NOT AN OFFICIAL 2024-06-31 M Make 19417

PG #: 5 RECORDED AS PRESENTED

STATE OF INDIANA)	BEFORE THE BOARD OF PUBLIC WORKS
) ss	AND SAFETY
COLINTY OF LAKE)	CITY OF HAMMOND INDIANA

IN RE THE PROPERTY LOCATED AT 28-34 Ruth Street, Hammond, IN 46320

LEGAL DESCRIPTION: LOTS 47, 48, 49 AND 50 IN BLOCK 5 IN HOMEWOOD ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 29, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Key No.: 45-06-01-151-006.000-023 Owner: Garmond, Properties, LLC

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 Notice to Repair or Demolish issued by the Hammond Inspections Department, by its Building Commissioner, on December 13, 2023, now finds as follows:

- 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.
- 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 and due to condition or vacancy in violation of City Ordinance concerning Building Condition or Maintenance (I.C. 36-7-9-4).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 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.
- Service on the above listed property was made upon, in the following manner:
 Garmond Properties, LLC, Certified Mail, Regular Mail and Publication:

Jackie Crawford, Certified Mail, Regular Mail and Publication

Lake County Commissioners, Certified Mail, Regular Mail and Publication:

Lake County Treasurer, Certified Mail, Regular Mail and Publication;

Any and All Unknown Tenants, Certified Mail, Regular Mail and Publication; and

Posting Notice on the premises.

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, January 11, 2024 at 9:00 a.m., and was conducted on that date by the hearing authority at a public meeting. The head of Inspections, Kelly Kearney presented photographs and drone evidence of the condition of the property, which showed a significant deterioration of the roof and structure especially on the western portion of the property. Mr. Kearney also indicated that a plywood wall has had to be built to protect the residence to the west of this building.
- 8. Jason Ratliff appeared and indicated he was an agent of the owner and that yesterday was placed under contract to repair and rehabilitate the property. He was unable to produce a contract and was unable to indicate to the Board in any detail of the plans to remove any immediate danger that exists on the property. He presented no evidence to the Board. No person, to whom the Notice and Order to Repair or Demolish was issued, appeared at the hearing, nor any party having a substantial property interest in the unsafe premises appeared, in person or by counsel, nor was there requested a continuance or rescheduling of the hearing by any party.
- 9. The property listed above was not substantially repaired 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 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. 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 (This portion was intentionally left blank) Enforcement Authority on the above named unsafe building. This affirmation shall be an

Before me the undersigned, a Notary Public for the State of Indiana personally appeared Jeffery Long, Tinisha Greenwell and Donald Kalina and being duly sworn by me upon their oath says that the facts alleged in the foregoing instrument are true. Signed and sealed this ________day of January, 2024.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 1/23/25 County of Residence: Lake

Linda A. Norville Moles, Notary Public

AUDOR A NORVILLE-MOLES
My Commission Explies
Jamushy 23, 2025
Commission Mumber WP0595748
Liske County

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.

Kavin C. Smith

This instrument prepared by: Kevin C. Smith (#18169-45), SMITH SERSIC, LLC, 9410 Calumet Avenue, Suite 203, Munster, IN 46321, Telephone Number 219-933-7600.