

The regular meeting of the Hammond Common Council of the City of Hammond, Lake County, Indiana was held on March 14, 2022 in the Hammond City Council Chambers and was available to be viewed at gohammond on Facebook, gohammond.tv live and per Zoom.

Council President Dave Woerpel presided.

City Clerk Robert J. Golec facilitated.

PLEDGE OF ALLEGIANCE was recited by all.

Invocation by Councilwoman Alexander

ROLL CALL

PHYSICALLY PRESENT: Alexander, Spitale, Venecz, Kalwinski, Torres, Emerson, Rakos, Woerpel

ELECTRONICALLY PRESENT PER ZOOM: Tyler

ABSENT: None

TOTAL: 9

MAYOR'S ADDRESS

Chief of Staff Phil Taillon - Good evening, council. Mayor couldn't be here, so he asked me to fill in for him. I'm happy to do so. First, Councilman Rakos, I have to say very nice, your suit looks very nice today. I feel like we called each other ahead of time before we got here. First note, Mayor's Night Out is Wednesday. It's the 6:30pm at Lost Marsh. So, first District invites everybody to come out and participate. Usually, First District, we have well attended Mayor's Nights Out.. So, I'm sure we'll have a a lot of questions and it should be a lively event. Second, I wanted to let the council know and I know several of you are on the actual commission, but the Gaming Advisory Committee had out first meeting on March 8th. We received approximately 56 applications this year as part of that process. I think the total asked for grant dollars was about \$1.1 million dollars. We have about \$550,000 to give out in grants. Um, the last time around, obviously, last year during COVID, it was significantly less. I believe it was around \$300,000 that we're able to give. So, hopefully this year, we're able to help out some of the not-for-profit organizations quite a bit more than we were able to last year. Secondly, our next meeting is March 22nd, and we're expecting to have three meetings total if all goes according to plan. So, we should be done sometime around the beginning of April with the third and final meeting. Lastly, I'm going to be short this evening. About two weeks ago, I gave a presentation at One Region Event at Valparaiso University. This ties into some of the questions that Councilman Kalwinski was asking earlier about ATG, who happens to be on the agenda tonight but the presentation was really about transit- oriented development. Specifically, I talked about the three residential projects that we are working on in Downtown Hammond right now. All three projects are looking very good and positive. If there's any asterisks, I put them on the projects themselves. It's that with some of the supply issues that are out there, it's always concerning when you hear about costs of items going up three, four times more than what they're supposed to be. So, we're going to keep a close eye on that as far as when there's going to be groundbreaking and things of that nature. Um, however, I feel confident that all projects, all three projects are going to move forward and I gave a report to the One Region Group. It was about 150 Northwest Indiana leaders. There's a lot of people afterwards asking about Hammond and the presentation I gave and very excited about what they see coming in Downtown Hammond.

*Prepared by
Robert J. Golec
Hammond City Clerk*

MAYOR'S ADDRESS cont.

Chief of Staff Phil Taillon cont- I think most people in the region understand that Downtown Hammond's success will have an impact throughout all of Lake County, if not all of Northwest Indiana. So, there's a lot of excitement out there beyond the people that are part of the City of Hammond. Um, briefly, I'll talk about the three projects. One is Madison Lofts, which is approximately 54 units. I believe the investment amount is around \$12 and a half million dollars and my numbers are going to be very close. Uh, again, depending on some of those supply issues we talked about. That one, we have an executed development agreement. So, I know the developer right now is trying to finalize some leases for the building and hopefully we'll be starting construction sometime in the near future. The second one is the Northwest Indiana Development Group. I got a stop calling it the Bank Calumet Building, even though that's how I know it because I worked there for several years. The Northwest Indiana Development Group closed on the property. They now own the Bank Calumet Building and that's a big deal because for the last five, six, seven, eight, years, we've really only had owners that don't live around here, haven't met with the city in any way, shape, or form. I think they had very limited interest in actually developing the property or I think they were more interested in acquiring an asset for their portfolio. So, we're very excited that this group actually owns the property now. We had a meeting with them today, actually. That's a \$24 million investment. It's about 104 units. They're talking about having some co-worker space on the ground floor, possibly a café, a Speakeasy. I mean, there's all kinds of ideas being bantied about. So, I know the council president likes the idea of a speakeasy, is that what I was told?

