CITY OF EAST CHICAGO BOARD OF PUBLIC WORKS
BOARD OF DIRECTORS

BOARD MEMBERS
Val Gomez, President
Winna Guzman, Vice-President
Frank Rivera, Member

Regular Meeting Minutes
Thursday, August 27, 2026, at 4:30 p.m.

Reported by Fissinger & Associates, Ltd.
By: Peggy S. LaLonde

Staff Present: Olga Cosme, Secretary
Shana D. Levinson, Legal Counsel
James Portalatin, Building Commissioner

Call to Order: 4:30 p.m.

Roll Call: Present: Val Gomez
Frank Rivera
Winna Guzman

MR. GOMEZ: Good afternoon everyone. I'd like to call to order the regular meeting of the Board of Public Works for August 27th, 2026. We do have a quorum.

First item is the minutes of the regular meeting of Thursday, July 23rd, 2026, and August 13th, 2026. I'd like to make a motion to approve both as written.

MR. RIVERA: Second.

MR. GOMEZ: All in favor say aye?
(All signify aye.)
MR. GOMEZ: Motion carries.

Now, we have no correspondence. We are going to move on to our regular business. We are going we have two items under Other Business and I'm going to bring those to the front because we have our Building Department Commissioner here to speak on them.

The two items, one is a proposal from Northwest Environmental and the other is a proposal from the Harbor Group, Inc.

James, you have the floor.

MR. PORTALATIN: James Portalatin, Building Commissioner. This first one is for 4842 Homerlee, the rear building. Northwest Indiana Environmental submitted a proposal. At the time of inspection it was believed to have been 800 square feet of transite, which in fact it's 1800 square feet. So there is an additional $6,000.00 charge. You received an invoice for that proposal, for the additional $6,000.00, for Northwest Indiana Environmental to remove the asbestos transite siding.

MR. GOMEZ: For the record, there was a previous proposal. When James first called me and said they were going to do a change order, then we did the percentage. It's over 20 percent, so that's why he's submitting it as a new proposal.

MR. PORTALATIN: Correct.

MR. GOMEZ: Any questions or comments for James on the proposal? (None)

There being no further questions or comments, I'd like to make a motion approving Northwest Indiana Environmental's proposal for 4842 Homerlee for transite siding removal.

MR. RIVERA: Second.

MR. GOMEZ: All in favor say aye?

(All signify aye.)

MR. GOMEZ: Motion carries.

MR. PORTALATIN: The next proposal is from Harbor Group Inc. They have to be on-site during the demolition at a rate of $1,500.00 per day. I'm requesting that we do it for a maximum of three days, for total of $4,500.00, for asbestos on-site inspector at 503 School Street.

MR. GOMEZ: Any questions or comments, additional comments? (None)

There being no further questions or comments, I'd like to make a motion to accept Harbor Group Inc.'s proposal for 503 School Street, with a not-to-exceed of $4,500.00.

MR. RIVERA: Second.

MR. GOMEZ: All in favor say aye?
(All signify aye.)
MR. GOMEZ: Motion carries.

MR. PORTALATIN: Thank you.

MR. GOMEZ: Now we'll go to our regular agenda under New Business. First item on the agenda, this is a lease agreement from the Law Department. I spoke with our City Attorney, Joseph Allegretti and Dina Rodriguez, City Paralegal. The City agreed to all the terms for the lease between the City of East Chicago and Dr. Chang Rhim and Brandon Rhim is the son. They wish to lease the property owned by East Chicago, a section of our property in Healthy Chicago, which is at 100 West Chicago Avenue. The terms for the lease is 36 months. They do have an option to extend the term on this lease for two periods for sixty months subject to the same terms and conditions herein, except the base rent will be equal to 104 percent of the prior term's base rent.

The annual base rent under this lease will be $7,000.00, payable in consecutive monthly installments of $650.00.

