



CEDAR LAKE UNSAFE PUBLIC MEETING MINUTES
CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA
October 16, 2024 at 5:30 pm

Call To Order:

Mr. Thiel called the Unsafe Public Meeting to order on Wednesday, October 16, 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; Jeff Bunge, Town Manager; and Cheryl Hajduk, Recording Secretary.

Absent: David Austgen, Town Attorney

Minutes:

A motion was made by Mr. Biel and seconded by Ms. Dessauer to approve the June 19, 2024 and July 17, 2024 Meeting Minutes. Motion passed unanimously by roll-call vote:

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

Active Unsafe:

1. 14714 Dewey Street – Urban James Linden

Mr. Thiel stated the first order of business is for the property located in the vicinity of 14714 Dewey Street.

Mr. Urban James Linden, 14714 Dewey Street, commented he talked to Mr. Gatto about the problems at the house and everything will need to be cleaned up on the inside. There isn't a center load bearing wall in the house. Mr. Urban discussed the support beams in the ceiling and other issues within the house.

Mr. Gatto commented he has not been back at the house, but only past the house multiple times.

Ms. Dessauer asked what is the plan. Mr. Linden commented he needs to strip the walls and ceiling on the main floor in order to figure out what was done and to correct the problems. Mr. Biel asked if a licensed contractor will be hired. Mr. Linden responded in the affirmative.

Discussion ensued regarding the Demolition Permit that expired and another permit would need to be issued.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to issue a new 90-day Demolition Permit and for the permit to expire on January 16, 2025 and for Mr. Linden to be at the January 15, 2025 meeting. Motion passed unanimously by roll-call vote:

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

2. 9320 W. 142nd 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. 142nd Avenue.

Mr. Junior Martin, 2701 West 45th Avenue, Gary, IN, on zoom.

Mr. Thiel asked what is the plan from the most current photographs. Mr. Martin commented the original plan was to make repairs with a Scope of Work, but because the time that has gone by, and with the current layout of the house, we have decided to take down the house and start over.

Mr. Martin commented the Demolition Permit that we have will expire on December 5, 2024. We will get dumpsters out there to demolish the house soon. Discussion ensued regarding the timeline of getting the house down.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to defer this item for 30-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

3. 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 one deal that the Vogl's had fell through. Discussion ensued regarding how the Vogl's will now list the house for sale.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to defer this item for 30-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

4. 7500 W. 129th Ln – Arterburn

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

Mr. Paul Arterburn, 502 South Street, Crown Point, IN commented we did not know this property was on the unsafe list. Ms. Dessauer commented the previous owner was well aware to let the new buyer to disclose this was on the unsafe list.

Mr. Gatto commented we will get them the Unsafe Premises Report.

Ms. Dessauer asked what is the intention for the property. Mr. Arterburn commented his daughter is going to eventually move into the house.

Discussion ensued regarding Mr. Gatto going out to the property and doing a Site Inspection and issuing a permit for the roof.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to defer this item for 30-days to the next meeting on November 20, 2024 and to issue the roof permit that was applied for. Motion passed unanimously by roll-call vote:

Mr. Biel Aye

Ms. Dessauer Aye

Mr. Thiel Aye

5. 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, Bank Shots Bar & Grill, commented there were cinder block walls and two roofs. The flat roof came down with the fire and pushed the walls out. The bottom structure is solid, but the rest needed to come down.

Mr. Lopez commented the electrical engineer turned in their plan late, and it was turned into Mr. Oliphant.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to defer this item for 60-days to the meeting on December 18, 2024. Motion passed unanimously by roll-call vote:

Mr. Biel Aye

Ms. Dessauer Aye

Mr. Thiel Aye

6. 8705 W 132nd Place – Kubiak Properties Inc.

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

Mr. Gatto commented they are still working on getting plans together. The Demolition Permit has not been picked up, because the old plan is being revised.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to defer this item 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. 129th Avenue – Fouch

Mr. Thiel commented the next order of business is for the property located in the vicinity of 7303 W. 129th Avenue.

Mr. Gatto commented he saw Mr. Fouch last week and checked in on the back fill to close out the permit for foundation repairs. He will submit a Scope of Work to do the interior and exterior rehab to finish it up.

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

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

8. 14021 Windsor Street - James

Mr. Thiel commented the next order of business is for the property located in the vicinity of 14021 Windsor Street.

Mr. Zack James, 14611 Clark Street, Crown Point, on zoom, commented he closed on the house and cleared up the back taxes and utility liens. We cleaned out the garbage on the inside. Another dumpster is being delivered and we will start on the interior demolition.

Mr. James will set up inspections in the near future.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to defer this item for 30-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. 128th Avenue - Cagnina**
2. **7109 W. 128th Avenue - Cagnina**

Mr. Thiel stated Mr. Cagnina has had some showings on the properties, but has been forced to lower the asking price. Mr. Cagnina wanted to know of the time frame that he has before the properties would be demolished.

Mr. Thiel asked was the Order for Demolition finalized. Mr. Deutmeyer stated it is in final now and was awaiting the Unsafe Premises Report. Mr. Gatto can sign the Order and it can be recorded. The Order is good for two years.

3. **7308 W 138th Place – Herrera (Formerly Parat)**

Mr. Thiel commented Ms. Herrera has had some showings and keeping the yard clean. She continues to have issues with the neighbors.

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 the handrails aren't taken care of. Ms. Dessauer asked do the handrails make it unsafe. Mr. Gatto commented this was an item that they need to get done in the process.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to remove 14523 Bryan Street from the Unsafe Building List and to have the Building Department to monitor when the railings will be put up. Motion passed unanimously by roll-call vote:

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

3. 12901 Hilltop – Lomberger

Mr. Thiel commented a reminder was sent out.

4. 6599 Fernwood – Mogan

Mr. Thiel commented the bill is being worked on. Mr. Deutmeyer commented once we get the invoice we will file a claim with the estate.

5. 7029 W 135th Avenue – Ward
6. 7020 W 139th Place – Land Bank Builders & Associates, Inc. (Formerly INACQ, LLC)

Mr. Deutmeyer commented we will work on getting the filings done in Court.

7. W 127th Lane – Town of Cedar Lake
8. 14324 Edison – Town of Cedar Lake

Mr. Thiel commented Mr. Kubiak was going to reach out to the owner at W 127th Lane to get through the Glines property and Glines is awaiting to get his fence up, but we are not issuing the fence until that building is down. Mr. Kubiak was going to get a dumpster out there to tear it down.

Public Comment: None was had.

Adjournment: Mr. Thiel adjourned the meeting at 6:27 pm.

TOWN OF CEDAR LAKE UNSAFE BUILDING

Rich Thiel, Chairperson

Heather Dessauer, Vice Chairperson

Jeff Biel, Member

ATTEST:

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 October 16, 2024