

CITY OF EAST CHICAGO  
BOARD OF PUBLIC SAFETY

BOARD MEMBERS

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

Regular Meeting Minutes  
Wednesday, December 11, 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, Thomas Davis.

Correspondence:

MR. REED: Correspondence. We have received correspondence from the Fire Department, Training Report, Absentee Report, Equipment Report, Fire Prevention Bureau Report for November, all for November 2019.

Would there be any questions or comments?

MR. SERNA: Good evening, Board Members. What you have before you are our regular monthly reports. This one is for the month of November.

Motion to approve November Fire Department Reports made by Richard Trembczynski. Second by Thomas Davis.

Questions/Comments: None.

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

MR. SERNA: Thank you, Board Members. And Merry Christmas to you all.

MR. REED: Thank you.

New Business:

1 MR. REED: Building Department.

2 MR. SMITH: Good evening, Mr. President and Board. We  
3 have several matters ready to go for you this evening. These  
4 are all new demolitions with one status. A demolition that  
5 did not make the agenda, but I can give you that address.  
6 It's 3809 Ivy. That was the only status. Otherwise these  
7 would be first time demolitions.

8 MR. REED: Okay. So just run through all of them.

9 MR. SMITH: If you'd like, I can run through the ones  
10 that were here. And then we can run through the ones that  
11 would be entered because no one appeared.

12 MR. REED: That would be fine.

13 MR. SMITH: So the ones that are here. Or I should say  
14 are or were. Most likely were.

15 MR. REED: Seems like everyone left.

16 MR. SMITH: Were here.

17 MR. REED: So you want to just run through that.  
18 However you want to do it.

19 MR. SMITH: I'll just run through. 1102 East 138th  
20 Street, front. This property we had an owner -- I'm sorry.  
21 A tax deed. Owner present. They want to enter a Rehab  
22 Agreement. It will be set over for status for February 26 of  
23 2020.

24 606 150th Street. No one appears. And we would  
25 request the order be affirmed as presented due to the  
condition of the home as we present to the Board.

3912 Alder Street, front. Mr. Casillas from JLC  
Northwest Acquisitions, the owner, was present. Permit  
has been pulled for the roof and dormers. He showed us the  
new photos. Mr. Portalatin would like to set that over for  
status for 4/22/20.

3926 Alexander. Mr. Decker and the attorney for  
the tax sale purchaser appeared. And we are going to request  
the Board affirm the order as presented due to the condition  
of the property, but stay that order until the status date of  
February 26 of 2020.

1 4808 Alexander. No one is appearing. However the  
2 owner would like to enter into a Rehab Agreement. So we  
3 would request that the Board affirm the order as presented  
4 and set it for status for February 26 of 2020.

5 1802 Broadway Street. The owner had reached out.  
6 Reliable Real Estate Northwest Indiana has reached out to  
7 Mr. Portalatin today. And we would request the Board affirm  
8 the order as presented due to the condition of the property  
9 and stay that matter until February 26, 2020 so that  
10 Mr. Portalatin can hopefully work out a Rehab Agreement by  
11 that time.

12 3806 Catalpa and 3808 Catalpa. Both are owned by  
13 Mr. Morris. On 3806 Catalpa we're just going to set it over  
14 for a status hearing on February 26, 2020. And for 3808  
15 Catalpa we would request the Board affirm the order as  
16 presented due to the condition of the property and set it for  
17 February 26 of 2020 for status so that we can determine  
18 whether or not a Rehab Agreement could be in place.

19 The reason we're doing it a little different is  
20 3808 Catalpa is in much worse condition.

21 516-18 Columbus. This is owned by the Vidimos  
22 Family, Vidimos, Inc. Mr. Maish is the attorney. He  
23 contacted me today. I know he's been in contact with  
24 Mr. Portalatin, the Vidimos Family has. And they are more  
25 than willing to kind of get everything in order.

They actually still use the building for storage  
and things. So it's in order. And I think we'll be able to  
reach an agreement with them. So we're going to set this  
over for April 22 of 2020. And no order will be entered at  
this time on that one.

