

CITY OF EAST CHICAGO
PLAN COMMISSION MEETING
Monday, September 19, 2022

BOARD MEMBERS:

Valeriano Gomez, President
William Allen, Vice-President
Lilia Ramos, Secretary
Joanne Moricz, Commissioner
Chanthini Fowler, Commissioner
Douglas Sloss, Commissioner
Grayling Gordon, Commissioner
Lydia Lopez, Commissioner
Stacy Winfield, Commissioner

STAFF:

Debbra Gritters
Joseph Allegretti

Reported for Fissinger & Associates, Ltd.

By: Peggy S. LaLonde, CSR RPR

Call to Order: 4:30 p.m.

Pledge of Allegiance.

Roll Call: Present in Chambers: Val Gomez, William Allen, Lilia Ramos, Joanne Moricz, Chanthini Fowler, Douglas Sloss, Grayling Gordon, Stacy Winfield

STAFF - Present in Chambers: Debbra Gritters

MR. GOMEZ: Good afternoon, everyone. I would like to call the Plan Commission meeting for September 19, 2022 to order.

First on the agenda, we have approval of minutes of the regular meeting, Monday, September 6, 2022. Entertain a motion to approve as written.

MS. WINFIELD: So moved.

MR. GORDON: Second.

MR. GOMEZ: Roll call.

Roll Call: "All in Favor": All Abstain: Douglas Sloss
Opposed: None

1 MR. GOMEZ: Motion carries.

2 We'll move on to New Business. We
3 have one item under City Planner's report. We have ECI
4 South Tank, Stage 1.

5 MS. GRITTERS: Eric Larson is here to
6 explain that.

7 MR. GOMEZ: Please state your name and
8 position, and then tell us a little bit about this
9 project.

10 MR. LARSON: Sure. Good afternoon. My
11 name is Eric Larson. I work for Atlantic Richfield
12 Company, and today what I wanted to do is take a few
13 minutes and walk through the South Tank Farm Project
14 with all of you.

15 A real quick brief introduction on
16 myself. So I am the liability manager, which is
17 essentially a quick way of saying, project manager, for
18 this project for Atlantic Richfield. For me this is a
19 special project because this is home for me. Northwest
20 Indiana is where I grew up. So both sets of
21 grandparents are from East Chicago, parents born and
22 raised in East Chicago. I spent a lot of my formative
23 years in East Chicago. To be able to make a difference
24 on a project where I grew up is really special to me.
25 Privilege to be here today.

I know when some of you walked in,
you said, I know that site. I know where it is at.
It's the former Atlantic Richfield refinery. It
operated until about 1976 and then transitioned over to
the Energy Cooperative. They ran it for five years.
After that they closed down and now we are at the point
where there is a lot of remediation that is about to
take place.

So, the project that I am going to
introduce you to is the work that is about to embark on
next March. So real quick, we are working with the U.S.
Army Corps of Engineers, the U.S. EPA, and the Waterway
Management District as part of the Great Lakes Legacy
Act Project, to improve the condition of the Great Lakes
by improving the tributaries that feed into the Great
Lakes. So in this case, the Lake George canal.

So, this project really has two main
objectives. I want to make sure that you can see.

(Slide presentation.)

1 So, it's to prevent sheen from
2 entering the canal from the South Tank Farm and to
3 accommodate the U.S. Army Corps of Engineers in their
4 dredging project that's set to commence in 2024. So
5 what our project is going to do is, we are going to
6 install a sheet pile wall along this 2,120-foot length
7 of the South Tank Farm parcel. So essentially stretches
8 from Indianapolis Boulevard bridge all the way to the
9 CSX Railroad bridge over there. You can see where it
10 kind of fits in the grand scheme of things with the
11 Waterway Management District properties. This is one of
12 their properties that the Waterway Management District
13 own. They are a key stakeholder in this project.

8 So there is going to be two phases
9 to this project. The first one is, we are going to
10 install this barrier wall system. Like I said, it's
11 meant to do primarily two things. The first one is to
12 prevent sheen that is sitting on top of ground water
13 from making its way into the canal. And also it is
14 going to be driven down enough where the Army Corps of
15 Engineers, when they come in to dredge out the
16 contaminated sediment in the Lake George Canal, they are
17 going to dredge almost up to that wall.

14 When you put in a wall you have to
15 manage the ground water because if ground water flows
16 through that site, we are going to have germinated
17 water. That's why the Waterway Management system is
18 part of this project.

