



**CEDAR LAKE UNSAFE PUBLIC MEETING MINUTES**  
**CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA**  
**September 18, 2024 at 5:30 pm**

**Call To Order:**

Mr. Thiel called the Unsafe Public Meeting to order on Wednesday, September 18, 2024, at 5:31 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 (present at 5:36 pm); Jeff Bunge, Town Manager; 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.

Nobody was present.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to defer this item for 30-days to the next meeting on October 16, 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 commented the property is for sale. The Building Department made a list of repairs that are needed.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to defer this item for 30-days to the next meeting on October 16, 2024. Motion passed unanimously by roll-call vote:

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

**3. 7500 W. 129<sup>th</sup> Ln – Barcewicz**

Mr. Thiel stated the next order of business is for the property located in the vicinity of 7500 W. 129<sup>th</sup> Lane.

Mr. Thiel commented the property sole on September 7, 2024. Mr. Deutmeyer looked up who the new owner is: Nicki Arterburn.

Mr. Thiel asked Mr. Gatto to do an updated Inspection Report.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to defer this item for 30-days to the next meeting on October 16, 2024 and for the new owner to appear and for Mr. Gatto to do an updated Inspection Report. Motion passed unanimously by roll-call vote:

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

**4. 8120 Lake Shore Drive – Bank Shots Bar & Grill (Formerly Schane’s Bar & Grill)**

Mr. Thiel stated the next order of business is for the property located in the vicinity of 8120 Lake Shore Drive.

Mr. Joe Lopez, 8120 Lake Shore Drive, commented the comments back from the engineer are 90% done. Concrete barriers will be going up, and dumpsters are being brought out to clean up the property. We are awaiting on the lighting engineer’s comments.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to defer this item for 30-days to the next meeting on October 16, 2024. Motion passed unanimously by roll-call vote:

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

**5. 8705 W 132<sup>nd</sup> Place – Kubiak Properties Inc.**

Mr. Thiel stated the next order of business is for the property located in the vicinity of 8705 W. 132<sup>nd</sup> Place.

Mr. Tim Kubiak, 9080 W. 129<sup>th</sup> Place, commented the house was sold, but they backed out. We cannot re-build the house, unless we have the plans in place and then we can get a Demolition Permit. We will start over from the foundation.

Discussion ensued in length regarding the six-month time frame of a Demolition Permit.

Mr. Kubiak commented there will be a driveway with parking and the hill will have to be extended to the South.

Discussion ensued regarding giving more of a grace period with a re-build of a house and Demolition Permit time frames.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to defer this item to the next meeting on October 16, 2024 with the understanding they get their plans in order before the next meeting, the Unsafe Board would approve a Demolition Permit and a Re-Build Permit to be issued with a stipulation that the demolition needs to be done within 60-days of issuance. Motion passed unanimously by roll-call vote:

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

#### **6. 12611 Cline Avenue – Kubiak Properties Inc.**

Mr. Thiel commented the next order of business is for the property located in the vicinity of 12611 Cline Avenue.

Mr. Tim Kubiak, 9080 W. 129<sup>th</sup> Place, commented we got the fence down and temporary power can go in by the building. The roof is still secure and we are working on pricing of putting up new fence.

Discussion ensued regarding of potential future plans for the property.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to defer this item for 60-days to the next meeting on November 20, 2024. Motion passed unanimously by roll-call vote:

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

#### **7. 7303 W. 129<sup>th</sup> Avenue – Fouch**

Mr. Thiel commented the next order of business is for the property located in the vicinity of 7303 W. 128<sup>th</sup> Place.

Mr. Roger Fouch, 7303 W. 129<sup>th</sup> Avenue.

Mr. Thiel commented he spoke with Mr. Gatto regarding the Scope of Work for the items that are on the report.

Mr. Fouch commented he put backing on the rafters in the basement, so they are wider. Siding will go on the outside soon and he will come into the Building Department to get a permit.

Discussion ensued regarding how much longer this property may be on the unsafe list.

