

CITY OF EAST CHICAGO
BOARD OF PUBLIC SAFETY

BOARD MEMBERS

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

Regular Meeting Minutes
Monday, May 23, 2022 @ 6:00 p.m.

Reported for Fissinger & Associates
By: Lisa Pena

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE:

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

STAFF PRESENT: Richard Morrisroe, Olga Cosme.

MINUTES: Regular Meeting May 9, 2022

Motion to approve May 9, 2022 Regular 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:

Resolution 2022-19; 4916 Olcott and Release
of Lien

Motion to approve Resolution 2022-19, 4916 Olcott 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 now turn it over to the Building
2 Department. If you would like to come forward, we can get
3 their case up first.

4 MR. PORTALATIN: James Portalatin, Building
5 Commissioner. We do have here the owner for 4835 Baring.
6 The new owner is Melania Salten who resides at 4837 Baring.
7 She's here.

8 The property shows a brick structure boarded up
9 front windows and door, fascial board on south side rotten,
10 disrepair, awning on front in disrepair, no trespassing sign
11 in south window.

12 Should I give my recommendation or give them an
13 opportunity to speak first?

14 MR. REED: Well, why don't we give her an opportunity to
15 speak. But can we see the book? Do you have the pictures?

16 It may be a good idea to tell us first. I think
17 maybe they can speak after that.

18 MR. PORTALATIN: So I've spoken to the owners. We will
19 be entering into a Demo Order on Stay. They would like to
20 enter into a Rehab Agreement. I will be communicating with
21 them, conducting the inspection. And we will give a status
22 on that.

23 MR. REED: They're here today. If you would like to
24 approach the microphone and speak, you can do that at this
25 time. Or if you can't, we can probably hear you pretty good
from there. If you would to stay seated, that's fine.

MS. SALTEN: May I stay seated, please?

MR. REED: Absolutely.

MS. SALTEN: I appreciate that. My name is Melania
Salten.

4835 Baring is a house that was purchased for my
twin sons as a graduation gift. I was getting ready to put
it in their name until this was stapled on the door.

Marco Molina is my attorney who was supposed to do
the deeds from last year. And I guess because of Covid I've
been unable to get ahold of this man. So I went and got my
own deeds done with a notary that was filed on the 12th.

1 My sons graduate in 90 days. And that's my focus
2 right now, getting them through these last 90 days with
3 what's going on. And then I can focus more on this property.

4 I do have from the windows to the doors. A lot of
5 it's already been purchased and inside. I just don't have
6 the time yet because of my sons.

7 Once they graduate, by 90 days they should be
8 graduated and I could focus more on everything that this
9 agreement is saying that I need to agree to and get done and
10 get it all addressed.

11 I am not understanding. I mean the trespass sign
12 was on there.

13 These are locks that were cut off from I guess
14 Greenwald. And when I asked them how come they were cut, how
15 come no communication -- like every time I pull up to either
16 Code Enforcement or Greenwald everybody pulls off.

17 So when I talked to a big man, he was like you need
18 to tell them and see what's said because I don't know who is
19 contracting these people to come and cut locks off.

20 I guess they said NIPSCO wasn't paid. First they
21 said it wasn't paid. Then they said it wasn't be used.

22 So I'm like, well, if it's not being used, what's
23 owed. And I didn't understand that. That's when the locks
24 got cut off.

25 This was February 23 of this year. And I've been
trying to get ahold of him since these locks got cut off.

MR. REED: Trying to get ahold of who, ma'am?

MS. SALTEN: Mr. Portalatin.

MR. REED: Since February?

MS. SALTEN: Since February 23 of this year to address
this.

And I have a lot of doctor's appointments going on.
I have dental appointments going on where I couldn't even
talk.

I was in a car accident in '20 with my mom. We

1 were on I65. And I couldn't talk for awhile.

2 So once I could talk I was getting deflected before
3 this even came because I wanted to talk to him because I felt
4 Code Enforcement was targeting that location.

5 And every time landscaping got done, weeds got
6 pulled, garbage got picked up Code Enforcement was there.
7 And I was like are you being called or do you just happen to
8 be passing because it was just too coincidental.

9 Every time I'm pulling up I'm going to go talk to
10 you, you are pulling off. Why? Can I talk to you?

11 The no trespassing sign is because kids were
12 jumping over the fence after I had the fence put up. Some
13 adults, but more kids were caught in this yard where we had
14 to like literally chase them, call the police, let them know
15 that they were on the property.

16 And then the police asked me if I wanted to press
17 charges. I told them no.

18 I know their parents had to appear for court. I
19 don't know if they got a fine or something. But that's why a
20 no trespassing sign was put up.

21 So I don't know what else. Like other than like
22 he's saying in this repair with all the rain we have that's
23 all going to get ready to get handled and taken care of.

24 MR. REED: Thanks for your comments. Is this your
25 family just here for support with you?

MS. SALTEN: Yes. This is my sister and my mother.

MR. REED: Thank you for coming out. Thank you for
sharing your comments.

