

CITY OF EAST CHICAGO
BOARD OF PUBLIC SAFETY

BOARD MEMBERS

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

Regular Meeting Minutes
Wednesday, September 23, 2020 @ 5:30 p.m.

Reported for Fissinger & Associates
By: Lisa Pena

CALL TO ORDER: 5:30 p.m.

PLEDGE OF ALLEGIANCE:

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

MINUTES: Regular Meeting September 9, 2020

Motion to approve September 9, 2020 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: We will call for a motion to adopt Resolution
20-23, 5625 Northcote and Release of Lien.

Motion to approve Resolution 2020-23, 5625 Northcote and
Release of Lien made by Thomas Davis. Second by Richard
Trembczynski.

Questions/Comments: None.

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

MR. REED: We will now take Resolution 2020-24, 612 East

1 Columbus Drive and Release of Lien.

2 Motion to approve Resolution 2020-24, 612 East Columbus Drive
3 and Release of Lien made by Richard Trembczynski. Second by
4 Thomas Davis.

4 Questions/Comments: None.

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

7 MR. REED: Resolution 2020-25, 400 East Columbus Drive
8 and Release of Lien.

8 Motion to approve Resolution 2020-25, 400 East Columbus Drive
9 and Release of Lien made by Thomas Davis. Second by Richard
10 Trembczynski.

10 Questions/Comments: None.

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

12 MR. REED: We will now turn the meeting over to the
13 Building Department for its recommendation.

14 MR. SMITH: Thank you, Mr. President. Good evening,
15 Board. Kevin Smith on behalf of the Building Commissioner,
16 Mr. Portalatin who is also present here this evening.

16 We do have a list of properties. And,
17 Mr. President, if it would be the Board's indulgence we'd
18 like to call the folks up that are here.

18 I do have for you the -- if I could approach.

19 MR. REED: Yes, sir.

20 MR. SMITH: So this month we made it a little more user
21 friendly. We're learning as we go along. And we tabbed it.
22 You can see a table of contents on the left side. And then
23 that corresponds to the tab, the number tab there. So
24 hopefully that makes it a little bit easier.

23 MR. REED: That's very helpful.

24 MR. SMITH: We are learning. So the first matter in
25 which an owner is here, a person with a substantial property
interest would be 501 West 144th Street. It's tab 1 in your

1 book. Mr. Arriata is here if he could approach.

2 Just to set the record for the Board Mr. Arriata is
3 here. He is the owner. He lives in Cicero, Illinois. The
4 photos show a two-story brick building with glass block over
5 the door.

6 The second floor windows appear to be open to the
7 elements as do some side windows. Graffiti and boarded up
8 doors on the side. The Garage also appears to be in poor
9 condition with a hole in the side of the garage.

10 Mr. Portalatin had indicated that the brickwork on
11 the property is in significant deterioration and is a danger
12 to anyone on the sidewalk.

13 Mr. Arriata has pulled permits twice. However
14 those permits have expired without substantial work being
15 done on the property.

16 Mr. Portalatin has indicated and I'm sure he will
17 indicate that he would like the Order entered and would only
18 entertain any rehab of the property with a Rehab Agreement
19 and potentially a bond in place.

20 So you have the photos. That's the status of the
21 property.

22 James, did I cover everything?

23 Mr. Arriata, you can address the Board if you would
24 like.

25 The City's position is to request that the Order be
entered.

MR. REED: Yes, sir. Can you please state your name?

MR. ARRIATA: My name is Antonio Arriata. I'm the owner
of the property. And I just want to let you know that I am a
bricklayer. And I'm ready to start working on the property.
And I would like to have an opportunity to fix it.

I am moving into the property with my family. And
the only reason I haven't taken action to it is because my
equipment was up in a different job now. It's the end of the
season now. And I think I am ready to start working on the
property.

1 Like I said I've been doing bricklayer for 30
2 years. And I have experience to fix the damage part of the
3 brick part. And I am ready to start working on the property
4 if you would allow me to do it.

5 MR. REED: Okay. Well, thank you for coming out. Thank
6 you for your comments. The clock is going to start moving.
7 Please keep in touch with the Building Commissioner as far as
8 your progress.

9 MR. ARRIATA: Okay.

10 MR. REED: Thank you.

11 MR. SMITH: The next property in which an owner is here
12 is Number 4, 4737 McCook Avenue. Mr. Edgerton is present. I
13 believe he has spoken to Mr. Portalatin.

