

BOARD OF PUBLIC WORKS AND SAFETY MINUTES OF AUGUST 7, 2025

The regularly scheduled meeting of the Board of Public Works and Safety convened at 9:00 a.m. on Thursday, August 7, 2025, in the Council Chambers of Hammond City Hall. A roll call was taken: Mr. Long – present; Ms. Greenwell – present; Mr. Kalina – present.

Motion by Ms. Greenwell to approve the Minutes of the meeting of July 31, 2025; seconded by Mr. Kalina. AYES ALL. Motion carried.

New Business (h) on demolition hearings. Mr. Smith sets the record that all properties have been identified as properties that are either blighted or unsafe or otherwise fit the definition of an unsafe building under the Indiana Unsafe Building Act 36-7-9, with photographs of the properties. Service has been made upon the owners or those with a substantial property interest via certified mail, regular mail and publication so good service on the property owners through those means. The city's position will be to request the Order of Demolition be affirmed and move forward in that regard. The properties to be continued are: 6102-04 Kennedy Avenue (Garage), this is a commercial property that is going to be rehabbed. Continued to October 2, 2025. Motion by Ms. Greenwell to continue to October 2, 2025; seconded by Mr. Kalina. AYES ALL. Motion carried.

3 Locust Street (Front) – Attorney Dwayne Barrs, who represents the bank appears via Zoom and has agreed to continue to August 21, 2025 which is a residential property that had a fire. Continued to October 2, 2025. Motion by Ms. Greenwell to continue to August 21, 2025; seconded by Mr. Kalina. AYES ALL. Motion carried.

642 Spruce Street – Mr. Kearney and Mr. Polak have had conversations with the owner and will request a continuance to September 4, 2025. Motion by Ms. Greenwell to continue to September 4, 2025; seconded by Mr. Kalina. AYES ALL. Motion carried.

1728 Stanton Avenue was a hoarder situation. The property owner has passed away and is being handled by an estate. The property has been cleared out and requested this property be continue to October 2, 2025. Motion by Ms. Greenwell to continue to October 2, 2025; seconded by Mr. Kalina. AYES ALL. Motion carried.

4243 Dearborn Avenue - Owner does not appear. This appears to be a one story structure with doors open to the elements. Owned by Robert and Bertha Green in Munster. The electric meter has been pulled, has been unoccupied for at least 4 years and has been in a neglected state, with multiple cut and clean liens, garage is unsecured and open to the elements. Owners have been unresponsive and requests the order be affirmed. Motion by Ms. Greenwell to affirm; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-462)

4420 Henry Avenue – Owner does not appear. This is a one story structure with siding and the garage is significantly deteriorating, debris is littered around the yard. The owner is Scott Lightner with this only address, the inspector noticed the owner passed away in 2023 and property has been vacant since that time and requests the order be affirmed as presented. Motion by Ms. Greenwell to affirm, 2025; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-463)

7224 Lindburg Avenue – Mr. Greg McEntire, owner appears. Mr. Smith states the property was involved in a fatal fire on April 1, 2023, there has been no change in condition since that time, electric gas and water has been turned off since the fire and have received neighbor complaints based on the condition of the property. Photos show a boarded up building that has been damaged by fire. The city's position is would like to affirm the demolition based on the condition of the property. Mr. McEntire states he is trying to get a loan to rebuild, has two insurance checks and has issues with them. Mr. Smith suggest he meet with an attorney to work through that. In the meantime, based on the condition of the property, request the order be affirmed and give Mr. McEntire time and to contact Mr. Polak to coordinate an inspection of the property if it is his intention is to fix it up. Motion by Ms. Greenwell to affirm; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-464)

