

**BOARD OF PUBLIC WORKS AND SAFETY**  
**MINUTES OF MAY 2, 2019**

The regularly scheduled meeting of the Board of Public Works and Safety convened at 9:00 a.m. on Thursday, May 2, 2019, in the Council Chambers of Hammond City Hall. A roll call was taken: Ms. Garay – absent; Mr. Margraf – present; Mr. Long – present.

Due to the absence of Ms. Garay, normal rules of procedure are suspended.

Recommendation by Mr. Long to defer approval of the minutes of the meeting of April 25, 2019; Mr. Margraf concurred.

Correspondence received from 3rd District Councilman Anthony Higgs requesting \$17,376.00 of gaming funds be allocated for a supervision contract with NIES Engineering, Inc. and \$188,934.36 of gaming funds be allocated for a construction contract with Grimmer Construction. Recommendation by Mr. Long; Mr. Margraf concurred. (Ins. No. 19-258)

Agreement with NIES Engineering, Inc. for engineering supervision in the 3rd District Local Streets Construction Observation - 2019 -167th Street – Indianapolis Boulevard to Woodmar Avenue. Recommendation by Mr. Long; Mr. Margraf concurred. (Ins. No. 19-259)

Contract with Grimmer Construction, Inc. for the 167th Street North Sidewalk Addition – Indianapolis Boulevard to Woodmar Avenue at a cost of \$188,934.36. Recommendation by Mr. Long; Mr. Margraf concurred. (Ins. No. 19-260)

Agreement with VS Engineering for engineering services in decorative street lighting and sidewalk/curb ramps improvements on Cedar Avenue, Pine Avenue, Millennium Court, Wilcox Street, Roosevelt Street, Indiana Street, Truman Street and Birch Street/Atlas Street at a cost not to exceed \$76,000.00. Recommendation by Mr. Long; Mr. Margraf concurred. (Ins. No. 19-261)

Correspondence received from NIPSCO requesting permission to install gas service at 242 Doty Street. Recommendation by Mr. Long; Mr. Margraf concurred. (Ins. No. 19-262)

Correspondence received from 4th District Councilman Bill Emerson, Sr. requesting \$31,900.00 of gaming funds be allocated for a design contract with First Group Engineering, Inc. Recommendation by Mr. Long; Mr. Margraf concurred. (Ins. No. 19-263)

Correspondence received from 4th District Councilman Bill Emerson, Sr. requesting \$822,000.00 of gaming funds be allocated for the 2019 Overlay Program. Recommendation by Mr. Long; Mr. Margraf concurred. (Ins. No. 19-264)

Correspondence received from 6th District Councilman Scott Rakos requesting \$42,800.00 of gaming funds be allocated for a design contract with SEH. Recommendation by Mr. Long; Mr. Margraf concurred. (Ins. No. 19-265)

Correspondence received from Chief of Police John Doughty requesting Taylor Hensley, Daniel Villagomez, Tyler Crussen, Raymond Velez, Jesse Escamilla, Jr. and Xavier Reillo be appointed as Probationer members of the Hammond Police Department to serve their one (1) year probationary period effective April 25, 2019, the resignation of Officer Jamie Garcia, effective April 25, 2019, approval of street closures of 173rd Avenue by Purdue University Northwest and Disposal Authorizations. Recommendation by Mr. Long; Mr. Margraf concurred. (Ins. No. 19-266)

Demolition hearings. Attorney Kevin Smith appears for the City of Hammond and advised all parties have been notified.

Demolition hearings on property located at 7337 Carolina Avenue (front). Property owner, Ms. Heather Guerra, appears with her daughter in law, Ms. Margarita Guerra who both acknowledge the condition of the property which they want to repair. Mr. Smith said the property is damaged due to a fire in May of 2018, is boarded up, utilities are cut, has large holes in the roof and melted siding. Mr. Smith said the property owners can obtain an inspection prior to the bid date and sign an Agreement to Rehabilitate prior to the bid date. Mr. Smith then requested the Board enter the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 4414 Clark Avenue (front and garage). Property owner, JP Morgan Chase Bank, fails to appear. Mr. Smith showed photographs of the property with a failing roof, crumbling foundation, boarded up windows, debris in the yard, brick failing in the rear garage area and the property has been marked "Uninhabitable". Mr. Smith requested the Board enter the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 38 Condit Street (garage). Property owner, the White Family Trust, appears by Mr. Anthony White who advised the garage has been self-demolished. Mr. Smith said the file will be closed.

