

CITY OF EAST CHICAGO  
ECONOMIC BUSINESS DEVELOPMENT COMMISSION

COMMISSION MEMBERS

Jesse Avitia, President  
Leon Valdez, Vice President

Regular Meeting Minutes  
Thursday, April 23, 2020 @ 4:30 p.m.

Reported for Fissinger & Associates  
By: Lisa Pena

Call to Order: 4:30 p.m.

Roll Call: Present: Jesse Avitia, Leon Valdez.

Pledge of Allegiance:

Approval of Minutes: February 27, 2020.

Motion to approve February 27, 2020 Meeting Minutes made by  
Leon Valdez. Second by Jesse Avitia.

Old Business: None.

New Business:

MR. AVITIA: Since we don't seem to have any Old  
Business can we move on to New Business. Mr. Morrisroe, do  
you have something for us?

MR. MORRISROE: I handed out to you an e-mail that I got  
this afternoon at 4:01. So it's pretty hot. From Sandra  
Favela, the Mayor's Speaker of Staff.

I had sent to her and to Irene, the Mayor's  
secretary, earlier that we had a couple of inquiries about  
whether or not the City had any loans because of the Covid 19  
crisis.

The City of Whiting apparently has dedicated some  
money in addition to whatever federal money is coming. But  
something local for its merchants. And at least one of the  
two was inquiring whether or not we had such a program.

I sent that information to Sandra and Irene along with

1 others. And Sandra sent this back. And this was just sent  
2 an hour earlier from our Chamber of Commerce, the Lakeshore  
3 Chamber, about the additional loans available.

4 These are the federal loans. And we have since  
5 asked that this be on the City's website and whatever other  
6 ways we have of distributing it.

7 I don't know of any City plans to have a program of  
8 lending any money to our local merchants.

9 I got this back. It says what is your Department  
10 doing to get the word out. We had been doing nothing. We  
11 were unaware of the word that came to us later. I don't get  
12 the Lakeshore distribution.

13 I can probably ask Monique Ruiz who is kind of a  
14 longtime acquaintance and occasional friend if she can send  
15 those directly to me.

16 I'm just bringing that to your attention. Any  
17 thoughts?

18 MR. AVITIA: Mr. Morrisroe, so is the City going to have  
19 a program for assisting small business to apply for the  
20 second round? It appears that a lot of small businesses are  
21 not really getting through because they don't have the right  
22 links to the banks.

23 MR. MORRISROE: And the banks, apparently it's easier  
24 for the banks to lend to one larger business than five  
25 smaller businesses just based on the paperwork and other  
kinds of things.

The City has to my knowledge had no role to date in  
any of the lending. It's simply the businesses going to the  
banks. They haven't asked for any City participation.

What Whiting is doing is doing out of its own  
pocket so to speak. And I don't know whether it's the  
businesses along 119th Street which is the primary local  
small business corridor or whether they're doing it in some  
other manner.

I can find out more about that and report back to  
you next month. Whether or not we're still in quarantine God  
only knows.

MR. AVITIA: I was just wondering if the City was going

1 to take any type of --

2 MR. MORRISROE: It has not to my knowledge. Have you  
3 heard anything?

4 MS. DINKINS: No, sir, not at all.

5 MR. MORRISROE: You haven't heard any rumors, have you?

6 MR. VALDEZ: No.

7 MR. AVITIA: We could probably assist some of the small  
8 businessmen to apply because a lot of the guys don't have the  
9 means or the knowledge or the awareness to apply to the  
10 banks.

11 MR. MORRISROE: If they have a bank, I assume that they  
12 should go to the bank that they operate with that helps them  
13 meet payroll and where they finance whatever improvements  
14 they make. And some of them probably already have business  
15 loans, SBA loans. Certainly I'd be willing to help.

16 MR. AVITIA: Just curious to see if anybody has come to  
17 the City to ask for any type of advice.

18 MR. MORRISROE: We had two people within the last couple  
19 of days. And they were referred. Apparently they went to  
20 the Mayor's Office. And we got word this afternoon, early  
21 afternoon. We followed through with phone calls.

22 I didn't even know what they were calling about.  
23 It could have been anything really with Planning or Economic  
24 Development. But it was specifically these business loans.

