

BOARD OF PUBLIC WORKS AND SAFETY MINUTES OF JULY 30, 2026

The regularly scheduled meeting of the Board of Public Works and Safety convened at 9:01 a.m. on Thursday, July 30, 2026, in the Council Chambers of Hammond City Hall. A roll call was taken: Mr. Long – present; Ms. Greenwell – present; Mr. Kalina – present.

Under Conflict of Interest, Mr. Long will not participate in police matters. Mr. Kalina will not participate in 6530 Arkansas, 7412 McCook and 4711 Johnson.

Motion by Ms. Greenwell to approve the Minutes of the meeting of July 23, 2026; seconded by Mr. Kalina. AYES ALL. Motion carried.

Under Bid Openings: Demolitions for property located at 51 Webb, 829 Ames (Garage), 2117 Sherman (Garage) and 434 Vine. JM Industrial - \$45,600; UES - \$49,558. Motion by Ms. Greenwell to refer to Inspections for bid tabulation and recommendation; seconded by Mr. Kalina. AYES ALL. Motion carried. Res. No. 26-4212

51 Webb – Friend of owner showed up for owner. He indicted the owner is in jail and is having some personal issues and does not want the property to be demolished. Mr. Smith advises this property has been before the Board, was redeemed at tax sale, no permits and no effort has been made and the city intends to move forward with demo. Mr. Long states the process will continue. Mr. Smith states this will probably take 4 to 6 weeks. Motion by Ms. Greenwell to forward this to Inspections and set for status on August 13, 2026; seconded by Mr. Kalina. AYES ALL. Motion carried.

434 Vine St. – Owner is in litigation and plans to move forward as there was a fire, the roof has been done. Mr. Polak will do an inspection. Motion by Ms. Greenwell to forward to Inspections and set for status on August 13, 2026; seconded by Mr. Kalina. AYES ALL. Motion carried.

Under Correspondence, correspondence received from Jeffery Long, Chief of Police recommending the approval of the Petition for Retirement from Chief William Short, who has served the citizens of Hammond for more than 38 years, to become effective at the close of business on September 18, 2026. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. 2-0-1 abstained. Motion carried. (Ins. No. 26-449)

Correspondence received from Dean Button requesting the approval ratify his decision to approve the request from Rieth-Riley Construction to close Tennessee Ave. at Cline and S. Cline Avenue service road at Cline and 169th from July 27, 2026 to August 12, 2026 with a temporary truck route. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 26-450)

Correspondence received from Ron Novak requesting the approval of the Proposed License Agreement Renewal with Melody Cleaners of Hammond, Inc. and its representative, IWM Consulting Group, LLC for access at the property located at 5704 Calumet Ave. to monitor

the soil and groundwater. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 26-451)

Correspondence received from Ron Novak requesting the approval of the Proposed License Agreement Renewal with American Smelting and Refining and its representative, Ramboll Americas Engineering Solutions for access to the property located at the 1200 and 1300 blocks of Lakeview Avenue to conduct environmental monitoring. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 26-452)

Correspondence received from Purdue University Northwest requesting to lift the residential only parking restrictions from the local neighborhoods on September 27, 2026 from 11:00 AM to 5:00 PM for their Annual Fall Sports Festival at Dowling Park. The streets affected would be the 7300 and 7400 blocks of Alabama, Arizona, Arkansas, California and Colorado and also requesting cars be allowed to park on JF Mahoney Drive. Mr. Smith states the Park Board approved. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 26-453)

Under New Business, SeeClickFix Request to put up "No Student Parking" signs on 171st and Ontario before the before school starts. Mr. Button states this is residential parking and requests to deny. Motion by Ms. Greenwell to deny; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 26-454)

Order to Rescind Findings & Order and Order to Release Order to Demolish for property located at 4404 Towle submitted for approval. Mr. Smith states this is cleaning up the title. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 26-455)

Right of Way Permits (2) received from Engineering submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 26-456)

Garage Sale Permits submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 26-457)

Demolition Hearings: Mr. Smith states under the Unsafe Building Action that notices were sent via regular mail, certified mail, posting on the property and public notification. Appropriate notice has been given. The Board is aware of the reports by the inspections department and inspectors are present. Mr. Smith has a binder of photographs for the Board to view.

