

CITY OF EAST CHICAGO BOARD OF PUBLIC SAFETY
BOARD OF DIRECTORS

BOARD MEMBERS

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

Regular Meeting Minutes
Wednesday, August 23, 2019, at 6:00 p.m.

Call to Order: 6:00 p.m.

Pledge of Allegiance

Roll Call: Present: Milton Reed and Richard
Trembczynski

Staff Present: Ateria Allen, Recording Secretary
James Portalatin, Building Commissioner
Kevin Smith, Attorney

MR. REED: Need a motion to approve
regular meeting minutes of August 9, 2021, as presented.

MR. TREMB CZYNSKI: So moved.

MR. REED: Second. Properly moved and
second. Any questions? (None) We'll vote. All in
favor?

(All signify aye.)

Motion carries.

There is no correspondence in front
of us, move to New Business. Motion to adopt Resolution
2021-24, 4729 McCook Avenue, Release of Lien.

MR. TREMB CZYNSKI: Make a motion.

MR. REED: Second. Are there any
questions? (None) Properly moved and second. We'll
vote. All in favor?

(All signify aye.)

Motion carries.

Now I'll turn this over to the
Building Department.

MR. SMITH: Kevin Smith. We do have

1 several matters before us. The first being the orders
2 to rescind and release demolition on three properties,
3 612 West 149th Street, 607 East 149th Street, 4024
4 Kennedy Avenue, due to compliance or otherwise compliant
5 with the order of transfer. So we would request that
6 the Board approve these orders to rescind. Those orders
7 will be made available to you for your signature
8 probably by tomorrow.

9
10 MR. REED: Okay. We'll take the full
11 report and then accept the full report.

12 MR. SMITH: That's fine. We can proceed
13 then on to demolition. At this time, Mr. President, I
14 want to make a record of one issue, and that is that
15 location notice that went out for demolitions was sent
16 prior to the change in time and date of meetings. They
17 were sent out with a Wednesday date.

18 Now, notices that were sent by First
19 Class and regular mail -- I'm sorry -- by certified and
20 regular mail, and the postings, those were done with the
21 correct date, or at least most of them were. So I
22 believe it's the Department's request that if we don't
23 have a report for you on the property, based on fine or
24 rehab, that if the person does not show up, we'd like to
25 reissue notice for the next meeting, which I believe
would be -- our regular meeting -- would be the second
Monday of the month, that will allow the Department to
get these notices out.

MR. REED: That would be fine.

MR. SMITH: That date would be like three
weeks basically. We have to do it twice, one week
apart, with at least three days prior notice. We should
be able to do that. If we can't, we'll let you know.
We'll set this up for the 13th at the earliest or the
27th.

Okay, we'll proceed with the
properties listed. 3820 Ivy, this is a property that we
are looking for notice to move this over because no one
is appearing.

3911 McCook, set for status today.
I'm not sure if Mr. Portalatin had status on that
property.

MR. PORTALATIN: That one, I was given an
opportunity to respond to it. So that date he did
receive notice, but there has been no work. I would

1 request that order be entered.

2 MR. SMITH: So on that one, because there
3 was previous notice, Mr. President, before that 7/28
4 date, we would request that -- they did get service and
5 notice was given. The condition of the property -- by
6 the way, I should approach. I do have the binder for
you with the pictures. On this one we would request the
order be entered and presented due to there being good
service and no work being done to the property. That's
both in July and today.

7 4715 Melville, the owners listed as
8 Lakemore Rental LLC. The condition of the property is
9 in the book. You can see there is boarded up rear and
fire damage. There was a permit issued on June 3rd for
removal and replacement. We request the Board enter a
demolition order, along with the rehab agreement when it
is prepared.

10 So, Mr. Portalatin, you had contact
11 with the owner, correct?

12 MR. PORTALATIN: Correct.

13 MR. SMITH: This one we are requesting
14 the order be entered based on proper notice. They have
15 been in contact with Mr. Portalatin.

16 514 Spring Street. We would -- we
17 do want to move forward with the demolition. We would
18 request this one be continued.

19 4831 McCook -- I'm sorry -- 3930
20 Fern, garage only. Owner listed as Scott. The owners
21 are interested in having the garage demolitions under
22 the 50/50 program. For this, Mr. Portalatin is
23 requesting we enter the order for 50/50.

24 MR. REED: Just for my knowledge, with
25 the 50/50 program, typical garage, nothing fancy; what
is the total cost of these demolitions?

MR. PORTALATIN: We are getting bids
anywhere from 3,000 to 4,000. I don't think we have got
any 5,000 on garages.

MR. REED: Garage only?

MR. PORTALATIN: Ends end up being close.

MR. REED: Thank you.

1 MR. SMITH: 4944 Alexander, this is the
2 Vargas family. Permits were issued, but no work
3 started. The recommendation to enter and record the
4 demolition order, along with rehab agreement. We do
5 have contact with them. This one also be entered, the
6 order, but stay any bidding on the property at this
7 time. That's 4505 Tod.

