

LAFAYETTE HEARING AUTHORITY
September 16, 2025

The Lafayette Hearing Authority met on Tuesday, September 16, 2025 at 9:15 a.m. in the City Council Chambers of Lafayette City Hall. Present were: Gary Henriott, Ron Shriner and Cindy Murray.

Kara Boyles, Staff Attorney, was also present.

Mr. Shriner called the meeting to order.

MINUTES

Mr. Henriott moved for approval of the July 15, 2025 minutes. Mrs. Murray seconded. Motion Carried.

OLD BUSINESS

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

Mike McIver, Code Enforcement, stated that on July 15, 2025 the Board affirmed the demolition of the garage and the owner had until August 16, 2025 to either comply with the order or it would be demolished. Mr. McIver stated that the owner obtained the permits and started work on the repairs. There is a structural inspection scheduled for September 17, 2025. Mr. McIver stated that the owner has done a lot of work, and he granted the owner a one-month extension because the work and repairs are continuing. Mr. McIver answered questions from the Board.

NEW BUSINESS

Order to Comply and Notice to Appear at Demolition Hearing- 1307 Washington Street-Barry Lee Richardson and Christopher Raye Richardson-Owners

Mr. McIver stated that this property has the utilities shut off, windows are boarded up along with multiple code violations dating back to September 7, 2017 for issues such as a hole in the roof. The property was determined to be an unsafe premises on January 13, 2025. A repair order was also issued at this time. Mr. McIver stated that the first letter for repair was sent out on October 7, 2021 to the owners at an address in Delphi, Indiana. As of August 12, 2025 the address in Tippecanoe Beacon was the exact same, with no change to address for sending out the letters. Mr. McIver went over all of the dates that notices and fines were sent out by Phil Latshaw, Inspector, from 2021-2022 (10 letters). Mr. Shriner asked if all of these fines were still outstanding. Both Mr. McIver and Ms. Chosnek confirmed that they were all still outstanding. Mr. McIver stated that Mr. Latshaw found violations which include holes in the roof, flashing around the chimney, all windows missing or broken, paint on the siding peeling/needs protective coating, fascia needs repaired and painted, exterior wood trim is weathered and needs new protective coating, steps to front porch needs repaired, and foundation needs tuckpointed. Mr. McIver stated that all of the old violations from Mr. Latshaw are still current. New issues currently are missing and loose bricks on foundation causing foundation issues, front porch need repair, OSB was placed to possibly cover holes but is also deteriorated, unstable support under front porch, and unknown structural issues to the interior framing and flooring due to years of rain, snow, and wildlife entering into the house through windows and the hole in the roof.

Mrs. Boyles asked Mr. McIver how long the utilities have been disconnected. Mr. McIver replied since 2016 and it is reasonable to conclude that the property is abandoned since 2016. Mrs. Boyles stated that the Hearing Authority declared this property abandoned on January 21, 2025 due to the unpaid taxes and other findings in the order. Mr. McIver stated that the taxes have been paid and are current. Mr. McIver stated that the order to repair was issued January 13, 2025 and has not been complied with. A seal order

was issued on that same day and has been complied with by the owner. Mr. McIver stated that this structure will continue to deteriorate if demolition does not proceed.

Barry Lee Richardson, 2585 N. 1150 W. Delphi, Indiana, stated that he is one of the owners of the property. Mr. Richardson stated that since he lost his job in 2021 and the addition of Covid, his monetary resources were going to rising household bills, vehicles repairs and family medical bills. Mr. Richardson had intentions to get the roof replaced and foundation repaired this summer, but the weather was too hot and kept him from getting that done. Mr. Richardson stated that he can get the work done when the temperatures are cooler. There are two new windows in the basement, but Mr. Richardson does not want to install them when the neighborhood kids are breaking them out. Mr. Richardson complied with Code Enforcement and had the windows covered up. Mr. Richardson stated that he has limited help with the repairs and limited time with those helpers, which creates a longer repair time. Mr. Richardson went over the details of how he would repair some of the issues at hand. Mr. Richardson stated that he has trouble with his neighbors creating issues for him and cannot get along with them. Mr. Richardson stated that he has money leftover to start the repairs on the roof and foundation soon. Mr. Richardson talked about all of the fines he has received from the City over this property and feels like he has never been treated with respect.

Mrs. Boyles asked Mr. Richardson to confirm that the property has been abandoned since 2016 and is still deteriorating. Mr. Richardson stated that he believes that the property can still be rehabilitated. Mr. Richardson gave the Board the purchase background of the property.

Mr. Shriner stated that he is sympathetic to Mr. Richardson life issues, but the City has been patient for 9 years to get compliance. Mr. Richardson stated that the structure is solid and needs to get a dumpster on site but has had problems with the dumpster companies.

Mrs. Boyles asked Mr. Richardson if the house could be rehabilitated and if he had a timeframe and finances planned out to rehabilitate the property. Mr. Richardson stated that he has a fixed income right now but asked the Board to allow him to address the foundation/mortar, fix the roof, and strip the siding off within the next 6 months to February 2026.

Mrs. Boyles stated that this will be on a month-to-month basis so once the Hearing authority makes a determination; in the next 30 days there has to be constant contact with Mr. Richardson and the City needs to see progress on the repairs immediately.

Mr. Henriott moved to affirm the order for demolition. Mrs. Murray seconded. Motion carried.

Order to Vacate Premises and Repair Residential Structure-304 S. 6th Street-Chaofeng Liu-Owner

The property owner was not present at this hearing. Mr. McIver said that on the west side of the structure there is a multi-level staircase for apartments 1W, 2W and 3W. There are apartments on the front side, but they are not affected by this staircase itself. The staircase does not appear structurally sound due to broken steps and decaying posts and support posts. There are many code violations with the staircase creating major safety issues. Mr. McIver stated that the posts are the only structural support for the hole staircase, it is not attached or fixed to the building itself. Mr. McIver stated that hand railing on all three levels and minimum height and width of the walkways is not to code. There are stairs that are rotted and broken along with extreme grade issues. There is an unsafe opening in railings on the top and middle levels.

Mr. McIver stated that there are several safety concerns with this structure, starting with the deterioration and medical emergency staff unable to get through the stairs (too small) with medical equipment. This is the only way for all of these tenants to have access to their apartments is by this staircase. Mr. McIver looked for a building permit on file for the installation of the staircase, none was found.

Mr. McIver stated that this staircase was seen when another Code Enforcement Officer had to do an inspection on a neighboring property at 511 New York Street. Mr. McIver stated that Zach Dague, Previous Code Enforcement, saw the staircase, spoke with tenants and then performed a housing inspection on the property. The staircase was addressed at this time and the property owner was given a request to vacate the property to get the staircase fixed. The property owner did vacate the property temporarily, applied for a demolition permit, but did nothing after that and people moved back into the apartments. Mr. McIver stated that he received a call from 2W regarding a water leak and saw the current condition of the staircase at that time. Mr. McIver stated that the only way that the staircase would be

fixed properly would be to demolish it and build a new one with a structural engineering to oversee the project. This is a historic area so those perimeters will need to be met as well.

Mrs. Boyles stated the 3 apartments need to be vacated under this order and are unable to return until the staircase is brought up to code or is replaced. Mr. McIver stated that two out of the three apartments are empty and third this apartment tenant is going through the eviction process. Discussion ensued regarding the placement of the vacated tenant.

Mrs. Murray moved to affirm the order to vacate premises and repair structure. Mr. Henriott seconded. Motion Carried.

PUBLIC COMMENT

ADJOURNMENT

Time: 9:40 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>.