25 The one asked whether or not the City had a program  
comparable to Whiting. And we had to tell her no. But I  
don't know.

For instance the PNC is a large National bank as is  
Chase. Some of the other smaller banks I don't know whether  
they get a piece of the action if you'll pardon me for using  
that expression. Whether or not they get a certain amount of  
money to distribute.

Clearly those two large banks would be getting  
money.

MR. AVITIA: Anything else on this?

1 MR. MORRISROE: No. And I asked you to bring along your  
guide book.

2 MR. AVITIA: Yes.

3 MR. VALDEZ: I knew I should have grabbed it.

4 MR. MORRISROE: You thought of it today or you didn't  
5 get this subsequent e-mail?

6 MR. VALDEZ: No.

7 MR. MORRISROE: There was an agenda. There was the  
package. But then there was a later e-mail that Courtnee  
8 sent that we were going to discuss it.

9 MR. VALDEZ: I apologize for that because I broke my  
telephone and I got a new one. I can't even set up a voice  
10 mail. I don't know how to work this phone yet. I'm sure my  
son will look at it for me and iron things out. I don't  
11 think this phone is even 12 hours old yet.

12 MR. MORRISROE: Congratulations.

13 MR. VALDEZ: And I don't have a computer at home. So I  
do everything on the telephone.

14 MR. MORRISROE: We're looking at Chapter 11, page 166.  
15 We may come back to this next time.

16 Jesse, did you have a chance to glance at this?

17 MR. AVITIA: Yes.

18 MR. MORRISROE: And, Leon, did you have a chance? Oh,  
you didn't get the e-mail.

19 MR. VALDEZ: I didn't get the e-mail. I probably got  
20 it. I didn't know I had it.

21 MR. MORRISROE: I thought we'd begin with this chapter  
because it's Economic Development. And it mentions at the  
22 beginning on page 166 that there are going to be five  
programs. There are actually seven that they look at.

23  
24 And they list them and then follow discussing them,  
the Business Job Recruitment, Business Retention and  
Expansion, New Business Development Entrepreneurship, Tax  
25 Base Expansion and Diversification, Redevelopment, Workforce

1 Development and then the seventh Community Economic  
2 Development.

3 Jesse, you probably noticed I think it's a pretty  
4 well put together chapter of information on these different  
5 programs. Most of which we are not involved with and do not  
6 have aggressive programs, City programs to deal with these.

7 Where it mentions Business Job Recruitment the  
8 Mayor is interested as are the Council in recruiting new  
9 jobs. The rezoning issue that is now before the Plan  
10 Commission will be before the Plan Commission on May 4 and  
11 then go to the Council. It looks at Superfund Zone 1 which  
12 was formerly the West Calumet Housing Project.

13 The Administration is proposing that that be  
14 rezoned from residential, more dense residential what is  
15 called R4 to Manufacturing 1 which is light manufacturing.  
16 And that is clearly a hope to not only have a distribution  
17 facility and to put the property back on the tax rolls, but  
18 to also have a source of employment.

19 IDA, the developer, has made commitments to job  
20 training as well as to having a facility there. So that's  
21 kind of an example.

22 I don't have all of the details. The details will  
23 come before the Plan Commission on May 4. And I am sure will  
24 be in the press between then and when the Council considers  
25 it which may be as soon as May 11 or May 25 which would be  
the second Council meeting after that meeting.

It mentions here in quotes shovel ready. Shovel  
ready is a state of art term that the State uses a great  
deal.

Let me mention and, Jesse, you have what I sent,  
these two pages?

MR. AVITIA: Yeah.

MR. MORRISROE: Have you got the whole thing?

MR. AVITIA: We received this at home.

MR. MORRISROE: As a resident of the area?

MR. AVITIA: Right.

1 MR. MORRISROE: I sent the two pages.

2 MR. AVITIA: Yes.

3 MR. MORRISROE: It's from the EPA's viewpoint. It's an  
4 EPA Newsletter on the City sending notice to the EPA that it  
5 intended to not make Superfund Zone 1 a residential area, but  
6 to make it a manufacturing area. That's the newsletter that  
7 he's referring to.

