

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2000 028810

2000 APR 28 PM 1:03

MORRIS W. CARTER  
RECORDER

**FINDINGS OF FACT AND ACTION TAKEN BY HEARING OFFICER AT HEARING ON AN ORDER ISSUED BY THE BUILDING COMMISSIONER UNDER THE UNSAFE BUILDING ORDINANCE OF THE CITY OF GARY, INDIANA.**

CASE NO.: 02/16/99

PROPERTY OWNERS: BETTY HOWARD, LITTLE CALUMET RIVER BASIN DEV. COM., THE METHODIST HOSPITALS, INC., AIR TEMP MECHANICAL, ELNORA WASHINGTON, THE HOOSIER LOTTERY, ODELLA HENDERSON, STANDARD FEDERAL BANK, CREDIT BUREAU OF LAPORTE, INC., STATE OF INDIANA, LAKE COUNTY TREAS./AUD.

PROPERTY ADDRESS: 2401 BROADWAY, GARY, INDIANA  
(SEE ATTACHED COPY OF ORDER FOR LEGAL DESCRIPTION)

**FINDINGS**

PROPER NOTICE GIVEN: YES X NO     MANNER OF SERVICE: CERTIFIED MAIL

The building subject to the Order constitutes an Unsafe Building within the meaning of the Unsafe Building Ordinance of the City of Gary, Indiana: (YES) (NO).

**ACTION TAKEN**

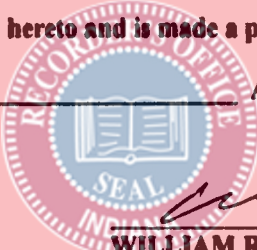
ORDER AFFIRMED: YES     ORDER RESCINDED:     HEARING CONTINUED TO:    

ORDER MODIFIED AS FOLLOWS:    

A copy of said Order is attached hereto and is made a part hereof.

Performance Bond Posted     Amount \$    

Date of Hearing: FEBRUARY 16, 1999



WILLIAM R. NORMAN, #9663-45  
Hearing Officer

EXPENSE RECORD ATTACHED: YES     NO    

Subscribed and sworn before me, a Notary Public, in and for the County of Lake and State of

Indiana; this 16<sup>th</sup> day of Sept., 1999.

My Commission Expires: July 27, 2000

[Signature]  
NOTARY PUBLIC

This instrument prepared by: Department of Redevelopment

COST OF DEMOLITION:    

DATE DEMOLITION COMPLETED:    

1700  
EP.  
GRD

CITY OF GARY, INDIANA  
BUILDING DEPARTMENT  
ORDER

1. BETTY HOWARD, OWNER(S) OF RECORD and Any Other Persons having a **Substantial Property Interest\*\*** in unsafe premises, which are the subject of this Order.

**PROPERTY ADDRESS (Unsafe Premises):**

2401 BROADWAY, GARY, IN 46407

2. **NAME AND ADDRESS OF PROPERTY OWNER(S) AND OTHER PERSONS HAVING A SUBSTANTIAL PROPERTY INTEREST\*\*:**

BETTY HOWARD, Owner of Record  
341 Cleveland Street  
Gary, IN 46404-1125

BETTY HOWARD, Owner of Record  
2031 Vermont Street  
Gary, IN 46407

BETTY HOWARD, Owner of Record  
1930 Martin Luther King Drive  
Gary, IN 46407

BETTY HOWARD, Owner of Record  
2401 Broadway  
Gary, IN 46407

LITTLE CALUMET RIVER BASIN  
DEVELOPMENT COMMISSION  
Attn: Ms. Judy Vamos  
6100 Southport Road  
Portage, IN 46368

THE METHODIST HOSPITALS, INC., F/K/A  
THE METHODIST HOSPITAL OF GARY  
John Betjemann, President  
C/o Hodges, Attorney At Law  
5525 Broadway  
Merrillville, IN 46410

THE METHODIST HOSPITALS, INC., F/K/A  
THE METHODIST HOSPITAL OF GARY  
John Betjemann, President  
C/o Hodges, Attorney At Law  
600 Grant Street  
Gary, IN 46404

AIR TEMP MECHANICAL  
C/o T.M. Dogan, Attorney At Law  
8585 Broadway  
Merrillville, IN 46410

ELNORA WASHINGTON  
2037 Vermont Street  
Gary, IN 46407

THE HOOSIER LOTTERY  
C/o Mikula & Stephan, Attorney At Law  
9111 Broadway  
Merrillville, IN 46410

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ODELLA HENDERSON  
2758 W. 10<sup>th</sup> Avenue  
Gary, IN 46404

STANDARD FEDERAL BANK  
C/o Wesley N. Steury, Attorney At Law  
200 E. Main  
Fort Wayne, IN 46802

CREDIT BUREAU OF LAPORTE, INC.  
C/o Costas & Norman, Attorneys At Law  
2708 N. Calumet Avenue  
Valparaiso, IN 46383