Council President Worepel- Sounds so 1920s.

Chief of Staff Phil Taillon- It's in again. Speakeasy's are in again. They're all over Indianapolis and Chicago. They're very popular. So, we're very excited about that project. Lastly, the one that's on the agenda today, we call it Rimbach Square, ATG. Um, you talked a little bit about it, but it's approximately again, about a \$24 million dollar investment. There's going to be over 200 units as part of that project. I believe the agenda item today is to have the Declaratory Resolution passed, which is the beginning of the tax abatement process as part of the incentive for this project. We've really offered three things and that I can recall. So, I hope I'm not forgetting anything, but the tax abatement is one of them. Um, we also are gonna... transfer of land will happen through what we like to consider a forgivable loan process, which means they are purchasing it from us technically. However, they don't make a final payment on it, and if they're there for five years or so, then, in actuality, they don't pay us any money. So, it's an incentive we use. We've used it in the past several times. And lastly, we'll be supporting a fee waiver, a tax abatement fee waiver. I don't have the exact number in front of me. I think the incentive for this project will probably end up somewhere between \$3 and 5 million dollars. And we are talking about a \$24 million dollar project. I think we're well in line with what we prefer as an incentive. We usually like to stay below 30%. We're well below that. I think you all recall Jeff Speck telling us that the Bank Calumet Building is our best building in Downtown Hammond and that the revitalization of that building is integral to that success of Downtown Hammond. So, it's very important. And three, it's an old building. When I worked there, it was an old building. I remember there were Hvac issues, you know, when I was there, heating and cooling and all kinds of problems, water issues. So, I went off. I went back to Bank Calumet, didn't I? I'm sorry about that. Im excited about both projects . So, anyhow, I think I answered for AGT. Does anybody have any additional questions?

*Prepared by
Robert J. Golec
Hammond City Clerk*

MAYOR'S ADDRESS cont.

Councilman Kalwinski- Again, how long will they have to own to get everything waived at 100%?

Chief of Staff Phil Taillon-The 100% waiver is a ten-year, 100% tax abatement, which is what I think is allowed through the state.

Councilman Kalwinski- And is it graduated?

Chief of Staff Phil Taillon- It's not. Its 100% for 10 years, because in the beginning we put this property out for RFP and I believe we received either three or four submissions from developers asking for somewhere in the realm of let's say, \$12 to 20 million dollars in incentives to move forward with the development. So, in the end, the ATG submission was by far the best on behalf of the City of Hammond and even giving 100% abatement for 10 years. I believe the abatement amount, I mean, the taxes paid annually are around \$250,000. We're still well in line with our comfortability levels as far as incentives for the project.

Councilman Kalwinski- Remind me again how much is the State Economic Development Core giving toward that project?

Chief of Staff Phil Taillon-I don't know that off the top of my head. I'm pretty sure maybe Eric Gastevich would be able to answer that question. Um, during the proceedings, if you want to ask him that.

Councilman Kalwinski- One last thing I just want to reiterate is that Mayor's Night Out is 1st District at Lost Marsh, and I hope that I have sufficiently prepared everybody with my article from the Right Stuff on what may be coming up.

Council President Woerpel- Phil , just a question about the Bank Calumet Building. Is there any chance we can, before construction starts, go back, look at it one last time for sentimental guys like me? I just ran up and down that building a hundred times as a mailman down there and remember like that ear, nose, and throat guy that had like the thimbles and the guns that they pulled out of people's ears and stuff, and I would just like to see that one last time.

