

CITY OF EAST CHICAGO  
BOARD OF PUBLIC SAFETY

BOARD MEMBERS

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

Regular Meeting Minutes  
Monday, September 13, 2021 @ 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, James Portalatin,  
Ateria Allen.

MINUTES: Regular Meeting August 23, 2021

Motion to approve August 23, 2021 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:

MR. REED: May we have a motion to accept the Fire  
Department Reports?

Motion to approve August 2021 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.

1 MR. REED: Now we'll have our report from the Building  
2 Department.

3 MR. PORTALATIN: Good evening. James Portalatin, East  
4 Chicago Building Commissioner. I'd like to excuse Attorney  
5 Kevin Smith today.

6 Before you you have the Notice of Emergency Order  
7 to Vacate for 4720 Railroad Avenue. That was sent out and  
8 that building was vacated as you know.

9 MR. REED: Excuse me. Point of order.

10 MR. MORRISROE: After he does his presentation.

11 MR. REED: Okay. That would be fine.

12 MR. MORRISROE: I just want to ask a question.

13 MR. REED: Okay.

14 MR. PORTALATIN: The Emergency Order to Demolish the  
15 Unsafe Building at 4601-03 Indianapolis Boulevard, this  
16 building also was before you. Bricks were collapsing there.  
17 And we had to take that emergency action to remove those  
18 bricks from there.

19 With regards to the properties that are presented  
20 today, we do have several properties here before you, we have  
21 representation here for the property located at 3911 McCook  
22 Avenue owned by Wells Fargo. The attorney is here.

23 MS. NEAL: Sure. My name is Cassandra.

24 MR. REED: If you wouldn't mind, you can come to the mic  
25 and state your name.

26 Before you speak can you just give us a little bit  
27 of background on what this property is? Is this commercial  
28 property or residential?

29 MS. NEAL: This is a residential property. Wells Fargo  
30 purchased this property.

31 MR. REED: I'm sorry. Just for the camera can you state  
32 your name again and who you're representing. I'm sorry.

33 MS. NEAL: Sure.

1 MR. REED: James, give us 6 feet if you can.

2 MS. NEAL: My name is Cassandra Neal. And I am from  
3 Hinshaw & Culbertson. And I represent Wells Fargo Bank.

4 This is a foreclosure residential property that  
5 Wells Fargo purchased.

6 After receiving notice of the Demolition Order  
7 Wells Fargo has begun the process of finding demolition bids  
8 and is still in the process of finding and accepting a bid  
9 for demolition.

10 MR. REED: Do you have a timeframe?

11 MS. NEAL: No, I do not.

12 MR. REED: That's pretty important to us to know that  
13 this is the timeframe in which they're moving. I know  
14 corporations take a little bit of time.

15 We'll be considerate. But definitely timeframe is  
16 something we like to keep Mr. Portalatin aware of.

17 Thank you for coming and sharing that with us.

18 MS. NEAL: Sure.

19 MR. PORTALATIN: So as I mentioned the owner was listed  
20 as Wells Fargo Bank. Photos show missing side entrance on  
21 the garage, porch and guardrails in disrepair, attic window  
22 boarded up, rotted fascia on the north side of garage, broken  
23 glass and boarded up windows.

24 I have forwarded a list of demolition contractors  
25 to the attorney here. So we would like to enter the order.

MR. REED: Do you want to go down your full list here?

MR. PORTALATIN: Yes. Just for the record all these  
have been properly served and notices were sent out to each  
of the owners.

3820 Ivy which was the first one on the list,  
garage only. Owner listed as Mary Laslo (phonetic). Photos  
show brick garage that needs tuckpointing, loose bricks on  
the north side and door appears to be damaged.

No permits have been obtained. Set for bid. Enter

1 and set for open bid.

2 514 Spring Street. Owner listed as Thomas John  
3 Dunbar, Jr. Photos show two-story brick structure with  
4 boarded up windows, deteriorating roofing material, mortar  
5 joint cracks need tuckpointing. Garage is also boarded up  
6 with deteriorating roofing materials.

7 Homeowner's permit submitted and denied. Needs  
8 license contractor. No current permit on file. Set for bid.  
9 Enter order and set for open bid.

10 4831 McCook Avenue. Owner listed as Sharon Walker.  
11 Photos show two-story white structure with boarded up windows  
12 and doors, deteriorating roofing materials, siding is  
13 missing, broken, front and back stairs are in disrepair.

