

**BOARD OF PUBLIC WORKS AND SAFETY  
MINUTES OF OCTOBER 10, 2024**

The regularly scheduled meeting of the Board of Public Works and Safety convened at 9:02 a.m. on Thursday, October 10, 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 October 3, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried.

Under Correspondence, correspondence received from William Short, Chief of Police requesting the approval for the transfer of Officer Paul Manwell from the rank of Master Sergeant to the rank of Sergeant with pay adjustments and be transferred from the Uniform/Patrol Division to the Traffic Unit to be made effective October 1, 2024; Sergeant Andrew Laurinec be transferred from the Uniform/Patrol Division to the Community Affairs Division and will relinquish his Evidence Technician Specialty pay effective October 1, 2024; Corporal Timothy Kreisler be transferred from the Uniform/Patrol Division to the Detective Bureau and will relinquish his FTO Specialty pay effective October 1, 2024; and Correctional Officer Romeo Rodriguez was terminated effective close of business October 9, 2024. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-925)

Correspondence received from Dean Button recommending the award and contract for quotes to replace barrel roof at the Public Works Complex be awarded to Gluth Brothers in the amount of \$144,798.00. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-926)

Correspondence received from Dean Button requesting \$69,000.00 of CIB Funding to be allocated for the PASER and Sign Inventory project and Agreement with First Group Engineering, Inc. submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-927)

Correspondence received from Dean Button requesting \$5,476.65 of CIB Funding to be allocated for the barriers on Kennedy Avenue project submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-928)

Correspondence received from Dean Button requesting \$36,721.00 of the 3rd District Gaming to be allocated for the Erie Avenue Resurfacing project submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-929)

Correspondence received from Dean Button requesting the approval for the 10-day road closure on Kennedy Avenue between 165th Street and Gibson Transfer Road starting October 21, 2024 through October 31, 2024. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina.

AYES ALL. Motion carried. (Ins. No. 24-930)

Request for approval from Elevate Creative Group requesting permission to use City Hall and a Location Agreement submitted for approval. Mr. Smith states security will be present. Motion by Ms. Greenwell to approve contingent upon their signature; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-931)

Under New Business, Demolition hearings. Mr. Smith requests to go out of order since there are attorneys present. Mr. Smith also states that all the properties have had proper notice pursuant to I.C. 36-7-9 et. seq., notice has been sent to owner of record, there have been publications and notice on properties.

1476 Shell St. – Mr. Smith states the owner is Heriberto Prieto at this address. There is massive overgrowth in the yard and in the parkway, cut and cleans have been done since 2023, water is on but very minimal usage. There is a possibly of squatters as they have been seen at times on the property, large amounts of scrap metal seen in yard and under the growth, dead tree in year. Attorney Berger from Wells Fargo present and states this is in foreclosure and a judgment and requests additional time. Mr. Smith requests the order be entered. Motion by Ms. Greenwell to affirm the order; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-932)

4934 Ash Ave., - Mr. Smith states the owner is Raymond Russell, Carol Russell and Terese Williams all at the address. There is trash all over the driveway and rear of the property and also a default judgment on the property for citation. Front picture window is broken, overgrowth throughout the yard, meter was pulled January of 2024, south fence is collapsed. Otherwise the property appears to be satisfactory condition. Attorney Talsky appears and states there is a mortgage and requesting more time due to sheriff's sale. Motion by Ms. Greenwell to affirm the order; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-932)

1047 Moss St. (Front) – Mr. Smith states owner is Jose Jesus Ramirez Martinez. The property is vacant with no porch, boarded doors, open windows, missing siding, abandoned vehicle in yard. There is a door that lays on the side of the house, unfinished siding on the top. Mr. Ramirez states he has plans to rehab. Mr. Smith requests to affirm the order and set for a 60 day status. Motion by Ms. Greenwell to affirm the order and set for status on December 12, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-932)

3054 Crane Pl. (Garage) – Mr. Smith states the owner is Marsha Lynn Lenart at this address. Many complaints from the neighbors, eye sore, overgrowth, in disrepair and open to the elements. Owner's son appears and states they will put a door on. Motion by Ms. Greenwell to affirm the order and set for status on December 5, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-932)

7817 Delmar Ave. (Garage) Self demolished. Photos attached. (Ins. No. 24-932)

4313 Hickory – Self demolished.

1563 177<sup>th</sup> Place. – Mr. Smith states the property is currently owned by Tina M. Eckert and that Wenci Torres has a tax sale interest. The gas and electric have been cut, in significant disrepair including a totally collapsed porch structure in the rear, roof and front ramp are in disrepair, garage door is peeling, garage roof is in disrepair, soffit and gutters as well as debris all over the yard. Homestead being claimed. Wenci Torres appears and says the redemption period is up on December and plans on working on it. Motion by Ms. Greenwell to affirm the order; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-932)

5125-27 Hohman Ave. Mr. Smith states this is owned by Greater Works Outreach Prayer of Deliverance Ministry and Pastor Jose Ruiz. This was a prior demolition in 2021 and the church continues to deteriorate and is up for renewal of the demolition. Pastor Ruiz sates Darren Willis wants to purchase property. Motion by Ms. Greenwell to affirm the order and set for status on December 12, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-932)

