopment Commission, Hammond Economic Development Commission and Crossroads YMCA

Attorney David Westland explained that in February 2024, the City Council, Hammond Redevelopment Commission (HRC), and Economic Development Commission (EDC) executed a development agreement with the YMCA to construct a 120,000 sqft facility [that is now open] with the city providing certain incentives which included the issuance of bonds, selling YMCA the parcel and certain infrastructure improvements.

The Sportsplex sits next to the YMCA and with the expansion of this facility, the city agreed to do some infrastructure upgrades along Indianapolis Blvd including the traffic signal, as well as expanding the parking lot to the west where a retention pond was, allowing employees of the Sportsplex and YMCA to have access to the parking lot, leaving the front parking lot for patrons. As an additional incentive, the HRC would reimburse the developer for the expense of constructing this parking lot.

The next step is to amend the development agreement to include this additional incentive. Since the original Development Agreement (DA) was already approved by the HRC and Council, this amendment will have to go before them for their consideration. HRC has already approved this First Amendment to Development Agreement.

President Vezmar asked where is this lot.

City Engineer, Dean Button explained that this lot is a low-lying area between the YMCA and the former Walmart parking lot where a retention pond used to be.

Secretary Barber asked if this lot is close to 167th.



Attorney Westland stated that this is a rectangular piece of property that runs north and south between the Sportsplex, YMCA, and the former Walmart site where it used to be a retention pond but now the retention will happen under the parking lot.

Vice President Rubio made a motion to approve the First Amendment to Development Agreement between Hammond Redevelopment Commission, Hammond Economic Development Commission and Crossroads YMCA, Commissioner Stevens seconded the motion.

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

Yeas: 4

Nays: 0

Abs: 1

Motion carried

- b. Approval of Resolution No. 2024-02 approving and authorizing certain actions and proceedings with respect to certain proposed Economic Development Tax Increment Revenue bonds and related matters

Attorney Westland stated that this was also a notice for a Public Hearing.

President Vezmar opened the public hearing.

No one was present in person or on Zoom to speak.

President Vezmar closed the public hearing.

Attorney Westland discussed the proposed economic development tax increment revenue bonds related to the YMCA Project. He mentioned that the total incentive was 10 million dollars, with the first 5 million dollars coming from the American Rescue Act Funds and the second 5 million dollars from the issuance of certain bonds. The resolution approved bonds up to 6 million dollars, which would be used to pay the 5-million-dollar incentive required by the development agreement.

The EDC is the second step in this process; then, it will go to the Council for consideration. The HRC has already started taking action for the issuance of the \$5 million dollars.

Commissioner Stevens made a motion to approve Resolution No. 2024-02 approving and authorizing certain actions and proceedings with respect to certain proposed Economic Development Tax Increment Revenue bonds and related matters, Vice President Rubio seconded the motion.



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

Yeas: 4

Nays: 0

Abs: 1

Motion carried

- c. Approval of report of the Hammond Economic Development Commission concerning the proposed financing of economic development facilities for Crossroads Young Men's Christian Association, Inc.
 - i. Bond Ordinance of the Common Council of the city of Hammond authorizing the city of Hammond, Indiana, to issue one or more series of its economic development revenue bonds and approving and authorizing other actions in respect thereto (YMCA project)
 - ii. Trust Indenture between Crossroads Young Men's Christian Association, Inc. and City of Hammond, Indiana and Trustee
 - iii. Finance Agreement between Crossroads Young Men's Christian Association, Inc. and City of Hammond, Indiana

Attorney David Westland stated that this is a one-page report summarizing the Bond Ordinance, Trust Indenture, and the Finance Agreement that will be sent to Council. EDC is only approving the report.

Vice President Rubio made a motion to approve the report of the Hammond Economic Development Commission concerning the proposed financing of economic development facilities for Crossroads Young Men's Christian Association, Inc.

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- ii. Trust Indenture between Crossroads Young Men's Christian Association, Inc. and City of Hammond, Indiana and Trustee
- iii. Finance Agreement between Crossroads Young Men's Christian Association, Inc. and City of Hammond, Indiana

Commissioner Stevens seconded the motion.

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

Yeas: 4

Nays: 0

Abs: 1

Motion carried



d. Economic Development Updates:

Director Juan J. Moreno gave the following Economic Development updates:

Successful Ribbon Cuttings:

- Fuerte Restaurant opened its 3rd just north of city hall
- Indoor Pickle Ball Courts at Jean Shepherd Center – great attraction
- LakeShore Chamber of Commerce had a ribbon cutting ceremony for The Culture Barber College in Downtown Hammond

The Bond Ordinance will go before the Council on December 9, 2024 for first and second readings; then, final passage on December 30, 2024. Said documents will go before the HRC on December 17, 2024.

Commissioner Bonnie Henry submitted a letter of resignation from the EDC effective December 31, 2024. Director Juan J. Moreno expressed his gratitude for her commitment to the Commission over the years.

Upcoming Events:

On December 7-

- Santa Sprint 1-mile run
- City of Hammond Holiday Parade, 10am

On December 13-

- Annual City of Hammond Employee Christmas party at the Hammond Civic Center, catered by Freddy's Steakhouse – Let Melissa know if you would like to attend.

e. Public Expression

There were no public comments.

f. Call for Adjournment

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

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

Yeas: 4

Nays: 0

Abs: 1

Motion carried

The Economic Development Commission meeting was adjourned at 10:23 a.m.

Approved and signed this 6th day of January, 2025.



MC Susan Stevens
Alexius D. Barber, Secretary
Susan Stevens

J. L. U.
John Vezmar, President

Melissa Campbell
Melissa A. Campbell, Recording Secretary

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

Commissioner	02/05/24	04/01/24	07/01/24	12/02/24
John Vezmar	P	P	P	P
Monica Rubio	P	P	P	P
Alexius D. Barber	P	P	P	P
Susan Stevens	P	P	A	P
Bonnie Henry	P	P	A	A
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

