

CITY OF EAST CHICAGO
BOARD OF PUBLIC SAFETY

BOARD MEMBERS

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

Regular Meeting Minutes
Wednesday, March 24, 2021 @ 5:30 p.m.

Reported for Fissinger & Associates
By: Lisa Pena

CALL TO ORDER: 5:46 p.m.

PLEDGE OF ALLEGIANCE:

ROLL CALL: Present: Milton Reed, Richard Trembczynski,
Thomas Davis.

STAFF PRESENT: Richard Morrisroe, Olga Cosme.

MINUTES: Regular Meeting March 10, 2021

Motion to approve March 10, 2021 Meeting Minutes made by
Richard Trembczynski. Second by Thomas Davis

Questions/Comments: None.

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

CORRESPONDENCE: None.

NEW BUSINESS:

MR. REED: Resolution 2021-06, 3905 Evergreen and
Release of Lien.

Motion to approve Resolution 2021-06 and Release of Lien made
by Richard Trembczynski. Second by Thomas Davis.

Questions/Comments: None.

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

1 MR. REED: We will put a pause here while we wait on the
2 Building Department to come in. They're in conference with
3 some of the residents. And we will pick right back up here
4 on the agenda.

(Pause in the Proceedings)

5 MR. REED: We will now move on in New Business with the
6 New Demolitions from the Building Department. James.

7 MR. PORTALATIN: James Portalatin, East Chicago Building
8 Commissioner. Today Kevin Smith is joining us via Zoom.

9 So we did have a few of the properties. I don't
10 know if you want to start, Kevin. And then I will interject
11 with all the people that came in.

12 MR. SMITH: Sure, James. I think the first one that
13 came in on the list if you want to start with the people --
14 are the people present? Or do you want to just go through
15 the list?

16 MR. PORTALATIN: No. They're not present at this
17 moment. Go through the list.

18 MR. SMITH: Then I'll just start at the top. 606 West
19 143rd Street. This is one in which an LLC from Homewood,
20 Illinois owns. It has fines, liens going back to 2015.

21 There was an inspection done on December 31, 2020
22 which shows the front of the brick structure with boarded
23 door and damaged awnings. Windows along the side are also
24 boarded up. But it also shows junk in the backyard and a
25 boarded up rear house.

I don't believe we've had any contact from the
owner. And therefore we request that the demolition findings
be entered as presented.

Next property is 612 West 149th Street. I would
note this does have a homestead exemption on it. But the
owners are listed as Charles and Renee Simon from Huntington
Beach, California.

The worksheet that was done at the end of December
shows a one-story brick structure with all boarded windows.
All windows appear intact. However the Board of Safety has
informed us that there's an inspection set for March 30 at
10:00 a.m. So we would ask for the May 26 date.

1 James, is that correct on this one?

2 MR. PORTALATIN: Yes.

3 MR. SMITH: And we do want to enter the Order, correct?

4 MR. PORTALATIN: Yes.

5 MR. SMITH: So we would request the Order be entered and
6 a status set for May 26.

7 The next property is 3732 Deodar. And I believe
8 Miss Williams was here this evening and met with James.

9 James, do you want to give a report on that?

10 MR. PORTALATIN: Yes. They were here. This property is
11 under her mother's name who is deceased. They did sign up.
12 I still want to enter Demolition Order. We'll be in
13 communication with them in case they want to enter into a
14 Rehab Agreement.

15 MR. SMITH: We would request the Demolition Order be
16 entered tonight.

17 MR. PORTALATIN: Correct.

18 MR. SMITH: Based on the condition of the property which
19 includes a dilapidated fence, liens, compliance liens from
20 2020.

21 There's a lot of junk around the house and debris
22 piled on the side and rear. The porch in the rear looks
23 severely damaged and unsafe. And the windows appear to be
24 open to the elements. And the chimney is partially
25 collapsed.

26 So based on that we would request that the Order be
27 entered as presented.

28 The next address is 4907 Magoun Avenue. There's
29 been no contact with the owner. They're listed as Mike and
30 Rebecca Flores. Appears to be a commercial brick building on
31 the bottom with residential on the top.

