



# TOWN OF GRIFFITH

## UNSAFE BUILDING COMMITTEE

### JULY 20, 2023 MEETING MINUTES

The Town of Griffith Unsafe Building Committee Meeting scheduled for July 20, 2023 was called to order by George Jerome at 3:32 PM.

#### **THOSE IN ATTENDANCE**

Town Councilman Rick Ryfa, Chairman – Absent  
George Jerome, Vice-Chairman  
Police Chief Greg Mance, Member  
Fire Chief Roy Schoon, Member – Absent  
Building Commissioner Steve McDermott  
Attorney Alfredo Estrada  
Town Councilman Lawrence Ballah (proxy for Chairman Ryfa)

The Pledge of Allegiance was held.

#### **1. APPROVAL OF MINUTES**

There were no minutes submitted for approval.

#### **2. UNSAFE BUILDING**

##### **a. 117 N. Raymond St., Griffith, IN**

Subjects present representing this property: Jennifer Pavelka, Darren McIntyre

Ms. Pavelka stated nothing really has changed as far as progress at this location, but she did bring pictures. Ms. Pavelka stated she currently cannot qualify for a loan to do the roof work and eventually, the windows. She is waiting for her credit score to improve. Ms. Pavelka provided the photographs of the property to Attorney Estrada, now marked as Exhibits 1A through 1D (copies included in Minutes). The photographs were circulated amongst the Board members.

Attorney Estrada commented they have noticed the backyard, and Ms. Pavelka advised they worked on it yesterday. Ms. Pavelka was asked when the backyard work would be done, and Ms. Pavelka stated she anticipates the backyard work to be completed this weekend. She also stated the painting of the residence is done. However, some of the white paint from the windowsills dripped on the blue, and touch-ups need to be made.

Chief Mance stated he noticed in the photos that there is construction foam around the windows, and it appears the house is deteriorating. Ms. Pavelka stated they put the foam around the windows as a fix until they get the roof done, and then they hope to replace the windows. Some discussion ensued. Chief Mance asked Ms. Pavelka to consider whether she could actually afford home ownership at this time, and she stated she was working on it. She is waiting for her credit score to increase to 620 (currently at 614) in order to qualify for a loan. More discussion ensued.



**d. 715 W. Miller St., Griffith, IN**

Subject present representing this property: Raziudein Siddiqui

Attorney Estrada gave a recap of the situation at this property for Councilman Ballah, who was the proxy for Chairman Ryfa.

Mr. Siddiqui stated the soffit work is done, the roof is complete to his knowledge, and demo for the concrete work will be finalized soon. Chief Mance asked which concrete work was he referencing, and Mr. Siddiqui replied the concrete work that is the walkway in front of the apartments and the stairs. Building Commissioner McDermott inquired whether permits had been pulled for the concrete demo work, and they have not. Therefore, a demo date for the concrete work cannot be finalized until permits are pulled. Mr. Siddiqui stated the contractor is on vacation and the start date for the concrete work has not been finalized yet. Mr. Siddiqui was reminded that permits needed to be pulled for the concrete work. Mr. Siddiqui advised the gutter work is to be done next week. Chief Mance asked Mr. Siddiqui when he anticipates having this concrete work done, and Mr. Siddiqui advised it would be at least five (5) weeks for the demo work to be completed once it is started. Attorney Estrada stated his concern is with a late start date on the concrete, and with needing a certain type of weather in order to pour concrete, the Town is going to be stuck with a property in this condition throughout the winter. Some discussion ensued. Mr. Siddiqui was advised that the Town is going to have a tough decision to make regarding demolition if the work is not completed soon.

Chief Mance stated that all the Board can see right now is the condition of the exterior of the property. Chief Mance feels the interior is probably in the same condition as, if not worse than, the condition of the exterior. Chief Mance asked Mr. Siddiqui if he could assure this Committee the interior is safe, and there are no health issues within those apartments. Mr. Siddiqui stated as far as he knows, everything is in working order. Some discussion ensued.

Chief Mance stated tenants are still living on the main floor of this property, and his concern is as to what kind of condition those apartments are in. Chief Mance stated he has heard there is a shower with a hole in it, and obviously, this is not safe. It can create mold issues and other kinds of issues. Mr. Siddiqui stated he has not heard of this issue. Chief Mance stated it was shocking to him that he, someone who has no financial interest in Mr. Siddiqui's property, knows something about the property that Mr. Siddiqui does not know. Chief Mance stated he has a concern regarding the type of property Mr. Siddiqui wants to have in Griffith. Further, it appears that Mr. Siddiqui is not even caring enough to find out what kind of condition the apartments are in, yet he continues to come month after month asking for more time to finish work. There is exterior work to be done, and Chief Mance feels there is interior work that needs to be done as well. Chief Mance advised there is a demolition order ready to go. Chief Mance stated he hopes Mr. Siddiqui starts taking this seriously, because his patience is at its end.