1933 Maiden Lane a/k/a 1933 Caroline Dr., 605 Roosevelt Dr., 1933 Roosevelt Dr. - Mr. Smith states this is owned by Indian Land Trust #P5215. The property is unfinished and completely gutted and has been for almost two years. The outside has been completed. Mr. Lorenzo Lemus, III, 7921 Monroe, Munster states he is now the owner and plans on fixing it up to live in. Motion by Ms. Greenwell to stay the order and set for status on November 14, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-932)

1219 150<sup>th</sup> St. – Mr. Smith states this file had a prior emergency demolition from 2021 to Mr. William Perreault, however no demolition took place. The rear structure has become even more dilapidated and in need of demolition. Current owner is Mr. Mendoza at the address. The property is one story commercial looking brick structure with significant damage and disrepair including incomplete repairs, fence, bricks and debris lying in the rear. Good service. Owner fails to appear. Motion by Ms. Greenwell to affirm the order; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-932)

6241 Calumet Ave. – Owner is Issa Batarseh, 5529 Calumet Ave. Commercial property previously on demolition list from 2018. There have been several car fires which started to deteriorate the south and east walls of the property. There are 11 vehicles and 2 trucks with flat tires, expired or no plates and missing parts. Water is on but there has been no usage. Owner failed to appear. Recommendation by Ms. Greenwell to affirm the order; confirmed by Mr. Long. (Ins. No. 24-932)

7327 Chestnut Ave. – Owned by Patricia Trinkle at this address. Fatal fire on June 6, 2021 where homeowner died and property has been empty since. Meter has been removed. Owner failed to appear. Motion by Ms. Greenwell to affirm the order; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-932)

4831 Columbia Ave. – Owned by Geraldine Wendorf at this address. Owner has been deceased since 2017. The city has had to pay for cut and cleans since 2019. Water has been off, front porch is damaged and full of trash, property is overgrown and in disrepair, gutters are starting to fall off, rear of the property is in terrible condition, rotting wood and debris. Owner failed to appear. Motion by Ms. Greenwell to affirm the order; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-932)

617-19 Gostlin St. (Front) – Owned by General John Pershing Post 428, Inc. of the American Legion. Flooded in January 2024 and property was marked uninhabitable and no contact with the owner since 2023. Owner failed to appear. Motion by Ms. Greenwell to affirm the order; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-932)

944 Murray St. – Owned by Jacqueline Crawford and Melvin Crawford with various addresses. This property was marked uninhabitable on January 9, 2021 due to bad conditions inside the property, hoarding situation, owner in nursing home. Nipsco is on and water is on but missing line inside property. Owner did call and state she was in a nursing home and that the daughter lives there sometimes. Motion by Ms. Greenwell to affirm the order; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-932)

964 Summer St. a/k/a 5614 Howard – Owned by Sandra Majewski at this address. Owner passed away in November of 2022. Rear property has never been inspected from the previous demolition order, cut and cleans have been done over the last two years, huge overgrowth and fence collapsed. Water has been off since 2023, gas and electric meters have been removed. Owner failed to appear. Motion by Ms. Greenwell to affirm the order; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-932)

51 Webb St. – Owned by AAA Group Investors Inc. from Schererville. The property began a rehab and was not completed. Neighbor has been before the Board of Public Works and Safety regarding the condition of the property. In its current condition and the dilapidated shed in the back, needs to be fixed up or demolished. Owners failed to appear. Motion by Ms. Greenwell to affirm the order; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-932)

Requests for Late Rental Registration Hearings. Motion by Ms. Greenwell to set for October 24, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-933)

Garage Sale Permits submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-934)

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. 24-935)

Under Old Business, Status 1434 Sherman – Mr. Lewter states they are working on it and requests an additional 30 days. Motion by Ms. Greenwell to set for November 14, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried.

Status – 1101 Truman – Mr. Lewter states the outside is good and will need a new rehab. Motion by Ms. Greenwell to set for October 24, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried.

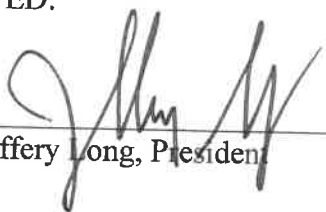
Status – 7235 Calumet – Mr. Smith requests no action and a 60 day status. Motion by Ms. Greenwell to set for December 12, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried.

Under Rental Registration – 13 Doty – Mr. Farrell states this is a new purchase and requests to waive the fee. Motion by Ms. Greenwell to set waive the late fee; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-936)

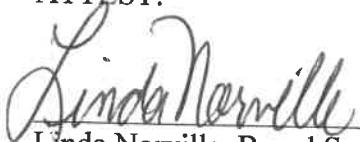
There being no further business to come before the Board, motion by Ms. Greenwell to adjourn; seconded by Mr. Kalina. The regularly scheduled meeting adjourned at 9:59 a.m.

APPROVED:

BY:

  
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Jeffery Long, President

ATTEST:

  
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Linda Norville, Board Secretary