

1                   **CITY OF EAST CHICAGO BOARD OF PUBLIC WORKS**

2                                   BOARD OF DIRECTORS

3   BOARD MEMBERS

4   Val Gomez, President

5   William Allen, Vice-President

6   Winna Guzman, Member

7   Special Meeting Minutes

8   Tuesday, July 30, 2019, at 2:00 p.m.

9                   Reporter by Fissinger & Associates, Ltd.

10                   By: Peggy S. LaLonde

11                   Staff Present: Richard Morrisroe

12                   Call to Order: 2:00 p.m.

13                   Roll Call: Present: Val Gomez, Winna Guzman, and  
14   William Allen

15                                   MR. GOMEZ: The purpose for our meeting,  
16                                   we have two items on the agenda today. First item is  
17                                   Resolution 2019-23, Resolution of the East Chicago Board  
18                                   of Public Works establishing terms and conditions for  
19                                   the transfer of certain property owned by the City of  
20                                   East Chicago to the East Chicago Department of  
21                                   Redevelopment, which property is commonly known as 2307  
22                                   Broadway, parcel number 45-03-22-329-004.000-024; and  
23                                   then 2309 Broadway, parcel number  
24                                   45-03-22-329-005.000-024, and then 2317 Broadway, parcel  
25                                   number 45-03-22-329-008.000-024; and 2319 Broadway,  
26                                   parcel number 45-03-22-329-009.000-024.

27                                   MR. MORRISROE: Board members, Richard  
28                                   Morrisroe, Assistant Attorney. Joseph Allegretti,  
29                                   Corporation Council and I have discussed this. The  
30                                   Redevelopment Commission meets next Tuesday, August 6th,  
31                                   and by your transferring this, they then can have this  
32                                   on their agenda to receive the four parcels and to put  
33                                   together the full block to 2301 Broadway, which is the  
34                                   site for Alder Place proposed housing, 28 units. Frank  
35                                   Rivera, the Redevelopment Commission Director is here.  
36                                   Do you want to add anything, Mr. Rivera?

37                                   MR. RIVERA: Not necessarily, but we'd  
38                                   like very much the Board of Works to approve this and  
39                                   that way we can move on the project that's coming in the  
40                                   future.

1 MR. GOMEZ: For the Resolution, this is  
without monetary consideration?

2 MR. MORRISROE: That's correct.

3 MR. GOMEZ: The Board of Public Works,  
4 City of East Chicago, shall convey a consideration of  
request as described and the attached Quitclaim deeds to  
5 the East Chicago Department of Redevelopment.

6 MR. MORRISROE: I don't have the  
quitclaim deeds, but they will be prepared shortly. I  
7 spoke to Joe about the Resolution, not about the  
quitclaim deeds. However, those will be prepared and  
8 will be conveyed also before your meeting.

9 MR. GOMEZ: So they will be forthcoming.  
So in our motion we should approve the Resolution and  
10 Quitclaim deeds.

11 Comments/Questions: None

12 MR. GOMEZ: I'll entertain a motion to  
adopt Resolution 2019-23 and the accompanying quitclaim  
13 deeds.

14 Motion to adopt Resolution 2019-23, with quitclaim  
deeds, made by William Davis. Second by Winna Guzman.

15 Roll Call: "All in Favor": All Abstain: None  
16 Opposed: None Motion carries.

17 MR. GOMEZ: The motion has passed.

18 MR. MORRISROE: The second item, James  
Portalatin will bring to your attention.

19 MR. GOMEZ: Second item on the agenda, we  
20 have the project form. This is for Phase I of the  
Watling properties between Grand and Dickey; and also  
21 Phase II of the Watling properties between Grand and  
Dickey, amount of \$24,733, grand total of \$27,328.

22 You have the floor, James.

23 MR. PORTALATIN: James Portalatin. Do  
you want me to read off the specific parcel numbers?

24 MR. GOMEZ: Just a reason. We have a  
25 potential buyer for this property?

1 MR. PORTALATIN: Yes. This is proposed  
2 betterment for commercial/industrial building there at  
3 this site. So we are really excited about that. Being  
4 that this Walden properties have been vacant for quite  
5 some time without anything being done there. So this  
6 would potentially bring more development to that area.

7 MR. GOMEZ: Make sure, this property is  
8 owned by the City and not by Redevelopment? It's owned  
9 by the City.

10 MR. PORTALATIN: In our last Board of  
11 Works meeting we transferred some of the properties that  
12 were on the name of the city of East Chicago. It would  
13 also be presented before the Board of Redevelopment in  
14 the next meeting, so that all the properties will be  
15 then under the name of the East Chicago Department of  
16 Redevelopment.

17 MR. GOMEZ: This is one of the properties  
18 from our last meeting that was transferred?

19 MR. PORTALATIN: Correct.

20 MR. GOMEZ: So that's already been taken  
21 care of?

22 MR. MORRISROE: Yes. Just, if I may, we  
23 are talking about one of two blocks at this time. We  
24 are talking about the block that goes from Dickey Road  
25 to Grand. We are not going all the way to the  
26 firehouse, which is the second block. So we are doing  
27 the Phase I/Phase II of that single block, even though  
28 usually we have treated that two blocks as part of the  
29 development area. So at this point we are simply  
30 preparing the Phase I/Phase II for the single block,  
31 circumscribed by Michigan Avenue, Watling, as far as the  
32 north and south, and then by Dickey Road on the west and  
33 Grand on the east.

34 Any questions or comments on the  
35 proposal?

36 MR. GOMEZ: Hearing none, I'll entertain  
37 a motion to approve Amereco's proposal for Phase I and  
38 Phase II of our assessment for the Watling property  
39 between Grand and Dickey, in the amount of \$27,328.

40 Motion to approve Amereco's proposal for Phase I and  
41 Phase II made by William Davis. Second by Winna Guzman.

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

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MR. MORRISROE: Thank you, Commissioners.

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MR. GOMEZ: That concludes our agenda for  
the Special meeting.

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Motion to adjourn Special meeting made by William Davis.  
Second by Winna Guzman.

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

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\*\*\*\* Meeting Adjourned \*\*\*\*

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Approval of the Special Meeting Minutes of  
July 30, 2019

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Approved and Signed July 30, 2019.

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Val Gomez, President

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William Allen, Vice President

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Winna Guzman

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Olga Cosme, 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 31st day of July, 2019.

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Peggy S. LaLonde, CSR, RPR

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