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STATE OF INDIANA)
) ss
)
COUNTY OF LAKE)

BEFORE THE BOARD OF PUBLIC WORKS
AND SAFETY

CITY OF HAMMOND, INDIANA

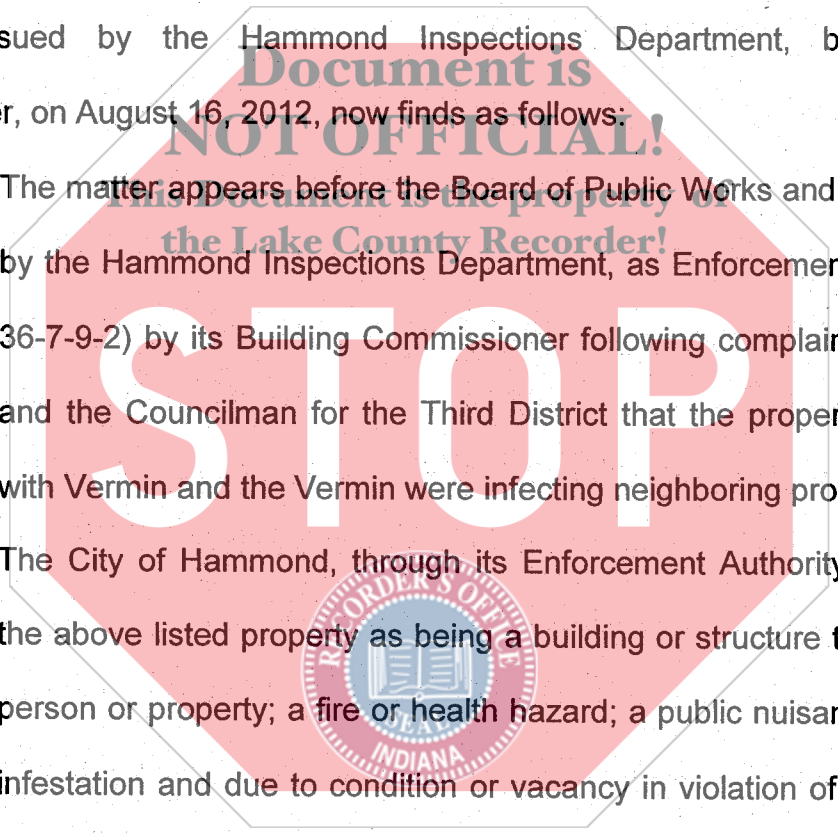
IN RE THE PROPERTY LOCATED AT: 927 Eaton Street, Hammond, IN 46320

2012 058295

FINDINGS AND ORDER

COMES NOW the Hammond Board of Public Works and Safety, the statutory designated Hearing Authority, acting under the authority of the Unsafe Building Act, Indiana Code 36-7-9-1 et seq., and in response to the Emergency Notice to Repair or Demolish issued by the Hammond Inspections Department, by its Building Commissioner, on August 16, 2012, now finds as follows:

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2012 AUG 28 AM 9:36
BOHEMIA E. FAUMAN
RECORDER



1. The matter appears before the Board of Public Works and Safety, brought by the Hammond Inspections Department, as Enforcement Authority (I.C. 36-7-9-2) by its Building Commissioner following complaints of neighbors and the Councilman for the Third District that the property was infested with Vermin and the Vermin were infecting neighboring property.
2. The City of Hammond, through its Enforcement Authority, has identified the above listed property as being a building or structure that is unsafe to person or property; a fire or health hazard; a public nuisance from vermin infestation and due to condition or vacancy in violation of City Ordinance concerning Building Condition or Maintenance. (I.C. 36-7-9-4)

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3. Pursuant to these findings, and acting to eliminate blight and protect public health and safety, the Enforcement Authority issued notice of the condition of the above listed property, and required that the above listed property be repaired or demolished, pursuant to I.C. 36-7-9-5.
4. This Emergency Notice to Repair or Demolish complied with I.C. 36-7-9-5 and contained the required information including in part, the name of the person to whom the ordered was issued, a legal description and common address of the unsafe premises, the action requested on the unsafe property, the time frame permitted for compliance and notice of the time, date and place of a scheduled hearing before the Hammond Board of Public Works and Safety.
5. Service was made upon all parties possessing a known or recorded fee interest, life estate interest, substantial property interest, or equitable interest in the above listed property, as determined from information maintained by the Lake County Recorder.
6. Service on the above listed property was made upon, in the following manner:
 - Carl and Beverly Harris, by regular mail
 - CitiMortgage, by regular mail
 - Attorney David Dabertin, by regular mail
 - Any and All Unknown Tenants, posted on premises & regular mail
 - Posting Notice on the Property at 927 Eaton Street on August 16, 2012

This above manner of service complies with the statutory requirements, and the

Hearing Authority determines that a reasonable effort has been made to obtain service.

7. A hearing on the Notice and Order to Repair or Demolish was held before the Hammond Board of Public Works, pursuant to I.C. 36-7-9-7 on Thursday August 22, 2012, at 9:00 a.m., and conducted on that date by the hearing authority at a public meeting.
8. Carl Harris appeared at the hearing, and indicated he has not made the repairs necessary as the property is in foreclosure.
9. The property listed above was not substantially repaired, nor vermin exterminated, nor demolished by the property owner prior to the scheduled hearing and the Notice and Order to Repair or Demolish issued by the Hammond Inspections Department proposes extermination of vermin and then demolition of the unsafe property above, and that recommendation is reasonably related to the condition of the property, the failure of the owners of the property to remedy the condition, and given the nature and use of nearby properties. (36-7-9-5)
10. Extermination and demolition of the unsafe property is necessary and reasonable in relation to the present condition of the property, which requires services of the government in excess of ordinary property, and which creates a negative effect on property values, as well as affects the quality of life, and use, of the surrounding area in the City of Hammond.

NOW THEREFORE it is the finding and decision of the Hammond Board of Public Works and Safety to AFFIRM the Notice and Order to Repair and Demolish

issued by, the Enforcement Authority on the above named unsafe building. This affirmation shall be an ORDER to demolish the structure which shall be recorded in the office of the Recorder of Lake County, Indiana, with demolition of the property to subsequently follow. The costs of this demolition shall be assessed against the property, and shall constitute a lien on the property.

SO ORDERED this 23 day of August, 2012

Hammond Board of Public Works and Safety

By: [Signature]
President

[Signature]
Vice President

[Signature]
Member

Attest: [Signature]



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each and every Social Security Number in this document, unless required by law.

[Signature]
Kristina Kantar

This instrument prepared by: Kristina Kantar (#18022-45)
Hammond City Attorney
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Hammond, IN 46320