

24R-22

Petitioner(s):
Planning & Development Department
Economic Development Department

Sponsor(s):
Barry Tyler Jr., 3rd District Councilman

RESOLUTION No. 2024- R22

A RESOLUTION OF THE HAMMOND COMMON COUNCIL APPROVING THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT AMONG THE CITY OF HAMMOND, INDIANA, THE CITY OF HAMMOND REDEVELOPMENT COMMISSION, THE CITY OF HAMMOND ECONOMIC DEVELOPMENT COMMISSION, AND CROSSROADS YOUNG MEN’S CHRISTIAN ASSOCIATION, INC.

WHEREAS, the City of Hammond Redevelopment Commission (the “Commission”), the governing body of the Hammond Indiana Department of Redevelopment (the “Department”), pursuant to I.C. § 36-7-14-1, et seq. (the “Act”), approved and adopted the Development Agreement among the City of Hammond, Indiana, the City of Hammond Redevelopment Commission, the City of Hammond Economic Development Commission, and Crossroads Young Men’s Christian Association, Inc., on April 23, 2024; and,

WHEREAS, the parties have amended the Development Agreement to modify the incentives in Section 1.11 regarding the construction of a parking lot on the property; and

WHEREAS, the Commission, the Department, and the City of Hammond Economic Development Commission, pursuant to the Act, believe amending the Development Agreement is in the best interest of the City and its citizens; and,

WHEREAS, the Commission, the Department, and the City of Hammond Economic Development Commission are requesting that the Hammond Common Council ratify and approve the First Amendment to Development Agreement;

NOW, THEREFORE, BE IT RESOLVED by the Hammond Common Council, as follows:

1. The First Amendment to Development Agreement among the City of Hammond, Indiana, the City of Hammond Redevelopment Commission,

the City of Hammond Economic Development Commission, and Crossroads Young Men's Christian Association, Inc, attached hereto as Exhibit "A", is hereby in all respects approved, ratified and confirmed.

2. This Resolution shall remain in full force and effect after its adoption by the Common Council and approval by the Mayor.

HAMMOND COMMON COUNCIL

By: Scott M Rakos
Scott Rakos, President

ATTEST:

Robert J. Golec
Robert J. Golec, City Clerk

PRESENTED BY ME, the undersigned City Clerk of the City of Hammond to the Mayor of said City for his approval on the 11th day of December, 2024.

Robert J. Golec
Robert J. Golec, City Clerk

The foregoing Resolution No. R22, consisting of two (3) typewritten pages including this page, was Approved by the Mayor on the 11th day of December, 2024.

Thomas M. McDermott, Jr.
Thomas M. McDermott, Jr.
Mayor, City of Hammond

Passed by the Common Council on the 9th day of December, 2024, and Approved by the Mayor on the 11th day of December, 2024.

Robert J. Golec
Robert J. Golec, City Clerk

Exhibit A

The First Amendment to Development Agreement among the City of Hammond, Indiana, the City of Hammond Redevelopment Commission, the City of Hammond Economic Development Commission, and Crossroads Young Men's Christian Association, Inc,

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

This FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (the "Amendment") is made and entered into this 19th day of November, 2024, by and among the City of Hammond, Indiana, an Indiana municipal corporation (the "City"), the City of Hammond Redevelopment Commission (the "Redevelopment Commission"), the governing body of the Hammond, Indiana Department of Redevelopment, and the Redevelopment District of the City of Hammond, Indiana (the "District"), the City of Hammond Economic Development Commission (the "Economic Development Commission"), and Crossroads Young Men's Christian Association, Inc., an Indiana nonprofit 501(c)(3) corporation (the "Developer").

