

CITY OF EAST CHICAGO
ECONOMIC BUSINESS DEVELOPMENT COMMISSION
February 28, 2022

BOARD MEMBERS:	STAFF:
Ezell Foster, President	Richard Morrisroe, Legal
James Portalatin	Douglas Powers, Planner
Jesse Avitia	Ateria Allen, Secretary

Reported by: Peggy S. LaLonde, CSR, RPR
Fissinger & Associates

Call to Order: 4:30 p.m.

Pledge of Allegiance:

Roll Call: Present: Ezell Foster, Jesse Avitia

Staff Present: Richard Morrisroe, Legal Counsel
Ateria Allen, Recording Secretary

Staff and Board Remotely: James Portalatin
Douglas Powers, City Planner

MR. FOSTER: I'd like to call the
Economic Development Commission meeting of Monday,
February 28, 2022 to order.

Next, approval of minutes. Motion
to approve the minutes of Wednesday, January 27, 2022.

MR. AVITIA: Make a motion.

MR. Portalatin: Second.

MR. FOSTER: Roll call.

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

MR. FOSTER: Motion carries.

Old Business, which is none. New
Business: TDD Draft Boundary.

MR. POWERS: Thank you, Commissioners.
So today, we have had meetings about this previously,
about the TDD Draft Boundary and we have also had a
public hearing, but the paperwork that you see before

1 you, goes in a little bit more detail. I wanted to get
2 this before you for a couple of reasons.

3 One is that we are going through the
4 draft of the TDD Boundary. The boundary is about
5 95 percent finalized. However, you know, potential
6 resources for funding or improvements that could be
7 done, things of that nature that are still in need of
8 consideration. That if you have any comments,
9 questions, or concerns, or recommendation; we can
10 provide those to the planning firm that is assisting us
11 through the grant presented by the Regional Development
12 Authority. So we can get that input put into place so
13 that way the boundaries, as well as the finances and so
14 forth, can be better utilized.

15 So, Commissioners, I know before
16 you, the documentation, there is a good amount to
17 consider. So what I was asking was that if you are able
18 to go through that documentation, so that any comments
19 or concerns you have, if you could draw on them or give
20 to us some feedback, so that way we can make sure that
21 information is included as part of the TOD and TDD
22 process.

23 So, the documents that you see,
24 there's a couple of things going on that you can see.
25 There is plans that were submitted previously that were
currently using the zoning from the 1998 East Chicago
Zoning Ordinance that was adopted. Beyond that, there
has been plans for recommended rezoning. The zoning
aspect goes along with the TOD or Transit Oriented
District. What that is, they are used synonymous with
close proximity complete streets, 15-minute community,
as to where the TDD, the Transit Development District
that is going to be overlay in regards to funding,
similar to like a TIF, that could be potentially bonded
against later through the RDA.

26 So we have two separate things going
27 on that the TOD relates to. There are funds that go
28 along with that capital infrastructure improvement, as
29 well as development plans, but they are two completely
30 separate things. However, I was hoping any comments,
31 questions, or concerns you have, we can try to get those
32 drafted within the documents so we can get more
33 inclusive community feedback. That way if this does go
34 forward, you know, we can have more input.

35 Commissioners, do you have any
36 questions, comments, or concerns about that today? Or,
37 would it be possible that, you know, you could get that
38 back to the Planning Department in the not so distant
39 future.

1 MR. AVITIA: Is it routine to give
2 updated version of this?

3 MR. POWERS: So, yeah, the paper
4 presented to you, that is the update of the draft of the
5 TDD Boundary. Anything -- if there was zoning, as I
6 mentioned, there is no updates to that. Those are just
7 plans that have been submitted. However, if you look at
8 the one that shows MKSK, that is the company that is
9 currently hired by the RDA and they are in the works of
10 preparing recommendation of plans. So that will
11 continue to be updated until this is either implemented
12 or denied.

13 MR. AVITIA: No more questions.

14 MR. FOSTER: We can move on to the next
15 item, which we have minutes of the Redevelopment
16 meetings of January 4, January 18, and February 1, 2022.
17 Are there any questions or comments?

18 MR. AVITA: I do have a question from the
19 Redevelopment minutes. The sale of the Riley Bank
20 building, is that a done deal?

21 MR. POWERS: The Riley Bank, okay. So
22 the Riley Bank was bid out for RDC months previously.
23 However, now they have come to finalize approval of the
24 acquisition of that property through the Redevelopment
25 Commission. So the next action items you would see
after that purchase agreement had been finalized by the
RDC, would be that the petitioner or owner of that
property would have to submit development plans to the
Plan Commission, at which time they will be reviewed
then. So there is still items or action items that need
to occur before you will start to see improvements or,
you know, changes do that structure.

Additionally, you know, I would have
to talk to the Building Commissioner that the property
may potentially be unsafe, so there could possibly be
unsafe action items on that property as well, if they
don't submit plans to the Plan Commission in the not so
distant future.

MR. FOSTER: Did you say who purchased
it?

MR. POWERS: Yes, the property was
purchased.

1 MR. FOSTER: By who?

2 MR. POWERS: The company should be listed
3 or the organization within the Redevelopment minutes.
4 We can get some more of those final details later.
5 Anything that's not in the Redevelopment minutes, you
6 know, I would have to verify, at which time it is
7 available to public to disclose that information.

8 MR. FOSTER: No more questions. Other
9 comments?

10 MR. POWERS: So just real quickly, I'd
11 like to mention so everyone is on notice that the next
12 EDC meeting will likely be a public hearing. So,
13 March 28th will likely be a public hearing where we will
14 have notice about current developments as they are
15 seeking adjustments to the bond that they previously had
16 requested.

17 MR. FOSTER: No other comments. Our next
18 meeting is March 28, 2022, 4:30 in the evening.

19 Motion to adjourn?

20 MR. AVITIA: Make a motion.

21 MR. PORTALATIN: Second

22 MR. FOSTER: Roll call.

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

25 MR. FOSTER: Motion carries.
Meeting adjourned.

***** Meeting Adjourned *****


Approval of the Meeting Minutes of Thursday
February 28, 2022

Approved and signed March 28, 2022


Ezell Foster, President

James Portalatin / Zoom
James Portalatin, Vice-president


Jesse Avitia, Member


Ateria Allen, 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 1st day of March, 2022.

Peggy S. LaLonde

Peggy S. LaLonde, CSR, RPR