1131 Lyons Street (Front) – Owner does not appear. Mr. Harvey appears via Zoom who represents the tax sale purchaser which the redemption date doesn't end until September. The property is owned by Godfrey and Elizabeth Prince. There was notice given to the tax sale purchaser. The damage to the property is a result of the August 2023 storm, the basement all collapsed and it created a problem with the house and no work has been done since that time. Mr. Smith did explain to Mr. Harvey that the demolition order is being requested because it is structurally unsound and would like to bid out the work. He can discuss with his client their options and the city's position would be to request the order be affirmed. Mr. Harvey states he represents the tax sale purchaser, hearing on the tax sale certificate isn't until December and requests as much time as they can to allow the client to get into to assess the damage, which right now he has no control of it. Mr. Smith will send photos to Mr. Harvey and Mr. Higgins. Motion by Ms. Greenwell to affirm; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-465)

1024 Reese Avenue – Mr. Smith states this is owned by RND Company, LLC. The photos presented show a one story structure that been boarded up and in significant disrepair, there was a fire on November 19, 2024 and has been under construction without permits and the inspections department believes that the non permitted contractor was at least a cause of the fire. All gas and electric have been disconnected, extensive damage to both exterior and interior of the structure and have been receiving neighborhood complaints. Mr. Smith requests the demolition order be affirmed. Mr. Ron Wilocki and Dan are the owners of RND Company. They intend to secure financing in order to rehab the place and are very closed to closing in order to start rehabbing. Mr. Long states they will confirm the order to keep the process moving and suggest they contact Mr. Polak to keep updated as to what is going on. Motion by Ms. Greenwell to affirm the order; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-466)

2-6 Ruth Street (Front) – No one appears. Mr. Smith states the property is a large apartment building that has been vacant for some time and has recent façade falling off, concern about the balcony, currently owned by Garmond Investments, LLC, currently vacant, concerns about structural integrity and based on the condition of the property, request the matter be affirmed. Motion by Ms. Greenwell to affirm; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-467)

7235-41 Calumet Ave. – Mr. Petersen appears. Mr. Smith states Mr. Petersen was working with the inspections department regarding water and gas hookups. The covenant hasn't been signed. Mr. Polak states Mr. Petersen's office reached out to schedule an inspection. Mr. Petersen said they will coordinate that and then we can wrap up. The covenant has been negotiated and we are prepared to execute upon final approval. Motion by Ms. Greenwell to set for status on September 11, 2025; seconded by Mr. Kalina. AYES ALL. Motion carried.

Under Correspondence, correspondence received from William Short, Chief of Police requesting the approval of the resignation of Correctional Officer Marisa Chavez, effective close of business August 13, 2025. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-(Ins. No. 25-468)

Correspondence received from Jeffery Long, Assistant Chief of Police requesting the approval of a disciplinary action regarding a civil employee. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-469)

Correspondence received from Dean Button requesting \$8,460 of CIB Funding to be allocated for the Geotechnical Engineering Services with Advanced Engineering Services with corresponding agreement. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-470)

Correspondence received from Dean Button requesting \$32,147.75 of CIB Funding to be allocated for the Relocate Street Lighting on Kennedy Avenue at US 20 for Bridge Modifications. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-471)

Correspondence received from Dean Button requesting \$92,300 of CIB Funding to be allocated for 2025-2 CCMG – 165th Street from Kennedy to Kentucky and Michigan Street from Hohman to Calumet – design and corresponding proposal. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-472)

Correspondence received from Dean Button requesting \$16,343 of CIB Funding to be allocated for the Clark Field Storm Sewer Redesign Supplemental and corresponding Supplemental Professional Services with NIES Engineering. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-473)

Correspondence received from Dean Button requesting \$2,250 of CIB Funding to be allocated for the Kennedy Avenue Stump Removal – Howard’s Tree Service submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-474)

Correspondence received from Dean Button requesting \$13,375 of CIB Funding to be allocated for the Pavement Markings and Signs on Northcote Avenue at River Drive and be awarded to High Star Traffic. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-475)

Correspondence received from Dean Button requesting \$300,000 of CIB Funding to be allocated for the 2025 Sidewalk Program. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-476)