I think all the terms were the regular terms that our Law Department includes. Are there any questions or comments? (None)

There being no further questions or comments, I'd like to make a motion approving the lease from the Law Department between the City of East Chicago and Dr. Chang Rhim and Brandon Rhim for leasing property at 100 West -- a section of 100 West Chicago Avenue.

MR. RIVERA: Second.

MR. GOMEZ: All in favor say aye?
(All signify aye.)
MR. GOMEZ: Motion carries.

Next we have also from the Law Department, Lexis Nexis. We have two proposals. I spoke with the Law Department, they reviewed and approved these two proposals. They also informed me they have been doing business with Lexis Nexis for several years.

The first one is an agreement addendum and it extended their renewal date from 3/1/28 to 2/29/29 at a rate of $953.00 a month for this period.

The second one is an amendment to the annual agreement from the Law Department. And this one, according to the Law Department, basically adds the

number of governmental professional users. They have added three and the cost of -- this is active from 2/28/27, and the registration fee is $439.00. After that, from 3/1/27 through 2/29/28 it will be $907.00 their monthly maintenance.

Are there any questions or comments on these two proposals from the Law Department for Lexis Nexis? (None)

There being no further questions or comments, I'd like to make a motion approving from the Law Department proposals from Lexis Nexis, addendum to their proposal and their annual agreement for the Law Department.

MR. RIVERA: Second.

MR. GOMEZ: All in favor say aye?
(All signify aye.)
MR. GOMEZ: Motion carries.

Next we have an Access Agreement. This is from the Planning Department. The description is to install a monitoring well at 2310 East Columbus Drive for possible contamination related to previous Dry Cleaners on the property, which is now Tech Credit Union. 2310 East Columbus Drive is our Public Safety building.

If you look on the map they gave here, it is on the parking lot where this sensor shows that it used to be a dry cleaners before the credit union. They told me it was a laundromat, which I don't recall that, and it's a long, long time ago. Apparently there was one there and now the EPA is saying there is some kind of leakage and they want to test underneath Columbus Drive to where our Public Safety parking lot is.

MR. RIVERA: They do Phase 1 and Phase 2 on it.

MR. GOMEZ: Apparently Amereco right now is working on this. So part of it they identified through East Chicago Municipal Building Code. They are going to conduct an environmental investigation. So they are going to request IDEM conduct that under the federal environmental statute. I'm pretty sure they are going to cover everything.

They are going to do advance soil borings, installation of monitoring wells on the property, collection of groundwater samples from the

monitoring wells, on-site observation and oversight of environmental investigation activities. And disclosure of environmental information required by law.

We actually had something similar where the gas station is, right by there, that actually monitored the same areas.

MS. GUZMAN: There was a well there.

MR. RIVERA: The only thing they need to be worried about is if there's any remediation done, then you go to the third phase and telling us how much it's going to cost.

MR. GOMEZ: Apparently I didn't get the details on what started the investigation. It's probably the dry cleaners.

MR. RIVERA: Usually I will consider and recognize that with Redevelopment. I asked the Mayor to allow me to do the whole entire City and when they do environmental, they go through all the data that they, IDEM has -- or not data -- GIS. And if they find anything historical, that's how they start. They say anything with a dry cleaner, or anything; that's how they start adding into it.

This came out through Phase 1 and Phase 2. Phase 1 is history. Phase 2 is the use and they have to prove there was in fact something there.

MR. GOMEZ: You want to reach out to Planning, Tracy, and see if that's what they are doing.

Are there any other questions or comments on this Access Agreement? (None)

There being no further questions or comments, I'd like to make a motion to accept the Access Agreement through the Planning Department.

MR. RIVERA: Second.

MR. GOMEZ: All in favor say aye?

(All signify aye.)

MR. GOMEZ: Motion carries.

Next we go to the MOU. This is for the Lilly Endowment Grant for Thrive Initiative. Project Description: Living Endowment Grant for Northwest Indiana Thrive Initiative connecting the Spur Trail of the eastern side of Indianapolis Boulevard to the Marquette Greenway Trail and the South Shore.