WITNESSETH:

WHEREAS, on or about April 23, 2024, the parties entered into a Development Agreement which provided for various incentives to the Developer for the construction of a \$70,000,000.00 YMCA and recreational facility at 6532 Indianapolis Blvd, Hammond IN 46320; and

WHEREAS, circumstances have arisen where the parties desire to amend certain terms of the Development Agreement as provided herein;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereby agree as follows:

1. **Section 1.11 Incentives** is hereby modified by the addition of the following inserted as the third paragraph:

The Redevelopment Commission shall reimburse the Developer an amount not to exceed Four Hundred Seventy-Five Thousand and 00/100ths (\$475,000.00) Dollars to construct a parking lot on the property depicted in the diagram attached hereto as Exhibit "A". The parking lot will


be a joint lot utilized by both the Redevelopment Commission and the YMCA.

2. All other terms, conditions and covenants of the Development Agreement entered into between the parties shall remain unaltered and in full force and effect, except as herein expressly modified or supplemented thereto.

IN WITNESS WHEREOF, the parties have executed this First Amendment to Development Agreement as of the day and year first written above.

CITY OF HAMMOND, INDIANA

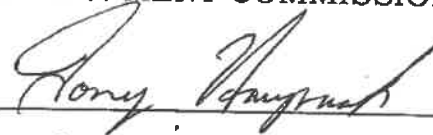
By: 
Thomas M. McDermott, Jr., Mayor

By: 
~~Scott Rakos~~, Council President

ATTEST:


Robert J. Golec, Clerk

CITY OF HAMMOND
REDEVELOPMENT COMMISSION

By: 
Its: PRESIDENT

ATTEST:


Secretary

CITY OF HAMMOND ECONOMIC
DEVELOPMENT COMMISSION

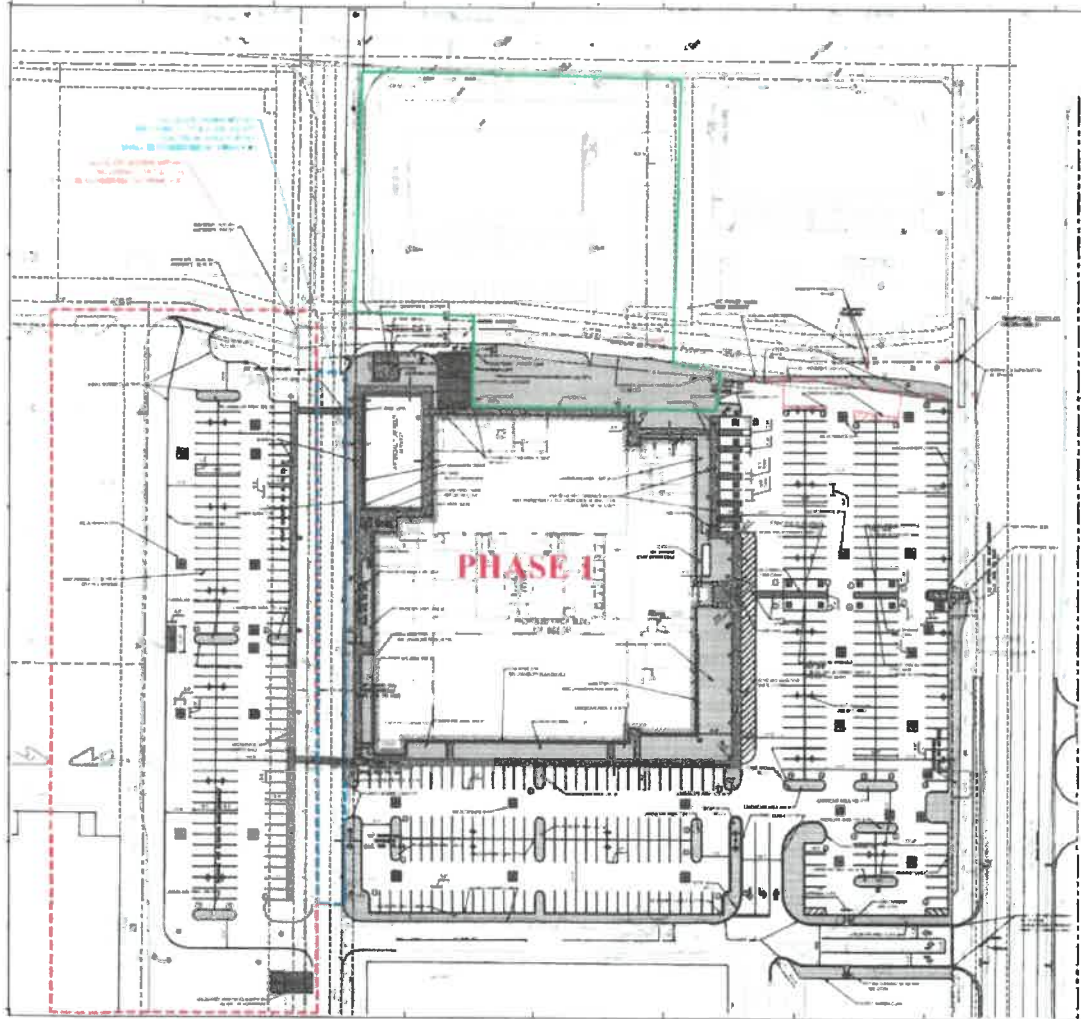
By: [Signature]
Its: President

ATTEST:
Alexis S. Baker
Secretary

CROSSROADS YOUNG MEN'S
CHRISTIAN ASSOCIATION, INC.

By: [Signature]
Its: President / CEO

ATTEST:
[Signature]



PROPOSED No. 41 - 121st Street & 12th Avenue, Portland, OR 97216
 SCHEDULED FOR CONSTRUCTION - 2011
 PREPARED BY: SCHAEFER ARCHITECTURE
 DATE: 05/12/11

NOTES:
 1. REFER TO ALL SHEETS FOR GENERAL NOTES.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

LEGEND:

[Symbol]	EXISTING DRIVEWAY	[Symbol]	PROPOSED DRIVEWAY
[Symbol]	EXISTING SIDEWALK	[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING CONCRET	[Symbol]	ASPH/FLYASH CONC
[Symbol]	EXISTING ASPHALT	[Symbol]	ASPH/FLYASH CONC
[Symbol]	EXISTING GRAVEL	[Symbol]	ASPH/FLYASH CONC



**CROSSROADS TRICA
 HAMBURG FAMILY TRICA**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	05/12/11
2	ISSUED FOR CONSTRUCTION	05/12/11

PROJECT NUMBER: 121414
 SHEET: 0101
 OF 0101 SHEETS
 121414 PH 0101
 -PHASE 1

C103



Tonn and Blank Construction, LLC
 1623 Greenwood Avenue
 Michigan City IN 46360

CHANGE ORDER

COR # 26

Project: Hammond Family YMCA - New Facility - 22B005
Date: May 29, 2024

Detail: West Lot and West Roadway

<u>Item #</u>	<u>Subcontractor/Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Cost</u>	<u>Total</u>
<u>West Lot</u>					
Delta	Additional Final Grading	1.00	Isum	\$8,924.00	\$8,924.00
Milestone	Parking Lot subbase/paving	1.00	Isum	\$321,602.00	\$321,602.00
Delta	Additional Underground utilities	1.00	Isum	\$40,000.00	\$40,000.00
<u>West Roadway</u>					
Delta	Additional Final Grading	1.00	Isum	\$3,500.00	\$3,500.00
Milestone	Parking Lot subbase/paving	1.00	Isum	\$23,450.00	\$23,450.00
Delta	Additional Underground utilities	1.00	Isum	\$28,731.00	\$28,731.00

PLEASE NOTE: This work needs to be approved by June 3, 2024 in order for us to get in on the schedule for this year.