8 When you get your new phone working, it's been sent  
9 to you.

10 MR. VALDEZ: Okay.

11 MR. MORRISROE: Those two pages.

12 Jesse, as a resident you actually live in Zone 3,  
13 don't you?

14 MR. AVITIA: Zone 3, yes.

15 MR. MORRISROE: That newsletter is very informative.  
16 They also have a book of about 100 pages or more on their  
17 Community Cooperation. Have you seen that?

18 MR. AVITIA: No, I haven't.

19 MR. MORRISROE: You'll put that down as something we  
20 have to do.

21 I was able to reproduce it. I think it was well  
22 put together. And it looks at the whole area, the Superfund  
23 Zone area in the efforts to deal not only with the Zone 1  
24 property, but also their mediation.

25 Has your home been --

MR. AVITIA: It has been cleaned up, the sections that  
were low. They came in and took out 2 foot of dirt and then  
laid out some new grass. And that's about it. That's all I  
got.

Just the back part of my property was contaminated  
up to just a little bit over the limit which is about 200.  
And the front section of my property had nothing on it. So  
they only did half.

MR. MORRISROE: And they did a reasonably good job?

1 MR. AVITIA: Yes. The only thing that really bothered  
me is they spent about \$60,000 on doing that job.

2 MR. MORRISROE: They spent that kind of money?

3 MR. AVITIA: Which was the average amount for every home  
4 that was done in that area because they had crews. They had  
a number of people.

5 MR. MORRISROE: Did it ever occur to you, it has  
6 occurred to me anyway, that many of the residents would  
prefer the 60,000 simply be given to them?

7 MR. AVITIA: Yeah. Some of those properties were not  
8 worth 60,000. They could have actually torn down the home  
and built a new one with that kind of money.

9 MR. MORRISROE: They couldn't have built a new one.

10 MR. AVITIA: No. But it would have been a good start.  
11 That was my thinking because I asked in one of those meetings  
what is the average cost to repair the properties. The  
12 average was about \$67,000. And it's gone up to more.

13 If they would have given me 67,000, I would have  
remodeled the whole place.

14 MR. MORRISROE: You would have had someone help you take  
15 out the back on your own?

16 MR. AVITIA: Yes. Have a contractor come in, certified.  
But this was just my thinking. But it was done properly.  
17 They did a good job. They were very good at it. They had  
good people doing it. A lot of good communication.

18 So it was pretty satisfactory the way they  
19 approached it. It was well done.

20 MR. MORRISROE: Did they have environmental protection?

21 MR. AVITIA: Yes. They had meters. They had samplers.  
They had air samplers, dust samplers while they were doing  
22 all this. And the guy wore protection. They were following  
some very strict rules.

23 It was well done, Mr. Morrisroe. But it was --

24 MR. MORRISROE: Expensive.

25

1 MR. AVITIA: Very expensive, yes. As everything the  
2 government does is very expensive.

3 MR. MORRISROE: Well, so then this page 167 mentions the  
4 competition among different communities. Hammond has had a  
5 very sophisticated Economic Development operation for a  
6 number of years.

7 Of course they have more available space. And  
8 they've had more businesses come and go during that time.  
9 Like for instance the Lear operation moving to just south of  
10 the South Shore Station. And then they're convincing another  
11 Illinois business to relocate in what had been the Lear  
12 facility along 165th Street.

13 I remember one of my sadnesses as Planner about 12  
14 years ago was when the Ice House moved from behind the  
15 Mayor's Office over there. And I think Pat O'Rourke was Town  
16 Manager of Merrillville.

17 Part of their readiness was the space was  
18 immediately available. It was shovel ready. It didn't have  
19 any contamination problems or property problems. And it had  
20 the accessibility to the toll way.

21 Their operation is such that they make ice  
22 especially specialty ices in Chicago near 69th and it's about  
23 Damen or so, southwest side. They put the ice products in  
24 large trucks and bring them to that facility and then  
25 distribute them in smaller trucks through the network of what  
they had here behind City Hall.

Historically all the ice was made here behind City  
Hall. But that company had been acquired and production was  
ratcheted up to the larger facility for most of the ice  
production. And then what is now at Gostlin and Columbia --

MR. VALDEZ: 145th.

MR. MORRISROE: It is mainly a distribution facility.

The man who authored this, one of the two men --  
well, no. I'm sorry. It was another chapter. So that's  
number 1.

