

City of Sandusky Housing Appeals Board
January 29, 2019
Meeting Minutes

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The Chairman called the meeting to order at 4:00 p.m.

The following members were present: Frank Valli, Janice Warner, Dana Gamblin, Sharon Johnson, Gary Guendelsberger, and Walt Matthews
City staff present: Brad Link and Amanda McClain -Code Enforcement Office; and Kelly Kromer-Clerk

Everyone that was going to speak and testify were asked to raise their right hand. Amanda McClain and Dakota White raised their right hand and were sworn in by Kelly Kromer, Clerk.

Approval of minutes from the previous meeting:

January 8, 2019. Mr. Guendelsberger moved to approve the minutes; Ms. Gamblin seconded the motion, which carried unanimously.

Old Business: None

New Business: *First Item on the agenda is 19-01 Dakota White is appealing the demolition of 1823 W. Monroe Street, Sandusky, Ohio 44870. Parcel Number 59-00443.000.*

Ms. McClain took to the podium and proceeded to give a PowerPoint presentation to the Board, in which she recommended denial of Ms. Whites' appeal. The PowerPoint presentation was placed upon the record and is attached to these minutes and fully incorporated herein.

Ms. Kromer put on the record that Ms. Warner arrived at 4:08pm

Ms. Kromer put on the record that Mr. Matthews arrived at 4:23pm

Ms. McClain submitted exhibits A, B, C, D, E, F1, F2, G, H, I, J, K, L, M, N, and O to the clerk, the exhibits were submitted to the Board and were placed upon the record.

Mr. Valli asked the board if they have any questions for Amanda at this time. All replied no.

Ms. Jasmine Stover took to the podium on behalf of Ms. White. Ms. Stover stated that the reason that Ms. White submitted her appeal is that she states the property is not 50% or more damaged or deteriorated as the City's building official alleged at 58.21%. Ms. Stover stated that one thing that they noted was that there were cracks on the outside of the structure and added that it was from 2015-2019 that the crack remain, however she added that the city has not demonstrated the they have measured those cracks or showed that there was any live movement. She added that the cracks could have been on the property for the last 20-40 years. She asked that if there is not any live movement is there any true damage or deterioration to the structure? She stated that she doesn't believe that a structural engineer was consulted.

Ms. Stover introduced Jeff Smith and added that he was at the January 28th inspection. She stated that she would like for him to speak about the repairs done to the property.

Mr. Smith took to the podium. He stated that he was referred to Ms. White by Angela Kotsopoulos November 2018. He stated that he is new to this and officially sat down and talked to Ms. White and her husband in December 2018. He stated that the reason they brought him on board is because they are aware that they need to change direction. He added that he is a real estate agent and the goal was to look at the properties to create a plan. He stated that the plan is that they are going to start selling properties and don't necessarily want to be landlords. The goal is to look at what they want to get rid of first and sell them and try to maintain what they have. He stated that he is in no way the maintenance guy and doesn't work on the properties however he is there to help them move along to get the property in someone hands to turn it into a nice first time home buys property or rental.

He stated that the first time he was in the property was at the November meeting. He stated that the ceiling was repaired, windows were put in. He stated that his professional opinion of the house is that he has defiantly seen worse that have been repaired. He stated that this particular property is currently listed for sale. He stated that it sometimes is a tough sale when a property is slated to be demolished.

Ms. Stover stated that there are people interested in the property and understand that it is condemned and would be buying it subject to the condemnation and to make the necessary repairs.

Discussion:

Ms. Gamblin asked Mr. Smith how much he would think it would take to fix the property as she doesn't feel it should be sold as is. Mr. Smith stated that he feels it's probably the only way it would sell. Mr. Smith stated that he is not interested in purchasing the property, however as a real estate agent he does have it listed for sale. Ms. Gamblin asked in his professional opinion how much money would it take to fix the house. Mr. Smith responded by saying between \$25,000.00 and \$30,000.00.

Mr. Mathews stated that he felt that amount was a little low. Mr. Smith stated that you can go up to \$80,000.00 depending on what you put in to it. Mr. Mathews asked if he was just talking about getting it up to code. Mr. Smith stated yes. Mr. Mathews asked what the offers are that they are getting. Mr. Smith stated that they are not getting financial offers due to it being condemned and slated to be demolished.

Ms. Johnson asked what the listing price was on the house. Mr. Smith stated \$24,900.00. Ms. Johnson stated that they have a list of delinquent properties that comes to a little over \$11,000.00 on property taxes. Ms. Stover stated that Ms. White has entered into a payment for the payment of all property taxes which she has been in for the last 6 months and is current on the payment plan.

Ms. White took to the podium and stated that she was delinquent on the property taxes and went into an agreement and in December paid \$13,000.00 in past property taxes and then

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they gave them 6 months to get caught up with the other \$13,000.00. She added that she paid \$2000.00 in January and \$2000.00 in December. She added that her past taxes should be closer to \$6000.00 or \$8000.00 because they have been in the agreement for at least 3-4 months.

Ms. Gamblin stated to Mr. Smith that they are saying that its 58.21% deteriorated. She asked what he thinks. Mr. Smith stated that he is not an engineer and can't give the percentage. He stated that he has seen worse that has been fixed. He stated that the floors are not level.