17 Obviously it's a fairly big
18 construction project, so all the different construction
19 elements that we have to think about. And when you are
20 looking at a project of this nature, you are going to be
21 part of this effort. We have already begun a lot of
22 permitting. We are looking at how we can minimize the
23 impact to the community and I am going to share a little
24 bit with you around what kind of schedule you can
25 anticipate going forward.

22 Stage 2 is still off in the future.
23 There is some soil that will need to be managed and will
24 finalize that water management system, but that's really
25 going to be out in probably 2025. So first thing is
really to get this wall installed. I just wanted to be
able to paint this picture of what you will see next
year in a project that was similar in nature that was
done up in Michigan by one of our contractors. This

1 isn't a BP site or Atlantic Richfield site. It was one
2 they did for another company that they supported, but
3 you can see the barrier wall, the sheet pile wall and
4 canal in the background. In the foreground you have
5 this dead man wall. And it really needs to be anchored
6 to that wall that you put in the canal so that it
7 doesn't tip one way or the other. You need to do that
8 because unless the forces are absolutely equal, you
9 would have that cantilever effect. So to avoid that,
10 what we do, we put in that dead man wall and anchor it.

11 So there's a lot of steel that is
12 going to be used on this project. One of things that I
13 am most proud about this project, we are going to be
14 using domestic steel for this project. I mentioned to
15 you there is a fair amount of permitting that needs to
16 take place with the City, U.S. Army Corps of Engineers
17 and U.S. EPA working closely with them and working
18 closely with all of you and the City of East Chicago.
19 We have already met three times with the Technical
20 Committee on making sure that we are advancing the
21 project in a judicious way. But these are some of the
22 folks that we are going to need to secure permits with
23 as we move forward with this project. These processes
24 are all underway. It takes, in many cases, several
25 months to secure those permits, so it is important to
get those permits secured before we begin our efforts
next March.

16 One of the things I just mentioned, some
17 of the things that I know are important to everybody
18 sitting here is to minimize any impact of our project on
19 the community. So really through good communication, we
20 talked about this at the Tech Committee meeting two
21 weeks ago, we are going to have a real strong
22 communication program as part of this. We plan on
23 meeting again in January to just work through what a
24 real good communication plan should look like to the
25 City, because when you think about all the stakeholders
in the community, East Chicago Central is literally down
the street from us. We want to make a good job of
communicating with stakeholders. Just engineering
controls when it comes to the noise, vibration, and dust
control.

24 A lot of people think about traffic,
25 and one of the things that we are going to do, we are
going to put together a traffic safety management plan.
We want to avoid traffic going by the schools, East

1 Chicago Central, and they are going to have a traffic
2 safety management plan that's going to redirect traffic
3 onto McShane, that way we avoid the schools, especially
4 during school hours. The last thing we want to
5 contribute to is traffic going by the schools.

6 And then you probably noticed if you
7 have driven over the bridge, there is boom out in the
8 water which will be maintained as we move forward in
9 this project, as well as the humidity control. We'll
10 put in many hours of operation for this project, but
11 it's going to be limited to daytime hours. So kind of
12 thing like 7:00 a.m. to probably 5:00 p.m., will be the
13 window of operation.

14 I have said a lot so far and I'm
15 moving at light speed because I know, you know, from the
16 agenda standpoint, I was wanting to keep this to
17 probably ten minutes. But let me just say, do you have
18 any questions before I move forward? We only have a
19 couple more slides, but any questions to this point?

20 MR. SLOSS: I have one, if I may. What
21 is the approximate cost of the project and how tall are
22 the walls that you are talking about building, how tall
23 are they projected to be?

24 MR. LARSON: That's probably a lead in to
25 the next slide and I will answer that. So we have
26 procured the steel. We just felt like it was probably
27 the smart thing to do, procure the steel now. We are
28 really on a tight schedule because the Army Corps of
29 Engineers wants to come in and begin dredging in the
30 Spring of 2024, so we have to have this wall done by
31 then. So instead of waiting till we procure the steel
32 from the general contractor, we are having them do it
33 now. We wanted to procure the steel. So that steel is
34 in the neighborhood of 2.5 million dollars of steel. So
35 we expect to take delivery of all that, needs to be
36 based on the contract, but we need to be ready for
37 delivery by the end of February.

38 But to your second question, on the
39 overall cost. We actually entered into a request for
40 proposal process back in July and we already started to
41 get bids back, expecting the last ones this week, and
42 then we'll be evaluating bids. So I will have a much
43 better idea of what the costs are, the overall cost of
44 the project once I get a chance to evaluate the bids and

1 select the general contractor for the project, which is
2 probably a really nice segue into the overall project
3 schedule.

