

1 CITY OF EAST CHICAGO
2 BOARD OF PUBLIC SAFETY

3 BOARD MEMBERS

4 Milton Reed, President
5 Richard Trembczynski, Vice President
6 Thomas Davis, Member

7 Regular Meeting Minutes
8 Wednesday, June 26, 2019 @ 5:30 p.m.
9 Reported for Fissinger & Associates
10 By: Lisa Pena

11 Call to Order: 5:30 p.m.

12 Pledge of Allegiance:

13 Roll Call: Present: Milton Reed, Richard Trembczynski,
14 Thomas Davis.

15 Approval of Minutes: Regular Meeting June 12, 2019.

16 Motion to approve June 12, 2019 Regular Meeting Minutes made
17 by Richard Trembczynski. Second by Thomas Davis.

18 Questions/Comments: None.

19 Roll Call: "All in Favor": All Abstain: None.

20 Opposed: None Motion Carries.

21 Correspondence: None.

22 New Business:

23 MR. REED: We will move on to New Business. Turning
24 this over to the Building Department.

25 MR. SMITH: Good evening, Mr. President and Board.

First matter is our two Rehab Agreements.

4916 Olcott, I believe the Board has that before
them for consideration. I believe Ms. Cosme has that for the
Board. It's up for your approval.

This is the recommendation of the Building
Commissioner to enter into this Rehab Agreement after a
proper inspection.

1 MR. REED: Is there a motion to approve Rehab Agreements
2 for 4916 Olcott and 3724 Deodar?

3 Motion to approve Rehab Agreements for 4916 Olcott and 3724
4 Deodar made by Thomas Davis. Second by Richard Trembczynski.
5 Questions/Comments: None.
6 Roll Call: "All in Favor": All Abstain: None.
7 Opposed: None Motion Carries.

8 MR. SMITH: Mr. President, we now have before the Board
9 both new and status demolitions. Would the Board's pleasure
10 be its usual course of business which is to call up those
11 that are here first and then we'll take the ones that are
12 absent?

13 MR. REED: Correct. And if there's any legal
14 representation, we can get those guys.

15 MR. SMITH: Sure. In that case then I believe the first
16 one then would be 3933 Grace Street which I believe has an
17 attorney from Wells Fargo present here tonight along with
18 Miss Rivera who is the owner.

19 Just for the Board's pleasure this is a rear
20 structure that is almost like a garage. It's completely
21 rotted with missing roof portions and siding. Windows are
22 boarded up.

23 It's my understanding through the discussion I have
24 had with the attorney for Wells Fargo that there is no
25 objection to the Demolition Order being entered and that
26 Miss Rivera has actually hired a contractor and will self
27 demolish.

28 But we're going to enter the Order just so we have
29 the Demolition Order. And of course once it's self
30 demolished we'll rescind the Order and vacate. That's my
31 understanding.

32 MR. REED: Would you like to speak?

33 UNIDENTIFIED SPEAKER: That's fine.

34 MR. REED: Thank you for coming out.

35 MR. SMITH: Mr. President, the next matter before the
36 Board, Mr. Molina I believe is here on 1117 Beacon Street

1 which is on our Status.

2 Mr. Herrera is the current owner. Last time he was
3 before us the Board had previously entered an Order. However
4 Mr. Herrera was waiting on a tax deed. He has obtained that.
5 He now owns the property and is setting up an inspection with
6 the Inspection Department. And we believe that by August 28
7 we'll have a Rehab Agreement in place.

8 So we request a continuance to August 28 to allow
9 an inspection.

10 MR. REED: So you need that much time to do that?

11 MR. SMITH: The July date is a little --

12 MR. PORTALATIN: We'll enter into a Rehab Agreement
13 before. It's just a status hearing.

14

15 MR. REED: That's good.

16

17 MR. SMITH: I'm sorry. Status date would be August 28.

18

19 I don't believe there's any further counsel here.
20 So we'll just go back now to the respondents who are here
21 pro se.

22

23 I believe the first one would be 4117 Euclid
24 Avenue. I'm not sure if they are here. They are here.
25 They're recent purchasers of the property. The owner would
like to enter into a Rehab Agreement. And that's being
scheduled. The Building Department has agreed to continue
that to September 25 as a status date.

26 The next property is 3507 Fir Street. I believe
27 Miss Urbina is present here tonight. Happy to report that
28 permits have already been acquired and work has commenced.
29 So we're going to set this over for a status date for
30 August 28.