AIR TEMP MECHANICAL  
C/o Raymond Howell, Resident Agent  
6245 Mullberry  
Portage, IN 46368

THE HOOSIER LOTTERY  
C/o Jim Maguire, Director  
Pan Am Plaza/201 South Capitol  
Indianapolis, IN 46225

STANDARD FEDERAL BANK  
C/o MORTGAGE DEPARTMENT  
4192 South Archer  
Chicago, IL 60632

STANDARD FEDERAL BANK  
C/o MORTGAGE DEPARTMENT  
2600 West Big Beaver Road  
Troy, MI 48007

CREDIT BUREAU OF LAPORTE  
C/o Thomas Dent, Resident Agent  
1900 West Severs Road  
LaPorte, IN 46350

STATE OF INDIANA - TAX LIENS  
DEPARTMENT OF REVENUE  
Attn: Tax Revenue Department  
100 N. Senate Avenue  
Indianapolis, IN 46204

LAKE COUNTY TREASURER  
c/o PRESIDENT, LAKE COUNTY COMMISSIONERS  
2293 North Main Street  
Crown Point, IN 46307

LAKE COUNTY AUDITOR  
c/o PRESIDENT, LAKE COUNTY COMMISSIONERS  
2293 North Main Street  
Crown Point, IN 46307

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\*\*The term, "Substantial Property Interest", means any right in real estate susceptible of being affected in a substantial way by actions authorized by the Unsafe Buildings Ordinance of the City of Gary, including, but not limited to, a fee interest, a life estate or future interest, a present possessory interest, or equitable interest of a contract purchaser; or interest reflected by a **recorded** lease, license, mortgage, land sale contract or lien.

3. **LEGAL DESCRIPTION OF REAL ESTATE IN GARY, LAKE COUNTY, INDIANA:**

OAK PARK ADD. L. 46 & L. 47 BL. 17

Key Number: 46-0145-0045

4. **ORDER:**

The Building Commissioner has determined the property to be unsafe for the following reason(s): structure is vacant and abandoned.

The building inspection report is on file in the City of Gary Department of Redevelopment, 100 West 4th Avenue, Suite 202 Gary, IN; and may be reviewed between the hours of 9:00 a.m. and 5:00 p.m.

The Building Commissioner orders that the Property Owner(s) demolish the unsafe building and clear the premises of debris. Such operations must begin within ten (10) days from the date of this order.

5. **HEARING:**

A hearing will be held in the Gary City Hall Council Chambers, 2nd Floor, 401 Broadway, Gary, Indiana, on **Tuesday, February 16, 1999**, at 10:00 A.M. You have the right to appear at the hearing with or without legal counsel and present evidence, cross-examine opposing witnesses, and make argument.

If you appear to request additional time to reconstruct and/or to rehabilitate the building, or correct violations, you must present evidence of your intent to make improvements. (SEE ATTACHMENT.)

If the structure is not demolished and if you fail to appear, the hearing will proceed in your absence; and you will be bound by the determination of the Hearing Officer. The Building Commissioner will act pursuant to the power conferred upon him under the Unsafe Buildings Ordinance.

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At the conclusion of the hearing, the Hearing Officer may affirm the Order, rescind the Order or modify the Order. If the Hearing Officer affirms the Demolition Order, this structure will be demolished by the City of Gary and the Property Owner(s) will be responsible for all the expenses incurred in processing your case to obtain the action required by this Order.

6. **TRANSFER OF PROPERTY TO A THIRD (3RD) PERSON:**

If the Property Owner intends to transfer this property after receipt of this Notice, and has not complied with the Order, the Owner(s) MUST:

- 1.) Supply full information regarding the Order to any person who may take a substantial property interest in the unsafe premises. This information shall be supplied prior to the time when there is any transfer or agreement to transfer any substantial property interest in the unsafe premises; and
- 2.) Supply the following information to the Building Commissioner in writing within five (5) calendar days, after there is any transfer or agreement to transfer a substantial property interest in the unsafe building:
  - a.) The full name, address, and telephone number of the person(s) taking a substantial property interest in the unsafe premises; and
  - b.) A true and accurate copy of the legal instrument under which the transfer or agreement to transfer the substantial property interest is accomplished.

If you have any questions relating to this matter, please contact:

Ann Stewart, Demolition Coordinator  
City of Gary, Indiana  
Department of Redevelopment  
100 West 4th Avenue, Suite 200  
Gary, IN 46402  
(219) 886-1531.

ALL OF WHICH IS ORDERED THIS JANUARY 29, 1999 .

2058 633 026  
Certified Mail Number

*Russell L. Thompson*  
\_\_\_\_\_  
RUSSELL THOMPSON,  
Building Commissioner  
401 Broadway - Room 307  
Gary, Indiana 46402

tyc