



**CEDAR LAKE UNSAFE PUBLIC MEETING MINUTES**  
**CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA**  
**July 16, 2025 at 5:30 pm**

**Call To Order:**

Mr. Thiel called the Unsafe Public Meeting to order on Wednesday, July 16, 2025, 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:** John Hojek Member; James Hunley; Rich Thiel, Chairperson. A quorum was attained. **Also present:** David Austgen, Town Attorney; Ben Eldridge, Town Manager; Terrence Conley, Planning Director; Tony Gatto, Building Inspector and Cheryl Hajduk, Recording Secretary.

**Absent:** Ryan Deutmeyer, Town Attorney

**Minutes:** June 18, 2025 Meeting Minutes

A motion was made by Mr. Hunley and seconded by Mr. Hojek to approve the June 18, 2025 meeting minutes. Motion passed unanimously by roll-call vote:

|            |     |
|------------|-----|
| Mr. Hojek  | Aye |
| Mr. Hunley | Aye |
| Mr. Thiel  | Aye |

**Active Unsafe:**

**1. 12611 Cline Avenue – Kubiak Properties Inc.**

Mr. Thiel stated 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 the lights are up and functioning, there is a camera working out there, grass has been mowed, the fence has been down.

Mr. Hunley asked what are the plans for the property. Mr. Kubiak commented there isn't a plan for development, as there is a moratorium in Town. There are ideas and concepts. The building has been secured and windows boarded up.

Mr. Hunley commented this is all for security reasons.

Mr. Thiel asked are the lights motion lights. Mr. Kubiak commented they are dusk to dawn lights.

Mr. Hojek asked do the police have access to this area. Mr. Kubiak responded in the affirmative and everything is bolted shut from the inside of the building.

Mr. Hunley asked what is the Town's plans if something doesn't happen. Mr. Thiel commented in the beginning; the main priority was making sure it was secure. This building is far up the road and secure.

Mr. Hunley commented we should put this item on the update item list.

Mr. Kubiak commented the intent is to get some of the concrete cleaned up around the building. When we looked long ago to take the building down, it was estimated at \$250,00 and \$300,000 to put the building into a pile. Discussion ensued regarding the building.

A motion was made by Mr. Hojek and seconded by Mr. Hunley to move this item from Active Unsafe to the Update Items list. Motion passed unanimously by roll-call vote:

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|------------|-----|
| Mr. Hojek  | Aye |
| Mr. Hunley | Aye |
| Mr. Thiel  | Aye |

## **2. 14616 Dewey Street – Frick**

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

Mr. Gatto commented we have his permit and there had been some engineering comments and the Town wants the drainage easement to be secured.

Mr. Thiel commented there was discussion with Mr. Oliphant in the past and Mr. Bunge was involved at some point. Mr. Gatto commented the processing part is done with the permit.

Mr. Hojek commented the drainage issue also has to do with Bugaboo's. Mr. Kubiak commented the requirement is to have rear-yard drainage in to build on that property. There is a swamp in the back. Discussion ensued regarding drainage and how the easement is needed for the area.

Discussion ensued regarding this item is also on the Storm Board agenda monthly.

A motion was made by Mr. Hojek and seconded by Mr. Hunley to defer this item for 30-days and for Mr. Frick to be at the next meeting on August 20, 2025 with an update. Motion passed unanimously by roll-call vote:

|            |     |
|------------|-----|
| Mr. Hojek  | Aye |
| Mr. Hunley | Aye |
| Mr. Thiel  | Aye |

## **Potential Unsafe:**

### **1. 7131 W. 137<sup>th</sup> Place**

Mr. Thiel asked if this had a letter sent to the owner. Ms. Hajduk commented we sent a letter on July 1, 2025 and we have not heard anything back yet.

**2. 13857 Huseman Street**

Mr. Thiel commented this was brought to our attention in a previous meeting. Mr. Kubiak commented he can speak with the owner and he thinks it can be taken off the agenda. Discussion ensued regarding that this well house is not unsafe.

**3. 7704 W. 134<sup>th</sup> Court**

Ms. Hajduk commented we sent a letter out and have not heard anything back yet.

