

**City of Lincoln Park  
Dangerous Building Meeting Minutes from May 26, 2022**

City of Lincoln Park  
May 26, 2022

**DANGEROUS BUILDING AND CODE OF APPEALS HEARING**

A meeting of the Dangerous Building and Code of Appeals board was called to order at 7:00 p.m. by Joe Palmer.

**PRESENT:** Commissioner LoDuca, Leader, Palmer

**ALSO PRESENT:** Ed Zelenak, John Meyers, Jeff Barnes, Russ Trechens, Raymond Paul Kitchen III,  
Larry Kelsey, Charlie Hernandez, Krystle Medina

**APPROVAL OF MINUTES**

**MOVED BY:** Commissioner Leader

**SUPPORTED BY:** Commissioner LoDuca

**APPROVED:** Unanimously

**OLD BUSINESS:**

**CASE NO: DBB# 16-06**

**MOVED BY:** Commissioner LoDuca, Leader, Behr, Lukasik, Palmer

**SUPPORTED BY:** Commissioner LoDuca, Leader, Behr, Lukasik, Palmer

WHEREAS the Building official of the City of Lincoln Park heretofore notified this Board that the structure located at **1574 Fort Street Lincoln Park, MI, Parcel # 45 006 06 0231 000**, is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and

WHEREAS, the said Building Official has informed the Board that such notice was mailed certified mail to the owner according to title search certificate, with return receipt requested on **April 25, 2022** and that such notice was posted upon a conspicuous part of the structure on the said property more than ten days prior to this hearing and that such notice specified Thursday, **May 25, 2022** at 7:00 P.M. in the Lincoln Park City Hall Council Chambers, 1355 Southfield Rd, Lincoln Park, MI 48146, as the time and place of the hearing on the condition of said structure, and that the said Building Official has provided this Board with copies of said notices more than ten days prior to the hearing, and

WHEREAS, **Cesar A. Escoedo** to whom said notices were mailed, being the name and address as it appears on the title search **WAS** present.

NOW THEREFORE BE IT RESOLVED, that the board, after full hearing, with a quorum of its members present, does find and determine that said structure identified as Case # **DBB # 16-06** is a dangerous building under Section 1444.01 et seq and hereby order that said structure

Motion Unanimously carried.

CASE NO: **DBB # 20-02**

MOVED BY: Commissioner LoDuca  
SUPPORTED BY: Commissioner Leader

WHEREAS the Building official of the City of Lincoln Park heretofore notified this Board that the structure located at **26560 Outer Dr Lincoln Park Mi., Parcel ID # 45 002 01 0039 004**, is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and  
WHEREAS, the said Building Official has informed the Board that such notice was mailed certified mail to the owner according to title search certificate, with return receipt requested on **April 25, 2022** and that such notice was posted upon a conspicuous part of the structure on the said property more than ten days prior to this hearing and that such notice specified Thursday, **May 25, 2022**, at 7:00 P.M. in the Lincoln Park City Hall Council Chambers, 1355 Southfield Rd, Lincoln Park, MI 48146, as the time and place of the hearing on the condition of said structure, and that the said Building Official has provided this Board with copies of said notices more than ten days prior to the hearing, and  
WHEREAS, **Mr. Banks** to whom said notices were mailed, being the name and address as it appears on the title search **WAS NOT** present.  
NOW THEREFORE BE IT RESOLVED that the board, after full hearing, with a quorum of its members present, does find and determine that said structure identified as Case # **DBB #20 - 02** is a dangerous building under Section 1444.01 et seq and hereby order that said structure **be demolished beginning with RFP process and City Council approval of bid.**

Motion Unanimously carried.

**NEW BUSINESS:**

CASE NO: **DBB #22-01**

MOVED BY: Commissioner Leader  
SUPPORTED BY: Commissioner Palmer

WHEREAS the Building official of the City of Lincoln Park heretofore notified this Board that the structure located at **1022 Mill Lincoln Park, MI., Parcel ID # 45 009 03 0461 000** is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and  
WHEREAS, the said Building Official has informed the Board that such notice was mailed certified mail to the owner according to title search certificate, with return receipt requested on **April 25, 2022** and that such notice was posted upon a conspicuous part of the structure on the said property more than ten days prior to this hearing and that such notice specified Thursday, **May 25, 2022** at 7:00 P.M. in the Lincoln Park City Hall Council Chambers, 1355 Southfield Rd, Lincoln Park, MI 48146, as the time and place of the

hearing on the condition of said structure, and that the said Building Official has provided this Board with copies of said notices more than ten days prior to the hearing, and WHEREAS, **Raymond Paul Kitchen III**, to whom said were mailed, being the name and address as it appears on the title search **WAS** present.

NOW THEREFORE BE IT RESOLVED, that the board, after full hearing, with a quorum of its members present, does find and determine that said structure identified as Case # **DBB # 22-01** is a dangerous building under Section 1444.01 et seq and hereby order that said structure **THIS CASE BE ADJOURNED FOR 30 DAYS TO REACH OUT TO CDBG FOR RENOVATION ASSISTANCE. RETURN TO DBB JUNE 23, 2022**

Motion Unanimously carried.

CASE NO: **DBB # 22-02**

MOVED BY: Commissioner LoDuca, Leader, Behr, Lukasik, Palmer

SUPPORTED BY: Commissioner LoDuca, Leader, Behr, Lukasik, Palmer

WHEREAS the Building official of the City of Lincoln Park heretofore notified this Board that the structure located at **1263 Marion Av. Lincoln Park, MI.- Parcel ID # 45 007 02 0088 002**, is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and

WHEREAS, the said Building Official has informed the Board that such notice was mailed certified mail to the owner according to title search certificate, with return receipt requested on **April 25, 2022** and that such notice was posted upon a conspicuous part of the structure on the said property more than ten days prior to this hearing and that such notice specified Thursday, **May 25, 2022** at 7:00 P.M. in the Lincoln Park City Hall Council Chambers, 1355 Southfield Rd, Lincoln Park, MI 48146, as the time and place of the hearing on the condition of said structure, and that the said Building Official has provided this Board with copies of said notices more than ten days prior to the hearing, and

WHEREAS; **Jeffrey Barnes** to whom said notices were mailed, being the name and address as it appears on the title search **WAS** present.

NOW THEREFORE BE IT RESOLVED, that the board, after full hearing, with a quorum of its members present, does find and determine that said structure identified as Case # **DBB # 22-02** is a dangerous building under Section 1444.01 et seq and hereby order that said structure **owner must post a cash or surety bond (per Building Official cost estimate) with city treasurer's office within fourteen (14) days of City Council's decision for demolishing the building. Owner has six (6) months to complete required work. All necessary permits must be pulled with Building Department within fourteen (14) days of City Council's decision. Engineer report must be submitted to Building Department since this was a fire damaged home.**

Motion Unanimously carried.







