

**Town of Cedar Lake
Unsafe Building Department
May 18, 2011 Minutes**

The Cedar Lake Unsafe Building Department held their regular public meeting on May 18, 2011. It was called to order at approximately 6:05 p.m. followed by the Pledge to the Flag. Those in attendance were: Tom Cutsinger, Citizen Appointee; Diane Cusack, Plan Commission Appointee; Greg Parker, Town Council Appointee; Tim Kuiper, Town Attorney; Ian Nicolini, Town Administrator; and Laurie Wyrick, Recording Secretary.

Minutes: Diane Cusack moved to approve the minutes from the March 16 90011 Public Meeting. Tom Cutsinger seconded. After a roll call vote, the motion carried by a vote of 3 to 0.

1. Board Discussion:

- A. 13513 Dewey Street:** Ian Nicolini stated that the Town is working with the Lake County Commissioners on the unimproved parcel. The purchaser of the property with the structure has been in contact with the Town concerning the property. Xavier Research has contacted the Town for a list of registered demolition contractors and is planning to rebuild on the site. The company is discussing the possibility of acquiring the undeveloped parcel to combine with the developed parcel to have the planned future improvements closer to compliance with the zoning ordinances for the Town. Ian Nicolini stated the parcel that the Town is acquiring and the policy that the Town Council will chose to follow for an interested party to purchase town-owned property in similar instances. Xavier Research does understand the fact that this property is and has been an ongoing blighted property in the Town. Xavier Research will need to apply for developmental variance(s) for the property with or without the parcel that the Town is acquiring; and is requesting a favorable recommendation to the Board of Zoning Appeals to rebuild within the existing footprint. The Unsafe Building Department was amiable to this request. Ian Nicolini stated that a sense of urgency has been relayed to the purchaser of the parcel. Diane Cusack stated concerns about the size of the lots in Cedar Point Park and asked the possibility of the lot sizes increasing in the subdivision in the future. Ian Nicolini responded that the subdivision will most likely remain with small lots for the foreseeable future. Greg Parker agreed that the subdivision is a cottage subdivision. Diane Cusack stated concerns about the roads in the subdivision. Ian Nicolini stated that road widening is not planned as the land is not available and that some of the streets will be paved and some drainage improvements are planned for the subdivision.
- B. 6801 W. 134th Court:** Greg Parker requested a status update on the property and the involvement of the property owner in the remediation. Ian Nicolini stated that attempts were made to contact the property owner; however, contact was not made. Ian Nicolini stated that the Town Council approved the emergency action necessary for the property to remove public health and safety hazards at the location. The site contained rodents, sharp objects and building debris. The clean up and sewer cap and well cap were completed by Public Works Department. The fee for the removal and capping of the sewer is four thousand six hundred seventy-one dollars and ninety-four cents (\$4,671.94). Tim Kuiper stated that a hearing can be set to have a lien placed on the property for the cost of clean and sewer cap and well cap. Greg Parker directed the Town Attorney to proceed with the lien process, Diane Cusack and Tom Cutsinger agreed.
- C. 14530 Wheeler Street:** Ian Nicolini stated that this property has been a concern for several years. The building is an abandon four (4) unit apartment building that has been boarded up. Evidence of animals living in the premises, illicit drug use, illegal trespass.

There was a fire that took place approximately five (5) years previously on site. Ian Nicolini stated that at the Town Council agreed at the Town Council meeting on Tuesday, May 17, 2011 to the CBDG monies for 2011 & 2012 be directed to the Unsafe Building Department. The amount is approximately fifty-three thousand dollars (\$53,000.00) and can be used for removal of blighted structures. A preliminary estimate of the cost of removal of this structure is thirty-two thousand dollars (\$32,000.00) using Davis-Bacon wages to include clean up of site, sewer cap and well cap. The lien, which can include interest, will be to Lake County Economic Development. Public hearing, notice and certification of the order in hand review are all a part of the process for demolition of the property. The property has several liens on it currently including sewer billing and delinquent taxes. Tim Kuiper stated that using CBDG to improve the community by eliminating a public safety concern. Ian Nicolini stated that other fees may be needed for attorney fees, court fee, etc. Tim Kuiper requested direction from the Unsafe Building Department for action and dates concerning the property.

Motion: Diane Cusack moved to direct the Town Administrator and Town Attorney to begin application process for funding for demolition of the property located at 14530 Wheeler Street. Tom Cutsinger seconded. After a roll call vote, the motion carried by a vote of 3 to 0.

Motion: Tom Cutsinger moved to authorize that notice of Unsafe Building Department Public Hearing for July 20, 2011 concerning and the property at 14530 Wheeler Street in Cedar Lake, Indiana. Diane Cusack seconded. After a roll call vote, the motion carried by a vote of 3 to 0.

D. Demolish List: List for tracking properties for the Unsafe Building Department.

E. Repair List: List for tracking properties for the Unsafe Building Department.

2. Public Comment: None

3. Adjournment: 6:35 p.m. Motion made by Diane Cusack and seconded by Tom Cutsinger. After a roll call vote, the motion carried by a vote of 3 to 0.

Press Session: LolaJean Brink stated that phone calls have been made to her concerning the property located at 10833 W. 133rd Avenue, formerly known as JoJo's Restaurant. Ian Nicolini stated that the property has been boarded up and that the Staff and Unsafe Building Department are aware of the condition of the property.

Diane Cusack

Tom Cutsinger

Greg Parker

Attest: _____
Laurie Wyrick, Recording Secretary