

City of Sandusky Housing Appeals Board
June 30, 2020
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, Sharon Johnson, and Gary Guendelsberger
City staff present: Amanda McClain- Housing Manager, Brad Link, and Kelly Kromer- Clerk

Audience sworn in by Kelly Kromer

Approval of minutes from the previous meeting:

February 25, 2020 No comments. Ms. Warner moved to approve the minutes; Mr. Guendelsberger seconded the motion, which carried unanimously.

Old Business: 20-03 Joann Hampton is appealing the demolition of 1932 Putnam St. Sandusky, Ohio 44870. Parcel Number 58-00946.000

Ms. McClain stated that no one is in attendance and that this was tabled at the last meeting. She added that Code tried multiple times to contact her. Ms. McClain stated that she didn't expect her to appear as she thinks that's it's too much.

Mr. Guendelsberger made a motion to deny the appeal due to the fact that the appellant is not present. Ms. Johnson seconded the motion which passed unanimously.

New Business: 20-04 Midfirst Bank is appealing the demolition of 1730 Putnam St., Sandusky, Ohio 44870. Parcel Number 5801212.000

Ms. McClain took to the podium and proceeded to give a Power point presentation to the board. The PowerPoint presentation was placed upon the record and is attached to these minutes and fully incorporated herein.

Ms. Kromer stated that Dana Gamblin arrived at 4:03pm

Ms. McClain submitted exhibits A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, and V

Ms. McClain stated that it is recommended that the Housing Appeals Board deny the appeal and order the demolition of the structure for the protection of the neighboring property owner and the community at large.

Ms. Gamblin asked if the bank has ever responded to any of the paperwork. Mr. Link stated that the only response was the emails and then the emails changes hands from Talea Summers to Angie Lopez and the code compliance for Midfirst Bank was also copied on all emails.

Mr. Kyle Timkin on behalf of Midfirst bank too to the podium. He stated that the property came to them as a result of a foreclosure. He stated that it is an FHA loan and HUD requires

repairs to be made before the property is turned over to them. He added that the repairs are currently being made and that the structure has been cleaned out.

He stated that Midfirst has to get bids from multiple vendors for the repairs and HUD then has to approve the vendor making it very time consuming. He stated that the deadline to return back to HUD is the end of July.

Ms. Gamblin ask why HUD would want the house. Mr. Timkin stated that HUD wants all of the houses. Ms. Gamblin stated that someone should have responded before now. Mr. Timkin stated that he cannot speak for HUD, however they do require the repairs to be made before the property goes back to them. He added that it is water tight and the rest of the issues are only cosmetic. He stated that the roof was sealed and that the bank got a report from a structural engineer stating that the building was structurally sound. Structural report was Exhibit A

Ms. Kromer submitted exhibit A to the board.

Mr. Timkin provided pictures as exhibit B and C– Ms. Kromer submitted exhibit B and C to the board.

Ms. Gamblin asked if they have a company doing the work and Mr. Timkin responded that they do have a local company doing the work, however he doesn't know the name of the company. Mr. Timkin stated that the bank has it on a bi-weekly mowing process.

Ms. Johnson ask Mr. Timkin what his position is at the bank. He stated that he is the attorney for the bank. She asked how much Mr. Cantu owed on the property before it went into foreclosure. Mr. Timkin stated that the unpaid balance was \$11,000.00. She asked what the bank purchased the property for and he stated \$16,000.00. She asked why the bank would do that and he stated that it relates to HUD and the insurance agreement with HUD. Ms. Johnson asked if Midfirst has title and Mr. Timkin stated yes. Ms. Johnson asked what the bank gets out of this and Mr. Timkin stated that he can't speak for his client on that. Ms. Johnson stated that she has never heard of this program and Mr. Timkin stated that it's an FHA loan.

Ms. Gamblin stated that she has worked with HUD for years and never heard anything like this before. Ms. Gamblin stated that a HUD loan and FHA loan are different. Mr. Timkin stated that they are the same thing. He stated that they have a guarantee with HUD.

Continued conversation about how FHA loans work was discussed.

Mr. Guendelsberger stated that 5 inspections have been done and he noticed that only a new door had been installed. He asked what else had been done to lower the building official's determination. Mr. Timkin stated that the roof has been repaired. He submitted exhibit H to the board. Mr. Guendelsberger asked if the City of Sandusky has determined if the roof was water tight. Mr. Timkin stated that he didn't believe that the City knew about the roof

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situation. Mr. Guendelsberger stated that the windows are still boarded. Mr. Timkin said that the windows will have new glass put in them, however now they are secured with boards. Mr. Guendelsberger asked what they did to the roof. Mr. Timkin said they put new sub wood and tared the roof and repaired the parts that were damaged. He added that he was not sure if they obtained a building permit.

Ms. Gamblin stated that it's more than just the roof that cause the damage. She asked what else has been done or what else to they plan on doing to the structure. Mr. Timkin stated that they are taking it down past the 50% threshold not all of it away. He added that they are repairing the windows, fixed the roof, and fixed the door. He stated they want to put new doors on the shed and new downspouts.

Mr. Guendelsberger stated that he is concerned about the lack of communication with Midfirst bank regarding the roof. Mr. Link stated that the Building Dept. has not received a request for a roof inspection. Mr. Timkin stated that it could be a failure of the local vendor that is doing the repairs. Mr. Timkin submitted exhibit I to the board.

Ms. Gamblin asked if Mr. Timkin knew the name of the local vendor. He stated that he did not.

Mr. Timkin stated that they have had the property since Aug 2019 and added that they have made it structurally safe. Ms. Johnson asked him what percentage that he takes from HUD. Mr. Timkin stated that he doesn't feel it is relevant to the case, he added that its weather or not its structurally sound not the business practices between his client and HUD. Ms. McClain stated that it's not relevant to the case.

Ms. Warner asked when the last time the City inspected the house. Mr. Link stated that he did that day. Ms. Warner asked if the roof was completed and Mr. Link stated that it appeared to be done. Mr. Link stated that the windows were boarded up and can't speak as to if they are weather tight as he has not been inside.

Mr. Timkin placed Exhibit G, F, and E on the record. Ms. Kromer submitted them to the board.

Ms. Johnson asked if the inspector has ever been in the house. Mr. Link stated yes that he was in there with the building official. Brad stated after the search warrant he was never given access. He added that the debris has been cleaned inside, however was not able to check for water leaks.

Ms. Johnson made a motion to deny the appeal for 1730 Putnam St. Motion failed for lack of second.

Ms. Waner asked if it is possible that the City go and inspect the building to see where they are at and bring it back next month to see if they are below 50%

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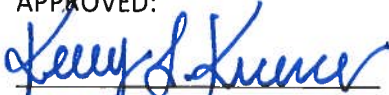
Ms. Warner made a motion that the City goes to inspect the home and gain access within the next 30 days before the next meeting and bring the board the new percentage of deterioration of the home. Ms. Gamblin seconded the motion. Mr. Guendelsberger stated that communication is extremely important at this time and that he wants the permit issue resolved. Ms. Gamblin suggested that the bank bring the people doing the work to the next meeting. Roll call was taken Ms. Johnson-no, Mr. Guendelsberger-yes, Mr. Valli-yes, Ms. Gamblin-yes, Ms. Warner-yes. Motion passed.

No Comments

There was no further business before the Board. A motion was made by Ms. Gamblin and seconded by Ms. Warner; the board voted unanimously to adjourn the meeting at 5:02pm

Next meeting: July 28, 2020

APPROVED:



Kelly L. Kromer, Clerk



Mr. Frank Valli, Chairman