Ms. Johnson asked Mr. Smith how many of the 18 properties are you going to sell off. He stated that they discussed selling another four. Which includes this one, the 2 on Perry St, 1 on Park, and 1 on Third St. She asked how many of these 18 properties have liens on them. Ms. White stated that there are no liens on the property. Ms. Johnson asked if there were any mortgages. Ms. White stated no.

Ms. White stated that her and her husband began buying property in 2009. She stated that she is not a landlord that doesn't care about the city. She added that in 2015 her mother-in-law was diagnosed with lung cancer and she needed to move back to Cleveland. She stated that when they moved back to Cleveland they hired a property manager that was only doing some of the work. She added that she had brought in Mr. Smith to help with the issues because they were not able to be hands on when they moved back to Cleveland. She stated that she is willing to work with the city to get the properties up to code.

Mr. Guendelsberger stated that the language in the appeal Ms. White wrote that the property is not more than 50% damaged, decayed, or deteriorated. He asked Ms. White if there is currently electrical service to this house. Ms. White stated no. He asked if there is gas service to the house and she stated that the property is unoccupied. Mr. Smith stated no. Mr. Guedelsberger asked if there is water and sewer. Mr. Smith stated that it should all be shut off. Mr. Guendelsberger stated that in the building officials report it stated that the heating system is 75%. He asked Ms. White if this has been improved. Ms. Stover stated that no she doesn't have anything to specifically indicate that the heating system itself has been improved as it is in a group of issues. Ms. Stover indicated that there have been other repairs to the property. She added that they do not have invoices today. Ms. White stated that you can see from the pictures that they have made many updates to the property. She stated that she feels it was less than 50% when it was initially condemned, however since they made the changes it would have improved. He asked if any improvements have been made to the chimney. She stated no. He explained that if the chimney falls off the house it could kill someone.

Ms. Stover stated that waiting to see the status of this appeal has held up a lot of the repairs as she feels it's hard for an owner to invest \$25,000.00 into a property that could possibly be demolished by the City. She indicated that there are two investors very interested and waited to see the outcome of the hearing who understand all of the repairs.

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Ms. Gamblin stated that if Ms. White would have put the \$25,000.00 into it then came to the board it wouldn't be up for demolition. She added that the board does give time and from what she is understanding is that no one has asked for time. Ms. Stover stated that they have 18 properties and are trying to figure out where they can spend their money wisely. She indicated that they would consider offers less than the list price. She stated that the investors have been into the property.

Ms. Warner asked if they have a letter of intent from the investors. Ms. Stover responded by saying no they have communication with their counsel. Ms. Warner asked if they can sell a home that is up for demolition. Ms. McClain stated yes, the city files an affidavit of demolition and it gets recorded and goes on file. Than any purchasers are put on notice that the property will be demolished even if they purchase it. Mr. Valli asked how long after recording does it get demolished. Ms. McClain stated that in this case the demolition would not be in the next round. She added that at the earliest would be fall or possibly next year.

Ms. Stover asked if there is a bond that the purchaser must post when there is an order of demolition. Ms. McClain stated no.

Ms. Johnson asked Ms. White when she got the other property manager. Ms. White stated 2015 when she moved back to Cleveland and within the last 2 years Ms. Kotsopoulos noted to Ms. White that she was having some problems with the property manager and communication with the City and some of the work that he was doing. Ms. White stated at that time her attorney and herself felt it was a good time to get a new property manager. She added that in the last few months is when she began to work with Mr. Smith.

Ms. Johnson asked Ms. White if she had a property manager before 2015. Mr. White stated that she lived in the City before 2015 and her husband was able to do the work along with her brother-in-law. Ms. Johnson asked if on a regular basis she has assessed her properties. Ms. White stated that a lot of the orders were in 2016 and have since been updated. She stated that she was trusting her property manager to take care of the problems however that was not the case. Ms. Johnson asked if the property manager was providing reports on a regular basis. Ms. Stover stated that there may be legal action pending as the reports that were being provided were fraudulent and he was being paid monthly.

Ms. Johnson asked how much Ms. White was paying the property manager. Ms. Stover stated he received housing and \$2000 and \$2500 on a bi weekly basis.

Ms. Smith stated that one thing he does when taking over a property is to go to the property to access and make contact to the tenants. Mr. Smith stated that he manages 12 of Ms. White's properties. Mr. Smith stated that none of the tenants have reached out to him once he gave them a letter. He stated that it makes it hard to do repairs when he can't make contact. Mr. Smith stated that he officially started as property manager January 1st. Mr. Smith stated that he manages over 200 properties. Ms. Johnson asked how much they are paying

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Mr. Smith. Ms. Gamblin told Mr. Smith not to answer that question and that they are here for 1823 W. Monroe.


Mr. Guendlesberger stated that a lot of this could have been avoided if there was cooperation in 2015. He stated that there are still outstanding penalties.

Mr. Guendelsberger made a motion to deny the appeal based on the Building Officials opinion of 58.21 % damaged has not changed. Ms. Johnson seconded the motion. No comments at this time. Mr. Matthews abstained. The motion carried unanimously.

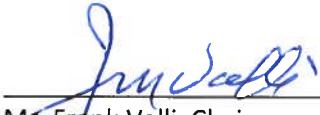
There was no further business before the Board. A motion was made by Ms. Johnson and seconded by Ms. Gamblin; the board voted unanimously to adjourn the meeting at 5:13 p.m.

Next meeting: March 26, 2019

APPROVED:



Kelly L. Kromer, Clerk



Mr. Frank Valli, Chairman