Correspondence received from Dean Button requesting \$300,000 of CIB Funding to be allocated for the 2025 Roadway Maintenance, Pavement Preservation, Crack Sealing work with attached Agreement. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-477)

Correspondence received from Dean Button requesting \$927,793 of CIB Funding to be allocated for the Repaving Erie-Lackawanna Trail from Sibley to I80/94 and Contract with Milestone Contractors who was low, responsive and responsible bidder. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-478)

Correspondence received from Dean Button requesting \$45,000 of CIB Funding to be allocated for the construction engineering services for the repaving of the Erie-Lackawanna Trail from Sibley to I80/94 and corresponding agreement. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-479)

Correspondence received from Controller’s Office requesting the approval of the renewal of amusement device license for American Legion Post 232. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-480)

Correspondence received from Most Worshipful King Solomon Universal Grand Lodge requesting to close the street at the corner of Sibley to the north alley on Maywood Avenue on August 16, 2025 for their friends and family cookout. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-481)

Correspondence received from Travis Campbell, 7328 Nebraska requesting “do not block driveway” signs submitted for approval. Mr. Button recommends no signage and forward to Public Works to allow painting. Mr. Long said for the record, he says sometimes people park in front of his driveway, and Mr. Long can handle that from the police angle he will have someone reach out to him. No action. (Ins. No. 25-482)

Correspondence received from Doug Dabis, requesting handicap parking sign at 637 Kane Street and approval for yellow paint at the drive/approach submitted for approval. Mr. Dabis appears for this request. Mr. Button states he met with Mr. Dabis and his wife to help figure out the best plan. His advice is that we paint the curb on either side of the driveway to indicate no parking, which they don't want them parking in the driveway access which comes to an overhead door to the building. Mr. Dabis applied to Public Works for an accessible space in front of the building, they do meet the requirements, he has a placard for that so he'd ask that they put an accessible space in front of his building for his purposes and ask that you approve the motion. Motion by Ms. Greenwell to approve and forward to Public Works for follow up; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-483)

Correspondence received from Mr. Villar Ramirez, 1155 Roosevelt requesting to hold a block party on August 16, 2025 from 4:00 p.m. until 10:00 p.m. with signatures attached. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-484)

Funding Allocation Request Forms requesting \$2,477.50 of the 3rd District Gaming Fund to be allocated for the Real McCoy Hoop Session T-Shirts; \$6,000 of the 6th District Gaming Fund and \$12,000 of 5th District Gaming Fund to be allocated to the Park Gaming Account for FOTL submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-485)

First Extension of Agreement to Rehabilitate Property located at 2104 Sherman St. submitted for approval. Mr. Pentress appears via Zoom. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-486)

Right of Way Permits (3) received from Engineering submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-487)

Ms. Greenwell states for the record Willow Court will be closed for 21 days with an INDOT contractor. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-488)

Request for Rental Registration hearing submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-489)

Garage Sale Permits submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-490)

Late Business License hearing – Raptors Tree Service - Owner appears. Motion by Ms. Greenwell to waive the late fee; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-491)

Plat – Hammond Mercantile Plaza, 3514 169th Street. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-492)

Under Old Business, Status – 6333 Garfield – Mr. Lewter states the house has been painted and requests to rescind the order and continue to work on the fence and deck and other things. Ms. Garfield understands. Attorney for mortgage company appears via Zoon and requests a copy of the order. No action. (Ins. No. 25-493)