This is 100 percent funded by the Legacy Foundation.

The scope of the work is a spur trail along the eastern side of Indianapolis Boulevard connecting the East Chicago Train Station to Marquette Greenway. It's estimated budget: Up to $440,000.00, subject to funding only to the extent of the GIFT funds and actual budget for the project and establishment of the guaranteed maximum price to be set upon completion of 60 percent.

Any other questions or comments on this proposal? (None)

There being no further questions or comments, I'd like to make a motion approving the MOU for the Living Endowment Grant for Thrive Initiative.

MR. RIVERA: Second.

MR. GOMEZ: All in favor say aye?

(All signify aye.)

MR. GOMEZ: Motion carries.

For the record, this is 750 feet of trail.

Next on the agenda is Evans Tree Care. This is from Public Works and this is their 2026 rates, not-to-exceed $50,000.00 for Public Works and $50,000.00 for other departments.

Any questions or comments on Evans Tree, their rate table? (None)

There being no further questions or comments, I'd like to make a motion accepting Evans Tree Care rate table for Public Works.

MR. RIVERA: Second.

MR. GOMEZ: All in favor say aye?

(All signify aye.)

MR. GOMEZ: Motion carries.

Next we have from Midwest Salt, this is a proposal for Public Works for our 2026/2027 salt order of 600 ton of pretreated bulk road salt, at a price of $121.00 per ton, delivery charge included. The total cost of this is $72,600.00 and they are asking for not-to-exceed of $100,000.00 in case we need more, depending on the winter.

Any questions or comments on this proposal? (None)

There being no further questions or comments, I'd like to make a motion accepting Midwest Salt's proposal for Public Works for the bulk road salt.

MR. RIVERA: Second.

MR. GOMEZ: All in favor say aye?
(All signify aye.)
MR. GOMEZ: Motion carries.

Next we have a proposal from Calumet Waste & Recycling, emergency debris removal. This is for Public Works. Calumet Waste & Recycling actually came out for emergency callout services for the tree debris removal during the 8/11 storm. And it's got their schedule on here. They did quite a bit. The amount is $52,380.00.

Any questions or comments on this proposal? (None)

There being no further questions or comments, I'd like to make a motion accepting Calumet Waste & Recycling's proposal with Public Works to come out on an emergency basis.

MR. RIVERA: Second.

MR. GOMEZ: All in favor say aye?
(All signify aye.)
MR. GOMEZ: Motion carries.

Next we come to outstanding invoices. We have nine. I will read each one and make a motion at the end.

First one is from Public Works. The vendor is Mechanical Concepts. They have unpaid late invoices from 4/17/2026, 4/20/26, and 4/28/26; total amount of $3,419.65. Explanation: Invoices originally were sent over to Parks Department and we did not receive them on our end for processing until now.

Any questions or comments on this one? (None)

Next, this is also from the Public Works. The vendor is Cintas. They have two late invoices dated 5/28/26 and 4/14/26, total amount of $137.99. Explanation: Invoices were received, sent out late. Sent out late by vendor.

Any questions or comments on this one? (None)

Next we have a late invoice from the IT Department. The vendor is Everbridge/Nixle. They have one late invoice dated 3/31/26, amount of $6,371.14. Explanation: The Everbridge 36 month agreement was misplaced by IT. Once we resolved the agreement with Everbridge, I submitted the invoice.

Any questions or comments? (None)

Next we have also from Multi Media, past due invoice from A T & T Mobility. We have invoices dated 5/3/26, 2/23/26, 1/23/26, 11/23/25, 12/23/25, and 10/23/24, total mount of $1,259.81. Explanation: Invoices weren't paid due to competing priorities.

For the record, because they are over 30 days, they were submitted. We have issues with Multi Media since their director left and there's one person there. I think she is a little overwhelmed with everything she's finding.