Demolition hearing on property located at 244 Detroit Street (rear). Property owner's son, Mr. Ken Ortega, appears, was shown photographs of the collapsed roof and the part of a brick wall which has started to collapse. Mr. Ortega said he will self-demolish. Mr. Smith requested the Board enter the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 1020 Drackert Street (front and garage). Property owner fails to appear. Mr. Smith said the photographs show an overgrown vacant frame house with a collapsing front roof, missing soffit/fascia, a hole in the door, no utilities since 2011 and the garage roof has collapsed. Mr. Smith requested the Board enter the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 1242 – 44 Hoffman Street. Property owner fails to appear. Mr. Smith had photographs of the property which showed a fire damaged two (2) story frame house, boarded up windows and doors, missing or melted siding and several windows open to the elements. Mr. Smith requested the Board enter the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 4339 Hohman Avenue (rear and garage). Property owner fails to appear. Mr. Smith had photographs of the vacant frame house with rotting wood, rotting windows and doors, siding missing and the garage is filled with debris. Mr. Smith requested the Board enter the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 4619 Hohman Avenue. Attorney Mike Kvachkoff appeared for the new owner, Indiana Land Trust 120170 who purchased the property on April 12, 2019. Mr. Kvachkoff said the land trust wants to rehabilitate the property. Mr. Smith said the property is a frame house with a commercial structure in front of the house with brick work separating and failing and the windows are boarded up. Mr. Smith requested the Board enter the Order to Demolish but stay to allow inspection and an Agreement to Rehabilitate signed. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 1344 Indiana Street (front and garage). Property owner appears, agrees with the condition of the property with a failing roof, collapsing porch, collapsed garage, failing siding, overgrown yard and no power to the property and said he will demolish the entire structure himself. Mr. Smith requested the Board enter the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 2021 Lake Avenue. Attorney James Dal Santo appears for the new owner, Steel City AMG, LLC and said the LLC would like to rehabilitate the property which is boarded up, a large part of the roof has slid off into the crumbling driveway and the property was marked "Uninhabitable" in 2016. Mr. Smith requested the Board enter the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 1940 Lincoln Avenue (front and garage). Property owner fails to appear. Mr. Smith advised the two (2) story frame house has open window, debris in the yard and a garage with a tiled roof and a hole in the door. Mr. Smith then said the property has been marked "Uninhabitable" and requested the Board enter the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 7728 Linden Avenue (front and garage). Property owner fails to appear. Mr. Smith had photographs which showed a frame house, full of debris, collapsed ceiling, water off since 2016, City cutting the grass, the house has been broken into which has caused board ups and the property is across the street from Optimist Park. Mr. Smith requested the Board enter the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 911 Lyons Street. Property owner appears and said she has pulled a permit to self-demolish. Mr. Smith showed photographs of a brick garage in an overgrown yard, graffiti on garage door with a collapsed roof. Mr. Smith requested the Board enter the Order to Demolish but hold recording to allow self-demolition. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 1111 Lyons Street (garage). Property owner appears. Bank appears by an attorney. Mr. Smith showed photographs of a frame garage behind a

dilapidated fence, yard is overgrown, there is missing siding and a failed roof. Property owner said he has hired Mr. Darren Taylor to tear the garage down. Mr. Smith requested the Board enter the Order to Demolish but hold recording to allow self-demolition. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 244(listed as 240) Marble Street. Property owner appears with his son Sergio who said he has received information that the property may be part of the South Shore project. Mr. Smith showed photographs of a frame and brick house, tarp covering the front, open windows, water has been off since 2008 and the roof appears to be missing on one (1) side. Mr. Smith requested the Board enter the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 837 Morris Street. Property owner appears and said he may self-demolish. Mr. Smith showed photographs of a frame garage that has a partially collapsed failed roof. Mr. Smith requested the Board enter the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 903 Morris Street (garage). Tax sale purchaser, Mr. Alberto Roman, appears but does not hold title. Property owner fails to appear. Mr. Smith showed photographs of a framed garage with a large hole in the roof. Mr. Smith requested the Board enter the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 1509 Myrtle Avenue (front). Property owner fails to appear. Mr. Smith showed photographs of the vacant brick house, failing steps and roof, overgrown lot with debris on the yard. Mr. Smith requested the Board enter the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 4140 Sheffield Avenue (front). Property owner fails to appear. Bank appears by Attorney David Johnson who said the Sheriff's sale is tomorrow, however the bank may self-demolish. Mr. Smith said the vacant boarded up frame house is marked "Uninhabitable" and windows open to the elements. Mr. Smith requested the Board enter the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 629 Sibley Street. Property owner fails to appear. Mr. Wesley Swanson, 1<sup>st</sup> National Assets, appears and said rehabilitation is a possibility. Mr. Smith said the property is a large boarded up brick multifamily dwelling with debris in the yard, windows are open or boarded up and there is an abandoned hot tub full of stagnant water in the back yard. Mr. Swanson was advised to have an inspection done and sign an Agreement to Rehabilitate. Mr. Smith requested the Board enter the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 1251 Stanton Avenue (front). Property owner fails to appear. Mr. Smith showed photographs of the boarded up frame house with fire damage. Mr. Smith then requested the Board enter the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 544 Waltham Street (front). Property owner fails to appear. Mr. Smith showed photographs of a brick boarded up brick house with fire damage, debris in the back porch from the fire. Mr. Smith then advised the property owner is deceased and requested the Board enter the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Emergency Demolition hearing on property located at 618 119<sup>th</sup> Street. Property owner fails to appear. Mr. Smith said the partially demolished house has had no work done since January of 2019 and requested the Board enter the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

