

CITY OF EAST CHICAGO
ECONOMIC BUSINESS DEVELOPMENT COMMISSION

November 17, 2021

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| BOARD MEMBERS: | STAFF: |
| Jesse Avitia | Richard Morrisroe, Legal |
| James Portalatin | Douglas Powers, Planner |
| Ezell Foster | 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, James Portalatin

Staff Present: Richard Morrisroe, Legal Counsel
Ateria Allen, Recording Secretary
Douglas Powers, City Planner

MR. FOSTER: I'd like to call the
Economic Development Commission meeting of Thursday,
November 17, 2021 to order.

Next, approval of minutes. Motion
to approve the minutes of Thursday, October 28, 2021.

MR. PORTALATIN: Make a motion.

MR. FOSTER: Second. Roll call.

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

MR. FOSTER: Motion carries.
We'll move on to Old Business.

MR. POWERS: Present in front of you,
Commissioners, is the Facade Review Grant. This is the
update as to the cost of proposed projects that have
occurred within the calendar year of 2021. Just as an
additional update, there is one contract from 2020 that
had not fulfilled the requirement as of yet. So that
may end up having to be rescinded and come back in front
of you at a future date as we have not received all the

1 documentation and records that work needed to be
2 completed in 30 days, and it's been more than one
calendar year.

3 Do you have any questions on this
document or do you have any comments or concerns for me?
(None)

4 (PUBLIC HEARING)

5 Next item in front of you under the
new business is the public hearing section of today's
6 meeting related to the East Chicago Rail Terminal at
3600 Michigan Avenue, East Chicago, Indiana 46312. This
7 item before you was submitted under proper notice. We
have Karl Cender here working with the petitioner as
well. That notice was submitted for this public
8 hearing. So if there are any members here in the
public, you may want to address them first and see if
9 they have any questions, comments or concerns. And
after that time, I will be more than happy to entertain
10 any questions, comments and concerns. I'm sure Mr.
Cender, since he has so graciously joined us -- sir,
11 would you like to give us some information before other
members of the public come up to speak?

12
13 MR. CENDER: Sure, I'd be happy to. Also
on the phone tonight is Scott Peck, from Faegre Drinker.
14 Scott is the counsel who drafted these documents. So if
there are specific questions on the actual documents
themselves, he can also answer those.

15 In addition, William Marsh is a
16 developer for the East Chicago Rail Terminal LLC on the
project you are considering tonight. He was planning to
be present for your meeting, but both him and a family
17 member are ill and he was not able to make it. So Scott
and I are representing him tonight to go over any
18 questions.

19 The project petitioner is planning
to develop is a rail terminal that includes acquisition,
20 construction, and equipping of rail terminal project
located at 3600 Indiana Harbor Drive, which is formerly
known as 3600 Michigan Avenue. And this is within a
21 Lake frontal location, area number 3, that has been
separately established recently. The total project is
22 about 4 million dollars. The request before the
Economic Development Commission is that you would
23 approve the financing of Economic Development Bonds, in
an amount not to exceed \$1,400,000.00 and these bonds
24 will be paid back with tax increments that will be
pledged to this project.

25 So we are happy to answer any

1 questions that the public may have or also the
2 Commission members after your public hearing.

3 MR. POWERS: Thank you. I would like to
4 add rather briefly, this has gone in front of previous
5 other boards necessary to get to this step and went in
6 front of the Planning Commission, where they review how
7 this correlated to the Comprehensive Plan, along with
8 other findings. It just was submitted in front of
9 Redevelopment Commission, where we are trying to ratify
10 this bond measure.

11 If there aren't any questions for me
12 or Mr. Cender, it would probably be a good time to ask
13 any members of the public here that have anything that
14 they would like to speak to or questions they would like
15 to ask.

16 MR. FOSTER: Are there any public
17 comments? (Pause) We have none.

18 MR. POWERS: There doesn't appear to be
19 any members of the public here and we do not have anyone
20 online, let the record show that.

21 So if we could have a motion to
22 close the public hearing portion of today's meeting at
23 this point.

24 MR. PORTALATIN: So moved.

25 MR. FOSTER: Second. Roll call.

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

MR. FOSTER: Motion carries.
(PUBLIC HEARING CLOSED.)

MR. POWERS: Do you gentlemen have any
questions for me about this measure prior to making a
determination to approve or deny the presented request
that is in front of you today? (No questions)

Okay. If there is no further
questions, you'd have to make a motion to approve this
bond measure or deny this bond measure.

MR. FOSTER: Motion to approve the bond
measure.

MR. PORTALATIN: Second.

1 MR. FOSTER: Roll call.

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

4 MR. FOSTER: Motion carries.

5 MR. POWERS: Since there are no public
6 comments, we can move on to the Commissioner comments
7 section of the meeting.

8 MR. FOSTER: Yes, I'd like to welcome
9 James Portalatin as a new member, and also mention the
10 passing of Leon Valdez.

11 MR. POWERS: Let the record show that the
12 next date of meeting is Wednesday, December 15, 2021.
13 Commissioner, if you have nothing else, now may be a
14 good time to make a motion for adjournment.

15 MR. PORTALATIN: Move for adjournment.

16 MR. FOSTER: Second. Roll call.

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


19 MR. FOSTER: Motion carries. Meeting
20 adjourned.

21 ***** Meeting Adjourned *****
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Approval of the Meeting Minutes of Thursday
November 17, 2021

Approved and signed _____

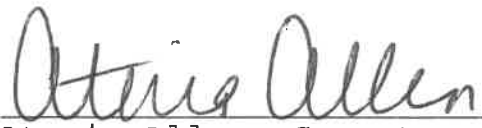
Jesse Avitia, President



James Portalatin, Member



Ezell Foster, Member



Ateria Allen, Secretary

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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 29th day of November, 2021.

Peggy S. LaLonde

Peggy S. LaLonde, CSR, RPR



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