Chief of Staff Phil Taillon- It's a cool building. I believe last time I walked it, I probably walked it five times in the past two years. Um, there's still Bank Calumet and Calumet National, you know, memorabilia up on some of the floors. But, you know, there's a lot of marble in there. Obviously, the intricate high ceilings on the main floor. It's a very cool building. If you haven't walked it, I'd be happy to set that up with the Northwest Indiana Development Group and make that happen.

APPROVAL OF MINUTES

Councilman Spitale, supported by Councilman Emerson, moved to approve the minutes of February 28, 2022 and place on file.

*Prepared by
Robert J. Golec
Hammond City Clerk*

APPROVAL OF MINUTES cont.

ROLL CALL VOTE (approve minutes)

AYES: Alexander, Spitale, Venecz, Kalwinski, Torres, Tyler, Emerson, Rakos, Woerpel

NAYS: None

ABSENT: None

Motion carried

9/0/0

MINUTES APPROVED

APPROVAL OF CLAIMS

Councilman Rakos, supported by Councilwoman Venecz, moved to approve the claims from February 23, 2022 through March 9, 2022. Claim #1391 through claim #1653 in the amount of \$ 12,745,952.37

ROLL CALL VOTE (approve claims)

AYES: Alexander, Spitale, Venecz, Kalwinski, Torres, Tyler, Emerson, Rakos, Woerpel

NAYS: None

ABSENT: None

Motion carried

9/0/0

CLAIMS APPROVED

PUBLIC HEARINGS

22-08 An Ordinance to Appropriate Funds from the Operating Balance for the Hammond Park Department

22-09 An Ordinance to Appropriate Funds in the Hotel/Motel Innkeepers Tax Fund for the Hammond Park Department

No One Spoke.

COMMUNICATIONS

Councilwoman Venecz- I would like to announce that Animal License will be due March, 31st, and that will be in the Clerk's Office. And also Rental Registration is coming up, and that is due April, 15th.

Councilman Kalwinski- I received notification that the Pulaski Park Neighborhood Association will be meeting on March, 29th at 6:30pm, at the Hammond Mohawks. It's at the corner of Calumet and a 141st. Thank you.

COMMUNICATIONS cont.

Councilman Tyler- I have a few. So, the first one is. The First Tee of Lake County is hosting a tournament golf party, Saturday, April 9th at 3pm at the Lost Marsh Golf Course. Along with selling raffle tickets, are \$20.00, you have a chance to win up to \$5,000 or a custom set of taylor-made golf clubs. Prom Genie will be hosting a prom dress give-away which will take place Saturday, March 26th at the Jean Shepherd Center. First-come, first-served current school I.D. required no children under the age of high school, I believe. The Hammond Common Council scholarship applications those applications are due March 31st. And I shared on my Facebook page that the Gary Chapter of Kappa Alpha Si, the Gary Alumni, has a scholarship open for black males graduating from high school. I believe the application date is May 9th. Those that are interested in you can check with your guidance counselor, or you can go to my Facebook page. Thank you

Council President Woerpel- I did receive communications about the Bank Calumet building from a couple of the local historical photographers. One of them being Joey Lax, I believe, wanting to know if they could get in there and take some pictures of the Bank Calumet building. And then the other communication I got was from the Hammond Central Softball Coach Councilman Tyler, maybe you can address this. I understand that there's some problems with finding a practice field for the girls softball program. Are either one of you guys aware of that?

Councilman Tyler- Last time I talked to a representative from over there, I thought they said they have been... unclear

Council President Woerpel- Well, it was just brought to my attention that they were supposed to practice at Gavit. But those fields are in total disrepair, and something about there was some sort of agreement, and I just, I wasn't aware of it. That's why I'm asking, is anybody else aware of it.

Councilwoman Alexander- I haven't heard anything.

Council President Woerpel- And you said you can find out, Councilman Tyler?

Councilman Tyler- Yes, I can reach out to the Athletic Director.

