

Joshua Carter  
Art Crosby  
Bob Rouse  
Rolanda Woolfork  
Gina Ensminger  
David O'Neill, PVA  
Councilmember Tayna Fogle

# Vacant Property Review Commission

*September 12, 2023 - 10:00 a.m.*

1. Approval of Summary – April 27, 2023
2. Review of August 2023 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 27, 2023

**Members Present: Chad Walker, Art Crosby, Bob Rouse, Rolanda Woolfork, Tayna Fogle, Tyler Morton**

**Others Present: Michael Sanner, Steve Gahafer, Koyuki King, Adam Ramirez, Dudley Webb, Joe Shamieh, Chris Clendenin, Preston Brown, Colt Litkenhus, Woodford Webb, Jeff Baker**

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Meeting called to order at 9:01 A.M.

1. Chair Walker begins the meeting with 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:

## **199 Eddie Street**

Adam Ramirez, owner, stated he hired someone to do electrical work. He paid the person \$1,400.00, he person didn't get the work done and took off. Mr. Ramirez states he lives at the property. He stated the house had no insulation and it was rotten. He stated he uses kerosene lamps since no electric. The house has been broken into previously. Art Crosby asks Mr. Ramirez if he's been living there about six months, he said yes. Then Mr. Ramirez states he's been living there about a year on and off.

Motion by Art Crosby and seconded by Rolanda Woolfork to **withdraw** property located at 199 Eddie 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.

## **344 Romany Road**

Bob Rouse asked if this property as on the list last year, Steve Gahafer said it was. MR. Gahafer also stated there have been no changes since last year. Dudley Webb, representative of the owner, stated they have entered into a lease, and signed a NDA. Mr. Webb stated the prospect has been here, and they and department heads with the city have talked about next steps. They acquired property from owner who passed away, and had intended use for a grocery. They tried to pursue that, had a meeting within last few months with department heads to discuss plan. That plan is moving forward. They handed keys to tenant prospect. Mr. Webb stated they have signed a lease within the past week. Mr. Webb

said it would be another six months to get the plans complete. Mr. Webb stated the reason it is boarded up because of the homeless population.

Art Crosby made a motion to sustain the Commission's abandoned urban property classification. Mr. Webb stated he didn't understand the Motion. Art Crosby explained. More discussion amongst the members. Bob Rouse stated it was on last year, it was not appealed, and it has not changed since then, the question is why would they not change the findings if it wasn't appealed last year and it's in the same state. Mr. Webb states they boarded it up and cleaned it up, and he stated it's being readied to be utilized. Chad Walker stated it's a commercial building. Bob Rouse agreed it's a commercial building, it's a different animal, could be things going on in interior that we don't know. Art Crosby states the goal is to incentivize people to do something with the property, and he is worried about maintaining consistency. Chad Walker stated there wasn't an appeal last year, this year it did what it was supposed to do, it brought in Mr. Webb and he's defending it. Chad Walker also stated that he'd hate to burden property owner who is spending a tremendous amount of money. Mr. Webb stated people did come and meet in closed session with city officials. Bob Rouse again pointed out that it's a commercial property, going through the process. Steve Gahafer shows pictures taken in April. Bob Rouse stated houses and commercial are totally different animal, nothing is being done on the exterior of the building, doesn't mean nothing is being done. Art Crosby stated he doesn't think there was that much done in 2022. Discussion about the ownership change in 2019. Mr. Webb discusses more about prior owner that passed away having a lease that had to run its course for a year. Art Crosby withdrew his motion.

Motion by Bob Rouse and seconded by Chad Walker to **withdraw** the Commission's original abandoned urban classification for the property located at 344 Romany Road 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.

### **1657 Maywick View Lane & 1665 Maywick View Lane**

Steve explained that these properties are next door to each other. In December, both were boarded, didn't have electric and had been vacant for years, and condemned. VPRC voted to keep them on the list. Since then, the properties were sold and new owner has done a lot of work, new electrical service, on both buildings.

Colt Litkenhus, owner, they took over February 22, they've put about \$300K and have about \$400K left to go. He said they should be ready to go in 30-45 days.

Motion by Art Crosby and seconded by Bob Rouse to **withdraw** the Commission's original abandoned urban classification for the properties located at 1657 Maywick View Lane & 1665 Maywick View Lane 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.