Then number 2 what we're going to do is -- let me  
ask this. Is there anything that either of you found in the  
minutes from Redevelopment that you want to bring to our  
attention or ask questions about?



1 MR. AVITIA: I have a question on the property.

2 MR. MORRISROE: I assume we're only going to go to about  
3 5:00?

4 MR. AVITIA: Yes. The bond issue that we put out for  
5 Redevelopment --

6 MR. MORRISROE: That will be up again for its second  
7 reading, second and third reading this coming Monday with the  
8 Council.

9 MR. AVITIA: So that's the only effect?

10 MR. MORRISROE: It's still going. It hasn't had final  
11 approval. It looks like it should. But Mr. Burdick did a  
12 presentation. And one of the other bond attorneys was there  
13 to ask any questions.

14 The presentation that was made here thanks to  
15 Courtnee and Esperanza and Belinda was distributed throughout  
16 City Hall so people could see what was coming and have  
17 comments or ask questions.

18 Most of the comments were favorable. People didn't  
19 ask any hard questions frankly. But we did that. And then  
20 they brought those same exhibits here for the Council the  
21 last meeting they had in March before they skipped an April  
22 meeting because of Covid 19.

23 The meeting they're going to have on Monday is  
24 going to be a Zoom distance meeting with I think Mr. Garcia.  
25 And perhaps one or two of the other Council people are going  
to be here. But mostly it will be conducted by technology.

MR. AVITIA: I was wondering because of the markets, the  
way they've been going with municipal bonds. They've been  
fluctuating pretty bad. One reason is that the project is  
still viable.

MR. MORRISROE: As far as we know because I had contact  
from the lawyer today and sent him information about the  
Council meeting, how it was being conducted and to contact  
Vivian Daniels, the secretary for the Council, to make sure  
that they were able to tie in to the meeting on Monday night.

Neither of them mentioned any problems. If there  
are some, they may come up on Monday. I'm not aware of any.

1 MR. AVITIA: I'm looking at that as an economic  
2 opportunity. There's going to be a lot of jobs created like  
3 the school buildings for awhile. This is a two-year project  
4 ending date September 21, '22.

5 MR. MORRISROE: Yeah. Was that the only question you  
6 had? Leon?

7 MR. VALDEZ: I have none.

8 MR. MORRISROE: Business Retention and Expansion, this  
9 piece is number 2. I've numbered them 1 through 7 based on  
10 what they have on page 166. So this is number 2 then.

11 Business Retention and Expansion points out that so  
12 much job creation really takes place with the expansion of  
13 existing businesses rather than those attracted to a  
14 community.

15 Now, we need do that with our steel plant, our oil  
16 refinery. The oil refinery seems to expand although it's  
17 down lower production now because of Covid 19. But it had  
18 been in a pattern of expansion.

19 On the other hand our steel plant is cutting  
20 employees. And I wonder whether some of those production  
21 ways will crank up and how they will crank up again or  
22 whether or not ArcelorMittal may decide that some of the  
23 operations that they have here that they can do more cheaply  
24 at one of their newer plants somewhere else in the country.

25 When we had a single major steel plant, Inland,  
this was their ball game. And everything either got done or  
didn't get done here in East Chicago whereas now  
ArcelorMittal has advantage both within the country and  
international.

Do you have any thoughts about the businesses here  
in town that we can help to grow?

MR. VALDEZ: To me the problem right now is the Covid 19  
virus. I mean once we get over this hurdle then we'll see  
who survives. I am pretty sure there's going to be a lot of  
businesses that won't open up.

I was speaking to the owner of the Indiana  
Restaurant. He said he is not going to open again. And that  
place has been there since I was a little kid in the '60s.

1 MR. MORRISROE: You knew he had been trying to sell  
2 recently. The people who bought the Brass Bell who relocated  
3 from Carroll Street looked at his facility and felt that what  
4 he was asking was too much. So they went to the Brass Bell  
5 instead. I don't know what he was asking.

6 I moved to town in '72. And in '73 I had an  
7 apartment across the alley from that restaurant. And that  
8 was many, many meals. But they haven't had dinner for  
9 sometime now. And while they have a kind of thriving  
10 breakfast/lunch apparently it's not thriving enough.