3927 Deodar Street. Mr. Alarcon was here, Mr. Jose  
Alarcon. He's a contract owner. He has pulled permits for  
the roof. And we're simply going to set this over for  
February 26, 2020 for status.

4907 Drummond Street. Lee Smith, Great Start, LLC  
manager, was here this evening. There has been some work  
done on that property. It's not in terrible shape. So  
Mr. Portalatin just requested a status on that property for  
April 22 of 2020.

MR. REED: Let me interrupt.

1 MR. SMITH: Yes.

2 MR. REED: Why are some of these going for status in  
3 February and some in April?

4 MR. SMITH: It just depends on the amount of work done  
5 or whether or not the lease needs to be short or long based  
6 on Mr. Portalatin's dealing with the property.

7 MR. REED: You've seen some progress in the ones on  
8 4/22?

9 MR. PORTALATIN: If I see that the property pretty much  
10 is almost completed, but the masonry, the tuck pointing.

11 MR. REED: I understand now. Sure. I get it. I was  
12 just asking. Thank you.

13 MR. SMITH: Yes. Mr. Portalatin has kind of I think  
14 weighed the conditions.

15 MR. REED: I get it. That makes perfect sense.

16 MR. SMITH: 4117 Grand Boulevard in the front. Permits  
17 have been obtained and work is in progress on this property.  
18 Mr. Portalatin has asked for a February status of 2/26/20.

19 James, did you want to enter the order on this one  
20 or just hold it?

21 Based on the condition of the property which is a  
22 single family home with boarded up windows and soffits  
23 rotting and failing, the wood window frames are  
24 deteriorating, chimney is missing tuck pointing and the roof  
25 shingles appear to be damaged we request that the order be  
affirmed as presented with a February 26, 2020 date of  
status.

MR. MORRISROE: James, may I just ask? That is a very  
nice block generally. Is it a brick structure? I mean is it  
one that should be a candidate for rehab rather than  
demolition if possible?

MR. PORTALATIN: When we set to enter the order, it's  
not necessary we're going to demolish. But if it's in that  
condition it at least states that --

MR. MORRISROE: No. I understand that. I have no  
objection. I just was curious because of the block. I stop

1 regularly at the McDonald's right around the corner.

2 MR. SMITH: Well, then you can keep an eye on the rehab,  
3 Mr. Morrisroe, and make sure things are moving right along.

4 MR. MORRISROE: Very good. I will take that on.

5 MR. SMITH: Thank you. 3764 Guthrie. Based on the  
6 condition of the property -- I did get a message from  
7 Miss Carter. She lives in Las Vegas. This was a rehab that  
8 actually -- I'm sorry. This was a demo back from 2014.

9 There's a lot of owners. It's the Carter Family.  
10 I am not sure if we know them or we don't know them. The  
11 point is that there's a lot of owners.

12 This woman has always been good about contacting,  
13 but unsure about how to rehab the property.

14 So I don't know if the Board would remember. Back  
15 in 2014 there was a gentlemen named Mr. McMillian or McMillan  
16 who visited City Hall and had a conversation with some folks  
17 and said he was going rehab it. Never happened. So we're  
18 going on like kind of a five year process here.

19 So we would request that an order be entered and be  
20 affirmed as presented. I'm sorry. The order be affirmed as  
21 presented on this property.

22 MR. MORRISROE: And this one has kind of been a food  
23 storage?

24 MR. SMITH: It is a commercial property, yes.

25 MR. REED: Right there across from the church.

MR. SMITH: Yes. Exactly. It's right on the corner.

MR. REED: I know where you're talking about. That's  
been tough. I mean they've tried. You've seen the paint job  
go up there or something. So we'll take the recommendation  
under consideration.

MR. SMITH: 3618 Hemlock. Mr. Corpavon (phonetic) was  
here. He is the new owner. Mr. Posso (phonetic) was also  
here. He's the former owner. Permits have been pulled. And  
it appears there is work being done on the property. So  
we're going to set this over for status for February 26.