A motion was made by Mr. Biel and seconded by Ms. Dessauer to defer this item for 30-days to the next meeting on October 16, 2024 and to meet with Mr. Gatto to issue a permit for a remodel and the permit will be good for one year. Motion passed unanimously by roll-call vote:

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

#### **8. 14616 Dewey Street - Frick**

Mr. Thiel commented the next order of business is for the property located in the vicinity of 14616 Dewey Street.

Mr. Tom Frick, 8008 W. 146<sup>th</sup> Avenue, commented he has drawings and a proposal for a new house. The bottom of the house is closed up. DVG, Inc. will be coming out to survey the property.

Mr. Thiel commented the easement does not have anything to do with the house on the property. Discussion ensued regarding the easement on the property.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to defer this item for 60-days to the next meeting on November 20, 2024 and 60-days for a Demolition Permit from the time it is picked up to demolish the home. Motion passed unanimously by roll-call vote:

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

#### **9. 13947 Hobart Street - Wease**

Mr. Thiel commented the next order of business is for the property located in the vicinity of 13947 Hobart Street.

Mr. Ken Griswold, 2303 W. 49<sup>th</sup> Avenue, Hobart, IN, on zoom, commented he had Soil Solutions come out and they gave a preliminary determination, as far as, wetlands. It will now need to go through the Army Core of Engineers and they have to sign off before anything can be done. This can take 6-weeks to 6-months for them to sign off and do their determination.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to defer this item for 60-days to the next meeting on November 20, 2024. Motion passed unanimously by roll-call vote:

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

**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 Mr. Cagnina lowered the price on the house and we would like Mr. Gatto give an update on the report with photos, because it has been a long time since a report was done.

Mr. Deutmeyer commented 7105 W. 128<sup>th</sup> Avenue does not have an Unsafe Premises Report, but the condition of the house has been well documented throughout the various meetings. We need a report done so that can complete the preparation and the signing of the Affirmation Order that was approved at the last meeting.

3. **7308 W 138<sup>th</sup> Place – Herrera (Formerly Parat)**

Mr. Thiel commented the property is still listed for sale. Mr. Deutmeyer stated the property is recorded.

**Update Items:**

1. 13713 Parrish Avenue – Diamond Peak Homes LLC

Mr. Thiel commented this property is listed for lease or build to suit.

2. 14523 Bryan Street – Cox

Mr. Thiel commented they are aware of the railings that need to be put in.

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. Mr. Kubiak commented he received the bill for the termination of the well.

5. 14021 Windsor Street – Mogan

Mr. Zack James, 14611 Clark Street, Crown Point, IN, commented we had the estate opened and we are awaiting the Title Work to come back. The Deed will be recorded after that. The plan is to get a Demolition Permit and gut the inside. Discussion ensued regarding the other work that needs to be done.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to amend the agenda to move this item back to Active Unsafe. Motion passed unanimously by roll-call vote:

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

Ms. Dessauer asked what is the intention for this property. Mr. James commented to gut it out and remodel and it will then be a rental property.

Mr. Kubiak commented we will need to set up a site visit before issuing a permit. Discussion ensued.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to have the Building Department to issue a Demolition Permit and give a 30-day deferral to the next meeting on October 16, 2024 with an update. Motion passed unanimously by roll-call vote:

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

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. Thiel commented they were issued the invoices for the demolition back in July 2024 and we have not heard anything back from either. Mr. Deutmeyer commented the invoices can be sent to me and we can file in Court.

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

Mr. Kubiak commented he will go over to the property and talk to the owner to get access.

9. 14324 Edison – Town of Cedar Lake

Mr. Thiel commented this is still a logistics issue.

**Board Discussion:**

Ms. Dessauer commented about getting the old list of potential unsafe properties and to start reviewing the list.

**Public Comment:**

Ms. Mary Joan Dickson, 8711 W. 132<sup>nd</sup> Place, commented she is concerned about the property at 8705 W. 132<sup>nd</sup> Place with the parking and drainage project. There is a well at the end where cars park and she wanted to make sure the drainage is included in the plan.

**Adjournment:** Mr. Thiel adjourned the meeting at 6:50 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 September 18, 2024*