



CITY OF ANN ARBOR, MICHIGAN

Community Services Area
Planning & Development Services Unit
301 E. Huron St, P.O. Box 8647, Ann Arbor, Michigan 48107-8647
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1-734-794-6263

DANGEROUS BUILDINGS REPORT

DATE: 01-05-16

TIME: 12:24 pm

LOCATION: 2001 Commerce Drive

BUILDING OFFICIAL: Peter Pace

CITY ORDINANCE/COMMENTS

- 8:381. - Dangerous building, prohibitions.
- It is unlawful and deemed a public nuisance for any owner or agent thereof to keep or maintain any dangerous building or part thereof as defined in [section 8:382](#). All such dangerous buildings shall be abated by alteration, repair, rehabilitation, demolition or removal in accordance with the procedures specified in this chapter. In addition to the procedures specified in this chapter, the City Attorney may prosecute violations of this chapter and may file suit in the appropriate court or pursue any other legal remedies to abate any nuisance resulting from a violation of this chapter.
- The following issues were discovered upon our onsite inspection of the property.
- Property appears to have been abandoned for some time. The present owner has not communicated why this property has been neglected and or what the future intent may be.
- This building has become a hangout for undesirables. The entire structure is covered with graffiti; there may also be possible cleaning leakages; health and safety issues and other aspects that are recognized with abandoned properties. The property is considered dangerous to the public for these reasons alone besides the current physical condition.

- The buildings are open to the elements, such that they constitute an attractive nuisance to children and others for unlawful purposes.

UPDATES:

1-11-16: Meeting held in our office with owner representative Paul Girard to discuss their options. They elected to apply for demolition permit and applied for necessary utility cut-offs and environmental reports. Our office has received a few updates from Paul over the last few weeks but still demolition permit has not yet been issued due to electrical cutoff that has been scheduled but not completed. Owner clearly knows the City recommendation to have these buildings demolished and removed from site. As to date, Owner has not identified his contractor and knows this is a permit requirement. Owner has paid all back due property taxes to date. We have expressed to P. Girard and Owner this is a priority and demolished must commence within 30 days.

2-9-16: Telephone called from P. Girard. They have awarded the environmental contract to Jeff Anaganostou, PECPG to be completed within 3 weeks. Currently, electrical utility cut-off is being reviewed with DTE Energy for their assessment.

The building service doors have all been secured and temporary orange caution fence has been installed across the building openings from entrance.

Recommendations

We recommend that the Building Board of Appeals find the structure to be a dangerous building and order the owner to make the building safe.

We recommend that the buildings and underground tanks be demolished and accommodate the owner's suggested schedule to April 29, 2016 for completion of demolition and soil stabilization in place. We will require a satisfactory environmental report for permit final approval.

Thank you,



Peter Pace
Asst. Building Official
City of Ann Arbor