

CITY OF EAST CHICAGO
ECONOMIC BUSINESS DEVELOPMENT COMMISSION
Thursday, September 24, 2020

BOARD MEMBERS:
Jesse Avitia
Leon Valdez
Ezell Foster

STAFF:
Courtnee Dinkins
Richard Morrisroe

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

Call to Order: 4:30 p.m.

Pledge of Allegiance

Roll Call: Present: Leon Valdez
Ezell Foster

Staff Present: Richard Morrisroe, Legal Counsel
Courtnee Dinkins, Recording Secretary

MR. VALDEZ: Mr. Avitia is not here today, so I as vice-president will take over.

I'd like to call this Public Meeting to order concerning Chrome LLC.

MR. MORRISROE: I would simply say that we have with us Mr. Carl Sender, who is part of the effort to finance this. There is some revenue bonds that are part of putting the package together, that's what we are here today about. The revenue bonds are up to \$1.8 million.

We should note that the only people here are the two members of the Economic Development Commission, Mr. Carl Sender, who as I mentioned is part of financing. Also Courtnee Dinkins, who is secretary to the Economic Development Commission, and myself as staff. There is no public present.

MR. VALDEZ: At this point I would declare the Public Meeting closed. We can continue with our agenda.

Motion to approve the meeting minutes, as written, from August 17, 2020.

MR. FOSTER: So moved.

1 MR. VALDEZ: Second.

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

4 MR. VALDEZ: Motion carries.
5 We'll move on to New Business,
6 Chrome LLC.

7 MR. SENDER: My name is Carl Sender, with
8 Sender & Company. I am a financial consultant to the
9 Redevelopment Commission, and also representing one of
10 the owners from Chrome LLC, and that's who we are here
11 on behalf of today. They are planning to build 120,000
12 square foot building that will be for a steel processor.
13 As you know already, that Chrome has -- they have
14 American Bar Products on -- it's not Michigan, it's
15 called Indiana Harbor Avenue now?

16 MR. MORRISROE: It's called Michigan
17 Avenue. What we did in the -- I'll just mention it --
18 what we did with the documents was put 3530 Indiana
19 Harbor Drive, a/k/a 3530 Michigan Avenue because while
20 it was renamed in approximately 2008 to 2010, it
21 properly remains as Michigan Avenue. And when a plant
22 recently located at 3550, it's 3550 Michigan Avenue. So
23 the Bond Council had used the Indiana Harbor Drive, so
24 that was fine, but we also wanted it to be also known as
25 Michigan Avenue.

26 MR. SENDER: Okay. So there is an
27 existing building there, American Bar Products. They
28 are a steel -- also processing type company, and they
29 own extra land on that whole parcel. The parcel has now
30 been split in two. The Redevelopment Commission has
31 approved that. It was in the Lake Front location area
32 and so we have divided the allocation area for this
33 additional -- I think it's like eight acres of land --
34 that they are going to build this 120,000 square foot
35 building. I think the cost is approximately
36 \$6.8 million for this new building and he has the
37 tenant -- another steel processor -- and initially it's
38 going to be a warehouse for them. They are planning to
39 bring at least four new jobs into the City.

40 MR. VALDEZ: How many?

41 MR. SENDER: Four. And I think in the
42 report it shows the impact of the salaries.

1 MR. MORRISROE: Top of the second page,
2 approximately \$180,000.

3 MR. SENDER: Okay -- of these four new
4 employees. So this is going to bring new jobs to the
5 community. And so on behalf of the City, as well as
6 Chrome LLC, I am speaking in favor of this project here
7 tonight. If you have any questions about it, I'm happy
8 to answer.

9 MR. VALDEZ: What would the noise
10 pollution be for the community? As you are aware, there
11 is a lot of residents there.

12 MR. SENDER: Well, I'm not aware of any
13 more than what is already there because of American Bar
14 Products and other neighbors. It's my understanding,
15 since initially it's a warehouse, if you are going to
16 notice any more significant noise; there will be some
17 trucks going in and out, but I don't think it's going to
18 be substantial. It's not like it's heavy manufacturing
19 or industrial.

20 MR. VALDEZ: Okay. And then how about as
21 far as not -- I'm not speaking of smoke or air pollution
22 -- I'm speaking of dirt, dust.

