

**BOARD OF PUBLIC WORKS AND SAFETY  
MINUTES OF APRIL 11, 2024**

The regularly scheduled meeting of the Board of Public Works and Safety convened at 9:02 a.m. on Thursday, April 11, 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 April 4, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried.

Matters from Other Board Members, Mr. Gordish presents a request from the Little Calumet River Basin Development Commission advising of the work at the Kennedy Avenue bridge on May 12, 2024, which is estimated to take three hours. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-167)

Under Correspondence, correspondence received from Rieth-Riley requesting a lane shift on Hohman at Sibley St. starting April 10, 2024 through September 1, 2024 to begin construction of the new right turn lane submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-168)

Correspondence received from Kelly Kearney requesting the bids that were opened on April 4, 2024 be awarded the lowest responsible and responsive bidder for the following properties:

Address	Award	Bid Amount
1305 171st St	JM Industrial Services, Inc	\$9,000.00
1037 Ames St.	JM Industrial Services, Inc	\$10,200.00
7132 Chestnut Ave. (Garage)	R.Z. Services Inc.	\$4,400.00
424 Gostlin St. (aka 4504 Towle)	Actin Contracting LLC	\$8,300.00
4208 Hohman Ave.	JM Industrial Services, Inc	\$11,900.00
6349-6351 Jefferson Ave. (Rear	JM Industrial Services, Inc	\$11,900.00
4626 Johnson Ave. (Rear)	Actin Contracting LLC	\$6,200.00
1170 Sibley St.	JM Industrial Services, Inc	\$10,800.00
5661 Sohl Ave.	JM Industrial Services, Inc	\$18,300.00
944 State St.	JM Industrial Services, Inc	\$12,200.00
4636 Towle Ave. (Front/Garage)	Actin Contracting LLC	\$6,550.00
5426 Wood Ave. (Garage)	JM Industrial Services, Inc	\$3,800.00

Motion by Ms. Greenwell to accept; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-169)

Correspondence received from resident Nicole Bastardo requesting residential parking signs on the 6700 block of Ridgeland due to the patrons from the Sportsplex parking on the

streets. Motion by Ms. Greenwell to forward to Engineering; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-170)

Correspondence received from Wendy Adam requesting permission to hold a parade for the Lakeshore Cal Ripken/Babe Ruth Baseball & Softball Program on Friday, April 26, 2024 beginning at 6:00 p.m. with police and/or fire escort and attached parade route. Motion by Ms. Greenwell to approve and forward to Police, Fire and EMA; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-171)

Under New Business, Right of Way Permit received from Engineering submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-172)

Request for hearing on late business license submitted for approval. Motion by Ms. Greenwell to set for April 25, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-173)

Garage Sale Permits submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-174)

Resolution and Intergovernmental Agreement with Hammond Redevelopment regarding payment of funds for the Rebuilding of Marble Street submitted for approval. Mr. Smith states this is a payment arrangement to widen the street. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-175)

Demolition Hearing – 5629 Calumet Ave. - Mr. Smith states Attorney Kvachkoff has requested a continuance since his client recently received the tax deed. Motion by Ms. Greenwell to set for stats on May 9, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried.

Demolition Hearing – 7247-49 Indianapolis Blvd.- Mr. Kalina recuses himself. Mr. Smith states proper notice has been given, owners listed as GLB 123 LLC, 12051 Deanna St., El Monte, CA 91732. Also an address on Tiberton Avenue in Los Angeles, CA. Registered Agent of the LLC is in Delaware. Additionally, publication was made in the NWI Times and posting on the property. Property has been vacant and abandoned for a least a year and no contact with the owners from the Inspections Department. Inspection document has been give to the Board, gas pinned off at the at the meter, electric is off and both electrical meters have been removed, water is off, meter pulled since October 2022. Inspector Hawkins did a cut and clean and placed a lien on the property in 2023. This is on a very busy commercial street in the city and would like to see the property demolished if it is not going to be rehabbed or fixed up. Mr. Smith presents photos to the Board.

J. Zhu, present to represent owner and has travelled from Hawaii. Mr. Smith states for the record that we usually don't allow anyone but the owner, attorney, letter or something from

the owner to let them speak. No objection since he came from Hawaii. The owner cannot come over due to pandemic and visa issue. Ms. Christy Wang is also present from Toronto. They are friends of the owner but cannot think of the name. The LLC is the landlord for this property. The owner did have a local realtor to manage and the realtor quit and owner was not able to come here directly. Owner wants to rehab to lease it out. They are in contact with a local commercial real estate agent to help manage this property. Mr. Zhu states the owner's name is Chengxi Yin and doesn't know what is going on here, didn't know it was abandoned until recently when he received the letter. Owns a couple more properties that are in good condition. Mr. Smith states that this has been vacant for so long it fits as an unsafe premise under the Unsafe Building Act and requests the Board to affirm the Demolition Order and stay the order for a period of 60 days to allow to pay for an inspection and get to moving in the right direction. Mr. Zhu requests an additional 3 months due to them not being familiar with the situation and the permitting process. Mr. Smith suggest leaving an email with Mr. Kearney and will provide the Resolution process, pay for and set up the inspection. Mr. Long states the Board does not want to go 90 days and denies that request. Recommendation by Ms. Greenwell to affirm the Order, stay the Order and set for status for June 20, 2024; concurred by Mr. Long. AYES ALL. Motion carried. (Ins. No. 24-176)

