CITY OF EAST CHICAGO
PLAN COMMISSION MEETING
Monday, April 20, 2026

BOARD MEMBERS:
Valeriano Gomez, President
Lilia Ramos, Vice-President
Lydia Lopez, Secretary
Marino Solorio, Commissioner
Stacy Winfield, Commissioner
Jaylen Johnson, Commissioner
Grayling Gordon, Commissioner
Hashem Alhashem, Commissioner

STAFF:
Tracy Ailes
Eduardo Fontanez

Reported for Fissinger & Associates, Ltd.
By: Peggy S. LaLonde, court reporter

Call to Order: 4:30 p.m.

Pledge of Allegiance.

Roll Call: Present in Chambers: Val Gomez, Lydia Lopez, Marino Solorio, Grayling Gordon, Jaylen Johnson, Stacy Winfield, Hashem Alhashem

Commissioner via Zoom: Lilia Ramos

STAFF - Present in Chambers: Tracy Ailes

MR. GOMEZ: Good afternoon everyone. We do have a quorum. I would like to call to order the Plan Commission meeting for Monday, April 20th, 2026.

First on the agenda is approval of the minutes from April 6th, 2026. I'd like to make a motion to approve the meeting minutes of April 6th, 2026, as written.

Do I have a second?

MR. ROBINSON: Second.

MR. GOMEZ: All in favor?

(All signify aye.)

MR. GOMEZ: Motion carries.

We'll move on to New Business. We are going to give Marino a minute to come in. He's on his way, supposedly on the Boulevard.

MS. AILES: First on the agenda is Mike Goich, 5137 Indianapolis Boulevard, Office Build out. He was going to appear Zoom, but is not on the Zoom link as of yet.

MR. GOMEZ: Are there any comments from the Public or Commissioners? (None)

No one has appeared on the first item on the agenda, so we will move to Safety Kleen, 601 Riley Road. And I believe all of you gentlemen are from Safety Kleen. Give us a little of what you are presenting before us today.

MR. SOLORIO: State your name for the record and who you represent. We'll go over what the project is, and if we have questions, we'll ask.

MR. RAINWATER: Thanks everyone. My name is Adam Rainwater and I'm with Safety Kleen. I am here today to talk about the project we have going on at East Chicago -- we'd like to have going on in East Chicago. Basically we are looking to expand some process units that we have at Lakeside and the process technology that we have at the site.

Also with me here today are Matt McGory, the other project manager helping support this project, and Kyle Snider, the facility GM at the site.

So as far as the agenda, we are going to go over a safety moment that we feel is really pertinent to the project. I think it would be helpful for everyone.

Next we'll go over a company overview into Safety Kleen, East Chicago, just specifically as far as the site, and then project overview.

Plot Plan, we have some 3-D model renderings of what the site is going to look like. And then high level process flow, overview of the process. Community consideration that we want to highlight and things that we are going maybe above and beyond for this project being a good East Chicago neighbor.

And then lastly open it up for any questions from the Board.

So on the Safety Moment side, so at the core of Safety Kleen is Clean Harbor. This project is the responsible recycling of waste. So I just want to kind of highlight, we can all be responsible in recycling waste, bringing up specifically household hazardous waste. We know the categories of

household waste, but maybe we don't know the impacts that can have as we dispose of that improperly. I want to kind of highlight that here.

Ultimately that stuff ends up in landfills. It could contaminate the landfill, the soil, the ground, which ultimately leeches out to water and has a negative impact on the local community. And then the fumes from aerosol cans and stuff like that disposed of improperly admits in the atmosphere and contributes to some of the climate changes that we are currently going through. Then also, of, course putting it in trash cans and that type of stuff for sanitation workers to pick up can ultimately be a hazard for those people as well as they come to pick it up.

So to highlight that, how can we safely dispose of that kind of waste? There are what they call HHW, accrued collection facilities, and people that set up local events for collecting this waste. So one of the things that Clean Harbors is trying to do is partner with the City to set up some of these willful events at the Safety Kleen site for the community so that they can come in and dispose of their paint, their batteries, their aerosol cans, that type of stuff.

And one thing that Safety Kleen, at the East Chicago site specifically, has done for a long time, has been willing to accept used oil from the community. So we have always allowed the community, free of charge, to drop off used oil within our facility because that's what we do. We recycle used oil. It makes sense for us to collect that. I wanted to highlight that.