4 So as I mentioned to you before, the
5 permit process is ongoing. We have been working closely
6 with the Waterway Management District. We had a 30-day
7 public comment period through them back in May and
8 presented to their Board of Directors then. I mentioned
9 the steel procurement was already completed. We
10 submitted a final design to U.S. EPA, Army Corps of
11 Engineers, and the Waterway Management District at the
12 end of June this year, and we got their approval back in
13 August. I mentioned the general contractor, RFP, we
14 hope to be able to make an award for this project at the
15 end of October, and then finalize the design to the
16 100 percent level by the end of the year, mobilize out
17 in March of next year, and then complete the project by
18 March of 2024.

19 So I'm curious to see what these
20 bids come back with. It's not a general contractor on
21 an insignificant endeavor. You are in the millions and
22 millions of dollars to complete this project.

23 MS. WINFIELD: Will this come in front of
24 Council so the First District Council woman is notified
25 about this, because it's partially in her district?

MS. GRITTERS: January is the tentative
communication meeting. She will get an invitation
extended to her and she will be sitting at the table.
It's important. It's very important. This is a big
project opportunity to shepherd in environmental
stewardship and a lot of opportunity comes with it for
East Chicago.

MR. GOMEZ: So at that meeting, you will
have all the parties at that meeting, IDEM, EPA, Army
Corps of Engineers?

MS. GRITTERS: We can certainly invite
them. We are on weekly calls with them. When we have
this meeting schedule in January, we will invite those
stakeholders as well.

MR. GOMEZ: And Waterway Management,
those are the big ones.

1 MS. GRITTERS: Correct.

2 MR. GOMEZ: I think the Boards will
3 appreciate them being there.

4 MR. LARSON: One of the things we talked
5 about when we were in Technical Committee meeting on
6 September 7th I believe it was, was the importance of
7 having a really strong communication plan. You can do
8 everything right technically, and if you mess up the
9 communication, you know, the project goes sideways. So
10 one of the things that we have been working with Debbra
11 and her team on is how do we build that real strong
12 communication. What does good look like to the
13 community, because I can think it looks good, but if it
14 doesn't look good to the community, then it's not good.

15 one of the things we talked about it
16 good. I mean there is fact sheets you can put out. One
17 of the things, we might have a unique opportunity just
18 working with the school system and getting to work
19 closely with maybe a program within East Chicago Central
20 High School and having an opportunity to come and
21 present to some of the classes. When you think about
22 construction manager, all the environmental engineering
23 that went into this, you think about the water
24 engineering; there is a great opportunity to inspire,
25 you know, young men and women as they want to think
about pursuing perhaps a career in the environmental
sciences and engineering. That's how I got my start.

I had a great -- I went to Highland
High School, Class of '85, and I had a wonderful Biology
teacher, Cheryl Mason, my freshman year, that inspired
me to do what I am doing today. That was really kind of
-- we think about what was going on early to mid '85,
Love Canal was really at the forefront. Sites like
that, Superfund sites. I want to work on projects like
that, solve problems like that. I really think when you
think about projects that make a difference in where you
live, they are projects just like that. If we can have
the opportunity to get in front of students and present
what we are doing and why we were doing it, and what we
hope to leave behind; we have an opportunity to inspire
at least one student to think about environmental
sciences as a career.

We'll look to have those
conversations in January, kind of maximize the
opportunity when it comes to having a real strong

1 communication front.

2 Any other questions?

3 MR. ALLEN: For Stage 2, is the goal,
4 taking a look at the entire property as a whole, from
5 Indy to the railroad tracks?

6 MR. LARSON: There is actually two parts
7 to that, but a fantastic question. One of the things we
8 are going to do in that footprint barrier wall,
9 footprint of seeing the sheet pill wall and the dead man
10 wall, we are going to remove about 40,000 cubic yards of
11 stagnant material, bring in clean fill. And then we are
12 going to think about how can we treat that so that
13 perhaps we can use that as backfill on the site.

14 But there is also another part of
15 the project that we are thinking about, and that is, are
16 there hot spots in that tank farm that need to be
17 addressed. And based on everything I know, I suspect
18 they are. We'll want to do that as part of the next
19 stage of the project.

20 MR. ALLEN: So to do something similar to
21 what is happening north of the canal, take the material
22 out and essentially put it back, and then cap it. Then
23 maybe something can be built on top of it, that kind of
24 thought process? I know it's kind of early in the game
25 for 2025.

MR. LARSON: We are certainly thinking
about what the potential might hold. We are not having
a disposal facility south of the canal, I just want to
be clear on that. What I'm thinking about is, how do we
take that soil that's in the ground, treat it, be able
to reuse it so we don't have to haul it off site and
create more carbon footprint, and what the potential
reuse opportunities might look like for this property.
Like you said, it's still couple years down the road.