31 Miss Urbina, anything you want to say to the Board?

32 MS. URBINA: No.

33 MR. REED: Thank you for coming.

34 MR. SMITH: The next matter before the Board would be
35 3809 Ivy. Mr. Hemmingway is here. He is a shareholder of
381 Investments, Inc. which is the owner of the property.

1 They had a discussion with James, Building
2 Commissioner, Mr. Portalatin. And they have scheduled an
3 inspection. So this matter will be continued to August 28.

4 Mr. Hemmingway, anything you would like to add?

5 MR. HEMMINGWAY: No. That would be it.

6 MR. SMITH: Thank you. The next matter with someone
7 present is 4714 McCook. I believe someone from IBAT Rentals
8 Indiana, LLC is here.

9 MR. PORTALATIN: Yes. She wants to enter into a Rehab
10 Agreement as well. She will enter into a Rehab Agreement.
11 So status.

12 MR. SMITH: And I may have not mentioned this. So the
13 ones we're setting for status we would like to enter the
14 Order on new demolitions, right?

15 So like for example I just mentioned 3809 Ivy, 4714
16 McCook, 3933 Grace Street and 4117 Euclid, those will all
17 have the Orders entered. But they will be set over for
18 status.

19 MR. REED: Exactly. And that's the way I took it.

20 MR. SMITH: Good. Sorry I wasn't clear on that.

21 MR. REED: Attorney Smith, we have a young lady here
22 with a child that's about to wake up any second. So why
23 don't we get her.

24 MR. SMITH: I heard him crying out in the hallway.

25 MR. REED: He's doing good. I don't want to risk it.

 MR. SMITH: We'll definitely do that. What's the
address? 3831 Hemlock. So the owner has entered into a
Rehab Agreement with the Department of Redevelopment. And we
would like to continue this matter for status until
September.

 James, are we entering the Order on that?

 MR. PORTALATIN: We don't have to because we already
know it's going to be sent out to bid. They've been
approved. So now it's just to bid it out to get fixed.

1 MR. REED: What Program? Is this a Redevelopment
Program?

2 MR. PORTALATIN: Redevelopment Rehab Program, yes.

3 MR. REED: So that fits the time frame?

4 MR. PORTALATIN: Uh-huh. We already know the scope of
5 work. It's just at any moment they're going to be bidding it
6 out.

7 MR. REED: Did that cover everything that you needed?

8 MR. PORTALATIN: Yeah. Because it was mostly exterior.

9 MR. REED: Okay. Thank you. Thanks for coming out.

10 MR. SMITH: So on that one, Mr. President, we will not
enter the Order.

11 James, also 3507 Fir, are we entering the Order on
12 that one or no? That was where you said the work permits
have already been --

13 MR. PORTALATIN: No. That one they're starting the work
14 as well.

15 MR. SMITH: Are we entering the Order to keep it moving?

16 MR. PORTALATIN: Yeah. That one needs a lot of work.
But they are working.

17 MR. SMITH: The next one that we have --

18 MR. MORRISROE: Is there a status date on that?

19 MR. SMITH: Which one?

20 MR. MORRISROE: 3507 Fir.

21 MR. SMITH: 8/28.

22 MR. MORRISROE: Thank you.

23 MR. SMITH: 4010 Parrish, garage. I believe that the
24 Velazquezes are here. They are the contract owner with MAS
Real Estate Investments, LLC. They reside at the residence.
25 This is just regarding the garage.

1 Mr. Velazquez and some of his co-workers are going
2 to attempt to repair it. And I think James is going to allow
3 them time to do that, the Velazquezes to repair that garage.

4 So our request would be to enter the Order and set
5 it over for status for August.

6 MR. REED: Now, are they very aware of everything that
7 James wants to be done because I don't want to come back?

8 MR. PORTALATIN: We have done the inspection. So we
9 have their information.

10 MR. REED: You're very familiar with the process then?
11 I just want to make sure because if you go at it alone and it
12 doesn't meet his expectations we'll be right back at the same
13 place.

14 Thank you for coming out.

15 MR. SMITH: Then on the statuses with people that were
16 here, 4416 Baring Avenue Mr. Vargas was here. I believe he
17 may have left. Substantial repairs have been made. We'll
18 probably only need one more status. And that will be
19 September 25.

