



CEDAR LAKE UNSAFE PUBLIC MEETING MINUTES

CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA

November 19, 2025 at 5:30 pm

Call To Order:

Mr. Thiel called the Unsafe Public Meeting to order on Wednesday, November 19, 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: James Hunley, member; Rich Thiel, Chairperson. A quorum was attained. **Also present:** Ryan Deutmeyer, Town Attorney; Ben Eldridge, Town Manager; Tony Gatto, Building Inspector

Absent: John Hojek, Member; David Austgen, Town Attorney; Cheryl Hajduk, Recording Secretary

Minutes: October 15, 2025 Meeting Minutes

A motion was made by Mr. Hunley and seconded by Mr. Thiel to approve the October 15, 2025 meeting minutes. Motion passed unanimously by roll-call vote:

Mr. Hunley Aye
Mr. Thiel Aye

Active Unsafe:

1. 14616 Dewey Street – Frick

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

- The commission decided to require Mr. Frick at 14616 Dewey Street to obtain either a demolition or remodeling permit within six months, shortening the prior standard year timeline to accelerate action on the property.
- The permit must be pulled by the next meeting, with a six-month window to complete demolition or remodeling work.
- Failure to obtain a permit will result in the matter being turned over to the Town Attorney for further action.
- The motion aligns with past practices to prevent indefinite delays, as this property has been on the list for over a year.
- Title Work has been instructed and is underway to clarify ownership, supporting enforcement efforts.

A motion was made by Mr. Hunley and seconded by Mr. Thiel to have the Demolition Permit pulled by the next meeting and it will be good for six months. Motion passed unanimously by roll-call vote:

Mr. Hunley Aye
Mr. Thiel Aye

2. 7704 W. 134th Court

Mr. Thiel stated the first order of business is for the property located in the vicinity of 7704 W. 134th Court.

- the Board deferred Title Work since the owner, Roman Arellano, 7704 W. 134th Court, engaged with the Building Department and is working on revised plans, shifting this from no contact to active cooperation.
- The item was deferred to the December 17th meeting to allow time for permit progress updates.
- The Building Department will facilitate communication and clarify legacy lot requirements to help move permits forward.
- This deferral rescinded the previous no-response motion, reflecting the owner's responsiveness.

A motion was made by Mr. Hunley and seconded by Mr. Thiel to reconsider the previous motion. Motion passed unanimously by roll-call vote:

Mr. Hunley Aye
Mr. Thiel Aye

A motion was made by Mr. Hunley and seconded by Mr. Thiel to defer this item to the December 17, 2025 meeting with a status update. Motion passed unanimously by roll-call vote:

Mr. Hunley Aye
Mr. Thiel Aye

3. 13025 Tyler Street

Mr. Thiel stated the first order of business is for the property located in the vicinity of 13025 Tyler Street.

- Owner Pablo Weber requested an additional six months due to budget constraints following family medical expenses, aiming to demolish the property but needing more time to secure a contractor and financing.
- The Board agreed to defer action to the December 17th meeting, encouraging Weber to pull a demolition permit valid for one year to enable work commencement.
- Because the property is owned by an LLC, a licensed contractor must be listed on the permit, complicating permit acquisition.
- Mr. Weber reported difficulty securing contractors willing to estimate in winter, slowing progress.
- The Board emphasized the need for ongoing updates to the Building Department and required notification if the property is sold, ensuring continuity of compliance.

A motion was made by Mr. Hunley and seconded by Mr. Thiel to defer this item to the December 17, 2025 meeting with an update and to pull a Demolition Permit, which will be good for one year. Motion passed unanimously by roll-call vote:

Mr. Hunley Aye
Mr. Thiel Aye

4. 13957 Fairbanks Street

Mr. Thiel commented this property was sold and letters will be sent to both the seller and new owner addresses, including corporate entities like KC Capital, to ensure awareness before closing.

A motion was made by Mr. Hunley and seconded by Mr. Thiel to defer this item to the December 17, 2025 meeting. Motion passed unanimously by roll-call vote:

Mr. Hunley Aye
Mr. Thiel Aye

Potential Unsafe:

1. 7204 W. 129th Lane

Mr. Gatto commented we did a Site Inspection and we have not heard anything back. The house is gutted and it is yet to be determined what the owners want to do.

A motion was made by Mr. Hunley and seconded by Mr. Thiel to defer this item to the December 17, 2025 meeting and to instruct Mr. Gatto to do the Unsafe Report. Motion passed unanimously by roll-call vote:

Mr. Hunley Aye
Mr. Thiel Aye

2. 13438 Hilltop

A motion was made by Mr. Hunley and seconded by Mr. Thiel to defer this item to the December 17, 2025 meeting and to instruct Mr. Gatto to do the Unsafe Report. Motion passed unanimously by roll-call vote:

Mr. Hunley Aye
Mr. Thiel Aye

3. 7513 136th Lane

Mr. Thiel commented that Ms. Hajduk received a phone call from a gentleman who is the Power Attorney for his aunt for the house and is out of state. The shed will be torn down and will obtain a permit.

