

LAFAYETTE HEARING AUTHORITY
March 18, 2025

The Lafayette Hearing Authority met on Tuesday, March 18, 2025 at 9:40 a.m. in the City Council Chambers of Lafayette City Hall. Present were: Ron Shriner, Gary Henriott and Cindy Murray.

Kara Boyles, Staff Attorney, was in attendance.

Mr. Shriner called the meeting to order.

MINUTES

Mr. Henriott moved for approval of the January 21, 2025 minutes. Mrs. Murray seconded. Motion Carried.

APPEAL HEARING

Clean, Safe, and Sanitary Order Appeal-2518 Main Street-Owner-Norman Howard

Kara Boyles, Staff Attorney, stated that on January 23, 2025 an Order to Take Action was issued requiring the property to be brought into compliance by February 6, 2025. Under the unsafe building law the owner can appeal the order within ten (10) of issuance. Mrs. Boyles stated that Norman Howard did appeal the order on January 31, 2025 and requested a hearing.

Jay Rosen, Code Enforcement Officer, stated that on January 8, 2025 he cited the property for trash, debris and inoperable cars that were being used to store excessive trash and waste. Mr. Rosen went over pictures that he provided of the property at different stages and times on the course of several months. Mr. Rosen visited the property on February 28, 2025 and the property was still in a state of excessive trash and rubbish. Mr. Rosen issued a notice at that time. On March 5, 2025 Mr. Rosen visited the property where he found that some of the vehicles were removed but the excessive trash was still on property. Mr. Rosen stated that he visited the property yesterday (March 17, 2025) took photos. The trash and debris and still the same. Mr. Rosen stated that he would like to have the property cleaned up by the owner or have the City come in to do the clean-up. Mr. Rosen went over in detail the number of notices issued, fines issued and his process for sending letter, warnings and fines to the property owner. Mr. Rosen stated that there has been no process since December 2024. Discussion ensued regarding citizen engagement, lack of owner awareness and status of progress on the clean-up. This property has been an issue for several years and Mr. Howard has been before the Hearing Authority prior to this hearing. This property has been cleaned up by the City in past years.

Norman Howard, 2518 Main Street, stated that his main reason for not getting his property cleaned up was due to his health issues. Mr. Howard provided a letter from his doctor regarding his health issues. Mr. Howard stated that he was out of the country when the notice was issued and that he only received one notice prior to that. Mr. Shriner asked Mr. Howard if he was aware that his property needed cleaned up and Mr. Howard agreed that he is aware. Mr. Howard asked for more time to do the clean-up. Mr. Howard stated that some of his some drop off stuff to his house and that makes the issue worse. Mr. Howard stated that he had the inoperable cars removed and off the property.

Mrs. Boyles stated that the Board may affirm the original order so the City can access the property for a clean-up event. Mrs. Boyles stated that if the order is affirmed a continuous enforcement order shall be issued meaning that for the next two (2) years the City may enter onto the property without further notice in order to clean the property when it falls below municipal code standards. Mr. Henriott moved to affirm the order. Mrs. Murray seconded. Motion Carried.

OLD BUSINESS (Updates)

Declaration of Abandonment and Order to Seal and Vacate-1600 Hart Street- Owner-Wolf River Construction LLC

Mrs. Boyles stated that the taxes are paid and up to date. This property was issued an unsafe building order. As of March 11, 2025 if the property was not brought into compliance the city would be able to issue a penalty. Mrs. Boyles has been in contact with the property owners. Permits have been requested; work is being

performed, and the City is actively communicating with these property owners. Mrs. Boyles stated that if at any time they cease progress or lose communication the City may issue a penalty up to \$2,500 and then a \$1,000 penalty every 90 days after for noncompliance. All of these penalties are able to go on the property taxes.

Declaration of Abandonment and Order to Seal and Vacate-1307 Washington Street-Owner-Barry and Christopher Richardson

Mrs. Boyles stated that the taxes have remain unpaid however the owner has sealed the property. Mrs. Boyles stated that the City is going to move forward with the tax sale process as this point. Jacque Chosnek, City Attorney, stated that the process put in place is working. Ms. Chosnek thanked Mrs. Boyles for all of her hard work, skills and communication with Code Enforcement and the property owners.

Declaration of Abandonment and Order to Seal and Vacate-2315 N. 26th Street-Owner-T Capital Group LLC

Mrs. Boyles stated that the taxes are paid and up to date. This property was issued an unsafe building order. As of March 11, 2025 if the property was not brought into compliance the city would be able to issue a penalty. Mrs. Boyles has been in contact with the mortgage. Permits have been requested; work is being performed, and the City is actively communicating with the mortgage. Mrs. Boyles stated that if at any time they cease progress or lose communication the City may issue a penalty up to \$2,500 and then a \$1,000 penalty every 90 days after for noncompliance. All of these penalties are able to go on the property taxes.

Declaration of Abandonment and Order to Seal and Vacate-1402 S. 3rd Street-Owner-Dayne Goggans

Mrs. Boyles stated that the taxes are paid and up to date. This property was issued an unsafe building order. As of March 11, 2025 if the property was not brought into compliance the city would be able to issue a penalty. Mrs. Boyles has been in contact with the property owners. Permits have been requested; work is being performed, and the City is actively communicating with these property owners. Mrs. Boyles stated that if at any time they cease progress or lose communication the City may issue a penalty up to \$2,500 and then a \$1,000 penalty every 90 days after for noncompliance. All of these penalties are able to go on the property taxes.

NEW BUSINESS-there was none

PUBLIC COMMENT-there was none

ADJOURNMENT

Mr. Henriott moved for adjournment. Mrs. Murray seconded. Adjourned.

Time: 9:58 a.m.

Ron Shriner s/s
President

Minutes prepared by Mindy Miller Riehle, 1st Deputy Clerk

A digital audio recording of this meeting is available in the Lafayette City Clerk's Office or online at <http://www.lafayette.in.gov/agendacenter>.