Chief Mance commented that in the 10 years Mr. Siddiqui has owned the property, Mr. Siddiqui has not cared for it properly, and that is based on the condition of the property. These conditions did not happen overnight. Chief Mance stated it is his opinion that Mr. Siddiqui has not re-invested in the property but has only taken monies received from tenants, and he has allowed the tenants to live in squalor. Chief Mance advised he is out of patience with Mr. Siddiqui's requests for more time to fix the property, and he is ready to have the property demolished. Vice-Chairman Jerome asked Mr. Siddiqui what condition the property will be in on August 17, 2023, which Mr. Siddiqui stated he did not know. More discussion ensued.



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Chief Mance made a motion to grant a continuance to Mr. Siddiqui for 715 W. Miller St, until August 17, 2023, with the following conditions; namely, Mr. Siddiqui shall:

1. make the repairs of the property a priority;
2. have signed contracts for the work to be done with a definite timeline;
3. have the work completed before winter;
4. have the contractor with him at the August 17, 2023 meeting; and
5. bring proof of inspections of the interior of the property.

Vice-Chairman Jerome seconded the motion.

The motion carried (3-0).

### 3. OTHER BUSINESS

There were no matters of "Other Business" brought forward at this meeting.

### 4. CLOSE

The meeting was adjourned at 3:59 P.M.

### MEMBERS OF THE UNSAFE BUILDING COMMITTEE

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Rick Ryfa, Chairman

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George Jerome, Vice-Chairman

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Greg Mance, Police Chief, Member

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Roy Schoon, Fire Chief, Member

Prepared by:



Joan M. Kolodziej



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**EXHIBIT 1A  
117 N. RAYMOND ST., GRIFFITH**



**EXHIBIT 1B  
117 N. RAYMOND ST., GRIFFITH**



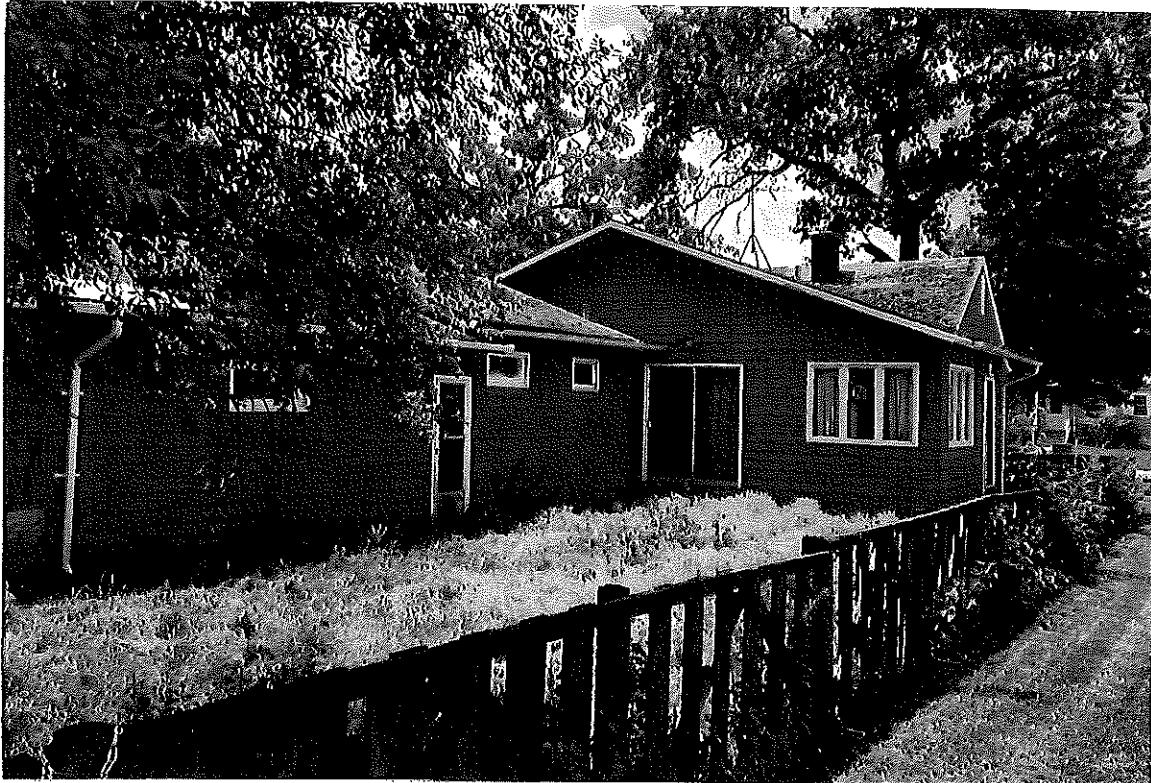


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**EXHIBIT 1C  
117 N. RAYMOND ST., GRIFFITH**



**EXHIBIT 1D  
117 N. RAYMOND ST., GRIFFITH**