14 Mr. Edgerton, do you want to come on up?

15 Mr. Edgerton lives in South Holland. He is the
16 owner of the property. I did receive a call from him. He
17 indicated that he wanted to rehab the exterior of the
18 property. And he is already getting supplies to work on the
19 outside.

20 Photos as you can see show a two-story brick
21 structure on the bottom. Two-story structure brick on the
22 bottom siding on the top. The south side of the structure
23 shows siding missing on the second floor with exposed brick
24 on the first floor. The garage appears to be boarded up with
25 roof damage on one side.

I believe Mr. Portalatin has spoken with
Mr. Edgerton. And they're going to schedule an inspection.

So we would request the Order be entered with a
status date. James, is it October or November?

And you'll have a Wednesday meeting in November. I
think that might be the day before Thanksgiving. But I just
want to make sure.

MR. REED: Can we move this up to the first meeting in
November versus the last?

MR. PORTALATIN: I think we can probably do that.

MR. SMITH: So let's just make sure we have that date.

1 MR. REED: Why don't we just check because it might be
2 off a week.

3 MR. MORRISROE: That would be the 11th of November.

4 MR. SMITH: We'll set statuses for the 11th of November
5 instead of the 25th then. So we'll set it for status on the
6 11th.

7 MR. REED: Right. The 25th is --

8 MR. SMITH: It's always a tough date.

9 MR. REED: -- a tough week.

10 MR. SMITH: Yeah. Always a tough date.

11 MR. REED: James, is that okay?

12 MR. PORTALATIN: Yes.

13 MR. SMITH: Mr. Edgerton, do you want to address the
14 Board?

15 You heard what I said about the property? And
16 you're in agreement that you're going to have an inspection
17 with Mr. Portalatin and do the rehab on the outside?

18 MR. EDGERTON: Yes.

19 MR. SMITH: And you understand that we're entering the
20 Order. But it's going to be set for status for November 11
21 for you to come and you can report the progress.

22 MR. EDGERTON: Okay.

23 MR. SMITH: I think we're in agreement. Thank you, sir.

24 MR. EDGERTON: Will I get a time on that?

25 MR. SMITH: We'll send a letter to you. Same time.
Starts at 5:00 o'clock. But you can come -- the meeting
starts at 5:30. Of course you can come a little early. We
can always meet and discuss the progress.

MR. EDGERTON: Okay. Thank you.

MR. SMITH: Thank you, sir.

1 MR. MORRISROE: It's a Wednesday afternoon.

2 MR. REED: You know what if you can hold on a second. I
3 think we're going to have to change that. November 11 is
4 Veteran's Day. And the City is closed on Veteran's Day I'm
5 pretty sure. So we can either have it November 4 or the 18th
6 based upon your preference.

7 MR. MORRISROE: There's only going to be one meeting
8 that month?

9 MR. REED: Correct.

10 MR. PORTALATIN: Are we bumping into other --

11 MR. MORRISROE: I would say the 18th would make more
12 sense if you're only going to have one. That's a week before
13 Thanksgiving. And it's a little time period after the --

14 MR. REED: And we have to confirm that the room is
15 available. I don't think anyone else meets on a Wednesday
16 that I know of. I don't think so.

17 MR. MORRISROE: Confirm that with Vivian.

18 MR. PORTALATIN: I can go downstairs and see.

19 MR. REED: Go ahead. But right now let's just pencil in
20 the 18th and then we'll confirm.

21 MR. SMITH: And then what we'll do with anybody here,
22 we'll make sure that the letter you get from my office will
23 have the correct date on it.

24 MR. EDGERTON: Thank you.

25 MR. REED: Thank you.

MR. SMITH: So we'll pencil in the 18th then. So we
request the City enter the Order and set it for status for
the 18th of November.

The next matter is 4812 McCook which is Number 5.
Mr. Thomas is here. Mr. Thomas is the sole heir.

Mr. Thomas, you can come up if you'd like.

He is the sole heir of Estella Hurt who is the
owner of the property.

1 Mr. Thomas indicated he does have an attorney.
2 They're going to be opening an estate. He has lived in the
3 property and continues to live in the property. He's been
4 there for 55 years.

5 The photos show a one-story structure. The roof
6 appears to be deteriorating. The windows are in bad shape.
7 Gutters are sagging. There's some graffiti on the north side
8 of the structure, a hole on the south side. And the rear of
9 the building is in very poor condition as is the garage with
10 an open door to the elements.

