



CEDAR LAKE UNSAFE PUBLIC MEETING MINUTES
CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA
August 20, 2025 at 5:30 pm

Call To Order:

Mr. Thiel called the Unsafe Public Meeting to order on Wednesday, August 20, 2025, 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: John Hojek Member; James Hunley; Rich Thiel, Chairperson. A quorum was attained. **Also present:** David Austgen, Town Attorney; Ryan Deutemer, Town Attorney; Ben Eldridge, Town Manager; Terrence Conley, Planning Director; Tony Gatto, Building Inspector and Cheryl Hajduk, Recording Secretary.

Absent: None

Minutes: July 16, 2025 Meeting Minutes

A motion was made by Mr. Hojek and seconded by Mr. Hunley to approve the July 16, 2025 meeting minutes. Motion passed unanimously by roll-call vote:

Mr. Hojek	Aye
Mr. Hunley	Aye
Mr. Thiel	Aye

Active Unsafe:

1. 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. Thiel commented the Building Department reached out multiple times to Mr. Frick.

Mr. Gatto commented the issue is the drainage. There hasn't been any movement with the property lately.

Mr. Thiel commented Mr. Bunge was involved with the drainage issue in the past. We can have Mr. Eldridge reach out to Mr. Frick to have a meeting regarding the drainage issues.

Mr. Deutmeyer commented in order to move with the Demolition Permit; we would need an update to the Unsafe Report and order Title Work. This would be a two-to-three-month process.

Mr. Conley commented we fixed Mr. Frick's curb line, but he does have a drainage issue.

Mr. Gatto commented the house is still secure.

Mr. Tom Frick, 14616 Dewey Street, Cedar Lake, IN (came to meeting late). Mr. Thiel asked if there is a good day soon to have a meeting with the Town regarding the drainage issues. Mr. Frick gave times and days when he would be available for a meeting.

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 September 17, 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. 137th Place

Mr. Thiel asked did they come in for the permit for the garage. Ms. Hajduk responded in the affirmative.

Mr. Hojek commented he will go by the property and take a look at it.

2. 7704 W. 134th Court

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

Mr. Thiel commented if there isn't a response within the 60-day time frame, Mr. Gatto can make an Unsafe Premises Report and can be put on Active Unsafe.

Mr. Deutmeyer commented the 60-days is going to expire and if there isn't a response, should Ms. Hajduk report to Mr. Gatto or vice versa. We can have a report completed for the next meeting.

3. 7204 W. 129th Lane

Mr. Thiel commented a letter was sent out on July 1, 2025 with no response.

4. 13025 Tyler Street

Mr. Thiel commented a letter was sent out on July 1, 2025 with no response. Ms. Hajduk commented the gentleman has spoken to Mr. Conley and was going to be out of the country for six to eight weeks.

Mr. Thiel commented this property is for sale and a report should be done.

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.

6. 7513 136th Lane

Mr. Thiel commented a letter has not been sent and Mr. Hojek will go and take a look at the property.

Under Permit/Demolition Orders:

1. 7105 W. 128th Avenue - Cagnina

Mr. Thiel commented he heard what happened at the property and part of the house fell as the contractor was dealing with the foundation.

Mr. Gatto commented a contractor showed up without a permit or license and started doing work on the house, which is laying on top of the new foundation. They need a Demolition Permit with a licensed contractor. This is not repairable; the house is in a pile and needs to be thrown in dumpsters and start all over.

Mr. Thiel commented we need to keep this under this section.

Mr. Conley commented Mr. Lozevski called him and apologized and will make everything right. The contractors will come in and get licensed. He will talk with Ms. Waters to get the situation rectified.

Discussion ensued regarding contractors not being licensed. Mr. Deutmeyer commented the Town has an Ordinance that requires contractors to be licensed. This would have to be dealt with whatever mechanism the Ordinance provides, but not by this Board, but the Building Department or Police Department would issue a citation to the individuals to the company that was operating without a license.

2. 13333 Lemoore Street

Mr. Gatto commented they have an active permit.

Update Items:

1. 12611 Cline Avenue – Kubiak Properties, Inc.

Mr. Thiel commented we do not have an update.

2. 9320 W. 142nd Avenue – NWI Casas LLC

Mr. Gatto commented he stopped by today and it still not complete. It needs grade and seed and is not sure if the sewer tap has been inspected. Ms. Hajduk will reach out to Mr. Martin for an update.

Discussion ensued with Mr. Hunley wanting people to come in to the meetings with updates. Mr. Thiel commented the updates are a case-by-case update.

3. 13713 Parrish Avenue – Diamond Peak Homes LLC

Mr. Hunley commented they have plans for something on this property. The Building Department will reach out to Diamond Peak for an update.

4. 6599 Fernwood – Mogan

Mr. Deutmeyer commented this is still with the estate.

5. 7029 W 135th Avenue – Ward

Mr. Deutmeyer commented we have the judgement entered against the Ward's and waiting for that to sell.

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

Mr. Deutmeyer commented this is the poster child of what can happen with a worst-case scenario, which is the Land Bank Builders people did not pay their property taxes, so that parcel was sold at a tax sale recently. If the tax sale concludes and the purchaser gets the Certificate, our judgment against that particular piece of property will go away, because it will be bought free and clear.

Discussion ensued regarding redeeming the property if the Town pursues going that route.

7. W 127th Lane – Town of Cedar Lake

Mr. Austgen commented he did not have a second appraisal yet.

8. 14324 Edison – Town of Cedar Lake

Mr. Thiel commented the excavator needs to get out there and we have gotten a lot of rain recently.

Discussion:

Mr. Hojek commented when we see a house with holes in it and in his professional opinion, it makes it very dangerous. If someone gets hurt, the concern is when can the Town establish after a certain time period that an open building gets boarded up and the homeowner has to pay for the Town to board it up.

Mr. Deutmeyer commented there are mechanisms in the Unsafe Law dealing with emergency situations. Discussion ensued regarding giving homeowners advance notice that a house would need to be boarded up.

Mr. Thiel commented we sent a letter in regards to holes in a particular house with no response. Can we tweak the letter to say it needs boarding up. Mr. Deutmeyer commented the letter can state it is an attractive nuisance to small children or teenagers that want to cause a ruckus, but you do not need to give 60-days to complete the request. Discussion ensued.

Mr. Hunley asked does the Town have the money to board up houses. Mr. Thiel commented the money would come from the Unsafe Fund, but we would need to see the balance in that fund. Discussion ensued.

Public Comment:

Adjournment: Mr. Thiel adjourned the meeting at 6:14 pm.

A motion was made by Mr. Hunley and seconded by Mr. Hojek to re-open the meeting for public comment that was previously adjourned. Motion passed unanimously by roll-call vote:

Mr. Hojek	Aye
Mr. Hunley	Aye
Mr. Thiel	Aye

The new owner of 14714 Dewey Street came up to public comment and gave a status update of the property. They are working on a design for a house. The house is not down yet, but dumpsters are being filled with the contents of the house. The plan is to demolish the house in the beginning of the year and the foundation will be kept.

Adjournment: Mr. Thiel adjourned the meeting at 6:19 pm.

TOWN OF CEDAR LAKE UNSAFE BUILDING

Rich Thiel, Chairperson

James Hunley, Member

John Hojek, 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 August 20, 2025