COMMITTEE REPORTS

Council as a Whole Committee - Councilman Spitale - Brought out 22-11.

Council as a Whole Committee - Councilwoman Venecz - Brought out 22-08 and 22-09.

Capital Improvement Board - Councilwoman Venecz - We met on March 7, 2022. We approved: \$829,360.91 for 165th from Columbia to Summer St. Also, at the end of the first quarter we have unallocated funds of \$1,935,564.08. Are next meeting will be March 21st, with a work study session at either 4 or 4:30. Please watch for the announcement on that.

*Prepared by
Robert J. Golec
Hammond City Clerk*

COMMITTEE REPORTS cont.

Community and Crime Watch Committee - Councilwoman Venecz - Upcoming meetings:

Wed., April 20th; Community Watch at Mt. Zion Pleasant View Plaza; 1:00p.m.

Wed., April 6th; Edison Community Watch; Edison School; 6:30p.m.

Tues, April 5th ;Harrison Park Crime Watch; VFW; 6:30p.m.

Thur., March 17th ; Hessville Crime Watch; Jean Shepard; 6:00 p.m.

Fri., April 1st ; Irving Community Watch; Irving School; 9:15 a.m.

South Hohman Neighborhood Watch; Thur., April 21st ; Trinity Lutheran Church; 6:30 p.m.

Whiting/Robertsdale Crime Watch; April. 14; 6:30 p.m.; Calumet College

As usual, if you see anything suspicious, please call 911. Because community is not just about me, it's about us.

Councilwoman Alexander- I know that Councilman Tyler mentioned the scholarship, but I do have a couple of things regarding that. The scholarship application is due on March, 31st. But on April 11th, at our council meeting, we will be pulling the names for those scholarship recipients, and then on May, 9th, is the day that we will have those scholarship recipients here to take a picture and receive their information. Thank you.

ORDINANCE 3RD READING-FINAL PASSAGE

22-08 An Ordinance to Appropriate Funds from the Operating Balance for the Hammond Park Department

Councilwoman Venecz, supported by Councilman Spitale, moved for final passage.

Councilwoman Venecz- This ordinance will appropriate \$471,000.00 from the operating balance to various special events and areas throughout the city.

ROLL CALL VOTE (passage of 22-08)

AYES: Alexander, Spitale, Venecz, Kalwinski, Torres, Tyler, Emerson, Rakos, Woerpel

NAYS: None

ABSENT: None

Motion carried

9/0/0

ORDINANCE NO. 9541 PASSED

22-09 An Ordinance to Appropriate Funds in the Hotel/Motel Innkeepers Tax Fund for the Hammond Park Department

Councilwoman Venecz, supported by Councilman Spitale, moved for final passage.

Councilwoman Venecz- This is something we do every year. We will be moving \$24,133.15 from the Operating Balance Innkeepers Tax to the Hotel/Motel Fund.

*Prepared by
Robert J. Golec
Hammond City Clerk*

ORDINANCE 3RD READING-FINAL PASSAGE cont.

ROLL CALL VOTE (passage of 22-09)

AYES: Alexander, Spitale, Venecz, Kalwinski, Torres, Tyler, Emerson, Rakos, Woerpel

NAYS: None

ABSENT: None

Motion carried 9/0/0 ORDINANCE NO. 9542 PASSED

22-11 An Ordinance Amending Ord. No.8514, also known as the Hammond Zoning Ordinance for purposes of Adopting a Planned Unit Development District Ordinance for the Douglas Pointe Planned Unit Development Establishing the Provisions for Parcels A, C, and H of the Douglas Pointe Plan Unit Development as a Supplement to the Zoning Ordinance

Councilman Spitale, supported by Councilman Emerson, moved for final passage.

Councilman Kalwinski-During our caucus Brain mentioned a One-B. Are they part of this too? And if so, help me?

Planing and Devlopment Director- Brian Poland- If you read the text, the ordinance, it makes reference to parcel A and then it says it's also refers to A-1 A-2, and the text, also refers to parcel B.