8 3912 Grace. This is owned by Grace
9 Street Land Trust. We'd like to set this over for
10 status in September. So we will take the 9/27 date.
11 There has been a general contractor permit issued with
12 drywall, and the bathroom, and clean out of the
13 basement, and demolition of the basement wall. They
14 will report to Mr. Portalatin, so that would be set for
15 status on 9/27.

16 Next matter is 4024 Kennedy. We'd
17 request that the matter be closed due to compliance.

18 3928 Fern, garage only. I actually
19 misspoke -- 3928 Fern is the one with the 50/50. So
20 this is a 50/50. We request to enter the order and
21 people are going in the 50/50 program. And if you have
22 a report on 3930 Fern. I don't have it in my notes.

23 MR. PORTALATIN: No. No permit has been
24 issued.

25 MR. SMITH: On that one we are going to
push that over to a September date just to make sure.

4944 Alexander, this is the one I
did mention, where they have been issued a permit, but
no work started. We'd request Commissioners to enter
report, demolition order along with that. That's the
one we are going to enter but stay.

4505 Tod, this one we haven't made
contact with the owner yet. So this is going to be
continued to September date with proper notice.

4909 Tod, same issue. We are going
to request September notice.

5432 Wegg, same issue. We were
looking for notice. So they will be notified again for
September.

3815 Alder, the owner is working
with general contractor, permit pending.

MR. PORTALATIN: I would say bid on the
demo order.

MR. SMITH: So enter the order. Do we
have contact with the attorney?

1 MR. PORTALATIN: Yes.

2 MR. SMITH: Enter the order, but stay and
set for status September 27th for that one.

3 Next 4127 Grace, garage only. Just
4 looking for service. We will set this over for
September.

5 3919 Butternut, garage only.
Waiting to hear call back. We got contact with the
6 owners brother. They are making the repairs. However
we are waiting a call back from owner to confirm. We
7 have the owner as an LLC. We are going to want to
confirm good service and reset for September.

8 3446 Fir, we'd like to set this for
status for September based upon the permit being issued.
We'll check status on this. You want to enter the order
9 on this? Have you had contact with the owner?

10 MR. PORTALATIN: I do want to enter the
order.

11
12 MR. SMITH: Enter the order, but stay,
set for status.

13 Then 3916 Evergreen. This is one we
are going to have to confirm good service for September.

14 MR. REED: Go back to Fir. Is the brick
work foundation? Is this an emergency situation or is
15 it okay?

16 MR. PORTALATIN: Yeah, it's not an
emergency.

17
18 MR. REED: So the brick work in the
corner, that looks down to the bottom, and I'm not an
expert, but it looks like a gap in the brick work.

19
20 MR. PORTALATIN: Right.

21 MR. SMITH: Again, permit has been issued
for that, for the missing bricks. We are hoping the
22 owners are going to proceed with fixing that brick work,
that's why I wanted to set it for status for
September 27th.

23 The last is 822 West Chicago Avenue,
24 which is 822 Chicago Avenue LLC. The owner has called
an Indianapolis firm, pending third party agreement tax
25 sale certificate. He'd like housing for veterans or
merge some of the apartments. He has an attorney who is

1 going to be notified and represent him for the interest
2 in the property. Of course that didn't happen today.
3 We probably want to -- how do you want to proceed on
4 this one?

5 MR. PORTALATIN: Well, he's not the owner
6 now, so we need to do the service.

7 MR. SMITH: That concludes my report, Mr.
8 President. I believe we'll have a bunch for you on the
9 13th or the 27th. I'd request that the photos that I
10 presented to you show the condition of the properties
11 currently in the very near past, and that the Board
12 accept the recommendations of the Building Department at
13 this time.

14 MR. REED: Is there a motion to accept
15 the recommendations of the Building Department?

16 MR. TREMBZYNSKI: Make a motion.

17 MR. REED: Second. Hearing no question,
18 we'll take a vote. All in favor?

19 (All signify aye.)

20 Motion carries.

21 Audience participation: There's no
22 one participating via Zoom, so there is no audience
23 participation.

24 Our next meeting is Monday,
25 September 13th, 6:00 p.m.. If there is no official
26 business in front of us, is there a motion to adjourn?

27 MR. TREMBZYNSKI: Make a motion to
28 adjourn.


29 MR. REED: Second. All in favor?

30 (All signify aye.)

31 Motion carries. Meeting is
32 adjourned.

33 *** Meeting adjourned at 5:45 p.m. ***

Approval of the Regular Meeting Minutes
of August 23, 2021
Approved and Signed, Wednesday, August 23, 2021



Milton Reed, President



Richard Trembczynski, Vice President



Thomas Davis, Member



Ateria Allen, Secretary

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C E R T I F I C A T E

I, Peggy S. LaLonde, 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 the said proceedings taken at said time and place, so ordered to be transcribed.

Dated at Munster, Indiana, this 30th day of August, 2021.

Peggy S. LaLonde



Peggy S. LaLonde, CSR, RPR