

MEMORANDUM

TO: Steven D. Powers, City Administrator
FROM: Sumedh Bahl, Community Services Area Administrator
DATE: April 17, 2015
SUBJECT: Status of Dangerous Buildings and Associated Fund

In February 2012, City Council allocated \$250K for the abatement of dangerous buildings. Since that time city staff has addressed a number of structures considered to be dangerous in accordance with chapter 101 of the City Code.

I would like to share the process City is currently following to address a structure (building) that is identified as dangerous which is as follows:

When city staff becomes aware of a dilapidated building, it visits the property to assess the situation. If staff determines that the building needs attention, contact is made with the property owner or other parties with interest in the property to address the identified situation. This could be structure in disrepair, unsecured and posing a danger in the neighborhood. City staff tries to work with the property owners to resolve the situation. In case, the property owner is unresponsive to city staff, then city staff begins the proceedings by issuing a Dangerous Building Notice and Order to provide a plan to address the situation. Normally a property owner is given about two weeks to respond. If the property owner is non-responsive to Notice and Order or property owner's plan is unacceptable, the property is presented to The Building Board of Appeals (BBA). The BBA can order the building be demolished or repaired and made safe. BBA's decision can be appealed by the property owner or the City within a week to the City Council or within 20 days in the Circuit Court.

Following table summarizes the status of buildings which have been identified dangerous since February 2012:

Property	Status	Presented to BBA
175 N Maple Rd	Demolished by owner	Yes
704 N Main-724 N Main (6 structures)	Demolished by City	Yes
3010 Dexter Rd	Demolished by owner	Yes
Garage at 2415 Dorchester	Demolished by City	Yes
1480 South Blvd	Demolished by HUD	Did not need to present to BBA
3123 Cherry Tree Lane	Demolished by City	Yes
836 Brookwood Place	Owner completed identified repairs	Yes

800 N. Main	Demolition by City was obstructed by the property owner. This has been referred to City Attorney's office.	Yes
Garage at 111 W Summit	Garage demolished by property owner after Building official contacted them.	Did not need to present to BBA
410 Miller	Staff is reviewing options.	Yes
1620 Waltham	This property was taken to BBA last year and proceedings were closed since the structure was secured and outside maintained as it was in foreclosure. It is owned by a bank now. Recently we were notified that the roof is leaking. A letter is being sent to schedule an interior inspection of the structure. Staff will take action after inspection is done.	Yes
2365 Pinecrest	Owner demolished the building	Yes
3680 Platt Rd	Owner demolished the building but left the garage. City is proceeding with demolition of garage.	Yes
2893 Parkwood	Owner has substantially completed identified repairs	Yes
143 Hill	Owner completed identified repairs	Yes
3300 Nordman	Owner removed incomplete foundation and a new house is being built at this location.	No
3045 Springbrook	City is proceeding with demolition of the structure.	BBA
2460 Yost	Dangerous Building Notice and Order sent. Property owner or other parties of interest in property to contact Building Official by April 23, 2015 to provide a plan to address the situation and schedule an interior inspection of the structure by city staff. Staff will take appropriate action after this inspection is done.	Will be presented if need be.
411 W Mosley	Dangerous Building Notice and Order sent. Property owner or other parties of interest in property to contact Building Official by April 23, 2015 to provide a plan to address the situation and schedule an interior inspection of the structure by city staff. Staff will take appropriate action after this inspection is done.	Will be presented if need be.
514 S First	Dangerous Building Notice and Order	Will be

	sent. Property owner or other parties of interest in property to contact Building Official by April 23, 2015 to provide a plan to address the situation and schedule an interior inspection of the structure by city staff. Staff will take appropriate action after this inspection is done.	presented if need be.
318 Mulholland	Dangerous Building Notice and Order sent. Property owner or other parties of interest in property to contact Building Official by April 23, 2015 to provide a plan to address the situation and schedule an interior inspection of the structure by city staff. Staff will take appropriate action after this inspection is done.	Will be presented if need be.

As you may notice that there are a number of properties for which property owner has either addressed or is in the process of addressing the situation.

Status of fund

This fund has a balance of \$204,000.