Councilman Kalwinski- Okay, so we're good. Thank you.

ROLL CALL VOTE (passage of 22-11)

AYES: Alexander, Spitale, Venecz, Kalwinski, Torres, Tyler, Emerson, Rakos, Woerpel

NAYS: None

ABSENT: None

Motion carried 9/0/0 ORDINANCE NO. 9543 PASSED

INTRODUCTION OF ORDINANCES

22-12 An Ordinance to Add Certain Sections to Ch.34 of the Hammond City Code Related to Enumerating Powers of the Board of Public Works & Safety

Councilman Rakos, supported by Councilwoman Venecz, moved the proposed ordinance to 1st and 2nd reading and referred it to the Council as a Whole Committee with a meeting on March 28, 2022 at 5:15p.m.

INTRODUCTION OF ORDINANCES cont.

Councilman Rakos- What was discovered was that there's a lot of ordinances that have been passed or motions made by Board of Works for temporary streets closures, street signs, one-way stop signs, things like that in fact are now not in effect because it was never passed in ordinance form. What this will do is it will still give the council the ability to pass what the same as always but also allow the Board of Works to pass this, always with the intent to let the... especially the councilman in the district that's at, and the council itself in on what was going on. So, we don't have situations where we have stop signs, police are writing tickets for not stopping at a stop sign, and when they get to court, they find out that stop sign is not even a legal stop sign anymore. So, that will alleviate that and we can discuss it even more at our meeting on the 28th . Thank you.

ROLL CALL VOTE (1st & 2nd reading; CAW)

AYES: Alexander, Spitale, Venecz, Torres, Tyler, Emerson, Rakos, Woerpel

NAYS: Kalwinski

ABSENT: None

Motion carried 8/1/0 MOTION CARRIED

INTRODUCTION OF ORDINANCES cont.

ROLL CALL VOTE (1st & 2nd reading; CAW)

AYES: Alexander, Spitale, Venecz, Torres, Tyler, Emerson, Rakos, Woerpel

NAYS: Kalwinski

ABSENT: None

Motion carried 8/1/0 MOTION CARRIED

22-13 An Ordinance Amending Ordinance No. 8620, otherwise known as the Residency Requirement for Hammond Employees, Pertaining to the Elimination of the Aforesaid Requirement for Hammond Police & Fire

Councilman Rakos, supported by Councilwoman Venecz, moved the proposed ordinance to 1st and 2nd reading and referred it to the Council as a Whole Committee with a meeting on March 28, 2022 at 5:15p.m.

Councilman Rakos- Yes, we have both the police and fire departments come to us at the caucus and unfortunately, in my mind, it's become necessary we need to be able to compete with other areas to get the right people for the police and fire departments. They're having a hard time with a lot of people... they used to have 150. Now it's down to half of that, or even less. To get eight people out of 150, sometimes it's hard to do by the time they get through every process. And lately, we've been trying to get police officers and especially paramedics to hire on from other cities to get on our departments, and one of the main things that was hurting this process was do I have to live in Hammond, and they would, and because of the ordinance, the way it states. The way it states in the ordinance they would and would lose people and wouldn't be able to or wasn't willing to uproot their families or to live in the city, and a lot of times... I heard, I know they check real close, but I've heard the rumors where people get on of the department and they have a place to live with their parents or something like that. But in fact, what happens is right after the years on, they move out anyway. They moved out of the department. So, I would like, well, just like both the chief police and fire would love, to have people have

*Prepared by
Robert J. Golec
Hammond City Clerk*

INTRODUCTION OF ORDINANCES cont.

our departments members live in the city like I did for 37 years. It's just not going to happen. It's hard to force that issue anymore. Thank you.

