



**TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA MINUTES OF
THE CEDAR LAKE UNSAFE BUILDING DEPARTMENT**

December 19, 2012

Public Meeting 6:00 PM at the Cedar Lake Town Hall

The Unsafe Building Department for The Town of Cedar Lake held its regular public meeting on December 19, 2012. The meeting was called to order at approximately 6:00 p.m. Members present were: Diane Cusack, Tom Cutsinger, and Greg Parker. Staff present was: Town Manager Ian Nicolini and Recording Secretary Jen Montgomery, Building Commissioner Jack Slager, and Town Attorney Tim Kuiper.

Public Hearing:

1. 12812 Cline Avenue:
 - a. Attorney to Review Legals: All legals are in order for this hearing. All certified notices have been sent out for this meeting.
 - b. Town Manager's Comments: Ian Nicolini stated that the premises report has been presented to the Commission. There are six statutory steps that must be met in order to take an unsafe building action: structure condition is unsafe, constitutes a fire hazard, constitutes a hazard to public health, constitutes a public nuisance, unsafe premises constitutes a danger to person and property because of several violations to codes and ordinances regarding maintenance, unsafe premises have been neglected and not maintained in a manner that allows for occupancy and use. Ian Nicolini stated that all six of these statutes have not been met and presented pictures of the property's current state. Ian Nicolini stated that it is his recommendation that this property is demolished by the Cedar Lake Public Works Department and a lien is placed on the property for the work completed.
 - c. Owner's Comments: Property owners are not present.
 - d. Commission's Discussion: None.
 - e. Commission's Decision: Motion to proceed with demolition performed by Cedar Lake Department of Public Works and record a lien upon completion made by Diane Cusack and seconded by Tom Cutsinger. Roll Call Vote: 3 to 0.

Old Business:

1. 12819 Cline Avenue:

Ian Nicolini stated that this property was demolished by the bank.
2. 7324 W. 136th:

Ian Nicolini stated that the owner of this property has passed away and he is in contact with the family and they know that this property is going to be added to the list of unsafe homes and proceed with a future demolition. Ian Nicolini recommended that we proceed with scheduling a public hearing for demolition. Motion to proceed with a Demolition Hearing on this property in January 16, 2013 made by Diane Cusack and seconded by Tom Cutsinger. Roll Call Vote: 3 to 0.
3. Unsafe Building Property Liens:

Ian Nicolini recommended that the Council set a policy for waiving or discounting property liens on unsafe homes that would help future purchasers afford these properties, bring them to compliance, or demolish them. Ian Nicolini explained that often times property liens on is more money than what the property is being sold for and this restricts potential buyers. Standards and conditions could be set that this lien could be waived or discounted if the properties were brought to code or demolished. This would be a recommendation from the Unsafe Building Committee to the Town Council to be passed as an Ordinance for future policy. Motion to approval future recommendations on a case by case basis for waiver or discount of property liens on Unsafe Building Properties made by Diane Cusack and seconded by Tom Cutsinger. Roll Call Vote: 3 to 0.

Commissioners Discussion: None

Public Comment: None

Adjournment: The meeting was adjourned at approximately 6:30 p.m.

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Diane Cusack – Member

Tom Cutsinger - Member

Greg Parker - Member

Jen Montgomery – Recording Secretary