Status – 5217 Hohman – Owners appear and state they have secured the panels that were hanging loose, the company they hired pulled the permit. Getting costs for all the panels but for now (pictures provided). Mr. Lewter states he has been by and doesn't look like any work has been done. The scaffolding is up but nothing has been removed. The last time the problem was they had a company license but only for concrete and not what needs to be done, so no licensed contractor, have scaffolding up but no work has commenced. Owner states they have pictures that they did remove and secure some of the panels and are working on removing basically all of them. They are also working with the buyer who is aware of everything and looking to find out how much time they have so they can remove all the panels and then once the buyer moves forward he can come in see the city regarding this. Mr. Kearney asks who has done the work because AA Scaffolding who put the scaffold up is not licensed for structural. Mr. Kearney states this is a failure to communicate and without a permit and contact with city as how to proceed. Owner states they will talk to them but was told they were licensed. Their goal is to basically remove all the panels and the buyer is aware of they so they are trying to communicate with them, they would need time to remove all of them whether it be owners or new buyer. Mr. Long states on the July 24th meeting, his understanding was to remove all the panels and they were going to be removed by August 31 to have it completed or almost completed. Have any been removed at this point? Owner states that one loose one was removed since it was the most dangerous one. Mr. Long states you understand they have to be removed, what is being done to remove them? Owner states they are communicating with the new buyer so its like we are doing it of if the buyers move quicker, they will do it. We just need a good time line so they can plan out which way they are going. Mr. Long understands but this is a safety hazard and we are delaying because we don't know who is responsible for doing it. Owner states he is responsible and asking what is the most timeline they can have for the removal. Mr. Long states it has been two weeks and nothing has been done. Owner says there were some loose panels and were told those where the most problems to remove those panels. They were removed but did not know the guy wasn't licensed to remove the panels. Mr. Long states removing the panels is a high priority and doesn't feel like they are looking at it that way, a licensed contractor is need and you tell me how long it will take to get removed. This is a safety hazard and nothing is being done to remove the panels. Mr. Kearney states Mr. Smith requested an August 21st status date and whoever is doing the work come in and get licensed, proper permits. Mr. Kearney states he doesn't know who is doing the work, no one has come in. Mr. Long sets this for status in two weeks, which you must secure a license contractor and must be removing panels by that point or there will be a problem with this. This is a safety hazard. Motion by Ms. Greenwell to set this for status for August 21, 2025; seconded by Mr. Kalina. AYES ALL. Motion carried.

Status - 6918 Van Buren – Mr. Lewter states the garage has been demolished so there will be an order to rescind. No action.

Status – 4934 Ash – Mr. Walter Jackson, owner appears and states it should be done in two weeks. Mr. Lewter states not work has been done on the house, shingles are worthless by now sitting there, missing window in front which has been exposed to the elements. Not sure where they are on the rehab agreement. Mr. Jackson states an inspection approval sticker has been on the house but no work has been done, this is what the company has said. Motion by Ms. Greenwell to set this for status for August 21, 2025; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-494)

Status – 944 Murray- Mr. Lewter states there is a problem with the rehab agreement and will request one, in the mean time can come in and post the bond and start pulling the permits. Motion by Ms. Greenwell to set this for status for October 9, 2025; seconded by Mr. Kalina. AYES ALL. Motion carried.

Status – 6740 Indianapolis Blvd. – Mr. Lewter states this is the Popeye's Chicken that had the fire and work has began. Project manager Jim Laparis states they have broken this up in two phases and was an eyesore. Exterior structure should be done in 2 ½ - 3 weeks then once energized it would be about 30 – 45 days after that to be completed which will be mid November. Motion by Ms. Greenwell to set this for status for October 9, 2025; seconded by Mr. Kalina. AYES ALL. Motion carried.

Under Rental Registration Hearings, 521 Vine and 519 Vine. Owner appears. Motion by Ms. Greenwell to waive the late fee for one; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-495)

908 Cherry St. Owner appears. Motion by Ms. Greenwell to waive the late fee; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 25-495)

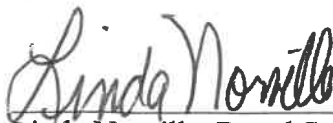
There being no further business to come before the Board, motion by Ms. Greenwell to adjourn; seconded by Mr. Kalina. The regularly scheduled meeting adjourned at 10:00 a.m.

APPROVED:

BY:

Jeffery Long, President

ATTEST:



Linda Norville, Board Secretary