11 MR. VALDEZ: We'll see how the other businesses do.  
12 Hopefully they'll survive. And then once we find out what's  
13 going on we could make an effort to help them out if  
14 possible.

15 But to me now is not the time because some of them  
16 are closed or just reopened like the Michoacan Restaurant on  
17 Broadway. They have a very good clientele there. And they  
18 were closed for a good three weeks. But they now opened for  
19 carryout.

20 MR. MORRISROE: Is Ranchero available the same way?

21 MR. VALDEZ: Ranchero is available for carryout. It's  
22 been years since I patronized them.

23 But the owner from the Michoacan, he saw it as  
24 taking a breather from all these years of a very fast paced  
25 business for him. And he has one son in college, a daughter  
about to enter college and a grade school child. And he says  
that he will do okay once we start up again and he knows that  
all his customers will come back.

But then you've got the little businesses that were  
hurt. Hopefully they'll bounce back. Then we could see how  
we could help them along and improve what they're doing. But  
it's pretty difficult now.

I'm in charge of inspecting, environmental  
inspections. Some of them are closed. I can't even get in  
to inspect because they're not even open.

Then you have these tattoo parlors. Those guys are  
calling everyday when can we open, when can we open, I've got  
a large amount of clients.

But can't open because of -- well, it's May 1 right

1 now. Who knows. They may extend it. Illinois just extended  
2 theirs to the end of May. Today they did that.

3 MR. MORRISROE: Now we have two tattoo parlors and a  
4 third about to open or has the third opened?

5 MR. VALDEZ: Well, we have Evil Ways.

6 MR. MORRISROE: That's Chicago Avenue.

7 MR. VALDEZ: There's two of them on Chicago, Evil Ways  
8 and then there's one down where Jungle Jim's Barbershop used  
9 to be. And then one down there by the Courtesy Exchange. So  
10 there's two there.

11 MR. MORRISROE: I knew we at least had inquiry about a  
12 third one, a spinoff again from either number 1 or number 2.

13 I always thought Dennis Rodman was little bit  
14 bizarre. But apparently Dennis Rodman is closer to a lot of  
15 young people today.

16 MR. VALDEZ: There's a dog grooming business there. And  
17 he is desperate right now. I mean he can't take any pets in.  
18 I don't know if he is doing it by appointment. But I know he  
19 is desperate. Every time I see him he's when can I really  
20 open up. I say, well, you've got to wait and let's see what  
21 the State says.

22 MR. MORRISROE: We had a business inquiry that we had to  
23 say no to because it was blocked. It was a little bit too  
24 family friendly. Apparently he has a place or two in Chicago  
25 where you go in and you pick out the live chicken that you  
want and he rings its neck before you and you carry it out.  
The State has a problem with that.

MR. VALDEZ: Oh, yeah. Jesse, do you remember they did  
that on Main Street?

MR. AVITIA: Yeah.

MR. VALDEZ: They did that on Main Street at one time.

MR. MORRISROE: Years ago?

MR. VALDEZ: Yes, sir.

MR. MORRISROE: Well, it may have been more state of the  
art at that time.

1 MR. VALDEZ: It was. It was a different way of life.  
2 But we did it here in East Chicago at one time.

3 MR. MORRISROE: How many years ago were you thinking  
4 more or less?

5 MR. VALDEZ: 60.

6 MR. MORRISROE: The '60s?

7 MR. VALDEZ: No. This was late '50s.

8 MR. AVITIA: Late '50s early '60s.

9 MR. MORRISROE: Was it new or had it been there for  
10 awhile?

11 MR. VALDEZ: It had been there awhile from what I  
12 remember as a little kid.

13 MR. AVITIA: They had a lot of habits that would not go  
14 on now.

15 MR. VALDEZ: They wouldn't go through now. It was the  
16 type of place you went in there and you picked out the bird  
17 you wanted. It was still alive. And they would kill the  
18 bird and pluck its feathers and gut him and you would take  
19 it.

20 I don't think I would even eat meat like that.

21 MR. MORRISROE: Mr. President, we made it until 5:00. I  
22 am not sure we need to go beyond unless you have any  
23 questions.

24 MR. AVITIA: No. Let's go ahead and finish up here.

25 MR. MORRISROE: We got up to number 3. And I think we  
could do a little bit of this each time. And I'd appreciate  
your feedback as to which chapters like there's one on the  
Comprehensive Plan that I think is important because that's  
the basis for a lot of the plan decisions that are made in  
the City.