20 MR. MORRISROE: 4759 Drummond appeared in the Notice of
21 Hearing.

22 MR. SMITH: 4759 Drummond. I'm sorry. Come on up.
23 4759 Drummond, the Almanzas. Are you Mr. Almanza?

24 MR. ALMANZA: Yes.

25 MR. SMITH: We have photos showing a frame residence
with boarded up doors and windows and a collapsed porch.
Garage has rotting siding and plywood covering it.

 Mr. Portalatin has advised us that permits have
been acquired and that work is being done on the property.

 MR. ALMANZA: Correct.

 MR. SMITH: And that he would like the Order entered,
but continued until the September 25 hearing.

 MR. REED: That would be fine.

 MR. SMITH: Anything you guys want to say?

1 MR. ALMANZA: That's fine.

2 MR. SMITH: September 25. We're going to enter the
Order. But as long as you guys continue the work --

3

MR. ALMANZA: We'll be finished by September 25.

4

MR. SMITH: Great. As long as he is happy with the
progress. Thank you guys.

5

6 MR. REED: Thank you.

7

MR. SMITH: Looking back then I don't believe anybody
else is here on the notices. We're going to go through the
statuses. And if there's still folks here, we can always
call them up.

8

9

4816 Baring Avenue, Mr. Holmes was here. He spoke
with James. Apparently he has hired Sanchez as the
contractor. And James is going to schedule an inspection
through one of the Building Inspectors.

10 So on that one we're going to set it over for 8/28
11 status hearing.

12

13 These are status dates, Mr. President.

14

3605-07 Euclid, front and garage. Mr. White was
here. He presented Mr. Portalatin with photos of the fence
and garage where they began repairs. And he is going to
finalize an inspection and Rehab Agreement. And that will be
presented to the Board. But we are going to move that out to
September 25. That's 3605-07 Euclid Avenue.

15

16 Other than that I guess we have to see which other
-- is anybody else here on a property?

17

18 MR. REED: Excuse me. You said for 3605 there is no
19 Rehab Agreement in place?

20

21 MR. SMITH: Not yet, correct. He came with photos of
the fence and with photos of the garage, Mr. White, right,
22 James?

23

MR. PORTALATIN: Yes.

24

MR. SMITH: There is no Rehab yet.

25

MR. PORTALATIN: No.

1 MR. REED: Do you anticipate more work between now and
September?

2 MR. PORTALATIN: Yes. And it still doesn't satisfy the
3 work to be done. But it is some work.

4 MR. SMITH: Brand-new fence and some garage repairs.
That's where we're at on that one.

5 Mr. President, would you like to see who else is
6 here on the addresses?

7 MR. REED: Yes.

8 MR. CERVIN: I am for 3715 Michigan.

9 MR. SMITH: I don't have that. James, do you have that?

10 MR. CERVIN: I missed the last meeting. And that's why
I come over today.

11 UNIDENTIFIED SPEAKER: Columbus.

12 MR. SMITH: Columbus?

13 UNIDENTIFIED SPEAKER: Yeah. It was about three months
14 ago.

15 MR. SMITH: I don't think we have Columbus up today.
That's not on the agenda.

16 MR. REED: Is that one of the ones out for bid?

17 MR. PORTALATIN: It already got bid out. The owner
18 of the property, Benchmark Enterprise entered into an
agreement with us through Hardest Hit funds.

19 UNIDENTIFIED SPEAKER: I advised from Benchmark one year
20 and a half back they did agreement between them without
asking me. I don't have authority to fix up because I do
21 have under contract.

22 MR. SMITH: It's not on the agenda. It's not even up
for hearing. I don't think he can just walk in and say --

23 UNIDENTIFIED SPEAKER: I did leave voice mail four times
24 for the last four weeks. He never called me. So I have to
come here. That's the only way.

25

1 MR. REED: Let's proceed.

2 MR. SMITH: Any other properties? Sir, I think you were
in the hallway.

3 UNIDENTIFIED SPEAKER: Yes. 4009 Melville.

4 MR. SMITH: That's a new property. Are you Mr. Cooper?

5 UNIDENTIFIED SPEAKER: No.

6 MR. SMITH: 4009 Melville, the owner would like to enter
7 into a Rehab Agreement.

8 If I can approach, as you can see there's
significant deterioration of the property. The owner would
9 like to enter into a Rehab Agreement. Mr. Portalatin said he
is going to schedule the same with him.

10 We would request the Order be entered as presented.
11 And I guess we'll see what happens with the rehab.

12 Go ahead, sir, if you can identify yourself.

13 UNIDENTIFIED SPEAKER: I think you pretty much said it
all. Thank you. We'll look at the property. See what we
14 need to do and report back to Board.

