

CITY OF EAST CHICAGO
BOARD OF PUBLIC SAFETY

BOARD MEMBERS

Milton Reed, President
Richard Trembczynski, Vice President
Thomas Davis, Member

Special Meeting Minutes
Wednesday, October 30, 2019 @ 5:30 p.m.
Reported for Fissinger & Associates
By: Lisa Pena

Call to Order: 5:30 p.m.

Pledge of Allegiance:

Present: Milton Reed, Richard Trembczynski

Approval of Minutes: Regular Meeting September 25, 2019
Regular Meeting October 9, 2019

Motion to approve September 25, 2019 Regular Meeting Minutes
and October 9, 2019 Regular Meeting Minutes made by Richard
Trembczynski. Second by Milton Reed.

Questions/Comments: None.

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

Correspondence: None.

New Business:

MR. REED: We have Resolution 2019-14, 3919 Deodar and
Release of Lien.

Motion to approve Resolution 2019-14 and Release of Lien made
by Richard Trembczynski. Second by Milton Reed.

Questions/Comments: None.

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

MR. REED: Resolution 2019-15, 4400 Homerlee and Release

1 of Lien.

2 Motion to approve Resolution 2019-15 and Release of Lien made
3 by Richard Trembczynski. Second by Milton Reed.

4 Questions/Comments:

5 MR. REED: Mr. Morrisroe, are there any details behind
6 this? This is the big property over here on Homerlee,
7 correct?

8 MR. MORRISROE: The lien had been paid. So it's just
9 clearing it up. Apparently the property is being sold. I
10 was contacted by an Indianapolis firm. We checked with Crown
11 Point that the lien had been paid. And accordingly we
12 released it.

13 MR. REED: Interesting.

14 MR. MORRISROE: We actually probably should be releasing
15 these as they are paid. However that's not our practice. We
16 wait until we're contacted either by a realtor or finance
17 company. And then we prepare the release.

18 MR. REED: That does alert us that there is some
19 transaction going.

20 MR. MORRISROE: Let me ask one thing. Kevin, is that
21 the Hammond practice as well that liens are not released
22 until somebody takes action?

23 MR. SMITH: That is correct, yeah.

24 MR. MORRISROE: You don't proactively try to monitor
25 paying the liens and then release them?

MR. SMITH: That is correct. That's been the practice
of East Chicago as well. We've always only released liens
when we've been asked or contacted by a title company there's
a transfer.

That doesn't mean that if we'd like to we can try
to foreclose on the liens. But a lot of times we don't have
first position. And so we'll wait for the closing. So we
generally wait for there to be action.

A lot of times I would just say to the Board the
work you're doing here is very much -- you don't necessarily
see the fruits of your labor right away. But when the

1 property does sell it's always good to have all these things
2 in place because they have to deal with us at closing. Then
3 that's when the City gets their money back. It doesn't
4 always happen right away. But it happens.

5 MR. MORRISROE: Thank you.

6 MR. REED: Thank you for answering that question.

7 Anymore questions?

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

10 MR. REED: Motion to approve Resolution 2019-16, 3906
11 Grace Street and Release of Lien.

12 Motion to approve Resolution 2019-16 and Release of Lien made
13 by Richard Trembczynski. Second by Milton Reed.

14 Questions/Comments: None.

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

17 MR. REED: From the Building Department ready for that
18 report? This is an Order to Vacate.

19 MR. SMITH: That should be 4025 Ivy actually.

20 MR. PORTALATIN: James Portalatin, East Chicago Building
21 Commissioner. This is in reference to a basement unit that
22 does not meet code. So we've issued a Vacate Order for only
23 the basement unit at 3816 Ivy Street.

24 The ceiling height is not the required 7 feet. And
25 the windows were all block windows. So it was a basement
that was converted to an apartment illegally.

MR. REED: Well, if it's an emergency, do we have to
make a motion to approve the Emergency Order?

MR. SMITH: Should, yeah. Under the Unsafe Building Act
he has the power to do that. But it's not bad to ratify his
decision.

MR. REED: Is there a motion to approve the Emergency
Order to Vacate 3816 Ivy basement?

1 Motion to approve Emergency Order to Vacate 3816 Ivy Street
2 Basement made by Richard Trembczynski. Second by Milton
3 Reed.

4 Questions/Comments: None.

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

7 MR. PORTALATIN: Thank you.

8 MR. REED: Now we have our statuses.

9 MR. SMITH: Good evening, Board. First status is 1117
10 Beacon Street. I am happy to report that this is in the mist
11 of some repairs.

12 Last time we were in front of you no work had been
13 performed. So it's being fixed up we believe. And we would
14 like to set it for status for the December meeting, 12/11.

15 3507 Fir Street, same to report. It's owned by
16 Mr. Rubina. Work had commenced before and it continues. So
17 the Building Department's request is to set that over for
18 December 11.

19 3809 Ivy Street, the owner is Jermaine Hemingway
20 from 381 Investments. They had scheduled an inspection.
21 However unfortunately nothing has happened on that property.
22 It's still in pretty bad shape. So we're going to request
23 that the Board allow us to proceed with bid on this property,
24 go to bid.

25 And then finally on 4714 McCook work continues to
be performed. It's the owned IBAT Rentals, LLC. And we're
requesting a status date for December 11, 2019.

I also have one other property that I would like to
add to the agenda which is 4025 Ivy Street. This is a
property that's completed a rehab. And they are trying to
close on the property. So Mr. Portalatin has requested that
we present to the Board an Order to Rescind the Order to
Demolish that can be recorded. We prepared that today. So
that is another good news story for the Board.

Those are my reports on status to the Board.

MR. REED: Thank you. Is there a motion to accept the
Status Report as recommended?

1 Motion to approve Status Report as Recommended made by
Richard Trembczynski. Second by Milton Reed.

2 Questions/Comments: None.

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

5 Old Business: None.

6 Other/Audience Participation: None.

7 * Next Regular Meeting Date: Wednesday, November
13, 2019 @ 5:30 p.m.

8 Motion to adjourn made by Richard Trembczynski. Second by
9 Milton Reed.

10 Questions/Comments: None.

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

13 * Meeting ended at 5:40 p.m.

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Approval of the Special Meeting Minutes of
Wednesday, October 30, 2019

Approved and Signed _____

Milton Reed, President

Richard Trembczynski, Vice President

Thomas Davis, Member

Olga Cosme, Board Secretary

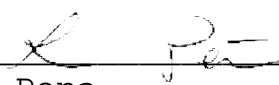
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C E R T I F I C A T E

I, Lisa Pena, 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 said proceedings taken at said time and place, so ordered to be transcribed.

Dated at Portage, Indiana, this 4th day of November, 2019.



Lisa Pena
Notary Public Porter County
Certified Shorthand Reporter
License Number 084-003483

