

1. **Meeting Called to Order**

Dana Gamblin - Chair called the meeting to order at 4:00 pm.

2. **Roll Call**

**Present:**

Board Members

Dana Gamblin, Chair

Gary Gundelsberger, Vice-Chair

Sharon Johnson

Janice Warner

Don Sharrah (Alternate)

Lisa Maczuga (Alternate)

City Staff

Stephen Rucker, Housing Manager

Ron Snyder, Code Compliance Officer

Treka Parker, Clerk

Sarah Chiappone-Assistant Law Director

***Not present:***

Walt Matthews

Scott Thom, Chief Building Official

Justin Harris-Interim Law Director

3. **Audience members sworn in by Treka Parker**

4. **Approval of Minutes from July 25, 2023**

Chair Dana Gamblin introduced the first item on the agenda, which was the approval of the minutes from July 25, 2023 Housing Appeals Meeting. Member Janice Warner moved to approve the minutes as presented and Vice-Chair Gary Gundelsberger seconded the motion. Chair Gamblin called for a vote and the motion passed unanimously.

5. **Old Business**

**Recalling Case No. EN22-1626 Zloro Johnson for 1503 Harrison Street, Sandusky, Ohio 44870 Parcel Number 58-01558.000 progress update.** Steve Rucker stated that in July, Debi Eversole mailed a Beautification Funding application to Mr. Johnson, but it has not been returned. Officer Snyder took pictures of property showing that some progress was being made on the carport and new gutters were hung, however, none of the other issues had been started and/or addressed. Mr. Snyder was in contact with Mr. Johnson a couple of weeks after the HAB meeting last month. Mr. Gundelsberger made a motion to table the decision until September's meeting. Mr. Johnson has made repairs after receiving an administrative penalty and to give him another opportunity to contact Code to put him on a timeline to make the remaining repairs to the property. Don Sharrah second the motion. All voting members voted. There were 3 "yes" votes and 2 "no" votes. The motion passed.

6. **New Business**

**Case No. EN21-2058 Bonnie Dickson is appealing the Notice and Order of Demolition for 717 Warren Street, Sandusky, Ohio 44870 Parcel Number 57-03930.000.** Code Compliance Officer Ron Snyder gave testimony that on 9/22/2021 he was looking into open cases that were on 721 Warren, he observed a property at 717 Warren that was in very bad condition. He found records showing the file started before 12/08/2016 by Officer Angela Kotsopoulos and had another different owner. Ofc. Kotsopoulos felt that it should be condemned and pushed to have the property demolished. On 12/16/2016 she condemned the property and on 12/19/2016 she placed the Notice and Order of Condemnation letter and condemnation placard on the door of the residence. On 06/08/2017 she sent a Notice and Order of Demolition to owners. After the owners received the Notice and Order of Demolition, they advised they would be conducting the demolition on their own, and were given more time to do so. The file transferred from Ofc. Kotsopoulos to Ofc. Brad Link due to job responsibilities changing. The property was subsequently never demolished and subsequently sold to Ms. Bonnie Dickson on 09/11/2017 and the case was closed. **Discussion** regarding closing and opening cases when there is a

change of ownership. Code Compliance cannot take administrative actions against new owner without starting all over again by first sending out notification & order of violation letters, give the new owner a chance to go through the process, whether it's an appeal or some other action. It does not mean that the condition of the property has changed or the need for demolition goes away. The new Owner would inherit (conditions of the property) what already exists.