All demolition hearings under (Ins. No. 19-267)

Status hearing on property located at 7222 Jackson Avenue. Mr. Kelly Kearney, Chief of Inspections, requested additional time as the property needs an inspection. Recommendation by Mr. Long to continue this matter to June 13, 2019; Mr. Margraf concurred. (Ins. No. 19-268)

Notice of Violation hearing on property located at 618 119<sup>th</sup> Street. Property owner appears and said he has obtained permits and a contractor to do the work on the property that has multiple foundations. Mr. Kelly Kearney, Chief of Inspections, advised the property owner wants to demolish 25% of the property and requested the Board affirm the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred. (Ins. No. 19-269)

Rental registration hearing on property located at 7529 Monroe Avenue. Property owner appears by property manager. Mr. Jaime Prieto, Code Enforcement Commissioner, said there have been no issues with the property and asked that the late fee be waived. Recommendation by Mr. Long to waive the late fee and assess rental registration at \$5 per unit for 2018 and \$5 per unit for 2019; Mr. Margraf concurred. (Ins. No. 19-270)

Rental registration hearing on property located at 5418 Chestnut Avenue. Property owner appears with an interpreter who said the property was being rehabbed in 2018 and there were no tenants living in the property. Mr. Prieto said there have been no issues at the property. Recommendation by Mr. Long to waive the late fee and assess rental registration at \$5 per unit for 2018 and \$5 per unit for 2019; Mr. Margraf concurred. (Ins. No. 19-271)

Rental registration hearing on property located at 6549 Colorado Avenue. Property owner appears, said the property was not rented until 2019, in 2018 the property was vacant and 2019 rental registration has been paid. Recommendation by Mr. Long to dismiss the action and have the property owner complete an affidavit; Mr. Margraf concurred. (Ins. No. 19-272)

Rental registration hearing on property located at 6828 Arizona Avenue. Property owner appears, said the property was rented in 2017 and 2018 and the tenants left in early 2019 which is the only year it has not been paid. Mr. Prieto said there have been no issues with the property. Recommendation by Mr. Long to waive the late fee and assess rental registration at \$5 per unit for

2019; Mr. Margraf concurred. (Ins. No. 19-273)

Rental registration hearing on property located at 1310 Stanton Avenue. Property owner appears and said that she did not receive a postcard reminder to pay rental registration in 2018. Recommendation by Mr. Long to waive the late fee and assess rental registration at \$5 per unit for 2018; Mr. Margraf concurred. (Ins. No. 19-274)

Rental registration hearing on property located at 1312 171st Street. Property owner appears, said his property manager retired recently and did not pay the registration fee for 2018. Recommendation by Mr. Long to waive the late fee and assess rental registration at \$5 per unit for 2018; Mr. Margraf concurred. (Ins. No. 19-275)

Rental registration hearing on property located at 223 Hanover Street. Property owner appears and said his daughter lives in the property. Recommendation by Mr. Long to have the property owner complete an affidavit; Mr. Margraf concurred. (Ins. No. 19-276)

Correspondence received requesting rental registration hearings. Recommendation by Mr. Long to set these matters for hearing on July 18, 2019 and July 25, 2019; Mr. Margraf concurred. (Ins. No. 19-277)

Agreement to Rehabilitate Property Located at 18 Elizabeth Street. Corporation Counsel, Ms. Kristina Kantar, said there are new owners who would like to make repairs. Recommendation by Mr. Long; Mr. Margraf concurred. (Ins. No. 19-278)

Correspondence received from Ms. Eva Huerta requesting permission to hold a block party on Saturday, May 4, 2019 from 2:00 p.m. to 10:00 p.m. with street closure and neighbors signatures submitted. Recommendation by Mr. Long; Mr. Margraf concurred. (Ins. No. 19-279)

Garage Sale Permits submitted for approval. Recommendation by Mr. Long; Mr. Margraf concurred. (Ins. No. 19-280)

Correspondence received from 2nd District Councilman Pete Torres requesting \$76,000.00 of gaming funds be allocated for the design contract with VS Engineering. Recommendation by Mr. Long; Mr. Margraf concurred. (Ins. No. 19-281)

There being no further business to come before the Board, recommendation by Mr. Long to adjourn; Mr. Margraf concurred. The regularly scheduled meeting adjourned at 10:11 a.m.

APPROVED:

BY: \_\_\_\_\_  
Kevin L. Margraf, Vice President

ATTEST:

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Lynn Laviolette, Secretary