11 Mr. Thomas has actually began work on the property
12 and has photographs that he has shown Mr. Portalatin. I
13 believe he wishes to continue to work on the property. The
14 windows have been repaired.

15 James, do you want to just set this for status and
16 enter an Order?

17 MR. PORTALATIN: I think we can set it for status. He
18 started doing the repairs.

19 MR. SMITH: We'll just request no Order entered at this
20 time because Mr. Thomas is living in the property.

21 MR. PORTALATIN: No. He is not living in the property.

22 MR. REED: James, I thought you said enter the Order.
23 Are you saying enter the Order or not? I can't tell with the
24 mask.

25 MR. PORTALATIN: He started doing the work. We can
enter as status.

MR. REED: Okay. I just didn't hear. I thought I heard
you say something different.

MR. SMITH: So we're just going to set it for status.

MR. PORTALATIN: That's fine.

MR. SMITH: We'll just set it for status for November
18.

Mr. Thomas, did you want to say anything to the
Board?

MR. THOMAS: No. Well, like I say until I get my

1 proposal from Ashley Dunlap and R&D Construction then we can
2 sit down and start the interior work at the house. It's
coming along very well.

3 MR. REED: Well, we appreciate you coming out. And just
4 kind of keep in touch with the Building Department on your
progress as the November date is getting closer.

5 MR. THOMAS: Okay.

6 MR. SMITH: Thank you, sir. November 18. We'll get you
7 letter though.

8 The next matter is Miss Alison Watson at Number 7,
4844 McCook. If you can come on up.

9 So the discussion with Watson is that she does live
10 in the home. The garage is what the issue is. As you can
see it's in pretty poor shape.

11 She has indicated she would like to take a stab at
12 hopefully rehabbing it.

13 We both explained to her that what we would request
tonight is to enter the Order so that process can keep going.
14 And she is going to get ahold of Mr. Portalatin and let him
know whether she believes she is going to rehab it on or
15 before the next status date.

16 So with Miss Watson, James, do you want to go with
October or November for her to determine if she's going to do
17 it herself or get the work done or not?

18 MR. PORTALATIN: We should at least get that answer.

19 MR. SMITH: So on this one we're going to set it for
October 28. So we can hopefully have an answer by then. But
20 we would request that the Order be entered.

21 Miss Watson, did you want to address the Board?

22 MS. WATSON: No. Just going to try to fix it. If I
can, I will. I am not sure yet.

23 MR. REED: I'm telling everyone when I say this. But
24 just keep in touch and let him know what's going on so you
can be a part of the process.

25 Thank you for coming out.

1 MS. WATSON: Okay.

2 MR. SMITH: Thank you. Next matter is 4855 McCook
3 garage only. This is Number 9. The Galindos are here.

4 You can come on up if you'd like.

5 They have also met with James and indicated that
6 they would like to work on the property. And they also
7 understand they probably need more time than we usually would
8 give. But that's why we're going to enter the Order and keep
9 it on status.

10 Mr. Portalatin has explained to Mr. Galindo what's
11 going to happen here today. And I think we'll set it over
12 for status for that November date if we could. But we would
13 request that the Order be entered.

14 MR. REED: Is this just the garage only? There's a
15 picture of a structure here that looks like it could use some
16 work.

17 MR. SMITH: So according to Mr. Galindo and his son that
18 work has already been done.

19 MR. REED: It looks like a ladder up there.

20 MR. SMITH: Do you want to say anything to the Board?
21 You understand everything that has been said and you're in
22 agreement with it?

23 MR. GALINDO: Yes, sir.

24 MR. SMITH: So that would be enter the Order with a
25 request for that November date. And you'll get a letter in
the mail for that November 18 date at the Indianapolis
Boulevard address. I will send it there.

MR. GALINDO: Yes, sir.

MR. REED: Thank you, gentlemen.

MR. SMITH: The next matter is 5019 Melville.
Miss Thomasina Wilson is here. She's a realtor for Trenecia
Butler who is the owner. She lives in Georgia.

According to Miss Wilson she said that I think D&R
is doing a proposal for work on the property.

1 Because she doesn't have ownership interest, I let
2 her know if you don't have ownership interest you really
3 can't speak on behalf of the property.

4 But she is a realtor with Keller Williams out in
5 Schererville. And the intention of Miss Butler, the owner,
6 is to fix up the property.