**Ofc. Snyder** On 07/09/2020 Ofc. Link sent 1<sup>st</sup> Notice & Order of Violation Letter to Owner, the 2<sup>nd</sup> Notice was sent on 09/30/2020, 3<sup>rd</sup> on 11/04/2020, and the 4<sup>th</sup> on 12/14/2020. Mr. Link, from the initial notification of violations and three (3) listed re-inspections. 12/17/2021 – Ofc. Snyder responded to the Erie County Treasurer's Office, where he inquired about if the taxes were being paid and if so, by whom. The taxes are in fact being paid, last being done on 07/14/2021 by the owner, Ms. Dickson. A message was left. 12/21/2021 – Ofc. Snyder was contacted by the property owner, after leaving her a message. In discussing the issue with the property, Ms. Dickson advised that after buying the property she hired a contractor to whom she paid nearly \$16,000.00 to conduct the re-model of the property. The contractor failed to do the work and scammed her out of the money. Ms. Dickson said she is very much committed to fixing the property and asked the contractor for information. He explained that he would get her copies of the City approved contractors as well as information on the Housing Development beautification program. He explained to Ms. Dickson that he was not opposed to working with property owners, who are willing and desirous to upgrade and/or fix their properties (as long as progress is being made). However, he was not opposed to holding property owners accountable for blighted properties. She said she understood. 12/22/2021 - lien request returned. 03/23/2022 - contact was made with Ms. Dickson, regarding the status of the Warren St. property. She indicated that after receiving the contractors list from Ofc. Snyder, she scheduled several appointments, only to have the contractor not show up. She has recently been in contact with Mr. James (Jimmy) Berardi who is going to do the work. He has not as of yet given her an estimate but advised he would have one drawn up in several weeks. When asked, Ms. Dickson gave me Mr. Berardi's phone number. Ofc. Snyder was also able to reach out to Mr. Berardi and had a conversation regarding the aforementioned. He confirmed that he is looking at doing the work for Ms. Dickson and has been assembling personnel and resources. He agreed to keep Ofc. Snyder "in the loop" during this process. 10/05/2022 - from the exterior of the property, it appears Ms. Dickson has done nothing to abate, fix, and/or rectify any issues with the Warren St. address since she purchased it in 2017 (failure to repair). 11/09/2022 - while conducting a reinspection at 721 Warren, he was able to see the rear (west side of 717 Warren. The entire back porch was missing from the residence, the original siding was visible due to the outer siding missing and/or falling and a window into the attic area was completely missing. On 06/09/2023 - as indicated above, a search warrant was secured for the said property, with Sgt. Lillo (SPD), Scott Thom (Building Official), and himself met at the Warren St. address, where the warrant was executed. Entry was made via a door on the west side of the residence. The door was able to be opened with no damage being noted to the door. Once Scott Thom was done with his assessment and Ofc. Snyder had taken enough photos; the residence was secured. A short time later S. Thom emailed him the inspection report - dangerous or unfit structures report. Attached was the estimated percentage of structure deterioration sheet, which was established at 69%. On 06/15/2023 a lien search was obtained. 07/06/2023 - notice & order of demolition letters were sent to all parties of interest. The property sat for nearly 7 years under the ownership of Ms. Dickson with nothing being done to it. On 07/19/2023 Ms. Dickson filed an appeal concerning the demolition letter sent. **Ms. Bonnie Dickson**, 1309 Sycamore Line, Sandusky, OH testified that after going through an abusive relationship in Columbus she decided to return to her childhood home in Sandusky. She wanted to remodel it and her parents agreed to give her the house. She did not know that the property was condemned. At that time, she was living in public housing saving money to pay a contractor to make additions, remodel and obtain additional funding. She did most of the interior demolition herself in hopes of preparing for someone else (to live). Possibly her children when visiting from out of town or her parents. She ordered and rented dumpsters and backhoes to remove the back porch. She found a contractor and paid a contractor \$10,000 to begin removing the back of the house, plumbing and other work to the house. After six months no other work was done, and the contractor was nowhere to be found. She lost all