There's one on ethics that I think while it's  
designed for the Plan Commission the BZA can at least be open  
to discussion.

So procedures we haven't had any problems with.

1 But I think the Comprehensive Plan and Zoning Ordinances are  
2 two that can be relevant to what we're doing here. And I  
3 would suggest that when we finish the Economic Development  
4 that we look at Chapter 7 and 8 on Comprehensive Plan and  
5 Zoning Ordinances.

6 MR. AVITIA: Let's take a look at Chapter 8 next time,  
7 Zoning Ordinances.

8 MR. MORRISROE: Do you want to try to finish the chapter  
9 we've been looking at?

10 MR. VALDEZ: Finish Chapter 11.

11 MR. AVITIA: After we finish Chapter 11.

12 MR. MORRISROE: Yeah. We'll go to Chapter 8.

13 MR. AVITIA: Yes.

14 MR. MORRISROE: And I think actually the third one, the  
15 Development Plan Review, has to do with businesses coming in  
16 and what they present and what kind of documents.

17 One business that is mentioned in the minutes that  
18 you have from the Redevelopment Commission even though it  
19 wasn't complete and still isn't in some ways is a company  
20 that has bought the block surrounded by Michigan, Watling,  
21 Grand and Dickey Road. It's called Manhattan Mechanical.  
22 It's been for many years in the Joliet area. The owner of it,  
23 Mr. Uremovich, is originally from Merrillville and has roots  
24 here.

25 I think both the size opportunity of the space and  
the tax advantages of working in Indiana plus a number of his  
clients such as BP are in this area is quite an opportunity.  
He is buying a lot for approximately 180,000 which is  
relatively cheap. But he has some environmental problems he  
has to deal with and clean up before he moves ahead.

So the reason I mentioned it is that 10th chapter  
after Comprehensive Plan and after Zoning deals with the Site  
Development and kind of the steps that Indiana law requires  
that a business go through and present to the Municipality.

Public Comments: None.

Commissioner Comments:

1 MR. AVITIA: Since there is no Public we'll move on to  
Commissioner Comments. Leon, do you have anything?

2  
3 MR. VALDEZ: Mr. Morrisroe, if you could kindly talk to  
our Council to get that third member. I mean we've struggled  
4 for a long time without the third member. And we're going to  
struggle again because if one us of us can't make the meeting  
5 we have to cancel. And if there's three of us at least when  
there's two we have a quorum. And right now we won't if one  
of us won't be here. Please.

6  
7 MR. MORRISROE: We'll contact Mr. Garcia hopefully  
before Monday. I don't know if their agenda is already put  
out and distributed.

8  
9 MR. AVITIA: Maybe you can mention it and maybe it can  
accelerate that move a little bit.

10 MR. VALDEZ: I'll also give him a call.

11 \* Next Regular Meeting Date: Thursday, May 28,  
2020 @ 4:30 p.m.

12 Motion to adjourn was made by Leon Valdez. Second by Jesse  
13 Avitia.

14 Questions/Comments: None.

15 Roll Call: "All in Favor": All Abstain: None.  
16 Opposed: None Motion Carries.

17 \* Meeting ended at 5:08 p.m.  
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1 Approval of the Meeting Minutes of  
Thursday, April 23, 2020

2 Approved and Signed May 28<sup>th</sup>, 2020  
3

4  
5 Jesse Avitia  
6 Jesse Avitia, President

7  
8 Leon Valdez  
9 Leon Valdez, Vice President

10  
11 Courtnee Dinkins  
12 Courtnee Dinkins, Board Secretary  
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C E R T I F I C A T E

I, Lisa Pena, a competent and duly qualified court reporter, do hereby certify that I did report in machine shorthand the foregoing proceedings and that my shorthand notes so taken at said time and place were thereafter reduced to typewriting under my personal direction.

I further certify that the foregoing typewritten transcript constitutes minutes of said proceedings taken at said time and place, so ordered to be transcribed.

Dated at Portage, Indiana, this 4th day of May, 2020.



Lisa Pena  
Notary Public Porter County  
Certified Shorthand Reporter  
License Number 084-003483.

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