

**PLAN COMMISSION**  
**July 16 2013 7:30 PM**

**MEMBERS PRESENT:** Blake O'Mara, John Hedinger, Roy Middendorf, Bruce Bockover, Glenn Tebbe, Kevin Fleetwood, Tom Hunter.

Glenn Tebbe, President, called the meeting to order. Voice roll call revealed all members present but Kevin who arrived @ 7:34 PM.

Blake moved to accept minutes as presented. Roy seconded and all agreed.

1-Mr. Adkins attended meeting re: house/property on 606 N. East. Mr. Adkins would like to acquire the property and requested additional time in order to purchase tax certificate in order to raze house. Attorney Chris Stephan explained approximate timeline according to Indiana Tax Code for demolition by either the city or Mr. Adkins. It could be more definitive when tax deed issued, but that may not be until January 2014. After obtaining the tax certificate, Mr. Adkins can maintain outside of buildings in the interim. This could be as soon as the end of August. The advantage of having Mr. Adkins raze the house would be that there would be no cost to the city. The city has the authority to raze it now but the entire cost would be at city expense and recouping the expense would be only after a tax sale and then the value of the lot may not be sufficient to cover all the \$10,000+ cost.

Blake suggested letting Mr. Adkins raze building with guidelines. If not completed on timely basis then city would take over. All agreed. Gary Murray noted that once building is purchased that it would immediately be considered an unsafe structure and it would come under city ordinance. President Glenn felt certificate would likely be issued by 8/30/13 and deed by 1/01/14. Once certificate is obtained, Mr. Adkins was to clean up the outside of the house and maintain the lot. This is expected by August 30, 2013. The building is to be removed by March 31, 2014. After it is removed the lot should be cleaned up and seeded to make mowable. Chris is to draft guidelines. Roy moved to accept, John seconded and passed unanimously.

2-Unsafe Building Report-Gary circulated at start of meeting. All but 2 items are closed. John was concerned about Wireworks building on First and Ireland which has many broken windows. Glenn noted that the city ordinance has penalty clause for buildings that are not maintained after notification. Chris noted that board is within its rights to assess the penalty since the

building owners have been notified about the problems there in the past. Police Chief Chasteen reported that numerous calls have been received regarding Wireworks building and has fears that someone may get hurt. All agreed that Gloria Para, agent for property owners be contacted about problems. Roy moved and John seconded to make contact and secure building on an emergency basis. It was unanimously approved.

Mayor Herbert asked "How does the board handle securing such buildings?" He was concerned that city workers would not have time to do this immediately. And he asked if a third party should be hired to do the work. The Commission agreed that if that was necessary the unsafe building fund could be used to pay for the work.

Glenn asked each board member to submit their ideas as to how to get owners/lien holders to secure buildings and recoup costs on timely basis.

Meeting was adjourned by President Glenn Tebbe at 8:35 PM.

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President

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Secretary