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2 CITY OF EAST CHICAGO BOARD OF PUBLIC WORKS  
3 BOARD OF DIRECTORS

4 BOARD MEMBERS

5 Val Gomez, President  
6 William Allen, Vice-President  
7 Winna Guzman, Member  
8 Special Meeting Minutes

9 Monday, October 14, 2019, at 1:00 p.m.

10 Reporter by Fissinger & Associates, Ltd.

11 By: Peggy S. LaLonde

12 Staff Present: James Portalantin  
13 Doug Cunningham  
14 Joseph Allegretti  
15 Richard Morrisroe

16 Call to Order: 1:00 p.m.

17 Roll Call: Present: Val Gomez, Winna Guzman,  
18 William Allen

19 MR. GOMEZ: New Business. First item is  
20 Resolution 2019-28. Resolution of East Chicago Board of  
21 Public Works approving and authorizing execution of  
22 exchange agreement to facilitate economic development  
23 project. Whereas, the City of East Chicago and  
24 Redevelopment negotiated property exchange agreement,  
25 which exchange agreement is attached.

MR. ALLEGRETTI: Just for the record, the  
City Engineer Allen has been working with the Dunkin  
Donut franchisee on this project. This is a resolution  
authorizing execution of an exchange agreement. The  
exchange, what the City is getting in the agreement are  
the two lots immediate north of Casa Blanca, and in  
exchange for the western half of the parcel that extends  
between Indianapolis Boulevard and Magoon north of the  
Casa Blanca and north of the alleyway, which I think is  
going to be vacated tonight. The exchange agreement  
recites two parcels of equal value that will be swapped  
upon due diligence described in the agreement.

The franchisee, Mr. Patel, advises  
that the brand company, the Dunkin Donuts Company, wants  
to see this and wants some assurance that the property

1 will be developed on Indianapolis Boulevard frontage for  
2 their marketing purposes, for their evaluation of the  
3 location. And we are doing this in order to promote and  
4 to keep this project moving forward. And I don't know  
5 if Engineer Allen has something further to add to that,  
6 but that's my take.

7 MR. ALLEN: That pretty much sums it up.

8 MR. GOMEZ: Any additional comments or  
9 questions? (None) There being no further questions or  
10 comments, I'll entertain a motion to approve Resolution  
11 2019-28 and the binding exchange agreement accompanied.  
12 Motion to approve Resolution 2019-28 made by William  
13 Allen. Second by Winna Guzman.

14 MR. GOMEZ: Roll call.

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

17 MR. GOMEZ: Let's move on to Resolution  
18 2019-29, transferring of property, public terms and  
19 conditions for the transfer of property owned by the  
20 City of East Chicago to East Chicago Redevelopment. The  
21 property is commonly known as 4822 Euclid, 4030 Kennedy  
22 Avenue, 4942 Alexander Avenue, 4836 Wegg.

23 MR. ALLEGRETTI: This is a common  
24 exercise for us. These properties are being conveyed,  
25 transferred under the terms of statute that permits  
that, on terms to be established by both Boards; the  
transferring, Board of Works, and the receiving,  
Department of Redevelopment commissioners.

The purpose for this transfer is to  
allow the resale of these properties for single family  
owner occupying ownership. This is Mr. Portalatin, he's  
been the one driving this. And these were the  
properties that were on the list of properties to be  
sold, that had not been conveyed yet to the Department  
of Redevelopment, and that's why this is here. Mr.  
Portalatin can supplement my comments if he wishes.

MR. GOMEZ: Okay.

MR. ALLEGRETTI: Properties will be  
conveyed without any consideration, monetary  
consideration. Anything to add, James?

1 MR. PORTALATIN: James Portalatin, East  
Chicago Building Department. The property at 4942  
2 Alexander -- the current owner -- it doesn't say City of  
East Chicago, it says City of East Chicago, Board of  
3 Public Works. I know we will need that on the  
resolution too, when we transfer the deed.

4  
5 MR. GOMEZ: So you want the wording to be  
the City of East Chicago and Board of Public Works?

6 MR. PORTALATIN: That one, where it says  
current owner, it says City of East Chicago, Board of  
7 Public Works, on the property card.