32 The brick is in significant deterioration. The
33 rear of the structure is boarded up with the window on the
34 second floor open to the elements.

35

1 And we would request that this Order be entered as
presented based on the condition of the property.

2
3 On all these by the way, Mr. President, we do have
good service. And it was published and also posted on the
property.

4
5 Next matter is 5025 Magoun Avenue, garage.
Mr. Alejandro Quinones was present tonight, James, I believe?

6 MR. PORTALATIN: Yes. He is the brother. He is the
owner's brother. And they're intending to do the repairs as
well. But I would still set it up for demolition.

8 MR. SMITH: So we would request the Demolition Order be
entered as presented due to the condition of the property.

9
10 The next matter is 4760 McCook. I believe that
Mr. Carl Rogers appeared on behalf of this property this
evening, James?

11
12 MR. PORTALATIN: That is correct. And he is also
wanting to do the repairs. We could also enter the Order for
Demolition.

13
14 MR. SMITH: So we request that the Order be entered as
presented. The photos do show a vacant structure with a
severely deteriorating garage.

15
16 The home is boarded up and is in poor condition
with a dead tree, a large dead tree in the front. And the
door and windows are all boarded.

17
18 The next property is 4826 McCook. The owner is
listed as Span. I believe that Miss Span was present this
evening and that James had requested a May 26 status on this
property.

20 Is that correct, James?

21 MR. PORTALATIN: Yes. Permits have been acquired for
this. So we could set that for status to see if they've done
the repairs.

23 MR. SMITH: And so no Order on one, James, correct?

24 MR. PORTALATIN: That is correct.

25 MR. SMITH: The next property 4843 McCook. This just a

1 garage only. The owner is listed as an LLC from Detroit,
2 Michigan. There's been compliance liens on the property
since 2015.

3 There's rotted wood and a collapsing roof. There's
4 been no contact with the owner. We request that the Order be
entered as presented.

5 The second to last address is 4863 Northcote. It's
6 owned by the Donna K. Pilpiak (phonetic) Trust. Miss Pilpiak
I believe appeared and met with James.

7 There's already been an exterior inspection. And
8 permits have been issued to H&L Construction.

9 MR. PORTALATIN: Yes.

10 MR. SMITH: We would request a May 26 status with no
Order entered tonight.

11 MR. PORTALATIN: Correct.

12 MR. SMITH: The last property is 3805 Pulaski, garage.
13 It was owned by Lazano (phonetic). And they were present
this evening.

14 James, do you want to give an update on that?

15 MR. PORTALATIN: Yes. He would like to participate in
16 our 50/50. So we would set it for demolition. And then he
will be able to participate once we bid it out.

17 MR. SMITH: So we'll enter it, James?

18 MR. PORTALATIN: Yes.

19 MR. SMITH: And that concludes my report. Thank you for
20 allowing me to be present by Zoom, everybody.

21 MR. REED: Thank you, Kevin.

22 MR. PORTALATIN: Thank you.

23 MR. REED: You can sign off I think at this point.

24 MR. SMITH: Thank you.

25 MR. REED: There's no need to stick around.

1 Is there a motion to accept the recommendations for
2 the New Demolitions from the Building Department?

3 Motion to approve Building Department New Demolition
4 Recommendations made by Thomas Davis. Second by Richard
5 Trembczynski.

6 Questions/Comments: None.

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

9 OTHER/AUDIENCE PARTICIPATION: None.

10 * Next Regular Meeting Date: Wednesday, April 14,
11 2021 @ 5:30 p.m.

12 Motion to adjourn made by Thomas Davis. Second by Richard
13 Trembczynski.

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

16 * Meeting ended at 6:01 p.m.

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Approval of the Meeting Minutes of
Wednesday, March 24, 2021

Approved and Signed _____

Milton Reed, President

Richard Trembczynski, Vice President

Thomas Davis, Member

Olga Cosme, Board Secretary

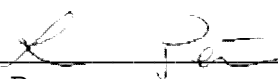
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C E R T I F I C A T E

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 12th day of April, 2021.



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