Lastly, batteries, that type of stuff, ultimately places and companies that can accept batteries as well for proper disposal. We definitely did not need disposal of those in landfills.

So going into company overview. So Safety Kleen, the parent company is Clean Harbors. Clean Harbors employs more than 20,000 employees. It's the largest hazardous waste manifest management company. It is the leading provider of the comprehensive energy and industrial services. Safety Kleen being an affiliate of Clean Harbors fits under that umbrella. What we take, one way to take waste recycle within the Safety Kleen brand.

So we take used oil, we collect it. We refine it. We produce new base oil and deliver that base oil to the larger companies to refill and resell as motor oil. We would like 100 percent of the UMO we collect to be recycled completely. So there is no waste

of used oil.

So this is what used oil looks like. You are all familiar with what oil looks like. And East Chicago specifically is really the flagship within the Safety Kleen umbrella. So it's the largest refinery in North America that produces 100 million gallons per year of base oil. We are located on the corner of Indianapolis Boulevard and Riley Road. We have been operating there since 1990 and we employ over 123 people at that facility.

So, what is the project? It's like I mentioned, this is what UMO looks like. Typically from UMO, 75 percent of that makes base oil, which is this right here. This is or this comes from this. So of this 75 percent, this base oil right here, and turned into a motor oil, which is this, or this right here. And this is then reused in your car, and then ultimately ends up back to us. Once it ends the life in a car, it ends up back at us. It creates that circular environment where there is no waste of base oil. That is ultimately what we are after.

This project, like I said, only extracts 75 percent of this. The project allows us to now extract 85 percent of this and create more of this, so that we can create more motor oil and create a bigger circular environment for base oil. That's the heart of this project, creating a green circular environment.

So, the solution that we are looking to implement is adding some proprietary technology to be able to extract out the additional oil and increase our oil recycling. So basically it is going to improve or reduce our waste by ten percent from all used oil.

MR. SOLORIO: Just so we are clear, the remaining 15 percent, that also gets shipped out to different companies that use it for, like Group-on or some other type of company, that is using that material?

MR. RAINWATER: There is a recent product that still resides within our product that goes into roofing and paving. Once it's done in roofing and paving, once it comes in a landfill, once it's shipped off the road, then it gets disposed of.

So why East Chicago? Why do we want to put this technology in East Chicago? So basically, one, it's just the labor. The area around here has the labor that can help support this type of project. We have a labor force currently within the site which is 123 people, which are skilled and very good at what they

do. So we really want to continue tapping into that. And then I mentioned in the previous slides that the East Chicago site is the largest Safety Kleen site. So a lot of the 25 percent here comes from within the East Chicago site. So we want to keep that byproduct here so we can further process it in this new process.

As far as economics, the capital project is 185 million. We estimate tax base for East Chicago to be in the 500,000 per year. Short-term, for construction, we are looking at hiring 50 to -- not hiring -- yeah, hiring 50 to 70 local and reasonable contractors at the site. Long term, 15 plus long term full time jobs, which would pay somewhere between 25 and 30 dollars an hour.

From a scheduling standpoint, it will be a two-year construction period whenever we get a permit and start working on this. Ground breaking is ready pending permit approval. So we have done a lot of design work and really are ready to get going once we get permit approval. We expect operation to be in the Summer of 2028 is what we are targeting for.

So if you look at the facility plot plan, so there's the corner of Indianapolis and Riley. So the corner of Indianapolis and Riley Road, this the plot plan, and we are talking about the area -- we are looking at putting this new process technology in the southwest quadrant of that property highlighted in red here. Highlighted in blue is where our currently storm, sanitary, and water, City water taps reside out on Riley Boulevard.

As part of this project, all of the water that is discharged from this project will go off via the sanitary system, which goes through the wastewater treatment plant out. Or if it is noncontact, goes to the storm sewer. And the City water, of course, would come in our existing City water, back filtered into our site. But we do not plan on tapping in anywhere additional than our existing, into the storm water, sanitary or City water. All of our tie ins will be local to our site to discharge water.

So, this is what the 3-D rendering looks like. This is looking southeast from Riley, from Riley and Indianapolis Boulevard. So you can see some additional tankage, as well as truck loading facility down here. There's tankage and this new process unit, and another process unit down here. And then you can see additional pipe racks and stuff that are along the boundary of the new units.