I think the first thing is the communication with
the Building Department.

MS. SALTEN: Well, the number on here was wrong. And
that was on all the Orders.

So when I called this number -- on the 11th this
was stapled on the door. I called. The number you called
has been disconnected.

1 I came up here. I talked to Angel. I said, Angel,
2 please let them know this number -- I didn't know if it was
3 all the notices that went out because we all got here at the
4 same time. And I asked everybody can I see your notice, can
5 I see your notice.

6 We all got the same wrong number on our Notice to
7 communicate with you.

8 So once I got the right 391-8294 that's when I was
9 like, okay, James, I am trying to talk to James. Has anybody
10 told you that I've been trying to reach out to you? I've
11 left you messages.

12 I left him all my -- I have two 813 numbers. I
13 left him my numbers.

14 Apparently he never got no message because I've
15 been wanting to talk to him since these got cut.

16 MR. REED: Well, James, we definitely will have to
17 tighten that up. I appreciate you bringing that to our
18 attention. And I appreciate you coming.

19 I think one thing and hopefully James can share
20 this. But I'll just say this because you're here. You took
21 the time to be here.

22 Where you are now is at the start of our process.
23 And if he has explained it to you, I want you to hear it from
24 me too.

25 So in this process there is what we consider ample
time given for the remedy.

Now, I don't know exactly what that exact time will
be. That's more of an execution and operations with the
Building Department.

But take very seriously the times and the agreement
that you're putting forth together. And be aggressive with
whatever it takes to get to James.

This body meets twice a month. If there's ever a
communication glitch like that, send us a letter. Reach out
to our attorney. Come to our meeting and say, hey, this is
what is happening.

Things do happen. I am not blaming anybody. But

1 I've missed messages before, had a voice message just deleted
2 by mistake, whatever it may be. But take it upon yourself to
3 try any avenue you can if something like that should happen
4 again.

5 But this is the start of the process. But it does
6 start a time clock. And the time clock you're going to have
7 to merge whatever you have personally along with the time
8 clock with the demands of the Building Department as well.

9 I will say from past experience they really do try
10 to work with a person, an owner that is showing effort.
11 Really this is not an I've got you moment. This is not a
12 goal to antagonize. This is to make our neighborhoods
13 better.

14 And I will also speak for the Building Department.
15 That I know of there is no one building or no one person that
16 is targeted. But it's all things that need to be improved
17 because all the neighbors deserve to live on a nice block
18 with things up to code and things like that.

19 So there is no especially we're going to hunt this
20 person down. And you as a citizen can mention any other one
21 that you see. But there's robust activity of the Building
22 Department.

23 So with that being say I think that's the most I
24 can offer right now. And keep your communication with James.

25 MS. SALTEN: Thank you. I just want to just for the
record I have MS and lymphedema. And the weather is out of
my control. Those are forces of nature that I can't handle.

So when you're saying timeframe, I have a lot of
blood like infusions I have to do that are six hours long.
Then it's like I've got to recover and I've got to do this.

I have to do that so I don't end up in a wheelchair
again. Just so you know that.

The medicines they want me to take, this
vaccination has made me worse with the boosters. And they
want me to continue boosters.

I can't continue boosters because I will be in a
wheelchair quicker.

It's not a scapegoat. It's the truth. I've had MS

1 since I was 22 and lymphedema since I was 13 years old when
2 they wanted to cut my limbs off.

3 So you see me walking with this. I'm in pain. And
4 I'm still trying to get it done. So I understand aggressive.
5 I am not trying to make no delays. I am trying to get it
6 done so my sons can be in there. That's their graduation
7 gift.

8 MR. REED: What I am saying is that I believe you will
9 find that the startup process is very fair. And again if you
10 need to come back and say, hey.

11 There is no consideration to be given right now
12 because you're at the beginning of the process. But if you
13 find that there is something you need to talk to us about,
14 ultimately we make that. We listen to the recommendation.
15 But we do have some jurisdiction in that.

16 So I think again the last thing I'll say and this
17 is more just from observation is that effort goes a long way.

18 MS. SALTEN: Yes, sir.

19 MR. REED: Communication goes a long way. So I'll leave
20 it there and just tell you take a look at the process.
21 You're at day one. And it is not a three-week. It's not a
22 30-day. It's not a got-you situation.

23 So take a look at the process and see. I believe
24 it will work for you.

25 MS. SALTEN: Thank you.

MR. REED: Thank you for coming out. And definitely
well wishes to you.

MS. SALTEN: Appreciate it.

MR. PORTALATIN: I will be reaching out to you to set up
that inspection. And we'll go from there.

MR. REED: Thank you for coming out.

MR. MORRISROE: May I one last question? This is in
your son's name as of now?

MS. SALTEN: No. I didn't put it in. I was getting
ready to.

1 My birthday was May 21st. And I was trying to do
2 this before my birthday. And then like on the 11th is when
3 this got put on the door. And I called Marco Molina to
4 change it all.

