

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

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| 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: Ateria Allen, Recording Secretary

Staff and Board Remotely: James Portalatin

MR. FOSTER: Call to order the Economic Development Commission meeting of Monday, March 28, 2022, at 4:30 p.m.

For the record, we are opening for the Public Hearing. This is a public hearing on the aforementioned issues, Lakeshore Manor-Multifamily Housing Revenue Bonds and Resolution 2022-01.

MR. POWERS: So thank you, Commissioners. Today we have before us, as the President stated, Resolution 2022-01. So this is a request to allow for an amendment to the previous bond that was submitted before the Economic Development Commission last year. We do have the petitioner's representatives here with us as well. However, you know, the dollars are different, which is part of the reason as to why this is coming before you, not excluding the time. I'm not sure if you have any questions for me or for the petitioner about this.

MR. FOSTER: Are there any further questions?

MR. AVITIA: I have a question. This is the same project we are talking about on Main Street,

1 right?

2 MR. POWERS: That is correct.

3 MR. AVITIA: It says multifamily, is that
4 going to be all rental?

5 MR. POWERS: So this is the senior
6 facility that has been proposed as to where it's going
7 to be senior living quarters.

8 MR. AVITIA: All rental?

9 MR. POWERS: I don't know if they would
10 like to speak more on this. However, it was listed
11 multifamily dwelling within the resolution for senior
12 quarters.

13 MR. PORTALATIN: There's 206 units.

14 MR. CRAWFORD: All rental.

15 MR. PORTALATIN: For senior housing.

16 MR. AVITIA: It will be seniors, and what
17 would be the age limit?

18 MR. POWERS: I believe the minimum age
19 requirement is 55 years of age if I'm not mistaken.

20 MR. BURDIX: It's actually minimum age 62 and
21 higher.

22 MR. FOSTER: Any more questions?

23 MR. AVITIA: No more questions.

24 MR. FOSTER: Is there anyone here to
25 speak on this request before moving forward?

MR. PORTALATIN: I couldn't hear you,
Ezell.

MR. POWERS: Any members of the public to
speak in favor or opposition of this request?

MR. FOSTER: There is none. I would like
to make a motion that we close the public hearing
portion of tonight's proceedings.

1 MR. AVITIA: Second.

2 MR. FOSTER: Roll call.
(All signify aye.)

3 MR. FOSTER: Motion carries. The public
hearing is now closed.

4 PUBLIC HEARING CLOSED

5 MR. FOSTER: We will now continue with
our regular meeting agenda. Is there a motion to
approve the minutes of February 28, 2022?

6 MR. AVITIA: Motion to approve minutes.

7 MR. PORTALATIN: Second.

8 MR. FOSTER: Roll call.
(All signify aye.)

9 MR. FOSTER: Motion carries. Old
10 business? There is none? Is there any old business
before us?

11 MS. ALLEN: No.

12 MR. FOSTER: Moving on to New Business.
13 Today we have the Lakeshore Manor-Multifamily Housing
Revenue Bonds and Resolution 2022-01

14 MR. POWERS: Now that you have closed the
15 public hearing portion of this meeting, this is the time
where if there is any comments, questions, or concerns
16 that you have, prior to making a motion to approve this.

17 MR. FOSTER: I have none.

18 MR. PORTALATIN: I make a motion to adopt
recommended approval of Resolution 2022-01 to go before
19 the Common Council to allow for the modified bond
measure.

20 MR. AVITIA: Second.

21 MR. FOSTER: Roll call.
(All signify aye.)

22 MR. FOSTER: Motion carries.

23 MR. CRAWFORD: We also need a motion and
24 second for approval of the project report. The one that
was adopted previously is out of date and the cost
25 involved in the project have been increased, so the new

1 report that was distributed to you has all the current
2 information, and that has to comply with the statutory
requirements, so we need to adopt that report.