ROLL CALL VOTE (1st & 2nd reading; CAW)

AYES: Alexander, Spitale, Venecz, Kalwinski, Torres, Tyler, Emerson, Rakos, Woerpel

NAYS: None

ABSENT: None

Motion carried 9/0/0 MOTION CARRIED

RESOLUTIONS

22R-04 A Declaratory Resolution Determining that a Certain Area of the City of Hammond, Indiana Be Designated as the ATG/Rimbach Economic Revitalization Area in Which Deductions from Assessed Valuation may be Requested by an Applicant to the Common Council of the City of Hammond, Indiana Pursuant to Indiana Code 6-1.1-12.1

ROLL CALL VOTE (adoption)

AYES: Alexander, Spitale, Venecz, Kalwinski, Torres, Tyler, Emerson, Rakos, Woerpel

NAYS: None

ABSENT: None

Motion carried 9/0/0 RESOLUTION NO. R04 ADOPTED

Councilwoman Venecz, supported by Councilman Torres, moved for adoption. And public hearing set for March, 28, 2022.

22R-05 A Resolution to Opt Back In to Opioids Settlement Pursuant to Indiana Code 4-6-15-2

Councilman Rakos, supported by Councilwoman Venecz, moved for adoption.

Councilman Rakos- This Council passed a resolution back a few months ago to opt out at the time because of the wordage that was passed by the state. Since that time, they've changed it to where cities like Hammond, and I believe it's several 74 others, one would have more input and more and more of the settlement. So, therefore, the city recommends that we opt back, in, which this, which was our option all along.

ROLL CALL VOTE (adoption)

AYES: Alexander, Spitale, Venecz, Kalwinski, Torres, Tyler, Emerson, Rakos, Woerpel

NAYS: None

ABSENT: None

Motion carried 9/0/0 RESOLUTION NO. R05 ADOPTED

NEW AND UNFINISHED BUSINESS

Councilman Torres- I will be bringing out ordinance 22-10. On March 28, 2022. With a notice of Intent to Consider for final passage.

PUBLIC EXPRESSION

Queen Alexander- I live by Maywood School. That street is very busy. I suggest that the street between Moss and Cleveland going towards Maywood should be a one-way street. Recently there was a stop sign put there and it should be removed. And also there should be no parking signs on the left side of the street. I suggest that the council talk to the Street Department or whoever to get that taken care of. Thank you.

Councilwoman Alexander, supported by Councilman Spitale, moved to adjourn.

ROLL CALL VOTE (adjourn)

AYES: Alexander, Spitale, Venecz, Kalwinski, Torres, Tyler, Emerson, Rakos, Woerpel

NAYS: None

ABSENT: None

Motion carried

9/0/0

MEETING ADJOURNED

2022 HAMMOND COMMON COUNCIL ATTENDANCE RECORD OF
ELECTRONIC AND PHYSICAL PRESENCE

	Jan		Feb		Mar		Apr		May		Jun		Jul		Aug		Sep		Oct		Nov		Dec	
	10	24	14	28	14	28	11	25	9	23	13	27	11	25	8	22	12	26	10	24	14	28	12	26
Katrina Alexander	E	P	P	P	P	P																		
Dan Spitale	E	P	P	P	P	P																		
Janet Venecz	P	P	P	P	P	P																		
Mark Kalwinski	P	P	P	P	P	P																		
Pete Torres	P	P	P	P	P	P																		
Barry Tyler	E	P	P	P	P	E																		
Bill Emerson	P	P	P	P	P	P																		
Scott Rakos	P	P	P	P	P	P																		
Dave Woerpel	P	P	P	P	P	P																		
Initials																								

E=ELECTRONIC

P=PHYSICALLY

PRESENT

A=ABSENT

If the member qualifies for an exemption from the "Consecutive - 50" requirements, draw a circle around the E for that meeting/ member.

Dave Woerpel
Dave Woerpel, President
Hammond Common Council

ATTEST:

Robert J. Golec
Robert J. Golec, City Clerk

Time:

6:50

dw

Prepared by

Robert J. Golec

Hammond City Clerk