6530 Arkansas – Owner Gerelyn Papineau appears. Mr. Smith states the property appears to be abandoned with a ton of personal property spread about the yard creating a nuisance for the neighborhood including abandoned cars. Property was marked uninhabitable on July 7, 2025 and gas and electric meters are removed. The property appears to be in a very poor condition and requests to affirm the Order. Owner states she is obtaining bids for the roof repair and taking out bushes, she is trying to remove the garbage within several months before winter. Mr. Smith

requests she acknowledge the condition of the property. She is aware and states it is a little bit better than it was. She presently lives there. Ms. Papineau states this is the first letter she's received and is aware the property is messy. Mr. Smith advises if she needs help, the city has the ability to help her get in contact with social service organizations. Mr. Smith states the city's position is they don't want to demolish a home that has a resident in but do need to get the place cleaned up. She does have water and electric, never had gas, has a meter. Mr. Long asks what can she do about the yard. Owner states before the snow flies. Mr. Long advises her to contact Inspector Coles to let him know what her plans are moving forward. Mr. Smith also has concerns that there was a citation and she failed to appear and has a default judgment her. She states she never received information on that. The other concern is the vehicles. Ms. Papineau states they are titled and no current plates and she is looking for storage space for them. Mr. Smith requests the Board to affirm the order and would like to get the place cleaned up and if not, he would like to get a bid for junk removal. Mr. Long would like to set this in a couple weeks for her to figure out what she will do. This is very unsightly. Mr. Long requests new photos before the date. Recommendation by Ms. Greenwell to affirm the order and set for status on August 13, 2026; concurred by Mr. Long. AYES ALL. Motion carried. (Ins. No. 26-458)

7531 Calumet Avenue – Ghassan Odatallah appears. Mr. Smith states this property appears to be in accessory structure that has been boarded up and probably used for storage of fireworks. Appears to be in rundown condition, window panes are not present, in general disrepair with broken windows, several vehicles parked in the grass and a lot of debris in the yard. There is no water or electric to it. Mr. Odatallah states he uses for storage, he cleans it up every month, no junk, no cars and has removed everything. The glass was broken because people keep trying to break in, he put up a board and painted it. He has a plan to use this as a storage or security, plans to pave it and clean it up. Wasn't aware of any violation, he cut the weeds. He doesn't have a problem with cleaning up. Mr. Smith would like it consistently maintained and updated. Mr. Long advises him to continually maintain it. He will update the building. Mr. Smith doesn't have a problem with not entering the order at this time. Mr. Long would like to enter the order. Mr. Odatallah doesn't want to put in windows because they break in and steal the tools. Motion by Ms. Greenwell to affirm the order and set for status on August 13, 2026; seconded by Mr. Kalina. AYES ALL. Motion carried. Motion carried. (Ins. No. 26-459)

1921 Davis - Continuance requested. Mr. Smith states he received an email from Mr. Harris requesting a continuance. No objection from the city. Recommendation by Ms. Greenwell to set for status on September 3, 2026; concurred by Mr. Long. AYES ALL. Motion carried.

4711 Johnson Street – Mr. Eric Valdivia appears. Mr. Smith states the property appears to be vacant and abandoned with collapsing steps, wood porch, and open windows on the second floor. Roof, eaves and gutters are in disrepair. Appears to be a hording situation inside, the roof has a hole which appears to be from a fire and extreme fire damage to the property. Mr. Smith states he spoke with the owner and it appears he paid for a demo inspection and wants to enter into a rehab agreement. Mr. Polak states the rehab agreement was sent for signature so they can move forward. Recommendation by Ms. Greenwell to affirm the order; concurred by Mr. Long. AYES ALL. Motion carried. Motion carried. (Ins. No. 26-460)

7238 McCook Avenue – Mr. Singhal appears via Zoom - Mr. Smith states this is not on the demo order but has paid for an inspection. Mr. Polak states there is a new owner, he has paid for a demo inspection and hoping to schedule next week. Recommendation by Ms. Greenwell to set for status on September 3, 2026; concurred by Mr. Long. AYES ALL. Motion carried.

7412 McCook Avenue – Ms. Lisa Cornejo appears. The property appears to be a one-story structure with siding with fire damage. Fatal fire on January 10, 2025, owner has been defaulted in court for the violations. Property was purchased but did not know it was under a demolition order and plan to remodel the house when permits get approved. Mr. Polak is completing the report for the demo inspection and in preparation of a rehab agreement. Motion by Ms. Greenwell to affirm the order and set for status on September 10, 2026; seconded by Mr. Kalina. AYES ALL. Motion carried. Motion carried. (Ins. No. 26-461)