Total Cost	\$426,207.00
General Conditions	\$0.00
Contingency	\$21,310.35
Insurance	\$4,475.17
Bond	\$0.00
Mark Up	\$22,599.63
TOTAL CHANGE ORDER	\$474,592.15

Clarifications:

1. We exclude all costs associated with concealed and or unknown conditions and we will not be held liable for such.

1.00 EA \$474,592.15

Approved by: *Amy Heinrich* Date: 11-19-2024 Submitted by: *[Signature]* Date: 05/29/2024
Owner Signature Contractor Signature

This work will not be performed until signed and returned Once received, we will issue an official AIA Change Order per Contract Requirements

**Hammond Family YMCA - New Facility
Change Order Log**

Original Contract Amount		TBD			
Pending / Approved Change Orders	Submitted	Cost	Approved Cost	Date Approved	
AIA Document Change Orders					
CO #1	Precast	04/12/23	\$ 4,034,301.08	\$ 4,034,301.08	4/25/2023
CO #2	Phase 1 BP1 Civil/Structural	05/18/23	\$ 13,332,320.29	\$ 13,332,320.29	5/31/2023
CO #3	Parking Lot Light Feed	06/29/23	\$ 14,115.00	\$ 14,115.00	7/23/2023
CO #4	Phase 1 BP2 Roof/Pools/HVAC/Elevator/Plumbing/Electric	07/07/23	\$ 17,321,649.00	\$ 17,321,649.00	7/23/2023
CO #5	Additional removal of utilities	07/18/23	\$ 23,328.41	\$ 23,328.41	7/26/2023
CO #6	ASI 03/04	07/18/23	\$ 35,019.43	\$ 35,019.43	7/26/2023
CO #8	Increases due to Minimum Moment of Inertia	08/02/23	\$ 125,154.62	\$ 125,154.62	8/17/2023
CO #9	ASI 04 Changes	08/02/23	\$ 6,831.59	\$ 6,831.59	8/17/2023
CO #10	Slab Openings	08/02/23	\$ 118,986.38	\$ 118,986.38	8/17/2023
CO #11	Right of Way Work	08/30/23	\$ (20,912.16)	\$ (20,912.16)	9/4/2023
AIA CO 9	Phase 1 - BP3 - Finishes	09/26/23	\$ 12,738,525.00	\$ 12,738,525.00	10/25/2023
CO #12	ASI 6,8,9 and Add Road Patch Depth	10/11/23	\$ 35,404.53	\$ 35,404.53	10/25/2023
CO #13	ASI 10	11/01/23	\$ 46,723.23	\$ 46,723.23	12/10/2023
CO #14	Parking Lot Lights 30% Brighter	11/21/23	\$ 16,045.90	\$ 16,045.90	12/10/2023
CO #15	ASI 11	12/01/23	\$ 35,783.13	\$ 35,783.13	12/14/2023
CO #16	Lighting Cross Deduct	12/14/23	\$ (42,074.54)	\$ (42,074.54)	12/29/2023
CO #17	ASI 12	12/28/23	\$ 45,654.53	\$ 45,654.53	12/29/2023
CO #18	ASI 14	01/31/24	\$ (37,894.58)	\$ (37,894.58)	2/25/2024
CO #19	ASI 13 (Civil) Turf Field/Fencing/Dumpster	02/19/24	\$ 256,469.44	\$ 256,469.44	2/20/2024
CO #20	ASI 15	03/04/24	\$ 221,767.41	\$ 221,767.41	3/8/2024
CO #21	(22) Additional TV Locations	03/05/24	\$ 17,573.65	\$ 17,573.65	3/8/2024
CO #22	Door Card Reader Access	03/08/24	\$ 34,636.20	\$ 34,636.20	3/8/2024
CO #23	ASI 16 and ASI 17	03/22/24	\$ 8,329.17	\$ 8,329.17	4/25/2024
CO #24	ASI 18 Changes (Kids Zone)	04/18/24	\$ 107,533.63	\$ 107,533.63	4/25/2024
CO #25	ASI 19, ASI 20 and Locker Lock Change	05/21/24	\$ (6,038.67)	\$ (6,038.67)	5/28/2024
CO #26	West Lot and West Road	05/29/24	\$ 474,592.15		
Future	BP1 Future CO West Parking Lot (412,295.00)		\$ 412,395.00		
Future	BP1 Future CO West Road (62,197.00)		\$ 62,197.00		
Revised Tonn and Blank Contract:			\$ 48,469,231.67		

05/29/24