23 MR. SENDER: I don't think anything
24 additional, other than when trucks are going in and out.

25 MR. VALDEZ: All right, that's good. Do
you have any questions?

MR. FOSTER: No.

MR. SENDER: All right, thank you.

MR. VALDEZ: At this time I'd like to
make a motion to approve -- what was the address, Mr.
Morrisroe?

MR. MORRISROE: 3530 Michigan Avenue,
a/k/a 3530 Indiana Harbor Drive. We -- actually I think
the documents read Indiana Harbor Drive, a/k/a Michigan
Avenue.

Now, there are three documents that
are being presented today. The report, which Mr. Sender
just gave to us, resolution, and the Findings of Fact.
There are five provisions and I would like to read those

1 into the record. I will not read them completely. We
2 are talking about the document, Findings of Fact,
3 regarding the proposal of Economic Development
4 facilities, and that this does not have any adverse
5 competitive effect on any similar facilities already
6 constructed or operating in the City. So we have five
7 provisions that are the Findings of Fact.

8 1. The proposed facility to be financed
9 consists of a portion of the acquisition, construction,
10 installation, and equipping of approximately 120,000
11 square feet of new commercial building at 3550 Indiana
12 Harbor Drive, a/k/a 3530 Michigan Avenue.

13 2. Total cost of the project -- as Mr.
14 Sender mentioned -- is approximately \$6.5 million. The
15 amount to be financed through the bonds, the revenue
16 bonds to be issued, together with the Economic
17 Development Commission and the authority of the Common
18 Council is in the amount of not-to-exceed \$1.8 million.

19 3. Third provision is that upon completion
20 of the job, there will be -- at least initially --
21 created four jobs, at an annual payroll of approximately
22 \$180,000.

23 4. Fourth finding is that this project will
24 be of benefit to the health, prosperity, economic
25 stability, and general welfare of the City and its
citizens, and also complies with the purposes and
provisions of the relevant Indiana codes.

5. The project will not have adverse
competitive effect on similar facilities already
constructed or operating because there are no other
similar facilities located in the proximity of the area.

I had shown you earlier the TIF map, and
the area we are looking at near the corner of Dickey
Road and Michigan Avenue, and those are the two major
documents.

The last document is the ordinance that
the Common Council will consider. And we have also
prepared that and that is part of the package of what
you are approving.

Mr. Sender, is there anything else?

MR. SENDER: I don't think so. I think I
covered it.

MR. MORRISROE: You may continue with any
motion you would like to consider.

MR. VALDEZ: I'd like to make a motion
for approval of the report, Findings of Fact for Chrome

1 LLC, and resolution to be submitted to the Common
2 Council, for the property at 3530 Indiana Harbor Drive,
also known as 3530 Michigan Avenue.

3 MR. FOSTER: Second.

4 MR. VALDEZ: Roll Call.

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

7 MR. VALDEZ: Motion carries.
8 Mr. Morrisroe, is there anything
9 further?

10 MR. MORRISROE: I have nothing at this
11 time.

12 MR. VALDEZ: Our next meeting will be
13 held here in the Council Chambers, on Thursday
14 October 22, 2020. Make a motion to adjourn.

15 MR. FOSTER: Second.

16 MR. VALDEZ: Roll call.

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

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

21 * * * * Meeting adjourned at 4:50 p.m. * * * *

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Approval of the Meeting Minutes of Thursday
September 24, 2020

Approved and signed Wednesday, November 18, 2020

Jesse Avitia
Jesse Avitia, President

Leon Valdez
Leon Valdez, Vice-president

Ezell Foster
Ezell Foster, Member

Courtnee Dinkins
Courtnee Dinkins, Secretary

Esperanza Ceja Ramirez
Esperanza Ceja Ramirez
Recording Secretary

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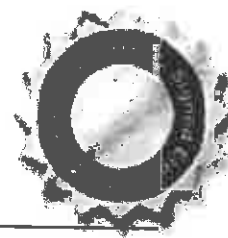
C E R T I F I C A T E

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 28th day of September, 2020.

Peggy S. LaLonde



Peggy S. LaLonde, CSR, RPR