8 MR. GOMEZ: 4942 Alexander, are you  
talking about that one?

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10 MR. ALLEGRETTI: It's on the property  
card. We are transferring it from the Board of Public  
Works to Redevelopment.

11  
12 MR. GOMEZ: You need the resolution to  
stipulate that?

13 MR. PORTALATIN: Yes.

14 MR. GOMEZ: So we have to amend the  
resolution?

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16 MR. PORTALATIN: On that one.

17 MR. GOMEZ: We have one resolution for  
all of them.

18 MS. GUZMAN: That encumbers Public Works  
and the City of East Chicago. You may want to talk to  
19 Joe about that first.

20 MR. GOMEZ: Mr. Allegretti, when the  
property is owned by the City, isn't it owned by the  
21 Board of Works also?

22 MR. ALLEGRETTI: This is just --

23 MR. GOMEZ: Technicality?

24 MR. ALLEGRETTI: Yeah. The county site  
doesn't sometimes make distinction between the City of  
25 East Chicago and the Board of Public Works. Of course

1 Public Works can't own property, it's the Executive  
2 Department of Civil City. It's a distinction without a  
3 difference as they say. This is not a problem. The  
4 property will be conveyed by the City of East Chicago  
5 acting by and through the Board of Public Works. It's  
6 just a glitch on the county site. I don't think it has  
7 any meaning and it's not a problem.

8 MR. GOMEZ: Does the motion have to  
9 include City of East Chicago and Board of Public Works?

10 MR. ALLEGRETTI: Like I say, I don't  
11 think it matters. It's fine the way it is.

12 MR. GOMEZ: Okay. Any further questions  
13 or comments? (None) There being no further questions  
14 or comments, I'll entertain a motion to approve  
15 Resolution 2019-29, establishes terms on the property  
16 owned by the City of East Chicago conveyed to the East  
17 Chicago Department of Redevelopment.

18 Motion to approve Resolution 2019-29 made by William  
19 Allen. Second by Winna Gusman

20 MR. GOMEZ: Roll call.

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

23 MR. GOMEZ: Next we come to Fence  
24 Masters. This is Engineering.

25 MR. CUNNINGHAM: My name is Doug  
Cunningham, City Construction Manager. I have a quote  
for a six-foot black vinyl coated fence for 4592. This  
was replacement for fence that we took down during  
construction of the wall along Columbus Drive.

MR. GOMEZ: Okay. You want approval of  
this proposal?

MR. CUNNINGHAM: Correct.

MR. GOMEZ: Is funding established or  
coming out of Engineering?

MR. ALLEN: Yes.

MR. GOMEZ: Funding is established. Any

1 other questions or comments? (None) There being no  
2 further questions or comments, I'll entertain a motion  
3 to approve proposal for Fence Masters.  
4 Motion to approve proposal for Fence Masters made by  
5 William Allen. Second by Winna Guzman.

6 MR. GOMEZ: Roll call.

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

9 MR. GOMEZ: That concludes our business  
10 for special meeting today. And no other business, our  
11 next meeting is October 23rd, at 4:30 p.m. That  
12 concludes our business. Entertain a motion for  
13 adjournment.

14 Motion to adjourn special meeting made by William Allen.  
15 Second by Winna Guzman.

16 MR. GOMEZ: Roll call.

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

19 MR. GOMEZ: Meeting adjourned.

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

21 Approval of the Special Meeting Minutes of  
22 October 14, 2019

23 Approved and Signed October 14, 2019.

24 \_\_\_\_\_  
25 Val Gomez, President

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William Allen, Vice President

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Winna Guzman

## 1 C E R T I F I C A T E

2  
3 I, Peggy S. LaLonde, a competent and duly  
4 qualified court reporter, do hereby certify that I did  
5 report in machine shorthand the foregoing proceedings  
6 and that my shorthand notes so taken at said time and  
7 place were thereafter reduced to typewriting under my  
8 personal direction.

9  
10 I further certify that the foregoing  
11 typewritten transcript constitutes minutes of the said  
12 proceedings taken at said time and place, so ordered to  
13 be transcribed.

14  
15 Dated at Munster, Indiana, this 18th day  
16 of October, 2019.

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21 \_\_\_\_\_  
22 Peggy S. LaLonde, CSR, RPR  
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