

Joshua Carter
Chad Walker
Art Crosby
Bob Rouse
Rolanda Woolfork
David O'Neill, PVA
Councilmember David Kloiber

Vacant Property Review Commission

September 15, 2022 - 10:00 a.m.

1. Approval of Summaries – April 6, 2022 and May 10, 2022
2. Review of August 2022 Vacant Property Inspections
3. Schedule December VPRC Meeting
4. Other Business

The mission of the Vacant Property Review Commission (VPRC) is to return vacant, abandoned, or blighted properties to their most productive use, utilizing all available tools, and leveraging both public and private resources.

VACANT PROPERTY REVIEW COMMISSION

Meeting Summary – April 6, 2022

Virtual Meeting via Zoom

Members Present: Joshua Carter, Chad Walker, Art Crosby, Bob Rouse

Others Present: Steve Gahafer, Koyuki King, Cash Olszowy

Meeting called to order at 10:03 A.M.

1. Steve Gahafer discusses the process for how appeals will be handled in May, due to the fact that this will be the first in person appeal hearing for several of us. Steve will do a presentation, and the owners will have a chance to present their arguments. There will be a Q&A session after that. Steve will present pictures from the past. Art asked if they vote on each individually, or all of them at the end. Josh answered that they are voted on individually. Bob asked if there will be two sets of pictures. Steve said he will have pictures from the last meeting, and will have current pictures. Art mentioned that current pictures won't be relevant. Steve said he will go ahead and take current pictures and have them in a file if they need to be accessed. Josh brought up that for the past two years we have done a blanket dismissal, but in the past, unless owners had to have a very strong argument. Josh also brought up that Law Dept. will have approved language for the hearing. Bob said it's important to make it clear that this is for 2021, he thinks a lot of the arguments are going to come of them doing work in 2022. Art said he would consider a scenario where an owner had two contracts, both contractors weren't able to do work, they can show proof of that, Covid interrupted, supply chain issues. Josh asked when notices are sent out. Koyuki said notices are sent out September/October, and again in February. Josh said September/October they were made aware properties were on the list, and to Steve's point the owner may have started working on the property first of December. Josh said that's not grounds to say that's 2021 and everything is good. Art asked if there is a formal document, Koyuki said yes there is a document that needs signed. Josh brought up whether or not the decisions need to be unanimous. Art said he thinks the goal should be consensus on each one. Josh agrees he thinks it needs to be unanimous. Josh said he wants to arrive to appeal at 9:30 to refresh on the properties, look at paperwork.
2. Art made a motion to approve minutes from December 9, 2021 meeting, Josh seconded.

Motion by Art Crosby, seconded by Bob Rouse to adjourn.

Meeting adjourned at appx. 10:24 A.M.

Video Available: Yes

Prepared By: Koyuki King

VACANT PROPERTY REVIEW COMMISSION

Meeting Summary – May 10, 2022

Members Present: Joshua Carter, Chad Walker, Art Crosby, Bob Rouse,

Others Present: Michael Sanner, Steve Gahafer, Koyuki King, Kevin Palley, Giselle Edwards Williams, Boris Minnifield, Jerald Alford, Tyrone Sturdivant, Joe Shamieh

Meeting called to order at 10:00 A.M.

1. Chair Carter gave a brief explanation of the Hearing Process.
2. Property owners/representatives were called on to defend appeals. Staff presented reports for each property and Commission Members discussed. Motions and Actions on the properties were as follows:

179 Eddie Street

Per Chair Carter, property is boarded, vacant, not intended for its use. Kevin Palley of owner Emergency Management Inc. said he has been working on the property, currently seven dumpsters at property, has spent \$12,000 on repairs. He is going to get building permits. He became owner November 16, 2021. Art Crosby said this is what we want to have happen to the property, but it did meet the criteria. Mr. Palley intends to have repairs done by end of summer.

Motion by Art Crosby and seconded by Bob Rouse to **withdraw** property located at 179 Street from the Vacant and/or Abandoned Property List, because the property does not meet the definition of abandoned urban property as defined under section 7-39 of the Code of Ordinances. Approved unanimously.

245 Race Street

No one appeared for this property.

Motion by Art Crosby and seconded by Chad Walker to **sustain** the Commission's original abandoned urban classification for the property located at 245 Race Street on the Vacant and/or Abandoned Property List, because it is vacant and has been for a period of one (1) year and it is dilapidated, vermin infested, unsanitary, and unsafe, and it is unfit for its intended use. Approved unanimously.

397 Roosevelt Boulevard

Per Chair Carter, property is boarded, vacant, not intended for its use. Owner Boris Minnifield stated he bought the property in September 2021, had the roof done in October 2021, and put windows in and went inside and painted. He got a building permit to add a room in the back. Chair Carter requested proof of when he purchased it, he didn't have it. Chair Carter asked Mr. Minnifield to provide detailed timeline after he purchased property. Art Crosby asked Mr. Minnifield to explain his plan and timeline for the property, Mr. Minnifield plans to rent it out. Steve Gahafer discusses his recollection of the history of the property. More discussion amongst Commission members regarding pictures, and progress of the property.

Motion by Art Crosby and seconded by Bob Rouse to **withdraw** property located at 397 Roosevelt Boulevard from the Vacant and/or Abandoned Property List, because the property does not meet the definition of abandoned urban property as defined under section 7-39 of the Code of Ordinances. Approved unanimously.