Next slide. So this is a different

perspective looking north from Lake George Canal down Indianapolis. So think of that draw bridge right there on Indianapolis, just a different view of the same plot plan. The tankage here, the process technology here and here, and then this right here is the flared, enclosed ground flare as part of the project.

So as far as the process flow, we talked about the remaining 25 percent of this. That ultimately is what is going to be feeding this new unit. This is what this is here. It's hard to see. It looks black, but it is very viscus material, and ultimately this right here is going to be fed through one of our new process units right here via pipeline into this unit, and this extracts more oil, and then sent to the tankage, that tank farm we saw on the 3-D image. And from there send that to another technology process three, which actually may ultimately go to produce this nice clear base oil for us. And then from three it goes to additional tankage and ultimately to customers.

MR. ALHASHEM: So is that the 25 percent or --

MR. RAINWATER: The bottom is the 25 percent, correct.

So, as far as environmental impact, we are expecting negative impact from traffic. The majority of the raw material as discussed earlier, East Chicago is the largest site. Majority of the project is local to East Chicago. We don't expect any traffic impact from any of the process units.

For air emissions, globally we actually connect positive 160 metro tons of CO2 annually which has the crude alternative. We can track the base oil we get and create that, that crude ultimately generates more CO2. We are reducing that as the volume of 7.3 million trees being planted and absorbing that CO2. Locally we are looking to add best available control technology for our sources.

So we are looking at knox, low knox burners, advance combustible controls, activity carbons to help. Low knox burners with advanced combustion controls and actuators that can test the tank breath. Advance enclosed ground flare. So the flare itself, you will not be able to see the flare. It's actually encased in a canister. No visual impacts. For some reason we have the flare and no visual impact from that flame.

And then obviously as we are also --

I want to kind of emphasize, this is not related to the project -- as we are retiring existing equipment, we are also upgrading from our current process. We are also upgrading that technology as well to the best available control technology.

I mentioned that the plant has been around since 1990. A lot of our technology was best available at that time. But of course over the last 30 years, there's been advances in technology. So as that happens, we are slowly progressing and investing the best control in the facility related to this project.

So the CO2 emission, I would highlight that we currently operate well within the compliant limit from an annual standpoint. Historically we have been at 65 percent below our limit. With this project we expect to operate 55 below what was our old limit. So there are new sources. There is now emission limits related to those sources. We still expect from our previous permit to be 35, 45 percent below our old limit. So that's just a net difference of about ten percent on the emission side.

And then also as part of this unit from continuous monitoring standpoint, about five years ago we implemented new monitoring systems for existing changes. So we plan on doing the same thing with these stages as well to improve monitoring from the CO2 perspective.

On the wastewater side -- well generate some wastewater. As far as this project, we anticipate less than five percent additional capacity from our existing plant and with all intent and purposes expect to meet our existing discharge requirements for that new wastewater.

So, on being a good neighbor front, we completely realize this new unit is going to be on one of the main corridors I would assume coming into the City, right there on Indianapolis. We are looking at evaluating how we can do site enhancement, especially right there at corner of Indianapolis and Riley. Maybe add flagpoles, increase landscaping, doing that type of stuff. It's one thing we are looking at. And I would mention the expansion at the ground flare, adding some signage maybe, working in conjunction with the City to help promote some stuff, but working on some different things like that to see how the City feels about that.

And then the next bullet point is we are working to help facilitate really getting the youth kind of more into our City, into the jobs that we have

available, or maybe into the trades. Working with the locals, Central High School, as well as Ivy Tech, to help facilitate that pipeline for us. To help support getting youth into our industry with what would be an ultimate good career path for that person, and then launching mentorships with the Boys and Girls Club.

I know Kyle at the facility has done a lot of good work engaging the community, you can speak to him in a second, that's launching a mentorship with the Boys and Girls Club, and then prioritize local work force for construction.

So currently what we do. We do a lot of work with Sergeant Electric, that's part of East Chicago. We do a lot of work with Calumet Electric, which is also in East Chicago. Vidimus, all these contractors that we continually do a lot of work with and ultimately we see no reason why we are not going to continue to work with them as we support this project. So we're looking at that as well. And then supporting local businesses as well, I mean whether whenever we are meeting on this project, eating at local places, those type of things, just to support local business as well.