3 MR. POWERS: So you need a motion to
4 adopt the modified report?

5 MR. CRAWFORD: Correct.

6 MR. PORTALATIN: I make a motion to adopt
the modified report.

7 MR. AVITIA: Second.

8 MR. FOSTER: Roll call.
(All signify aye.)

9 MR. FOSTER: Motion carries.

10 MR. CRAWFORD: Thank you very much.

11 MR. BURDIX: Thank you all.

12 MR. POWERS: So we have the last two
Redevelopment Meeting minutes presented before us which
13 you see in your packet the minutes from February 15th,
as well as the March 1st Redevelopment Commission
14 meeting. Is there any discussion on these matters, any
comments, questions, or concerns pertaining to these
items aforementioned in here?

15 MR. AVITIA: I have a question. The
Riley Bank building, is that still ongoing?

16 MR. POWERS: So I don't know anything
17 more beyond what is stated here. I believe there has
been no development plans submitted or approved. The
18 only thing that I can mention about the property is, if
it was to be privately owned, that, you know, they have
19 to work within the City codes. So making sure they are
compliant. And if the building is not safe, then
20 handling any action needed through the Safety Board on
that, along with any improvements, having them come
21 before the Planning Commission. To date the Planning
Department has not received any plans for this project.

22 MR. AVITIA: So at this time we have no
23 resolution on whether the building is going to be --

24 MR. POWERS: Is usable or not. The
private party would have to work with -- I believe part
25 of the roof is missing on there. They are going to have

1 to work with the Building Department figuring out
2 whether the property is safe or unsafe, and how to bring
3 it into compliance by submitting plans to be reviewed by
4 the Plan Commission, as well as for any future
5 development. Otherwise, you know, if the building is
6 deemed unsafe, it may be a demo.

7 MR. AVITIA: So it wasn't taken in
8 consideration that it's part of a historical building
9 for East Chicago?

10 MR. POWERS: I'm sure -- I can't speak on
11 behalf of the Building Commissioner. I can only say
12 that's the standard process. He may be able to speak
13 about that better.

14 MR. AVITIA: Same question about the
15 First National Bank on Main Street. What is the
16 development on that?

17 MR. POWERS: I believe that's listed,
18 currently listed for sale. I have not seen any plans or
19 anything. I believe it is still actively being listed
20 for sale.

21 MR. AVITIA: I have one last question
22 related to the bonds. Do you have preliminary plans on
23 when those buildings are going to be started?

24 MR. POWERS: I'm not sure if Mr. Burdix is still
25 with us.

MR. AVITIA: I understand it's going to
have to go through a process.

MR. POWERS: I believe the timeline we
are looking at was approximately 18 months. Does that
sound accurate, Mr. Burdix? He may not be with us.

MR. CRAWFORD: I think he might be muted.

MR. AVITIA: I am looking at the idea
when am I going to see the building on Main Street.

MR. POWERS: Was it about 18 months we
are thinking it's going to be for the Lakeshore Manor,
prior to being able to get a certificate of occupancy?

MR. BURDIX: Yes, it will be 16 to

1 18 months that we are anticipating for construction,
2 with construction beginning by the 1st of June. As you
3 all aware, we did get clearance from Hud Multi Family in
4 Chicago to allow the City to start the remediation
5 process right away, and so that's underway. And given
6 the 70 to 75-day expected time to get through that
7 process, that would put us, you know, sometime in the
8 1st of June. So we would be able to begin construction
9 as soon as that process is completed.

6 MR. AVITIA: That's it. No more
7 questions. Thank you.

8 MR. FOSTER: Our next meeting will be by
9 Monday, April 25, 2022. Motion to adjourn?

9 MR. AVITIA: Motion to adjourn.

10 MR. PORTALATIN: Second.

11 MR. FOSTER: Roll call.

(All signify aye.)

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

14 ***** Meeting Adjourned *****
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Approval of the Meeting Minutes of Thursday
March 28, 2022

Approved and signed _____


Ezell Foster, President


James Portalatin, Vice-president


Jesse Avitia, 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 5th day of April, 2022.

Peggy S. LaLonde

Peggy S. LaLonde, CSR, RPR

