



**CEDAR LAKE UNSAFE PUBLIC MEETING MINUTES**  
**CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA**  
**August 21, 2024 at 5:30 pm**

**Call To Order:**

Mr. Thiel called the Unsafe Public Meeting to order on Wednesday, August 21, 2024, at 5:32 pm with its members attending on-site. The Pledge of Allegiance was said by all.

**Roll Call:**

**Members Present via Zoom:** None

**Members Present On-Site:** Jeff Biel, Member; Heather Dessauer, Vice Chairperson; Rich Thiel, Chairperson. A quorum was attained. **Also present:** Tony Gatto, Building Inspector; Ryan Deutmeyer, Town Attorney; David Austgen, Town Attorney; Jeff Bunge, Town Manager (present at 5:38); and Cheryl Hajduk, Recording Secretary.

**Absent:** None

**Active Unsafe:**

1. **9320 W. 142<sup>nd</sup> Avenue – NWI Casas LLC (Formerly Midland Trust Company as Custodian fbo Pamela Broadway Account #1716575)**

Mr. Thiel stated the next order of business is for the property located in the vicinity of 9320 W. 142<sup>nd</sup> Avenue.

Mr. Junior Martin, 2701 W. 45<sup>th</sup> Avenue, Gary, IN, was on zoom, commented he wanted to make sure Mr. Gatto was aware that the demolition was completed. Olson Construction was going to send an estimate to the extent of the repairs to the structure.

Mr. Gatto commented the yard should be mowed because the neighbors are not happy of how it looks. Mr. Martin commented he has a company that is supposed to be there every two weeks.

Ms. Dessauer commented the last email that she saw was that Mr. Gatto did not get access to the house. Mr. Gatto commented the door is locked and for security reasons, the Building Department does not keep lock box codes.

Mr. Thiel asked if there was a demo permit for the work that was done. Mr. Gatto responded in the negative and it would of went through our office. Ms. Dessauer asked Mr. Martin if he was aware of needing a Demolition Permit. Mr. Martin commented he was coordinating everything through Olson Construction. Discussion ensued regarding the permit and doing an inspection without the permit.

Mr. Thiel commented to keep Mr. Gatto informed when the grass will be mowed and when the permit can be issued.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to defer this item for 30-days to the next meeting on September 18, 2024. Motion passed unanimously by roll-call vote:

Mr. Biel           Aye  
Ms. Dessauer    Aye  
Mr. Thiel         Aye

## **2. 13333 Lemoore Street – Vogl**

Mr. Thiel stated the next order of business is for the property located in the vicinity of 13333 Lemoore Street.

Mr. Thiel asked if anything has changed. Mr. Gatto commented they were trying to decide if they were going to sell the property as is or do repair work, but he wasn't aware of them getting a General Contractor.

Mr. Erik Vogl, 13333 Lemoore Street, commented we decided to put the property on the market and we are getting things cleaned up. If there is no interest as is, then we will pull permits and get a Scope of Work. We have tried to get a General Contractor, but haven't had any luck with them.

Mr. Vogl commented we are keeping up with the mowing on the property.

Mr. Vogl asked if the houses that are abandoned on each side of their property, are they on the unsafe list. Mr. Gatto commented the one to the South has an active permit for foundation repair and they are working on a permit to rehab the house. The house behind is not occupied and it is on the long list for possible unsafe.

Mr. Thiel asked the Vogl's to communicate by email with updates going forward.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to defer this item for 30-days to the next meeting on September 18, 2024. Motion passed unanimously by roll-call vote:

Mr. Biel           Aye  
Ms. Dessauer    Aye  
Mr. Thiel         Aye

## **Deferrals:**

### **1. 7500 W. 129<sup>th</sup> Ln – Barcewicz**

Mr. Thiel stated he shared with the Board some communication with Mr. Barcewicz. He had someone come over that was interested in looking at the parcel and they inquired with the Building Department about demolishing the house and re-building. Discussion ensued regarding if the house was to be torn down and the road would need to be improved and Mr. Barcewicz would like to vacate the road.

Ms. Dessauer commented we need to be on the same page with the Building Department.

Discussion ensued regarding access to Webster Street and Whitney Street and a couple of houses in this area with access.

**2. 8120 Lake Shore Drive – Bank Shots Bar & Grill (Formerly Schane’s Bar & Grill)**

Mr. Joe Lopez, 8120 Lake Shore Drive, commented we went to the last Plan Commission meeting and discussed getting a deferral to September 18, 2024. We submitted everything and Mr. Oliphant needed more time.

Discussion ensued regarding cleaning up more of the outside and taking the signs down on the building.