1           4831 McCook. Mr. Mark Reynolds was here. He is  
2 the manager or president, owner of Blackhall Partner XII.  
3 They are a rehab or type of I guess I don't want to call it  
4 flipping company or whatever. They rehab and then sell. He  
5 is out of Homewood.

6           He said he is doing refinancing to do five or six  
7 homes in East Chicago that they own. However due to the  
8 condition of the property we would request the order be  
9 affirmed as presented and set this for status February 26.

10           4834 McCook. Mr. Magana was here. Due to the fact  
11 that permits have been pulled we're going to allow him to  
12 continue to do work on the roof and other parts of the  
13 property and set this for status February 26 of 2020.

14           4920 McCook. No one appears. There's been no  
15 contact. We request the order be affirmed as presented based  
16 upon the condition of the property. We do have service.

17           And finally 3809 Ivy which wasn't on the agenda,  
18 but is up for status. Mr. Tremaine Hemingway was here. He  
19 is still waiting for the tax deed. And we've asked him to  
20 please come on February 26 of 2020 to inform us of the status  
21 of that.

22           As well hopefully there's a really big mess in the  
23 backyard. And he said that that's the first order of  
24 business. Once he gets the deed it is going to be picked up and  
25 cleaned up. And he has every intention once he is the tax  
deed owner to rehab the property. So it's just a little bit  
of a waiting game.

          Mr. Portalatin has been in contact. He's been here  
I think three or four times as well. So he's been good about  
keeping in contact during the process. So we're going to set  
that over for February 26.

I believe that completes our report.

MR. REED: Thank you, Mr. Smith. Is there a motion to  
accept the recommendation of the Building Department as  
presented?

Motion to approve Building Department Recommendation made by  
Richard Trembczynski. Second by Thomas Davis.

Questions/Comments: None.

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

2 MR. REED: I need to go back and call for a motion to  
3 accept the Regular Meeting Minutes of November 13, 2019.

4 Motion to approve November 13, 2019 Regular Meeting Minutes  
made by Richard Trembczynski. Second by Thomas Davis.

5 Questions/Comments: None.

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

8 MR. SMITH: Mr. President, can we recall property 3435  
9 Fir Street. I am not sure if I addressed the Board on that  
one or not.

10 MR. REED: No. Maybe you didn't. I don't have it  
11 marked.

12 MR. SMITH: I think I might have just skipped it over in  
my notes. I apologize.

13 MR. REED: I don't have it checked off.

14 MR. SMITH: 3435 Fir Street. Miss Rose Mundo was here  
today. However she does not have an ownership interest.  
15 There are some permits pulled.

16 In speaking with Mr. Portalatin we would like to  
17 enter the order as presented. And we'll monitor the property  
and set it over for status February 26.

18 MR. REED: Is there a motion to also further accept 3435  
19 Fir Street?

20 Motion to approve Building Department Recommendation for 3435  
Fir Street made by Thomas Davis. Second by Richard  
Trembczynski.

21 Questions/Comments: None.

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

24 Other/Audience Participation: None.

25

1                   \* Next Regular Meeting Date: Wednesday, January  
2                   8, 2020 @ 5:30 p.m.

3                   Motion to adjourn made by Thomas Davis. Second by Richard  
4                   Trembczynski.

5                   Questions/Comments: None.

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

8                   \* Meeting ended at 5:42 p.m.

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1 Approval of the Meeting Minutes of  
2 Wednesday, December 11, 2019

3 Approved and Signed \_\_\_\_\_

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6 Milton Reed, President

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9 Richard Trembczynski, Vice President

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12 Thomas Davis, Member

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14 \_\_\_\_\_  
15 Olga Cosme, Board Secretary

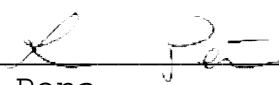
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C E R T I F I C A T E

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 6th day of January, 2020.

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

