

**BOARD OF PUBLIC WORKS AND SAFETY
MINUTES OF JANUARY 4, 2024**

The regularly scheduled meeting of the Board of Public Works and Safety convened at 9:03 a.m. on Thursday, January 4, 2024, 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 December 28, 2023; 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 Officer Iman White, effective the close of business on January 14, 2024; the resignation of Corporal Charlie Mixon effective the close of business on December 31, 2023; the approval for FTO Specialty Pay effective January 1, 2024 for Officers Adam Seles and Daniel Percak and a disciplinary action matter. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-001)

Correspondence received from Dean Button requesting the approval for the Request for Proposals to solicit firms to design a new NICTD Westlake Train Station. Mr. Smith states this is Federal Grant Funded, we are following the protocol and policy and there will be a Resolution before you soon according to Federal Guidelines. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-002)

Correspondence received from Dean Button requesting the approval for J&J Newell Concrete Contractors to extend contract prices for one additional year for the 2023 Annual Sidewalk Repair Program. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-003)

Letter of Representation received from Smith Sersic submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-004)

Under New Business, Second Extension of Agreement to Rehabilitate for property located at 941 Reese Avenue submitted for approval. Motion by Ms. Greenwell to approve and set for status on February 29, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-005)

Garage Sale Permit submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-006)

Demolition Hearings – Mr. Smith presents photos to the Board and states that regarding all demolitions, service has been met by certified mail, regular mail, 2 publications, and notice on properties. It is the Building Commissioner and Inspection Department's opinion that these are

unsafe and qualify because of the condition of the property and/or vacant nature under the under the Act. (Ins. No. 24-007)

5629 Calumet (Commercial)- Deferred.

7132 Chestnut (Garage) – Owner listed as Deborah Brown at the address. The garage is boarded up on all sides and appears to have fire damage and is in terrible condition. No contact from owner. No one appears. Motion by Ms. Greenwell to affirm the Order; seconded by Mr. Kalina. AYES ALL. Motion carried.

251 Detroit St. - Owner listed as Brenda De La Paz at the address. The inspection report shows property with sagging roof, gutters missing, windows in terrible shape, awnings also in bad shape along with significant damage to fascia and soffit. Property also needs painting and other corrected measures. There is a lot of rotting wood. No contact from owner. Owner present and states she received an estimate on the roof and siding. Mr. Smith requests the Order be entered, pay for an inspection to determine the what is needed. Motion by Ms. Greenwell to affirm the Order and set for status on February 8, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried.

6333 Garfield Ave. (Front & Garage) - Owner listed as David and Michelle Redfield. The inspector notes that this property has been cited and defaulted, no improvements have been made. There appears to be a large amount of rotting wood in the backyard, piles of trash. The garage is boarded up, the chimney appears to be in terrible condition. A vacant car with a broken window is on the property and the property is in general disrepair. Attorney Dustin Smith appears via Zoom on behalf of Bank of America. Mrs. Redfield and co-owner Mr. Short appear. Mr. Short states his daughter is deaf and he doesn't live there. Mr. Smith requests this to be set over until next week with a sign language interpreter present. Motion by Ms. Greenwell to defer until January 11, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried.

424 Gostlin St. (a/k/a 4504 Towle) - Owner listed as a trust out of Munster. The owner wants to contest the demolition. Very high fence, all windows are covered. The owner has not allowed any registration as vacant property. The façade at the front corner of the building is missing, the water has no account for the property since 2002. Owner is present and states they have hired a contractor for the asphalt, and have removed the plywood. His plans are to sell but can't because of the demolition. Inspector Rich states there have been many issues for years, it has been in court, they have refused an inspection, denied inspectors entry, there was a stop order placed and this has been going on for many ears. It is a vacant property and he has refused to register. Mr. Kearney states an inspection is necessary. Owner states he uses it has a warehouse, inspections has been a hassle and wants to sell. Mr. Long asks if he is willing to pay \$150 for the inspection fee. Owner agrees. Mr. Smith requests the Order be entered. Motion by Ms. Greenwell to affirm the Order and set for status on February 1, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried.

6349-6351 Jefferson Ave. – Owner is listed as a Burce Kimbrell. There has been no contact with the owner. Property appears to be in disrepair with rotting with fascia and lack of gutters as well as rotting stairs in the front. A significant amount of overgrowth throughout the yard and a lot of rotting wood, windows appear to be in disrepair. Has been cited in court since 2021 with no improvements having been made and several neighbor complaints and requests the order to be approved as presented. Daughter, Christina Fulton, 2824 W. 41st, Gary, IN 46408, appears and states her father has passed away and they are working on the property. Sunco is willing to put the solar powers up and fix the roof. She is trying to figure out what to do to fix the property up. Mr. Smith suggests the order be entered, have the property inspected by the city and come back and hopefully there will be a plan to rehabilitate and enter into a rehab agreement. Motion by Ms. Greenwell to affirm the Order and set status for February 24, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried.

