

LAFAYETTE HEARING AUTHORITY
July 15, 2025

The Lafayette Hearing Authority met on Tuesday, July 15, 2025 at 9:45 a.m. in the City Council Chambers of Lafayette City Hall. Present were: Ron Shriner and Cindy Murray. Absent: Gary Henriott

Kara Boyles, Staff Attorney, was also present.

Mr. Shriner called the meeting to order.

MINUTES

Mrs. Murray moved for approval of the March 18, 2025 minutes. Mr. Shriner seconded. Motion Carried.

NEW BUSINESS

Order to Comply and Notice to Appear at Demolition Hearing-101 Park Avenue (Garage only) Owner: Cathleen Cavanaugh

Mrs. Boyles stated that this is for a Demolition Request for the garage only at 101 Park Avenue. Mrs. Boyles stated that there was a prior Order for Demolition that was brought before the Board on April 13, 2022 regarding the garage. At this time nothing was resolved as far as the garage which is still standing and continues to deteriorate over time. Mrs. Boyles stated that orders expire after two (2) years, so this request is before the Board again now.

Mike McIver, Engineering, stated that he is requesting the order for demolition of the garage only at 101 Park Avenue. Mr. McIver stated that in 2024 the previous code enforcement officer, Zach Dague, issued a code violation on March 18, 2024 with a repair order outlining the condition of the garage at that time. Mr. McIver stated that there is currently new damage to the garage from a tree sometime between 2022 and 2024 that include damage to the rafters. In April 2025, Mr. McIver issued a violation on the garage and repair order to include the recommendation for demolition. Mr. McIver stated that the week of July 4, 2025 he found the owner, Ms. Cavanaugh, and other people at the home. Mr. McIver stated that he stopped to speak with her at that time and she was very cooperative. They discussed that the City needs some action done on the garage because at this time the City is requesting the order for demolition. The additional people at the home during this visit were there to give her an appraisal for work to be done on the garage. Mr. McIver told Ms. Cavanaugh that the City is still going through with the request for demolition but if she chooses to and is able to get something repaired and back up to code that is a good start. Mr. McIver recommended the order for demolition versus repair of the garage at this time. Mr. McIver went over the pictures on file of the garage and current status with the Board.

Mr. Shriner stated that he drove by the property a few days ago and the garage looks like it is so deteriorated that it is coming down on its own and is a danger to the neighborhood. Discussion ensued regarding the timeline of violations/orders for the garage only. Mrs. Boyles stated the last order for demolition was signed by the Board in 2022 and action has to be taken by the City or by Ms. Cavanaugh. No action was taken by either party within that 2-year period, a new order has to be put in place for the request. Mr. Shriner commented that Park Avenue is one of the most beautiful streets in the city and it's a shame that people have to look at this blight. Discussion ensued.

Cathleen Cavanaugh, Owner of 101 Park Avenue, lives at 1557 Crestwood Lane S, stated that she has not been ignoring this garage since 2023 and she has been under contract with a contractor to do repairs on the garage. There have been issues with the contractor's insurance bond. Ms. Cavanaugh read over a few texts between herself and the contractor regarding permitting, the bond and when the work would start. The text message span over several months. Ms. Cavanaugh stated that part of the delay was because when the tree limb fell and the powerline was hot therefore no tree trimmers could work within a 10-foot

area. It took Duke Energy two (2) years to remove the tree. Mr. Shriner stated that the city had been working with her a year before that and asked what has been taking place since then. Discussion ensued. Ms. Cavanaugh has not had many responses from the contractor, and she has not received the letters from the City due to Post Office issues. Ms. Cavanaugh stated that she has since reached out to other contractors and had them scheduled to come out to the property. The property is currently vacant. Ms. Cavanaugh moved into her father's home so she could have work done on the Park Avenue property. She has since hired a new contractor in July 2025 but they have not done the estimate yet. Ms. Cavanaugh read through more texts with the new contractor siting all the issues with why this contractor can't start work yet. Ms. Cavanaugh stated that she reached out to a realtor about the current condition of the house and garage. The realtor discussed selling it As-Is, flipping the property or repairing the structures. Ms. Cavanaugh stated that she continues to have issues with nailing down a contractor, when work will start and estimates.

Mrs. Boyles stated that in this order the compliance date is August 16, 2025 so the City would not take action prior to that date if the order was affirmed today. So this allows for more time for repairs. Mrs. Boyles stated that the goal is for the City to work with property owners and to see progress under the orders. Mr. Shriner thanked Mr. McIver and his department for all that work that has to be done for this request. Mr. Shriner moved to affirm the demolition order. Mrs. Murray seconded. Motion Carried.

ADJOURNMENT

Time: 10:02 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>.