**4. 7204 W. 129<sup>th</sup> Lane**

Ms. Hajduk commented we sent a letter out and have not heard anything back yet. Mr. Gatto commented we received two separate permit applications for electric service turn-on and one for an interior demolition and each of the names on the permits for the owners are different and each of those names are different than what is listed on GIS. We will need verification of the owner and this was a result of someone purchasing the house.

**5. 13438 Hilltop**

Ms. Hajduk commented we sent a letter out on July 1, 2025 and we have not received a response as of yet.

Mr. Thiel asked about 13025 Tyler Street. Ms. Hajduk commented this was the gentleman that came in recently and spoke with Mr. Conley. Mr. Thiel commented this property is for sale. Ms. Hajduk commented this gentleman is going to be out of the country for six to eight weeks.

**Under Permit/Demolition Orders:**

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

Mr. Thiel commented 7105 W. 128<sup>th</sup> Avenue is going to be lifted. Mr. Gatto commented he has not seen the permit as of yet. Mr. Thiel commented 7109 W. 128<sup>th</sup> Avenue the house and garage have been demolished. Mr. Gatto commented 7109 W. 128<sup>th</sup> Avenue can be removed from the agenda.

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

Mr. Gatto commented they had a contractor submit a permit to put a foundation under the house and a permit to rehab the rest of the house. Mr. Gatto commented this item can be removed from the agenda.

**4. 13026 Fulton Street - Kubiak**

Mr. Kubiak commented the property needs seed and dirt. Mr. Hunley commented this can be taken off of the agenda.

5. 13333 Lemoore Street

Mr. Gatto commented we did a walkthrough with LMM and it needs a lot of work. They have a permit, and they are aware of what needs to be done.

**Update Items:**

1. 9320 W. 142<sup>nd</sup> Avenue – NWI Casas LLC

Mr. Gatto commented we sent an email to Mr. Martin asking for them to dig the holes around the foundation to verify that it is good.

2. 13713 Parrish Avenue – Diamond Peak Homes LLC

Mr. Conley commented they are still waiting on the architects and they do not have finished drawings yet. Mr. Thiel commented the drawings that they had were for a concept to get it switched from commercial to a residential status.

Mr. Hunley commented they need a time limit to do something with the property.

3. 6599 Fernwood – Mogan

Mr. Austgen commented this is still with the estate.

4. 7029 W 135<sup>th</sup> Avenue – Ward

5. 7020 W 139<sup>th</sup> Place – Land Bank Builders & Associates, Inc. (Formerly INACQ, LLC)

Mr. Thiel commented these are still with the estate.

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

Mr. Eldridge commented we have appraisal quotes that will be presented to the Town Council.

7. 14324 Edison – Town of Cedar Lake

Mr. Kubiak commented this is on his list of things to do.

**Discussion:**

Mr. Hojek commented he drove by some properties that are on the list and some of the properties have minor issues and a few needs attention soon.

Mr. Thiel commented the Town purchased 13043 Polk Street for access to Potawatomi Park. Mr. Thiel asked if the house will be torn down. Mr. Kubiak commented we put in a request to have the electric retired and the gas is already off. We will then tear down the house. Discussion ensued regarding the sewer tap.

Mr. Hunley commented when a house is deemed unsafe, if they do not update a permit within three or four months, they need to be fined.

Mr. Thiel commented with issuing letters and giving 60-days to respond, has worked for a few homeowners.

Discussion ensued regarding 8707 W. 141<sup>st</sup> Steet, which is vacant. Mr. Austgen commented we would have to do a skip trace for the owner's name.

**Public Comment:**

Mr. Jerry Wilkening, 10826 W. 131<sup>st</sup> Avenue, asked has 13857 Huseman Street been looked at. Mr. Thiel commented there is nothing there for anyone to get hurt and we are going to remove it from the list as it is not unsafe. Mr. Kubiak was going to talk to the owner and see what their intentions are. Mr. Wilkening commented there were taking a block out of the door frame. Mr. Kubiak commented it is a concrete building.

**Adjournment:** Mr. Thiel adjourned the meeting at 6:13 pm.

## TOWN OF CEDAR LAKE UNSAFE BUILDING

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Rich Thiel, Chairperson

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James Hunley, Member

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John Hojek, 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 July 16, 2025*