3731 Nebraska Drive – Owner Phil Rovi appears. Mr. Smith states this is owned by Wisconsin Family Trust. Notes from assistant city attorney that owner has been working with social services through the court to accumulate personal property and remove. This is a personal property/hoarding type situation and a concern about the home but needs to figure out the status of the personal property. Mr. Rovi states progress is made, court continued and ask for this to be removed from records, it is a structurally sound family home and would like to continue progress through the summer. Mr. Long states the Board needs to see progress. Mr. Rovi is the Trustee of the Trust. Mr. Rovi states the back is continuing to clean up, vehicles are gone. Mr. Coles states July 16 was the last day he was over. The last time at the hearing he was to reach out to the court appointed help. Mr. Coles is not satisfied but can give a little bit more time as he is showing effort and asks to continue for two weeks to align with the court date. Mr. Smith states the next hearing is scheduled for August 27, 2026. Mr. Smith would like to see progress as he has put debris out front and would like for it to be picked up. Mr. Rovi states he puts it out there and the city drives by and doesn't pick it up. Mr. Kearney states Public Works will not pick up as he will need to get a dumpster. Mr. Long would like to set something up sooner to see if there is progress. Mr. Rovi states there are bags out there and will be picked up by his own contractor, the metal has been taken, the car is gone. Mr. Rovi has a possibility through the church for a dumpster. Mr. Smith would like to come back in two weeks to see where we are at. Mr. Rovi is able to appear via Zoom. Mr. Long would like him to call for the dumpster and report anymore that he has completed. Motion by Ms. Greenwell to affirm the order and set for status on August 13, 2026; seconded by Mr. Kalina. AYES ALL. Motion carried. Motion carried. (Ins. No. 26-462)

7925 Nevada Street – Mr. Smith states this is a status. Mr. Pajdzik believes this was up for demolition a few years ago but progress stalled. There is a new file and has to have the property cut every year, vacant, abandoned and boarded up. No communication and would like it to be down. Motion by Ms. Greenwell to set for status on August 6, 2026; seconded by Mr. Kalina. AYES ALL. Motion carried.

3229 Orchard Drive – Owner does not appear. Handicraft partners, LLC appears to be owner. Property has a documented history of ongoing violations and chronic non-compliance dating back to August 2024. Multiple inspections are identified as unsafe and uninhabitable

conditions including inoperable boiler, broken windows, leaking plumbing, mold in the basement and unsafe front porch steps. No repairs have been made after repeated attempts to contact the owner. Also is an unregistered rental. Mr. Pajdzik states owner has been cited in court, has been defaulted, and owner has continually worked on property without permits, some windows were replaced, roof was done and put a stop work order on, owner failed to pay the stop work orders and failed to show up to court. Motion by Ms. Greenwell to affirm the order; seconded by Mr. Kalina. AYES ALL. Motion carried. Motion carried. (Ins. No. 26-463)

1423 Sherman Street – Owner Margaret Glenn does not appear. Mr. Smith states the property has been vacant since at least 2020, multiple default judgments in court since 2017, never been registered as vacant, trash in the alley and rear yard, no electric or gas meter present and taxes are overdue. Mr. Castro believes the owner is deceased and marked uninhabitable. Motion by Ms. Greenwell to affirm the order; seconded by Mr. Kalina. AYES ALL. Motion carried. Motion carried. (Ins. No. 26-464)

Under Old Business, Status 4934 Ash. Mr. Jackson appears. Mr. Polak states the plumbing and electrical contractor have scheduled inspections and waiting on confirmation the inspections have passed. Motion by Ms. Greenwell to set for status on August 6, 2026; seconded by Mr. Kalina. AYES ALL. Motion carried.

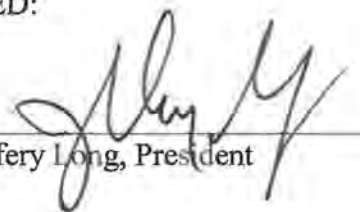
Status 6826-28 Kennedy Ave. (OTA). Owner and Mr. Soto do not appear. The plumbing has failed. Mr. Polak thinks the bond should be looked into due to lack of progress. Mr. Smith will write a letter to owner about revoking their bond. Motion by Ms. Greenwell to set for status on August 13, 2026 and consider to revoke the bond; seconded by Mr. Kalina. AYES ALL. Motion carried.

Under Meeting Open to the Public, Ms. Linda Eichensehr, 942 State Street would like some help with the problem of the curb and street as there is a large hole. She received a letter from the city that they will not pay for it. She doesn't have the means to pay for this. Mr. Kearney believes this is about a lateral line which are the responsibility of the owner. Mr. Long states the city will not fix it as it is the owner responsibility to repair it.

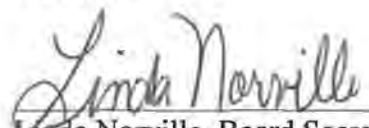
There being no further business to come before the Board, motion by Ms. Greenwell to adjourn; seconded by Mr. Kalina. The regularly scheduled meeting adjourned at 10:09 a.m.

APPROVED:

BY:


Jeffery Long, President

ATTEST:


Linda Norville, Board Secretary