Discussion ensued regarding issuing a new Demolition Permit.

**3. 14714 Dewey Street – Urban James Linden**

Mr. Thiel commented this item is deferred to October 16, 2024. Mr. Gatto commented he hasn’t seen any movement with the property.

**4. 8705 W 132<sup>nd</sup> Place – Kubiak Properties Inc.**

Mr. Thiel commented this item is deferred until September 18, 2024.

**5. 12611 Cline Avenue – Kubiak Properties Inc.**

Mr. Thiel commented he spoke with Mr. Kubiak and he said he got the approval with Nipsco for running the power line to have the lights back off of the building. The green metal fence is down and gone.

**6. 7303 W. 128<sup>th</sup> Place – Fouch**

Mr. Thiel commented this item is deferred to September 18, 2024. The full foundation has been dug.

**Under Permit/Demolition Orders:**

- 1. 7105 W. 128<sup>th</sup> Avenue - Cagnina**
- 2. 7109 W. 128<sup>th</sup> Avenue - Cagnina**

Mr. Thiel stated he has been in contact with Mr. Cagnina and he lowered the price on the houses to see if there would be movement. The 7105 W. 128<sup>th</sup> Avenue property cannot be built on if it were torn down. It is a 25-foot lot and a half of a 25-foot lot along the East and West property line. The house adjacent to the South has a 20-foot setback.

Mr. Deutmeyer commented the Wease and Herrera properties have Titles and the initial Demolition Order has been issued and in order to close the loop, we need the final Order Affirmation to be issued. This will then be recorded with the Lake County Recorder’s Office. Mr. Thiel commented we can do that tonight.

### 3. 13947 Hobart Street - Wease

Mr. Ken Griswold, 2303 W. 49<sup>th</sup> Avenue, Hobart, IN.

Mr. Sam Hathi commented he is the tax sale buyer for the property and wanted to make sure we have an opportunity to obtain the deed if it doesn't redeem shortly.

Mr. Griswold commented he closed on the property and there should have been an email from the realtor stating he was purchasing the property.

Ms. Dessauer asked if the new buyer if they knew of this being on the Unsafe List. Mr. Griswold responded in the affirmative.

Mr. Thiel asked what is the intention of the property. Mr. Griswold inquired about the unsafe report.

Mr. Griswold commented he is trying to do soil testing, because there is a dry creek in the back.

Mr. Gatto asked if there was a foundation. Mr. Griswold commented there is a foundation under the back half. The front half is where the kitchen and bedroom are. Discussion ensued in length regarding staying in that footprint to re-build and finding out more if there are wetlands in the back.

Mr. Thiel commented we will send over the Unsafe Report.

Mr. Deutmeyer asked was the closing at a Title Company. Mr. Griswold responded in the affirmative and they took care of the delinquent taxes.

Discussion ensued what Mr. Griswold's next steps are before the next meeting.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to move items 1 through 5 Under Permit/Demolition Orders up to Active Unsafe. Motion passed unanimously by roll-call vote:

Mr. Biel	Aye
Ms. Dessauer	Aye
Mr. Thiel	Aye

A motion was made by Ms. Dessauer and seconded by Mr. Biel to hold off on the Final Order of Demolition and issue a 30-day deferral on 13947 Hobart Street with an update at the September 18, 2024 meeting. Motion passed unanimously by roll-call vote:

Mr. Biel	Aye
Ms. Dessauer	Aye
Mr. Thiel	Aye

A motion was made by Ms. Dessauer and seconded by Mr. Biel for 7105 W. 128<sup>th</sup> Avenue to issue the Final Order of Demolition and once Order is signed by Mr. Gatto to have it recorded. Motion passed unanimously by roll-call vote:

Mr. Biel           Aye  
Ms. Dessauer    Aye  
Mr. Thiel         Aye

A motion was made by Ms. Dessauer and seconded by Mr. Biel for 7109 W. 128<sup>th</sup> Avenue to issue the Final Order of Demolition and once Order is signed by Mr. Gatto to have it recorded. Motion passed unanimously by roll-call vote:

Mr. Biel           Aye  
Ms. Dessauer    Aye  
Mr. Thiel         Aye

**4. 7308 W 138<sup>th</sup> Place – Herrera (Formerly Parat)**

Mr. Thiel commented Ms. Herrera is still having complaints from the adjacent property owner, which is unacceptable.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to issue the Final Order of Demolition and after it is signed by Mr. Gatto to have it recorded. Motion passed unanimously by roll-call vote:

Mr. Biel           Aye  
Ms. Dessauer    Aye  
Mr. Thiel         Aye

**5. 14616 Dewey Street - Frick**

Mr. Thiel asked do we know what is going on with the storm drain easement. Mr. Bunge commented there hasn't been any movement. Mr. Thiel commented the easement is along the north property line and a 20-foot temporary easement would turn into a 6-foot permanent drainage easement along the north line and the west property line would be a 20-foot easement.