15 MR. SMITH: You understand that a Demolition Order will
be entered. And hopefully between now and when September
16 comes you will be able to meet --

17 UNIDENTIFIED SPEAKER: Yeah. We talked about it.

18 MR. REED: Thanks for coming.

19 MR. SMITH: Thank you, sir. Anybody here on any other
addresses?

20 Therefore, Mr. President, we would request the
21 following Orders to be entered. On all of these service has
been accomplished via notice, certified mail, regular mail
22 and publication. That will be reflected in the Order.

23 And I would note for the record that no one
appeared on these after being properly noticed under the
24 Statute.

25 1118 145th Street West. Owner is listed as

1 Gonzalez. Photos show a fire damaged residence. No work has
2 been performed on the property.

3 4010 Alexander. The owner is listed as Romero.
4 That's just for the rear property. It's a rotting shed or
5 garage. No one appears on that property.

6 4012 Parrish Avenue, garage. The owners are listed
7 as White and Cossey. The frame garage has collapsed and the
8 roof caved in. No one has appeared on that property.

9 And that takes care of the new properties.

10 MR. REED: 3914 Guthrie.

11 MR. SMITH: 3914 Guthrie. I'm sorry. Thank you. 3914
12 Guthrie. The owner was here and presented James with a
13 contract that he had entered into with a contractor.

14 James has indicated that he would request the Order
15 be entered and be set over for status for 8/28.

16 Thank you for that. I missed that on my check
17 marks.

18 Mr. President, that takes care of the new ones.
19 Did you want to make a motion regarding that and go to the
20 statuses that are left over?

21 MR. REED: Yes. Is there a motion to accept the
22 recommendation of the Building Department for the properties
23 listed under the Notice of Hearing on our agenda?

24 Motion to approve Building Department Recommendation for
25 Properties Listed under Notice of Hearing on Agenda made by
Thomas Davis. Second by Richard Trembczynski.

Questions/Comments: None.

Roll Call: "All in Favor": All Abstain: None.
Opposed: None Motion Carries.

MR. SMITH: Regarding statuses I believe we've addressed
some of them. Happy to report that the next one 5010
Indianapolis Boulevard, garage, the garage roof has been
completed and it can be removed from the Demolition Status as
repairs have been made. So that can be removed.

4825 Ivy Street. I spoke with Mr. Harris today,

1 Mr. Jules Harris who represents the family. It is his
2 intention in the next couple of weeks to have this
3 transferred to the East Chicago Housing Authority.

4 He said that he spoke with Miss Cauley today
5 regarding that. So this I would request to be moved over to
6 status. And I told him that August 28 would be the last
7 status for that. So he said he would have it transferred
8 well before then.

9 Now, what happens with the property once it's in
10 East Chicago Housing Authority that is between Miss Cauley.
11 That's the status on that property.

12 4121 Magoun. There's been minor work performed.
13 And it's of poor workmanship. It was done without obtaining
14 building permits.

15 James, did you set this to go out to bid then?

16 MR. REED: Let me back up. I'm sorry. Back to 4825.
17 James, I would like to know -- I know that the attorney may
18 be more familiar with Housing. But if the intent is just
19 going to be to demolish anyway it might be just as easy to
20 turn it over to the Department of Redevelopment.

21 Would it be easier for you on 4825 Ivy Street?
22 We're told it's going to be turned over to Housing. If
23 they're not going to rehab it and it's just going to be a
24 demolition, it might be easier to do it under one of your
25 programs from a funding source.

Just kind of put a star on that one and take a look
and make it easier on yourself is what I'm saying because by
the time you get to Housing. You know, whatever it takes to
make it easier on you.

MR. SMITH: So what I will do then on your
recommendation, Mr. President, I will e-mail Mr. Harris.

MR. REED: Keep it in the loop is what I'm saying.

MR. SMITH: And we'll see if that produces a different
result and perhaps a better result. We'll do that.

So, Mr. Portalatin, on Magoun 4121, that's the one
that was done without permits. Did you want to proceed to
bid?

25

1 MR. PORTALATIN: That's fine.

2 MR. SMITH: So that one will go to bid.

3 4126 Magoun. Another good news story. The
4 Martinezes have repaired the roof of the garage. It's to be
5 removed from Demo Status as repairs have been made as
6 requested.