553 Shelby Street

Giselle Edwards Williams appeared for the property representing deceased property owners (parents). Ms. Williams states she is the spokesperson for the family, they are going to fix the house up for her brother to live in. Art Crosby asked if probate has been filed, she said no, her brother has to sign. She has been the one to always take care of the property, and has contracts to have siding and windows put in. Her mother passed away in 2019, and they started cleaning up the yard. Ms. Williams gives more details about timeline. Art Crosby said the problem is not being in probate yet. Chair Carter states between 2019 and December 2021 asked if there was any work done. Ms. Williams said they had contractors to do the work but they backed out several times. Ms. Williams states there's a new electrical box on the house, but it doesn't have electricity. Ms. Williams states during the pandemic she was trying to get paper work but it was hard with everything shut down. Chair Carter said we had two years of that, and because of the issues during Covid, and they were sympathetic to property owners during Covid. Art Crosby stated the property met the definition, Chad Walker agreed. Art Crosby advised there may be some city services available.

Motion by Art Crosby and seconded by Chad Walker to **sustain** the Commission's original abandoned urban classification for the property located at 553 Shelby Street from the Vacant and/or Abandoned Property List, because the property it is vacant and has been for a period of one (1) year and it is dilapidated, vermin infested, unsanitary, and unsafe, and it is unfit for its intended use. Approved unanimously.

557 Folkstone Drive

Tyrone Sturdivant appeared for property owner. Chair Carter asked Mr. Sturdivant about his statement in his appeal stating the property is not abandoned. The owner states he doesn't believe the property is abandoned, he lives in Lexington, and has barbecues at the property. He wants his son to have the property. Mr. Sturdivant passed out recent pictures and 2021

pictures. He states some improvements in 2021 were installing new back door. Some of the improvements he's made are painting, shutters, landscaping, roof repair, deck repair. Art Crosby asked if anyone was living in the property in 2021, Mr. Sturdivant said no. Art Crosby asked if it was capable of being lived in in 2021, Mr. Sturdivant said no. Mr. Sturdivant states he owns it as a second property. Art Crosby asked about Mr. Sturdivant's plan for the property, Mr. Sturdivant said his plan was for his son to live there.

Motion by Art Crosby and seconded by Bob Rouse to **sustain** the Commission's original abandoned urban classification for the property located at 557 Folkstone Drive from the Vacant and/or Abandoned Property List, because the property it is vacant and has been for a period of one (1) year and it is dilapidated, vermin infested, unsanitary, and unsafe, and it is unfit for its intended use. Approved unanimously.

707 Brooks Avenue

Jerald Alford appeared for property owner. Mr. Alford said he has had this property with his dad, after his mom passed he became the overseer. He said from day one until now, there's been a big improvement. He can't get dumpsters in the city. Mr. Alford said the property isn't abandoned, and he keeps the grass cut. Mr. Alford also states he put a roof on it a few years back, he pays taxes on it, and plans on renovating it. He says he does not have time and can't find dumpsters. Art Crosby asked about probate, Mr. Alford said no, property was willed to him after anything happened to his father. Chair Carter explained that it had been on our list since 2019. Mr. Alford reiterated again he can't get a dumpster. Chair Carter said this met the criteria for the full year 2021, and it was originally identified in 2019.

Motion by Art Crosby and seconded by Chad Walker to **sustain** the Commission's original abandoned urban classification for the property located at 707 Brooks Avenue from the Vacant and/or Abandoned Property List, because the property it is vacant and has been for a period of one (1) year and it is dilapidated, vermin infested, unsanitary, and unsafe, and it is unfit for its intended use. Approved unanimously.

1657 Maywick View Lane and 1665 Maywick View Lane

Owner Joe Shamieh appeared and states these are commercial properties and not abandoned, not vermin infested. He acquired in February 2021 from father's estate, says there are no liens, taxes are paid, it's insured and well lit and well maintained. He states the new roofs continue to leak on both buildings. He has patched holes, adjusted gutter drainage, removed bad boards. Mr. Shamieh states there are eight units per building, 16 units, and he is doing new electric and possibly central air conditioning. He states it looks pretty from the outside. He states it's not to the level to be lived in. He has had some discussions about selling, but wants to fix it up and rent it out. Art Crosby asked if he had a timetable, Mr. Shamieh answered two years. Mr. Shamieh says father's estate went to probate around the same time as the condemnation March 2019. Art Crosby brought up the Affordable Housing Trust Fund. Mr. Shamieh said he has spoken with Rick McQuady, and he does plan to apply for that.

Motion by Art Crosby and seconded by Bob Rouse to **sustain** the Commission's original abandoned urban classification for the property located at 1657 Maywick View Lane and 1656 Maywick View Lane from the Vacant and/or Abandoned Property List, because the property it is vacant and has been for a period of one (1) year and it is dilapidated, vermin infested, unsanitary, and unsafe, and it is unfit for its intended use. Approved unanimously.

2032 Heather Way

No one appeared for property owner. Attorney Michael Sanner said property sold April 25, there will be a new owner sometime in June. It is his recommendation that the Commission puts this on the watch list to be revisited in December. If they uphold it, the new owner will be responsible for the property tax, they just bought it and didn't have notice or opportunity to be heard.

Motion by Art Crosby and seconded by Chad Walker to **withdraw** property located at 397 Roosevelt Boulevard from the Vacant and/or Abandoned Property List, because the property does not meet the definition of abandoned urban property as defined under section 7-39 of the Code of Ordinances. Approved unanimously.

4. Motion to adjourn at by Art Crosby, seconded by Chad Walker at 11:18 a.m.

Audio Available: Yes

Video Available: Yes

Prepared By: Koyuki King