7 So I explained to her that we would request the
8 Board enter the Order. And we'll set it over for that
9 November date for status.

10 MR. REED: Where there is damage it's pretty bad. I
11 mean that can be fixed?

12 MR. SMITH: Miss Wilson is the realtor.

13 MS. WILSON: So I spoke with D&R Construction, Ashley
14 Dunlap. And he shared with me -- he did take a look at the
15 property and indicated that he would be able to gain access
16 to get into the property with speaking with the City because
17 it is boarded up. And he is getting together a proposal for
18 the work that would need to be done for Miss Butler.

19 MR. REED: But this foundation crack, he said they can
20 handle that?

21 MS. WILSON: He indicated that he could do the work. He
22 said it is extensive. And he will be -- he said right now he
23 is getting a proposal together for the work that needs to be
24 done.

25 MR. REED: That's good. Thank you for coming on behalf
of your client.

 MS. WILSON: Thank you. And could the correspondence be
sent to her directly?

 MR. SMITH: In Georgia?

 MS. WILSON: Yes.

 MR. SMITH: Okay. Then that's where we'll continue to
send them.

 MS. WILSON: Thank you.

 MR. SMITH: So the request on 5019 Melville,
Mr. President, would be to enter the Order and to set it over

1 for that November date.

2 Last but not least Miss Bishop is here for 5024
3 Melville Avenue. This is Number 14. As you can see the
4 structure is in pretty good shape.

5 If you look at the last photo, there is some work
6 to be done in the back. Miss Bishop has indicated that she
7 has every intention of doing that work. And I believe
8 they're getting proposals.

9 I don't want to speak for you. Come on up.

10 MS. BISHOP: Good evening, everyone. So actually it was
11 our intention to begin rehab this summer. But we were
12 impacted by Covid like everyone else. But it is our
13 intention to fix, update the structure.

14 MR. REED: When you ride past, this is a beautiful
15 building.

16 MS. BISHOP: Thank you.

17 MR. REED: It really is. I'll show you all the pictures
18 here shortly. Thank you for coming out.

19 MR. BISHOP: Thank you so much.

20 MR. SMITH: James, you're just going to set this over?

21 MR. PORTALATIN: I think we can set this one for status
22 and get it done.

23 MR. SMITH: On this one we won't request an Order be
24 entered. It will just be a status for 11/18.

25 MR. PORTALATIN: I think it's mostly mainly in the rear.

MR. REED: Yeah. This would be a good one for status I
think too.

MS. BISHOP: Thank you. Appreciate it.

MR. SMITH: Mr. President, that concludes the list of
properties in which people are present.

I haven't seen anyone come in since the beginning
of the meeting. So therefore we would request Orders be
entered based upon the photos that are presented in the

1 Petition by the Building Commissioner given the condition of
2 the property.

3 We do have good service either through certified
4 mail, posting on the property or through publication pursuant
5 to the Unsafe Building Act Statute for the following:

6 And these would be requested Orders be entered. No
7 one appears. 4109 Magoun, 4729 McCook Avenue front and rear,
8 4828 McCook front and garage, 4847 McCook front and garage.

9 MR. REED: Excuse me. Did we do 4812 into the record?

10 MR. SMITH: That was Mr. Thomas. He had the red shirt
11 and hat on.

12 So I don't know if I got to 4847 McCook. 4748
13 McCook front and garage, 4753 Melville garage only, 4916
14 Melville, 4948 Melville.

15 And that completes the list. So we would request
16 those Orders be entered as presented based upon the condition
17 of the property and the fact that we do have service on those
18 individuals.

19 MR. REED: Thank you for your report.

20 MR. SMITH: Thank you, sir.

21 MR. REED: We will entertain a motion to accept the
22 recommendation from the Building Department.

23 Motion to approve Building Department Recommendation made by
24 Richard Trembczynski. Second by Thomas Davis.

25 Questions/Comments: None.

Roll Call: "All in Favor": All Abstain: None.

Opposed: None Motion Carries.

OTHER/AUDIENCE PARTICIPATION: None.

* Next Regular Meeting Date: Wednesday, October
14, 2020 @ 5:30 p.m.

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

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

3 * Meeting ended at 5:54 p.m.

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1 Approval of the Meeting Minutes of
2 Wednesday, September 23, 2020

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

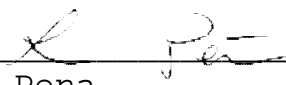
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C E R T I F I C A T E

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 11th day of October, 2020.



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