14 No permit. Enter order set for open bid.

15 4505 Tod Avenue. Owner listed as Lopez Gutierrez.  
16 Photos show two-story white structure with deteriorating  
17 roofing material, loose and rotted or missing soffit, fascia  
18 boards missing, broken siding, railing, bannisters are  
19 missing. Garage also appears to be in disrepair.

20 Owner and his wife were here. They would like to  
21 enter into rehab. But I would like to enter the order with a  
22 stay for status October 25.

23 4509 Tod Avenue. Owner listed as Nicholas Stestic  
24 (phonetic). Photos show two-story green structure with  
25 deteriorating roofing material, eaves in disrepair, gutters  
in disrepair, missing, broken siding.

No permit. Pending contact with owners to make  
repairs. I would like to enter order for open bid.

5432 Wegg. Owner listed as Ruben Carrera, Sr.  
Photos show deteriorating roofing material, mortar joints in  
chimney need tuckpointing. Garage also appears to be in  
disrepair. Part of the fence has collapsed.

No permits have been pulled. Enter order and set  
for open bid.

4127 Grace, garage only. Owner listed as Tango  
Real Estate Investments, LLC. Photos show deteriorating  
roofing material, missing overhead garage door, rotting  
fascia boards.

1 Mr. Tomaluski (phonetic) was here. Said that the  
owner that bought it under contract has done some repairs.  
2 Showed some photos. We need to verify.

3 I would enter order and set for status so that we  
can do the inspection.  
4

5 3919 Butternut, garage only. Owner listed as  
Lakewood Rentals, LLC. Photos show missing and broken  
siding, overhead doors in disrepair.  
6

7 Spoke with owners. Brother will make repairs. I  
would like to enter the order and set for status.

8 3916 Evergreen. Owner listed as Lake Porter  
Housing Partners, LLC. Photos show two-story structure with  
deteriorating roofing material, stairs in disrepair. Missing  
windowpanes.  
9

10 No permit has been pulled. Enter order. Set for  
open bid.  
11

12 822 West Chicago Avenue. Owner listed as 822  
Chicago Avenue, LLC. Photos shows very large commercial  
structure with boarded up windows and doors, wood is rotting,  
bricks are popping, stone veneer is falling.  
13  
14

15 We have received communication from both. This  
property is up for tax sale. And we've received from both  
the purchaser and the current owner. And their attorneys  
have called. They would like to enter into a rehab  
agreement.  
16  
17

18 So I would enter the order and set for status  
October 25.

19 MR. REED: Is there a motion to accept the Report from  
the Building Department?  
20

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

22 Questions/Comments: None.

23 Roll Call: "All in Favor": All Abstain: None.  
Opposed: None Motion Carries.  
24

25 MR. REED: I think Mr. Morrisroe had a point that he  
wanted to point out to us.

1 MR. MORRISROE: Simply to inquire if you know the status  
of the residents when the Nicosia Building was condemned?  
2 Any idea as to location? Are they near, far, all over? Do  
you have any impression?

3  
4 MR. PORTALATIN: Yes. I don't have it completely. I  
know they've been working hand in hand with Tia Cauley, the  
Administrator. And they were all housed in hotels. And they  
5 are given vouchers.

6 Anymore information that you would need I would  
just simply ask. And I can find out. But Tia Cauley would  
7 be the person who could speak on behalf of that.

8 MR. REED: Thank you.

9 MR. MORRISROE: If I may, it's not so much a need or  
your responsibility. It's just an inquiry. It happened so  
10 suddenly.

11 MR. PORTALATIN: The report from WJE, the engineer, was  
one that mentioned that we needed to vacate it immediately.  
12 So we took the recommendation from the professional engineer  
that it needed to be vacated.

13 MR. REED: Sure. Thank you.

14 OTHER/AUDIENCE PARTICIPATION: None.

15  
16 \* Next Regular Meeting Date: Monday, September  
27, 2021 @ 6:00 p.m.

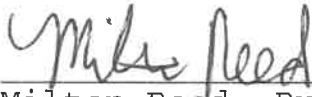
17  
18 Motion to adjourn made by Richard Trembczynski. Second by  
Thomas Davis.

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

21 \* Meeting ended at 6:14 p.m.  
22  
23  
24  
25

Approval of the Meeting Minutes of  
Monday, September 13, 2021

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



\_\_\_\_\_  
Milton Reed, President



\_\_\_\_\_  
Richard Tremoczynski, Vice President



\_\_\_\_\_  
Thomas Davis, Member

\_\_\_\_\_  
Olga Cosme, Board Secretary


1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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 23rd day of September, 2021.

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