A motion was made by Mr. Hunley and seconded by Mr. Thiel to defer this item to the December 17, 2025 meeting. Motion passed unanimously by roll-call vote:

Mr. Hunley Aye
Mr. Thiel Aye

4. 8623 W. 131st Place

- The owner obtained a permit and began repairs on the garage structure, moving the property into the permit demolition order category, signaling active remediation.
- The board expects the work to continue under the one-year permit timeline with ongoing department oversight.

A motion was made by Mr. Hunley and seconded by Mr. Thiel to move under Permit/Demolition Orders. Motion passed unanimously by roll-call vote:

Mr. Hunley Aye
Mr. Thiel Aye

Under Permit/Demolition Orders:

1. 13333 Lemoore Street

Mr. Gatto will go out and inspect and report progress on Lemoore Street property remodeling activities.

Update Items:

1. 12611 Cline Avenue – Kubiak Properties, Inc.

Mr. Tim Kubiak, 9080 W. 129th Place, discussed as secured but an inactive project, the owner invested approximately \$20,000 in securing the building with electric, fencing, and cameras, reducing trespassing incidents.

A motion was made by Mr. Hunley and seconded by Mr. Thiel to remove this item from the Unsafe agenda due to the moratorium in place. Motion passed unanimously by roll call vote:

Mr. Hunley Aye
Mr. Thiel Aye

2. 13713 Parrish Avenue – Diamond Peak Homes LLC

- For the Diamond Peak barn, Mr. Herbers of Diamond Peak Homes presented architectural plans to convert the building to residential use with an addition, aiming to begin work after winter with expected high renovation costs.
- The barn is no longer classified as unsafe, but remains under close update monitoring to ensure security and progress.
- The Board discussed temporary fencing options to enhance security but recognized aesthetic and practical limitations.
- Provide ongoing updates on 13713 Parish Avenue barn redevelopment project and cooperate with Building Department requirements for fencing and security.

3. 7020 W. 139th Place – Land Bank Builders & Associates, Inc.

- Mr. Deutmeyer explained the complex tax sale and foreclosure statuses of properties like Mogan and Ward parcels, noting that redemption periods and judgment liens affect enforcement timelines and financial recovery.
- The Ward property was sold at tax sale in September 2025 with a redemption period lasting until September 2026, requiring certified notice to lien holders.
- Redeeming the property involves upfront costs that increase total investment before foreclosure can proceed.
- The Board acknowledged past timing and communication challenges that delayed action on tax sale properties and emphasized improving future processes to reduce financial risk.

- The detailed explanation of tax sale complexities by Mr. Deutmeyer highlighted the need for more proactive, timely enforcement to avoid costly demolitions and legal entanglements.
- The board considered a faster foreclosure and demolition timeline to narrow the “redemption gap” and reduce carrying costs.
- Recognizing unpredictable market and legal conditions, the Board aims to refine policies for future properties to avoid repeating costly delays.
- Improved interdepartmental communication and legal coordination were emphasized to streamline tracking, Title Work, and enforcement.

Much discussion regarding both Mogan and Ward properties.

4. W 127th Lane – Town of Cedar Lake

- The Board discussed the town-owned parcel at West 127th Lane, confirming that sale and management decisions fall under the town council’s authority but that proceeds from sales should reimburse the unsafe building non-reverting fund, which finances demolitions.

Discussion ensued regarding the outstanding bill regarding W 127th Lane and trying to re-coup the money.

5. 14324 Edison – Town of Cedar Lake

- The commission moved 14324 Edison Street from update to permit demolition orders contingent on the property owner applying for a demolition permit imminently, aiming for winter demolition.
- This reflects a push to formalize the process and avoid further delays.

A motion was made by Mr. Hunley and seconded by Mr. Thiel to move this item to Permit/Demolition Orders contingent upon Demo Permit application. Motion passed unanimously by roll call vote:

Mr. Hunley Aye
Mr. Thiel Aye

Mr. Gatto explained what constitutes as an unsafe structure/house, which has a very broad definition.

Public Comment:

Mr. Terry Broadhurst, 631 N. State Street, Lockport, IL, representing 14513 Morse Street, commented regarding the house that was sold and can this information be received to Lake County and a potential buyer would know if a house is unsafe.

Mr. Deutmeyer commented what the law requires is that an Order that has been entered and affirmed by the Unsafe Building Commission and then it can be recorded at the Recorder’s Office.

Mr. Thiel commented if we do not have a Demolition Order on the parcel and is on the Unsafe List and the house is sold; we do not have anything that is obligated to notify us within the five days.

Adjournment: Mr. Thiel adjourned the meeting at 6:53 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 November 19, 2025