From an environmental standpoint we are looking to potentially donate 200 trees as we mentioned along that corridor on Indianapolis. There is a stretch there as you get up to the draw bridge for Lake George Canal that's kind of not landscaped, that we'll maybe be looking at doing some stuff like that to help improve the landscaping.

That's the kind of transparency, which is part, one of the things we wanted to do working with the City to make sure we are effectively communicating the different things that we have going on at the site. Just so if the City gets the community engaging Safety Kleen, we want to make sure the City is informed what is going on with Safety Kleen to be able to properly discuss whatever the community may be asking about. We just want to make sure we are communicating effectively with the City.

And so the next slide, turn it over to Kyle to talk about some of the stuff we have done with the community engagement standpoint.

MR. SNIDER: Kyle Snider, Director of Operations over at the facility. Over the last, specifically last 12 months, we have really taken on an approach we want to be a good neighbor. We want to get involved with the City. We want to build that trust. You guys understand what we are doing. There is fluid

communication going back and forth.

We did have a chance to participate in a few events. We were part of the Holiday Giveaway, Veterans' Day Celebration, the beach cleanup effort, and again, we are looking to expand that. That's just kind of getting started for us.

First Responders, we have had a great respect with the local fire department. We have had them out for tabletop exercise drills at the facility. Had a chance to help Chief Escobedo dispose of some P-forms on-site. That's one of the benefits of a company like ours. We can handle that kind of material.

Adam kind of mentioned building the pipeline of work force into our facility. I think if you work in the community, you live in the community, you care. You just care more. So we have a good relationship with the Boys and Girls Club. We are developing relationships with Ivy Tech. We are looking to develop a relationship with East Chicago Central so that we are nailing the younger youth, the high school youth, and our soon to be college graduates, in the pipeline into well paying jobs.

Again, if you live in the community, you work in the community, everyone cares a lot more. Also looking for volunteers to contribute. We had a chance to sponsor a few events last year with volunteers. And then again as we look forward, we are looking to build on that where can we maybe sponsor some special events with the City, maybe volunteer, provide our time. How do we build out the local work force pipeline?

I was talking with the fire department and there is a little more P-forms to get taken care of, working on disposal of that. Talked with Winna in the Water/Filtration plant that I think we can help get inventory. Those kind of activities. Absolutely looking at, how do we get better? How do we become a trusted partner? How do we build that trust? I think there's positive momentum going on, just want to keep building that.

MR. RAINWATER: These are pictures of some of the engagements. I'll be turning this over to you guys for questions and comments.

MS. WINFIELD: You spoke of employment for locals, by local, are you speaking of East Chicago residents? Do you have any East Chicago residents

working for you?

MR. RAINWATER: We do currently. I mean I know at least a couple in Maintenance.

MR. SNIDER: We have 15 working right now and we'd like to get that number up, that's why we are looking at these pipelines.

MS. WINFIELD: Marino, does the City have compliance officers?

MR. SOLORIO: Talking about for local hiring? That's being done away because it is not enforceable.

MS. WINFIELD: We can keep up with how many people from the City are actually being employed by a compliance officer, that's why I asked that question.

MS. AILES: You currently have openings, if anybody wants to apply?

MR. SNIDER: We do. We were just at Ivy Tech Career Fair last week. I think we had some good networking going on there. We are always looking.

MS. WINFIELD: We are always looking for jobs or employment.

MR. SNIDER: There was several BP employees at the Fair last week.

MR. GOMEZ: So everything is new and actually updating other parts?

MR. RAINWATER: Correct. As it reaches it's life, yes, we are looking to upgrade those as well, correct.

MR. SOLORIO: So I would be remiss to not bring this up, because I have to, it's my duty to do such a thing. When we sat down with them, we discussed little bit of contact, I guess, regarding some environmental challenges that they have had as an organization or as a business, and that's where the community being a good neighbor component comes about, because I think there was some missed opportunities previously, historically where they have been cited by

IDEM for whether it's air quality issues, water quality issues, things like that.

So moving forward, you know, we want -- we asked about transparency. Now you are increasing your footprint in terms of what we are going to be doing that could increase certain situations, etcetera, etcetera.