5 MR. MORRISROE: When are you hoping to transfer the
6 property?

7 MS. SALTEN: Well, I don't want to transfer it until
8 it's taken care of and I don't have to be here and the
9 Agreement is submitted.

10 Once all that is all taken of then I want to
11 transfer it over to them so they don't have to appear and do
12 this.

13 MR. MORRISROE: Thank you.

14 MS. SALTEN: You're welcome.

15 MR. REED: James, you can proceed.

16 MR. PORTALATIN: We'll start from the top. 3921 Fern
17 Street. Owner listed as Paul P. Consecca, Jr., deceased.
18 Photos show a two-story brick single-family house.

19 Porch in disrepair, missing railing, boarded up
20 back door, boarded up windows on north side, rear structure
21 is missing parts of siding. Roof appears to be in disrepair,
22 broken window.

23 No one appeared. Enter an Order. Set it to bid.

24 3815 Alder Street. Owner listed as Minerva Nieves.
25 Photos show a two-story single-family house with boarded up
front door and windows.

Porch in disrepair, boarded side windows, roof in
disrepair along with back door and windows boarded, back
porch in unsafe condition, couch in the backyard.

No one appeared. Enter an Order. Set it out to
bid.

2312 East Columbus. Owner listed as Miguel Angel
Malave. Photos show brick single-family house with broken
windows, rotting roof and a rear garage in deteriorated
condition with holes and boarded up.

1 No one appeared. Enter Order. Set for open bid.

2 3435 Fir Street. Owner listed as Amelia C.
3 Villareal. Photos show two-story brick structure with
4 gutters hanging off the side, boarded up back windows, bricks
need tuck pointing, rear structure appears to be boarded up.

5 We did have the property owner appear. I would
6 like to enter the Order. Put it on stay. The owner intends
to enter into Rehab Agreement. We'll call to conduct the
inspection.

7 4857 Wegg Avenue for garage only. Owner listed as
8 Victoriana DeLeon. Photos show boarded up garage in
disrepair, bricks that need tuck pointing.

9 I did speak to the owner on this. They're
10 intending to participate in the 50/50 Program. We'll enter
the Order for demolition. Set it out to bid.

11 4835 Baring Avenue. We already talked about that
12 one.

13 608 West 143rd. Owner listed as Lou Guerrero.
14 Photos show structure with boarded up windows, siding in
disrepair on south side and boarded up door.

15 They also came in. I'd like to enter the Order.
16 Put it on stay. And they will enter into a Rehab Agreement.
I will conduct the inspection.

17 4833 McCook Avenue rear and garage. Owner listed
18 as Larue Cooley. Photos show a two-story structure with roof
in disrepair.

19 Missing siding and holes in siding rear structure
attached to garage, boarded up windows.

20 A gentleman Fashad Cooley did come. They would
21 like to also enter into a Rehab Agreement. I will be
communicating. Enter order. Put it on stay.

22 3926 Hawthorne Street. Owner listed Marco, LLC.
23 Photos show two-story structure with broken upper front and
back windows.

24 This appears to have sustained a fire not too long
25 ago. So it's fire damaged.

1 Boarded up front and back doors, siding. The roof
2 is also in disrepair.

3 No one showed up. Enter Order. Set it out to bid.

4 MR. REED: It's not an emergency situation over there
5 with the fire?

6 MR. PORTALATIN: No. It could be still going through
7 the process. But it will be set out to bid. The bid will be
8 July.

9 MR. REED: Bids due in July?

10 MR. PORTALATIN: Yeah. And then we'll be able to go
11 through the process.

12 That concludes the new. We do have some Rehab
13 Agreements.

14 MR. REED: These are just new Rehab Agreements?

15 MR. PORTALATIN: These are Rehab Agreements, yeah.

16 MR. REED: You can just read the addresses into the
17 record maybe.

18 MR. PORTALATIN: Rehab Agreements 4235 Olcott. Actually
19 5024 Melville would be on the next, not on this.

20 3732 Deodar and 4802 Alexander.

21 And then you have an Order to Rescind for 4916
22 Olcott.

23 MR. REED: And then you have an Emergency Order to
24 Vacate.

25 MR. PORTALATIN: And there was an Emergency Order to
26 Vacate at 4450 Euclid, correct. I think the owner intends to
27 do the repairs.

28 Motion to approve Building Department Report made by Richard
29 Trembczynski. Second by Thomas Davis.

30 Questions/Comments: None.

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

1 MR. PORTALATIN: Thank you.

2 OTHER/AUDIENCE PARTICIPATION: None.

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4 Motion to adjourn 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 * Meeting ended at 6:18 p.m.

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1 Approval of the Meeting Minutes of
2 Monday, May 23, 2022

3 Approved and Signed _____

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5 _____
6 Milton Reed, President

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8 _____
9 Richard Trembczynski, Vice President

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11 _____
12 Thomas Davis, Member

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14 _____
15 Olga Cosme, Board Secretary

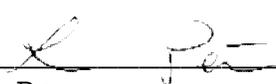
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C E R T I F I C A T E

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 9th day of June, 2022.



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