Any questions or comments on this one? (None)

The next one is more from Multi Media. The vendor is Lamar. There are two late invoices, 6/10/26 and 6/1/26, amount of $1,670.00. They have the same reason. Invoices weren't paid due to competing priorities.

Any questions or comments? (None)

Next one is also from Multi Media. Vendor is Baxter. They have one late invoice dated 1/28/26, and this is for work from the previous September. The amount is $435.00. Explanation: Invoice wasn't paid due to vendor sending invoice late.

Any questions or comments? (None)

Next one also from Multi Media. Vendor is Southshore CVA, South Shore Convention Authority, one late invoice dated 6/1/26. The amount is $3,075.00. Explanation: Invoice wasn't paid due to competing priorities.

Any questions or comments? (None)

Next one is also from Multi Media. Vendor is Regional Radio Sports Network. Invoice is dated 3/13/26. Amount is $360.00. Explanation: Invoice wasn't paid due to competing priorities.

Any questions or comments? (None)

The last one is from the Police Department. The vendor is Hobart Animal Clinic. There's one late invoice dated 2/17/26. The amount is $1,675.00. Explanation: It was not forwarded to Service Department in a timely manner.

Any questions or comments on this one? (None)

There being no further questions or comments, I'd like to make a motion approving the aforementioned late invoices for payment.

MR. RIVERA: Second.

MR. GOMEZ: All in favor say aye?
(All signify aye.)
MR. GOMEZ: Motion carries.
Next we have from the Police Department, Lexipol. This is for Police 1 Academy. We do have a letter from the Department.
"The East Chicago Police Department requests the approval of the attached agreement. Lexipol, Police One Academy, is a training portal used by all EC officers to complete their State mandated courses. It also allows Training Officer, Sergeant Daniel Ponce, to track each officers compliance with said training. Funding has been secured with the Police Department's General Budget."
This is the annual rate per user, 56 users, amount of $4,216.80.
Any questions or comments? (None)
There being no further questions or comments, I'd like to make a motion approving the proposal for Lexipol with the East Chicago Police Department.

MR. RIVERA: Second.

MR. GOMEZ: All in favor say aye?
(All signify aye.)
MR. GOMEZ: Motion carries.
Next we have from Miranda's Concrete, this is from the Engineering Department. This is for replacing sidewalks at various locations in the 4th, 5th, and 6th Districts in the City. This will be for patching sidewalks and the amount is $34,690.00, and there's a list of all the locations. There is quite a few locations.
Any questions or comments on this one? (None)
There being no further questions or comments, I'd like to make a motion approving the Engineering Department's request for the repair to the sidewalks in the 4th, 5th and 6th Districts.

MR. RIVERA: Second.

MR. GOMEZ: All in favor say aye?
(All signify aye.)
MR. GOMEZ: Motion carries.
Next we have right-of-way applications from Engineering. We have 13 right-of-way

applications, number 26-05542 to 26-05554.

Any questions or comments on these permit applications? (None)

There being no further questions or comments, I'd like to make a motion approving the aforementioned Board of Public Works right-of-way permit applications.

MR. RIVERA: Second.

MR. GOMEZ: All in favor say aye?

(All signify aye.)

MR. GOMEZ: Motion carries.

That concludes our New Business.

Our next regular meeting will be Thursday, September 10th, 2026 at 4:30 p.m.

That concludes all items on the agenda tonight, I'd like to make a motion for adjournment.

MR. RIVERA: Second.

MR. GOMEZ: All in favor say aye?

(All signify aye.)

MR. GOMEZ: Motion carries.

Meeting adjourned.

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Approval of the Regular Meeting Minutes of
August 27, 2026
Approved and Signed August 27, 2026.

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Val Gomez, President

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Winna Guzman, Vice President

_____
Frank Rivera, member

_____
Olga Cosme, Secretary

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 28th day of August, 2026.

Peggy S. LaLonde

Peggy S. LaLonde

Peggy S LaLonde
Notary Public Seal State of Indiana
Porter County
Commission Number NP0710216
My Commission Expires 2/5/203-