7 MR. PORTALATIN: Actually 4126 is switched with 4128.
8 Sorry.

9 MR. SMITH: 4128 is going to be removed. 4126 permits
10 have been obtained, but no work has been performed.
11 Mr. Portalatin would like to give them a couple of months to
12 perform the work.

13 So 4126 Magoun will be continued to September 25
14 for status. Permits have been pulled. 4128 Magoun repairs
15 have been completed and it can be removed.

16 MR. PORTALATIN: Yes.

17 MR. SMITH: Also good news 4211 Magoun the Montoyas were
18 here. They showed Mr. Portalatin photos of the soffit and
19 the garage roof brand-new. So that also will be removed.

20 Finally 4828 Magoun also the roof has been
21 completed. It can be removed from Demolition Status as
22 repairs have been made.

23 Mr. President, I believe that concludes our
24 business before the Board.

25 MR. REED: Thank you for that report. And thank you to
the Building Department. It's always good to get some things
removed from the list. So appreciate your diligence on that.
Old Business: None.

Other/Audience Participation:

MR. CERVIN: Can I say something about 3715?

MR. REED: If you would like to speak, you can have two
minutes.

MR. CERVIN: 3715 --

25

1 MR. REED: Can you step to the microphone and state your
name?

2
3 MR. CERVIN: Hi, everybody. My name is Ignacio. I own
4 the property at 3715 Michigan. I missed the last meeting. I
5 apologize for that. But last time when I was coming here for
6 permits they told me maybe you don't have to be in the
7 hearing if you don't want to. So they give me the option to
8 be here or not.

9 Well, I missed the date for the hearing. So I
10 received a letter which my property is going to be demoed.
11 But at that time I have permits to repair. I just fixed the
12 roof at 3715. And I have a permit. I work with Solice,
13 Solice Construction. So I have the permit here.

14 And I have the plan, what we plan on doing for that
15 property 3715.

16 I applied for a welding shop. And I own the lot
17 right next to it. So I was planning on doing a welding shop
18 there.

19 I have a shop on Cicero. But I live in Hammond.
20 So I don't think it's too far from me. But I buy this
21 property like two years ago.

22 So I make this plan to show to at least get
23 approval for permits. And I'm planning to do a fence right
24 next. The lot is there. And that is the property here.

25 I received a letter, you know, I got to change the
window. And the other property is a mechanic shop. I have
to change that too. So I know I have to do. But I just did
the roof.

The general contractor is kind of busy working on
the radiators far down and across the street on the corner.
He's doing some work there.

But we finished just the roof. And then, you know,
we still got the permit for doing the windows. So we're
working on that.

MR. MORRISROE: Ignacio, what is your last name?

MR. CERVIN: Cervin.

MR. MORRISROE: Mr. Cervin, has taken this matter before

1 the BZA. The BZA recommended that it be approved. And the
Council has actually passed a Resolution approving this. So
2 I assume he is in touch with James as well as with Marino
Solorio, our City Planner and the other departments.

3

MR. PORTALATIN: As long as he continues to do the work.

4

MR. MORRISROE: In support of what he is saying he has
5 taken a number of steps to work with the City.

6

MR. REED: Thank you, sir.

7

MR. CERVIN: That's all I want to say. Thank you.

8

MR. REED: Any other public comment?

9

* Next Regular Meeting Date: Wednesday, July 10,
2019 @ 5:30 p.m.

10

Motion to adjourn made by Richard Trembczynski.

11

Second by Thomas Davis.

12

Questions/Comments: None.

13

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

Opposed: None Motion Carries.

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* Meeting ended at 5:55 p.m.

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Approval of the Meeting Minutes of
Wednesday, June 26, 2019

Approved and Signed _____

Milton Reed, President

Richard Trembczynski, Vice President

Thomas Davis, Member

Olga Cosme, Board Secretary

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1
2 C E R T I F I C A T E
3

4 I, Lisa Pena, a competent and duly qualified
5 court reporter, do hereby certify that I did report in
6 machine shorthand the foregoing proceedings and that my
7 shorthand notes so taken at said time and place were
8 thereafter reduced to typewriting under my personal
9 direction.

10 I further certify that the foregoing
11 typewritten transcript constitutes minutes of said
12 proceedings taken at said time and place, so ordered to
13 be transcribed.

14 Dated at Portage, Indiana, this 8th day of
15 July, 2019.

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21
22 _____
23 Lisa Pena
24 Notary Public Porter County
25 Certified Shorthand Reporter
License Number 084-003483