4626 Johnson Ave. (Rear) – No one appears. Owner is listed as Mario G. Villanueva from same address. The rear property appears to be in a modified form of construction, and someone wanted to build a coach house in the back. Never registered as a rental stop work order was issued in 2019 for the remodel and no other work has been done since. Water has been off since November of 2020. Motion by Ms. Greenwell to affirm the Order; seconded by Mr. Kalina. AYES ALL. Motion carried.

1306 Sherman (Garage) - Self demolished. No action.

1170 Sibley – No one appears. Owner listed as Joyce Globke from Dyer. Property appears to be fully boarded up, in significant disrepair. Water off as of July of 2021. Board up has been called twice, fire department has been called out in 2020 for conditions inside with deteriorating plaster falling from ceiling and walls. Motion by Ms. Greenwell to affirm the Order; seconded by Mr. Kalina. AYES ALL. Motion carried.

607 State St. (Front & Garage) - Owner is listed as First Midwest Bank n/k/a as Old National Bank. There has been an inspection paid for on this property. The Inspection report indicates that it has been vacant, and the water has been off since July of 2014. Numerous broken windows boarded up twice in 2022 including once by Hammond Police. Spray paint was done by the new owner in 2021 and is not zoned for residential. Owner appears and states they put on a new roof, has been cleaned out and they were waiting until downtown was completed and wants to put in a café. Owner to pay for inspection. Motion by Ms. Greenwell to affirm the Order and set for status on February 8, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried.

658 State St. - Owner listed as Alfredo Cornejo with a Calumet City address. The property is a brick commercial structure which is in significant disrepair including the front and back. Concrete blocks over the windows and boards up on the property. no utilities are connected, the buffalo box was taken out in 2012, NIPSCO was disconnect in 2017 due to energy theft. Default judgment in court after 2019. Owner appears and wants to repair, has been using for

storage and will pay for an inspection. Motion by Ms. Greenwell to affirm the Order and set for February 8, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried.

944 State St. – Owner listed as Lakeside Trust out of Schererville. The owner has paid for an inspection. Inspection report shows that there is no gas or electric meter, water off since September of 2020. Cut and cleans were done in 2022 and 2023. Photos show a home with significant overgrowth, debris inside, and holes in the vinyl siding. Inspector Castro states owner has been in the office and paid for an inspection. No one appears. Motion by Ms. Greenwell to affirm the Order; seconded by Mr. Kalina. AYES ALL. Motion carried.

1132 State St. (Garage) – Self Demolished. No action.

4636 Towle Ave. (Front & Garage) - Owner listed as Willam E. Truckey and Bobbie J. Truckey from same address. Property appears to be boarded up and vacant with significant disrepair including garbage turnabout. The inside of the property screen door torn off, soffit, fascia and roof in disrepair and roof is caving in. Boarded up in December of 2022, boarded up 2 more times since then. Cut and clean being done by the city. Water has been off since August of 2022. No one appears. Motion by Ms. Greenwell to affirm the Order; seconded by Mr. Kalina. AYES ALL. Motion carried.

5426 Wood (Garage) - Owner is listed as a trust at that address. The garage is a red barn-like structure in significant disrepair. In need of a roof, siding, and door repair. A hole is evident in the roof alone with debris in the garage. Mr. Lyles appears and agrees it should be demolished and has no objection to city doing. Mr. Lyle was explained if the city demolishes, there will be a lien on the property. Mr. Lyle has no objection. Motion by Ms. Greenwell to affirm the Order; seconded by Mr. Kalina. AYES ALL. Motion carried.

Under Old Business, Status - 5235 State Line. Mr. Smith states the work is only 40% complete and the rehab agreement has expired. Mr. Flores states there have been delays with the electrical and plumbing, meter boxes. Translator for Mr. Flores states they have had problems with the plumber, they are backed up. Plumber is RKE Construction. Mr. Smith states plumber is the problem and the plumbing will need an inspection. Mr. Long states this has been long enough, they should consider getting a new plumber. Mr. Smith states they will need a new rehab agreement, get an inspection and requests a status in 2 weeks. Motion by Ms. Greenwell to set status for January 18, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried.

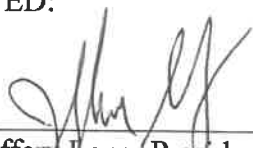
Status – 1434 Sherman. No action.

Status – 90-day temporary stop sign on Cleveland. Mr. Button states he has a written request to the Board to approve. Motion by Ms. Greenwell to approve the permanent stop signs; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-008)

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-Moles, Board Secretary