CITY OF EAST CHICAGO
ECONOMIC BUSINESS DEVELOPMENT COMMISSION
January 26, 2026

BOARD MEMBERS:
Wanda Clark, President
Jesse Avitia, Vice-President
Sharma Frazier, Member

STAFF:
Tracy Ailes
Sandra Favela

Reported by: Peggy S. LaLonde
Fissinger & Associates

Call to Order: 4:30 p.m.

Pledge of Allegiance

Roll Call: Present: Wanda Clark, Jesse Avitia
Sharma Frazier

Staff Present: Tracy Ailes, Recording Secretary

MS. CLARK: I'd like to call to order the Economic Development Commission meeting of Monday, January 26, 2026.

I need a motion to approve the minutes of Monday, December 22nd, 2025 meeting as written.

MR. AVITIA: Motion to approve.

MS. FRAZIER: Second.

MS. CLARK: All in favor?
(All signify aye.)
MS. CLARK: Motion carries.

There is no Old Business, we'll move on to New Business. First we have Election of Officers.

MR. AVITIA: I would like to continue the same that we have, giving you another year for president and maybe next year we can put someone else in, but at this time we should all be acquainted with what is going on.

I would like to nominate Wanda Clark as president.

MS. CLARK: Are there any other nominations? (None) I accept.

MR. AVITIA: Vice-President, whatever you guys want to do. I don't want to nominate myself.

MS. CLARK: I would nominate Mr. Avitia as Vice-President. Any other nominations? (None)

MR. AVITIA: I accept.

I would make a motion to keep the same slate of officers for 2026.

MS. FRAZIER: Second.

MS. CLARK: All in favor?

(All signify aye.)

MS. CLARK: Motion carries.

Move on to new businesses.

MS. AILES: We only have one new business because the Controller's office, when the books close for the year, they really stop taking business applications in November because the books close the first part of November and they don't open until a week or two into January.

We only one have one new business, which is Sam's Place, at 3424 Fir Street. The petition is for a daycare. The Owner is ShaVonn Morrison. This is zoned R3, multi family dwelling two-story row house. It's a daycare center. Operating hours are Monday through Sunday 6:00 a.m. -- the time varies as to when needed. There are some parents who are asking for extended hours, so it may be longer. They received their business license on 1/17. She will care for infant to school aged children, 10 to 14 children at any one time.

She did reach out to possibly pivot on what she is doing because of the situation with child care vouchers. But currently they did get the license for a daycare.

MR. AVITIA: I have a question. I have seen quite a few of those applications, when they are approved I see most of them are in homes.

MS. AILES: So the State allows for a home daycare.

MR. AVITIA: Does the City have any type of control or limitation to how many they are going to take? This says 14 children. Does the City actually go in and check to approve, so we can be sure the children are taken care of?

MS. AILES: So the City comes in with the Health Department, Fire Department, and the Building Department on the front end to make sure that everything is in place for a child car center. But then once they receive their business license, then they go to the State, and then the State person will come in. And then the State, because they have to submit much more information to the State, how many employees they have, and that helps determine how many children they are allowed to have. So it is actually the State in the end. But the City does go in first to verify the property and that everything is in place. I know the Health Department basis it on what the State requires when the Health Department goes in. The State has the final approval, yes.

It used to be reverse, but the City requires them to have the business license first. But they do have to show proof they are in the process of applying with the State.

MR. AVITIA: I see a few showing up, so I wonder if the home is prepared for that. They have to have approval and there is a process?

MS. AILES: There is a process and if somebody is living in the home, if they are of a certain age, they have go through a background check and submit all that to the State. Everything has to be in order. The final step is with the State in order for them to operate. And the City requires that they have their State license within 30 days from issuance of their business license.

MS. CLARK: So this is the daycare they are opening because the one they applied for was at a different address.

MS. AILES: She did change the address. It is 3424 Fir Street.

MS. CLARK: Next we have Informational, which is the Redevelopment Commission meeting minutes. Are there any questions on December 16th and January 6th

meetings?

MS. AVITIA: I have a couple small questions on it. The home that is being built on Kennedy, is that finished?

MS. AILES: It's finished. It should -- they had a final punch list, but I believe it should be going on the market.

MR. AVITIA: I'm curious to see how soon we are going to be able to sell that.

MS. AILES: I was told there is a buyer waiting, just waiting for it to go on the market. We'll see what happens once it officially listed.

MR. AVITIA: Curious to see if someone takes advantage of the plan for the $10,000.00 home assistance that we offer through the City. I'm curious to see if they are going to use that from Redevelopment. And the other question I have, I see a lot of cars being parked at the Harvest Foods Product and I know that probably is not completely running yet, but if you hear anything, please let us know.

MS. AILES: Certainly.

MR. AVITIA: I would like ourselves to go in and take a look, if you could engage that for us.

MS. AILES: I'm working on that.

MR. AVITIA: And you are invited too.

MS. AILES: With my schedule lately, I'm not sure if I can go, but thank you.

MS. CLARK: Public Comment: None Commissioner Comments.

MR. AVITIA: I hope that we have a better year this year than we had last year. I'm very optimistic from what I see, so we are moving along.

MS. AILES: We are.

MR. AVITIA: We are not moving out of town, moving into town.

MS. AILES: Correct. We are working with some people to see how we can advance that faster.

MS. CLARK: Our next meeting will be Monday, February 23rd, 2026, at 4:30 p.m.
If there are no further questions, can I have a motion for adjournment of the meeting?

MR. AVITIA: Motion to adjourn.

MS. FRAZIER: Second.

MS. CLARK: All in favor?
(All signify aye.)
MS. CLARK: Motion carries.
Meeting adjourned.

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Approval of the Meeting Minutes of Monday
January 26th, 2026

Approved and signed March 23, 2026

Wanda Clark, President

Jesse Avitia, Vice-president

Sharma Frazier

Tracy Ailes, 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 28th of January, 2026.



Peggy S. LaLonde

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