### **200 Race Street & 202 Race Street**

Attorney Chris Clendenin appeared for property owner. Steve describes status of properties, shows December pictures. There was no drywall, down to the studs at 200 Race St. 202 Race St. didn't have electric and was boarded in December. 202 Race now has electric and front has been re-done.

Chris Clendenin said there were open Code Enforcement cases that have since been closed. Both houses are being worked on, thinks they will be done in 60-90 days. They had trouble getting the right crews.

Motion by Art Crosby and seconded by Bob Rouse to **withdraw** the Commission's original abandoned urban classification for the properties located at 200 Race Street & 202 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.

### **1713 Gleneagles Drive**

Preston Brown appeared for property owner. Steve showed December pictures, it was vacant, didn't have electric and was boarded. He said owner has torn down the garage, the property has had homeless issues. Mr. Brown said he tore down garage, re-did the soffit fascia, getting ready to paint. Mr. Brown said he has an electrician ready to go. He got a bid on windows and that fell through due to shortage of windows, that's why back windows are boarded. He is getting new windows and doors. He has a building permit, gutted the interior. Mr. Brown said he is up in the air about intentions.

Motion by Art Crosby and seconded by Bob Rouse to **withdraw** the Commission's original abandoned urban classification for the property located at 1713 Gleneagles Drive 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.

### **359 King Arthur Court**

Owner Jeff Baker appeared. Steve showed December pictures, it's vacant, did have electric, boarded. Steve said there had been some work done on the deck in April pictures.

Mr. Baker said he has spent money on the deck in 2022, and paid to maintain the yard. There is progression, but not at the ideal rate, he is making an effort. He said he may have some family that needs a place to stay. There's been work on the interior. Deck boards have been replaced. Mr. Baker is working toward getting it occupied. He's had contractor issues. Mr. Baker mentioned Code Enforcement fines, bringing those down, and Chad said this board doesn't handle that.

Motion by Art Crosby and seconded by Rolanda Woolfork to **withdraw** the Commission's original abandoned urban classification for the property located at 359 King Arthur Court 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.

### **1104 N. Limestone**

No one appeared for property owner. Steve showed pictures from December, it is vacant, boarded, no electric. Property has sold, and new owner has done some work. Lots of work was done in the beginning, but none the last few weeks.

Motion by Art Crosby and seconded by Rolanda Woolfork to **withdraw** the Commission's original abandoned urban classification for the property located at 1104 N. Limestone 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.

### **115 Wilton Avenue**

No one appeared for property owner. Steve showed pictures from December, it was vacant, not boarded, no electric, and City has mowed it two or three times last year, needs to be mowed again.

Motion by Art Crosby and seconded by Bob Rouse to **sustain** the Commission's original abandoned urban classification for the property located at 115 Wilton Avenue 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.

### **553 Shelby Street**

No one appeared for property owner. Steve showed pictures from December, it is vacant, boarded, no electric. Steve said property has a new owner. Deed has not been recorded yet. Work is being done, and there is a permit.

Motion by Art Crosby and seconded by Bob Rouse to **withdraw** the Commission's original abandoned urban classification for the property located at 553 Shelby 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.

### **6366-6374 Athens Boonesboro Road**

No one appeared for property owner. Steve showed pictures from December, it is vacant, the house has electric, but the commercial building does not. There are housing issues, and is in the foreclosure program. Owner has started mowing grass.

Motion by Art Crosby and seconded by Rolanda Woolfork to **sustain** the Commission's original abandoned urban classification for the property located at 6366-6374 Athens Boonesboro Road 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.

### **6367 Athens Boonesboro Road**

No one appeared for property owner. Steve showed pictures from December, it is vacant, doesn't have electric, not boarded, no open housing cases. Steve said it appears nothing has been done since December. Bob Rouse said they tore the back of it off.

Motion by Art Crosby and seconded by Rolanda Woolfork to **sustain** the Commission's original abandoned urban classification for the property located at 6367 Athens Boonesboro Road 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.

### **706 Whitney Avenue**

No one appeared for property owner. Steve showed pictures from December, it is vacant, no electric, not boarded and it is in our foreclosure program, has housing issues. It is in foreclosure. The mother of the person that appealed passed away.

Motion by Art Crosby and seconded by Bob Rouse to **sustain** the Commission's original abandoned urban classification for the property located at 706 Whitney Avenue 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.

4. Motion to adjourn at by Bob Rouse, seconded by Art Crosby at 10:05 a.m.

Audio Available: Yes

Video Available: Yes

Prepared By: Koyuki King