Order to Rescind and Release Order to Demolish property located at 917 Kane St. (Garage) submitted for approval. Mr. Smith states to make sure the lien release is contingent upon payment being made at closing. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-177)

Under Old Business, Status - 4350 Sheffield. Inspector Pajdzik states he has spoken with the property owner and was informed he and architect have done a walk through of the property and will be submitting the plans for the approval of the rear apartment and requests another continuance. Motion by Ms. Greenwell to set for status on May 2, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried.

Status – 7235 Calumet Ave. - Attorney Petersen, attorney for Norma Herrera who is under a land contract to purchase property. There has been a partial settlement of her matter so requesting additional time and client is now in a position to address these matters. Mr. Smith wants to confirm all residential tenants have been removed and vacant. Mr. Petersen states there are no residential tenants in the property and believes his client will ultimately be in control of the property. Motion by Ms. Greenwell to set for status on June 20, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried.

Status – 1434 Sherman – Mr. Lewter states that inspection passed, waiting on the plumber, project is moving forward and requests a 90-day rehab agreement. Motion by Ms. Greenwell to set for status on July 11, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried.

Status – 847 117th - Mr. Lewter states there is not much progress since the first time present years ago and recommendation to Mr. Ciers was there is a leaky roof around the chimney and work on the inside and areas that are not being affected by the leak. Everything is framed and ready to go, needs to get insulation in, dry wall and move forward. Mr. Lewter provides photos. Mr. Smith states we have been patience because it has some historical significance both architecturally and culturally with the city. Neighbors have been patience but would like to see a plan. There have been several statuses, this has been going on for a while and would like to have a plan and keep moving.

Mr. Brian Ciers met with Mr. Lewter and has been focusing on trying to get the roof fixed, dealing with insurance company and will get on roof himself. The plan is to continue to clean up the property, maintain the outside of the property and start insulating the walls, insulating the lower section and continue to clean, weather permitting will tear the steel off the roof and repair the leak area. Mr. Smith asks if there is any thought about putting on the market. Mr. Ciers has thought about it but the rehab agreement. Mr. Smith states they would work with a new buyer to fix it up right away. There is a letter from 2020 indicating the plan, is there a potential to transfer the property. Mr. Ciers will consider but will continue to work on the property, will do what he can to get to it being a residential property and not prepared to sell at this time. Mr. Long states the Board understands he has good intentions but everyone has limits and we are getting to that point, this has been going on for a long time, promises made along the way that have not been fulfilled and at some point we have to say enough is enough. The Board is trying to be fair but needs some kind of plan that it will be done in a certain amount of time and if you can't, you at least have to consider what Mr. Smith just said. Mr. Ciers will consider it and will move forward with insulation and the roof. Motion by Ms. Greenwell to set for status on May 16, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-178)

Under Rental Registration Hearings, 7207 Carolina Ave. Mr. Farrell states owner is in the military and requests late fee be waived. Motion by Ms. Greenwell to waive late fee; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-179)

4607-09 Ash - Owner present. Motion by Ms. Greenwell to waive late fee; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-179)

4613-15 Oak – Owner present. Motion by Ms. Greenwell to waive late fee; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-179)

6349 Parrish – Owner present. Motion by Ms. Greenwell to waive late fee; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-179)

7024 Ridgeland – No one present. Motion by Ms. Greenwell to deny; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-179)

4343 Grover – Owner present. Motion by Ms. Greenwell to waive late fee; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-179)

2463 Birch – Owner present. 2 units. Motion by Ms. Greenwell to waive late fee; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-179)

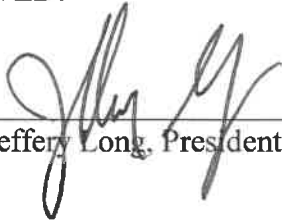
4232 Dearborn – 2 units. Motion by Ms. Greenwell to waive late fee; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-179)

6360 Hohman – Mr. Meeker present. Motion by Ms. Greenwell to waive late fee; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-179)


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 9:51 a.m.

APPROVED:

BY:

  
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Jeffery Long, President

ATTEST:

  
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Linda Norville-Moles, Board Secretary