We started to think about that, but
I don't think that thought process is matured to the
point where I can really have a very intelligent
conversation because we've been so focused on this.
It's part of the thinking, because any time you are
doing remediation, you also want to think about end use
and where do we want to be when we are complete. What
does good look like, what does good look like to the
community. When I think about sustainability, it really

1 means I think about people, which is the community. I
2 think about the plant, which is really the environment,
3 and I also think about the value. How do you drive
4 value for all the different stakeholders and there is a
5 number of different stakeholders in this project.

6 I mentioned we were working with the
7 agency and Waterway Management District, but first and
8 foremost we are working with the City of East Chicago,
9 and that's our key stakeholder, and how do we make this
10 a successful project in the lens that you all see
11 through.

12 MR. GOMEZ: Is that the EPA?

13 MR. LARSON: It's EPA, Great Lakes Legacy
14 Act Project. It's part of the EPA Great Lakes National
15 Program Office. So they are really the lead agency in
16 this, supported by the Army Corps of Engineers.

17 I took that picture by way -- I
18 didn't take that picture, I got that picture from one of
19 the technicians that works on the site. And, you know,
20 we are out there every week doing work and this little
21 doe came up to his car literally and he was sitting
22 there doing paperwork before he was about to go, and the
23 little guy came up and he was able to snap a real good
24 picture. And so he sent that as a good reminder of why
25 we are doing this. So that picture was actually taken
-- I have actually seen a pretty big buck on the site
too. There is a lot of nature that goes through those
fields.

MR. GOMEZ: They follow the railroads
too. Any other questions? (None)

Debbra, is this presentation just
informational or the Board doesn't have to make a motion
on anything?

MS. GRITTERS: We are asking that they
make a motion on this.

MR. GOMEZ: So on the plans?

MS. GRITTERS: Just for Stage 1.

MR. GOMEZ: So any other questions or
comments? (None) There being no further questions or
comments, I'd entertain a motion to approve the ECI

1 South Tank, Stage 1, remediation project plans.

2 MR. ALLEN: So moved.

3 MR. SLOSS: Second.

4 MR. GOMEZ: Roll call.

5 Roll Call: "All in Favor": All Abstain: None
6 Opposed: None

7 MR. GOMEZ: Motion carries. Thank you for
8 your presentation.

9 MR. LARSON: Thank you for your time this
10 evening.

11 MR. GOMEZ: That concludes the new
12 business. We have no old business. Any other comments
13 from the Commissioners? (None) Comments from the
14 public?

15 MS. GRITTERS: A little housekeeping
16 announcement. The Plan Commission secretary role will
17 be changed and Alysia Dunbar will be your next secretary
18 for this Commission. So your point of contact will be
19 through Alysia now.

20 MR. GOMEZ: Okay, thank you.

21 MR. ALLEN: Welcome.

22 MR. GOMEZ: If anybody wants to contact
23 her, she is in Redevelopment for anybody that didn't
24 know. Thank you, Debbra.

25 Next meeting will be Monday, October
3, 4:30 p.m. That concludes our agenda for tonight.
I'd entertain a motion for adjournment.

MR. ALLEN: So moved.

MS. WINFIELD: Second.

MR. GOMEZ: Roll call.

Roll Call: "All in Favor": All Abstain: None
Opposed: None

MR. GOMEZ: Motion carries.

*** Meeting adjourned ***

Approval of the Meeting Minutes of Monday
September 19, 2022

Approved and signed October 3, 2022

Valeriano Gomez, President



William Allen, Vice-President

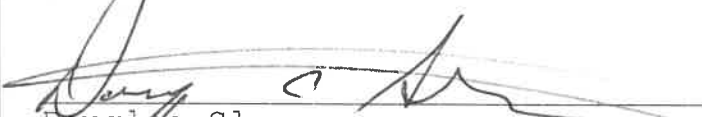


Lilia Ramos, Secretary


Joanne Moricz, Commissioner



Chanthini Fowler



Douglas Sloss



Grayling Gordon

Lydia Lopez

/s/ Lydia Lopez
/s/ Stacy Winfield

Stacy Winfield

~~Ateria Allen~~, Recording Secretary



C E R T I F I C A T E

I, Peggy S. LaLonde, 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 the said proceedings taken at said time and place, so ordered to be transcribed.

Dated at Munster, Indiana, this 21st of September, 2022.

Peggy S. LaLonde

Peggy S. LaLonde, CSR, RPR

