

CITY OF EAST CHICAGO  
ECONOMIC BUSINESS DEVELOPMENT COMMISSION  
Thursday, January 23, 2020

BOARD MEMBERS:  
Jesse Avitia  
Leon Valdez  
Delainah Medina

STAFF:  
Belinda Bonilla  
Richard Morrisroe

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

Call to Order: 4:30 p.m.

Pledge of Allegiance

Roll Call: Present: Jesse Avitia  
Delainah Medina  
Leon Valdez

Staff Present: Richard Morrisroe, Legal Counsel  
Belinda Bonilla, Recording Secretary

Motion to approve minutes of December 18, 2019 made by  
Leon Valdez. Second by Delainah Medina.

Comments/Questions: None

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

MR. AVITIA: Motion carries.

Since we do not have any Old  
Business, we'll move on to New Business. Mr. Morrisroe,  
you have any comments on that?

MR. MORRISROE: It seems to be in order.  
I pretty much relay on -- we do have the printed  
evaluation from Keith Jackson and I did not personally  
inspect this, but I have to rely on his work. He's one  
of our construction managers in the Building Department.  
These were installed and meet the requirements of the  
code. I know the building. I eat next to it many days.  
Burger King treats me well.

MR. AVITIA: Any questions or comments  
from the Commissioners?

MR. MORRISROE: It looks certainly nicer

1 than it did.

2 MR. AVITIA: Yes. From the previous  
3 pictures to the present one there is quite a difference.

4 MR. MORRISROE: He was hoping to buy  
5 where San Sing's Laundry was for parking, but the City  
6 is inclined not to sell that for parking. At least that  
7 was the most recent information I had.

8 On the other hand, they were using  
9 -- where a building was burned across the street -- they  
10 are using that for parking. So that may still continue  
11 to come up, but at least at the moment we are not  
12 authorized to offer him that.

13 Mr. Sing by the way died recently.  
14 I don't know if you knew that. He had four wonderful  
15 daughters. Now the story of Mr. Sing and how it was,  
16 that he went to Bishop Noll and that he was going to go  
17 to Indiana University. His father said, no, you are  
18 going to help manage the laundry. All his four  
19 daughters graduated and went to college. He was able to  
20 do for his children, which he couldn't in another  
21 generation in another world view. It's kind of a  
22 beautiful story.

23 MR. AVITIA: Any further comments?

24 (None) Can I a motion to approve the final payment of  
25 the ECUA Glass, for 617 West Chicago Avenue, in the  
amount of \$5,000?

Motion to approve payment to ECUA Glass made by Leon  
Valdez. Second by Delainah Medina.

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

MR. AVITIA: Motion carries.

Any comments on the Redevelopment  
minutes overview?

MR. VALDEZ: I have none.

MS. MEDINA: I have none.

MR. MORRISROE: They were very lengthy.

MR. AVITIA: I found something very  
interesting in here, which is kind of covered on the  
pamphlet that you gave us, the TIF. I didn't know we

1 had that many TIF in East Chicago.

2 MR. MORRISROE: We do, and I don't think  
3 we are as well informed. That was one of the things  
4 that I bent over the page so I can get to it.

5 For instance, we have a bankruptcy  
6 court case. While Strack & Van Til has survived and is  
7 committed to our community. The Central Grocers, that  
8 was part of their supply, everything has been in  
9 bankruptcy. So they are looking for information about  
10 the bond issue and what we have given them. Mr.  
11 Allegretti and I were going over that just today. So  
12 once in a while they can become complicated, usually  
13 they pay out gradually.

14 MR. AVITIA: It's interesting to find  
15 that we have Lake Front TIF, Riley Plaza TIF.

16 MR. MORRISROE: The Riley Plaza is where  
17 the Strack's is, that's one.

18 MR. AVITIA: Then we have the one right  
19 here for the Hoist extension.

20 MR. MORRISROE: That one came before the  
21 Economic Development Commission.

22 MR. AVITA: I was involved in that one in  
23 2015. That turned out to be so-so, at least from my  
24 perspective, but good for the City.

25 MR. MORRISROE: And there was a lot of  
empty unused space prior to their coming.

MR. AVITIA: It's just interesting  
reading it and then looking at your pamphlet, which  
explains the information -- what a TIF is -- kind of  
corresponded with that.

MR. MORRISROE: We can make that perhaps  
our focus for the next meeting, if we like. We talked  
about having -- the other two members negated to bring  
their planner's guide.

MR. AVITIA: Like a small seminar.

MR. MORRISROE: We talked about that, but  
they voted on a short meeting tonight. You weren't here  
to defend a longer one.

1 MR. AVITIA: Now I was going to make a  
2 comment, it's not on the agenda, but election of  
3 officers. Are you willing to add that on the agenda for  
4 next meeting?

5 MS. BONILLA: Yes.

6 MR. MORRISROE: I think one of the things  
7 perhaps you can discuss now whether or not you want to  
8 remain with your leadership or you want to kind of  
9 change things, or you can discuss that on the way out  
10 the door.

11 MR. VALDEZ: We actually did before you  
12 got here, maybe you can remain as president and then  
13 we'll move -- I'll step down just to be a member and  
14 we'll move Miss Medina to Vice-president, so she can  
15 learn and fill in when he isn't here.

16 MR. MORRISROE: We can formalize that at  
17 the next meeting then. Now your terms of office  
18 continue -- or do any of you need to be renewed?

19 MR. VALDEZ: I've never been renewed. I  
20 have been here for many years.

21 MR. MORRISROE: Let me check that. We  
22 have to check that with Dina. She keeps a list of that  
23 and sometimes it doesn't come to our attention, and you  
24 do kind of stay in office. But it's better to have  
25 people who are actively in office because otherwise your  
decisions can be -- at least in theory -- can be  
challenged.

MS. MEDINA: Isn't it listed on the  
payroll sheet that we sign?

MR. MORRISROE: No, it's kind of kept by  
Dina, who is the secretary for the Law Department. She  
and Irene -- across at the Mayor's Office -- kind of  
check a list and check it every now and then. Sometimes  
people's terms run out and they don't sit down and say  
who's running out, now you have to kind of make a check  
on it. Usually they are four-year appointments.

MS. BONILLA: Some cases it's in their  
folders. I might have a copy of it from Tameka or  
whoever previously handled it.

1 MR. MORRISROE: We should check, and for  
2 the Planning Commission as well.

3 MR. AVITIA: That's the end of  
4 Commissioners comments.

5 The next meeting will be on  
6 Thursday, February 27, 4:30 p.m., same place. Can I  
7 have a motion to adjourn?

8 Motion to adjourn meeting made by Delainah Medina.  
9 Second by Leon Valdez.

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

12 MR. AVITIA: Motion carries. Meeting  
13 adjourned.

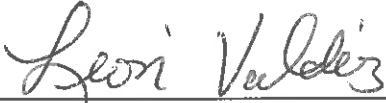
14 \*\*\*\*\* Meeting adjourned \*\*\*\*\*  
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Approval of the Meeting Minutes of Thursday  
January 23, 2020

Approved and signed \_\_\_\_\_



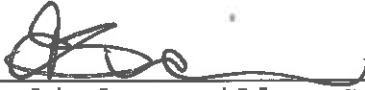
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Jesse Avitia, President



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Leon Valdez, Vice-president



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Delainah Medina, Member



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Belinda Bonilla, 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 27th day of January, 2020.

*Peggy S. LaLonde*



Peggy S. LaLonde, CSR, RPR