What I didn't see in the presentation, and I acknowledge that I didn't talk about it before previously, but we did mention it in subsequent meeting, was really to hold any company accountable for what they do, right, is to put your money where your mouth is.

So what I had mentioned was, would there be some type of fund, for example, so if you got cited by IDEM, or by Waterway, or by whatever the case may be, that you would create a fund that would -- say you were cited and it's a $2,000 citation. That you would match that citation in some fund that could go to the betterment of the community in some capacity. The money could be used, whether it's job training, whether it could be used for -- I don't know -- sprucing up some corridor, whatever the case may be, as a way of good faith, one.

And two, kind of showing that you are serious about compliance. And I am not suggesting that you aren't, but historically there's been issues, and so it would be really kind of that last piece of like good neighbor. I don't see it on here and I know that we kind of discussed it, but maybe didn't formulate into anything. So is that something that you guys are willing to do?

MR. RAINWATER: I think it depends on how we word it. I would maybe be taking that back and discuss that internally. I couldn't necessarily commit to that right now. I think that depends on the wording.

MR. SNIDER: I think we were leaning towards -- well, we didn't plan, I guess, to come forward, but that kind of made more sense, to have a community betterment fund kind of thing. There is a fund each year set aside and then we work jointly together on how you deploy those funds for some kind of environmental improvement. Could be parks and recreation improvement, could be something along those lines. Again, that's not all boxed in and hashed out and fixing all the T's and I's, but that's kind of where we envision this going.

MR. SOLORIO: I think like tomato/tomato per se. As long as there is something in that form, I think that would go a long way, just because, again, the challenges that we have had already previously.

MR. GOMEZ: So where are we now?

MR. SOLORIO: So pretty much they have gone through Tech Review on the foundation and things like that to start the project. This would be the formal approval of the project as a whole. And then they will be coming down the pipeline for Tech Review another two times for outside the foundations and then actual structure and remaining third phase, which is for the last part of the equation.

And so today the vote would be to allow the project, as a whole, to move forward so that they can continue the process with Tech Review, architects, and building, and all that good stuff. The idea would be that they would start construction this year and that this thing will be fully operational, the expansion of it would be fully operational in 2028.

MR. GOMEZ: So there has been Tech Review?

MR. SOLORIO: One meeting for Tech Review. Instead of coming back every time for every subsequent things, we brought this to the table today as a whole project.

MR. GOMEZ: Any other questions or other comments? (None)

There being no further questions or comments, I'd like to make a motion approving the project.

MS. WINFIELD: Second.

MR. GOMEZ: All in favor?

(All signify aye.)

MR. GOMEZ: Motion carries.

Very good presentation.

MR. RAINWATER: Thank you very much. Thank you guys.

MR. GOMEZ: I just want to say, I was on the fire department -- I was the District Chief when the

explosion happened. We used to have so many problems and then it sort of stopped. We had that big explosion.

MR. RAINWATER: I heard about that.

MR. GOMEZ: I was the District Chief at the time. How long have you been there?

MR. RAINWATER: 15 years.

MR. McGORY: Two and a half years.

MR. SNIDER: Five years.

MR. JOHNSON: Public Works is having a Team Up Clean Up day, are you guys familiar with that?

MR. SNIDER: Yes, I am, absolutely. I've gotten, I think there's 6 or 7 volunteers for it.

MR. JOHNSON: I was just checking. The more people we can bring --

MR. SNIDER: We'll be in attendance. I've requested at least ten.

MR. GOMEZ: Any other questions or comments? (None)

There being no further questions or comments, our next meeting will be Monday, May 4, 2026 at 4:30 p.m..

That concludes all items on the agenda for tonight. I'd like to make a motion for adjournment.

MR. SOLORIO: Second.

MR. GOMEZ: All in favor?

(All signify aye.)

MR. GOMEZ: Motion carries.

Thank you everyone. Have a good evening. Meeting adjourned.

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Approval of the Meeting Minutes of Monday,
April 20, 2026

Approved and signed May 4, 2026

Valeriano Gomez, President

Lilia Ramos, Vice-President

Lydia Lopez, Secretary

Marino Solorio, Commissioner

Stacy Winfield, Commissioner

Jaylen Johnson, Commissioner

Grayling Gordon, Commissioner

Hashem Alhashem, Commissioner

Tracy Ailes, 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 22nd day of April 2026.



Peggy S. LaLonde