Mr. Bunge commented a meeting with Mr. Kubiak, Mr. Oliphant and Mr. Frick will be scheduled at the property. It was talked about having a collection device on the south end of the western easement and they would see if it would interfere with plans for his structure.

Mr. Thiel commented he would like Mr. Frick at the next meeting.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to defer this item for 30-days and ask that the Building Department contact Mr. Frick to be at the next meeting on September 18, 2024. Motion passed unanimously by roll-call vote:

Mr. Biel           Aye  
Ms. Dessauer    Aye  
Mr. Thiel         Aye

**Update Items:**

1. 7512 W 128<sup>th</sup> Lane – Ristevski

Mr. Thiel commented this can be removed from Update Items.

2. 14523 Bryan Street – Cox

Mr. Gatto commented he spoke with the property owner's daughter and they will get railings on the porch.

3. 12901 Hilltop – Lomberger

Mr. Thiel commented they paid \$4,000 and they asked for a 60-day extension to pay the rest.

4. 6599 Fernwood – Mogan

Mr. Thiel commented this has come down.

5. 14021 Windsor Street – Mogan

Mr. Zack James, 14611 Clark Street, Crown Point, IN, commented he tried to acquire the property a month ago and he was in contact with Mr. Mogan, but he has since passed away. A request for a deferral to work with the Estate and figure out what how to buy the property from the Estate. Mr. Deutmeyer commented we are up against a deadline as to the property is on the list for demolition.

Ms. Dessauer asked what is the intention for the property. Mr. James commented he is evaluating it now and may be salvageable. The foundation looks solid.

Mr. Deutmeyer commented Mr. Mogan owned this property two years ago, unless he changed the Title to that prior to his passing, it will need to go through the probate process. Discussion ensued in length regarding opening the Estate and other legalities.

Mr. Deutmeyer commented this property is on a hard deadline of being knocked down by the middle of October. Discussion ensued regarding purchasing the property.

Mr. Parker asked can a Scope of Work be done. Ms. Dessauer commented she doesn't want that; in case it is a null issue.

6. 7029 W 135<sup>th</sup> Avenue – Ward
7. 7020 W 139<sup>th</sup> Place – Land Bank Builders & Associates, Inc. (Formerly INACQ, LLC)

Mr. commented the bills have been sent out.

8. W 127<sup>th</sup> Lane – Town of Cedar Lake

Mr. Thiel commented he received a phone call from an adjacent property owner, who is concerned about the property. We are holding off on the fence and we will not issue the permit on the back, because the fence is a foot away from the structure if we were to tear it down and it would risk damaging a new fence.

Mr. Thiel asked when will this property go up for auction. Mr. Austgen replied within the next month.

Mr. Thiel commented this house would be the next on the list to come down.

9. 14324 Edison – Town of Cedar Lake

Mr. Thiel commented this property has logistic issues.

**Public Comment:**

Mr. Greg Parker, 14823 Morse Street, Cedar Lake, IN, asked what are we going to do with the Barcewicz property. Mr. Thiel commented he needs to be at the next meeting, because he is deferred to the next meeting. Discussion ensued regarding vacating Webster Street.

Mr. Thiel commented the grass has not been mowed and the shed has not been taken down, which was agreed to by Mr. Barcewicz.

Mr. Parker commented he does not want to spend tax payer money that someone can deal with because of technicality. Discussion ensued regarding the Wease property and there isn't an improved road at this property.

**Adjournment:** Mr. Thiel adjourned the meeting at 7:09 pm.

## TOWN OF CEDAR LAKE UNSAFE BUILDING

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Rich Thiel, Chairperson

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Heather Dessauer, Vice Chairperson

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Jeff Biel, Member

ATTEST:

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Cheryl Hajduk, Recording Secretary

*These Minutes are transcribed pursuant to IC 5-14-1.5-4(b) which states:*

*(b) As the meeting progresses, the following memoranda shall be kept:*

*(1) The date, time, and place of the meeting.*

*(2) The members of the governing body recorded as either present or absent.*

*(3) The general substance of all matters proposed, discussed, or decided.*

*(4) A record of all votes taken by individual members if there is a roll call.*

*(5) Any additional information required under section 3.5 or 3.6 of this chapter or any other statute that authorizes a governing body to conduct a meeting using an electronic means of communication.*

*Minutes of August 21, 2024*