of her money. She began a new job COVID19 hits, and no contractors were available to do the necessary work on the Warren Street property. She was unable to get financing on the property due to the demolition. Due to these issues, it delayed the repair to her childhood home. Later, she was able to get a loan to buy a new home this past June, which came with housing violations from the previous owner. Before bringing her current home up to code and passing re-inspection she was paying rent and a mortgage. Now she no longer has to pay rent which frees up money to make repairs to 717 Warren Street property. **Discussions** about written estimates from contractors, communication with Mr. Berardi, financing from a bank, Beautification Program application, written plan, and timelines for the Warren Street property. Ms. Dickson reported that it was her fiancé's cousin's husband from Columbus who took her \$16,000. She gave the contractor \$10,000 up front and \$550 for materials, as part of a verbal agreement that he would help her do the work for the house. **Ms. Dickson** stated that a lot of the work was done by her previously; she plans to wrap the house for a cost of \$592.92, including the OSB and plywood to replace the wood on the back by next month; \$1,000 to do the front porch, using composite for \$751 or \$415 using treated wood; ordering windows from Lowe's would be available until the end of November for install, to do the windows (\$1,200) in the winter, but understands that the siding must be done first; gutters will be \$250.00. As far as the 69% deterioration, **Ms. Dickson** stated that it's not deteriorated but parts of the house is gone because she took it out. She removed everything out on the inside of the house. She removed a whole room off of the house. The house is solid. She does not know if the contractor pulled permits to remove the plumbing out of the bathroom or not. The contractor failed to build and redo the house. It's her understanding that the roof is good, as well as the new interior framing. In the winter months she plans to continue to work on the interior; she already purchased new flooring, bathtubs, and other things in a storage unit; the cost of redoing all the removed utilities would be ten five. She further stated that it would probably take her a year and half to get it not to be an eyesore, at a cost of \$25,000 - \$35,000 if she works with a contractor and \$50,000 - \$60,000 without her help. She said Firelands told her that it would cost her \$10,500 for electrical work and she understands that plumbing, siding and windows will need to be addressed. She stated that she has left a couple of messages for Mr. Berardi and has not heard back from him and no response from other contractors as well. **Ms. Johnson** made a motion to deny the appeal. No second. **Mr. Gundelsberger** made a motion to table the decision giving Ms. Dickson time to bring in everything to document the house is habitable, including financial (bank) proof of ability to get the job done, statement from someone stating that the foundation is good, timeframes, contractors names, and estimates. **Mrs. Warner** second the motion. All voting members voted. There were 3 "yes" votes, 2 "no" vote." The motion passed.

**Case No. EN22-1592 Shameka Moore is appealing the First Administrative Penalty for 519 Decatur Street, Sandusky, Ohio 44870 Parcel Number 59-00271.000.** Code Compliance Officer Ron Snyder stated the on 11/29/2022 Ms. Moore appeared before Housing Appeals Board contesting her initial write up and HAB members voted in favor to deny the appeal. On 11/30/2023 Ofc. Snyder sent out a letter putting Ms. Moore back on a timelines for the work to be done before the re-inspection date scheduled for 04/17/2023. On 04/14/2023 - Upon conducted inspection, Ofc. Snyder observed that a couple of the documented issues had been addressed (section of gutter had been replaced and two (2) sections of downspout had been addressed. Although there was one more item that needs to be addressed, he granted an extension note that the weather is more accommodating for exterior work. The next inspection date was scheduled for 05/25/2023. A courtesy letter was drafted and forwarded to the property owner. 05/25/2023 - A check back on the property revealed that some of the documented issues had been addressed and it was evident that progress toward compliance had been made. However, there are still issues that need to be addressed. Due to progress being observed, he granted an extension. Next inspection was scheduled for 07/03/2023. A courtesy letter sent to reflect the same. 7/03/2023 - a reinspection was conducted and found where Ms. Moore had not applied a section of downspout on the front (Southside) of the residence. She and Ron had a discussion regarding this on 06/06/2023 and she gave every reason to believe this would be done by the inspection date. Ms. Moore has disputed that the area in question was a flat

roof and didn't require gutters/spouts, however, photos clearly show the roof has elevation, and has a gutter without a downspout. An administrative penalty is being administered of \$100.00. On 7/05/2023 a notice of 1st Administrative Penalty - failure of owner to correct violations letter was drafted and forwarded to Ms. Moore, along with an invoice for the said amount. On 07/17/2023 Ms. Moore filed an appeal. **Ms. Shameka Latoria Moore** 1126 Sycamore Line, Sandusky, OH prayed and testified that the tenant was a troubled destructive teen who continually tore the downspout off of the house. She would pay someone to repair/replace the downspout and the teenager would pull it off repeatedly. She finally evicted the tenant and troubled youth about 9 days ago and now can put the downspout up and do interior repairs. **Discussion** About police reports, evictions, and the amount of time to replace downspout. Ms. Moore indicated that she could put the downspout on the house herself by the weekend. **Mr. Sharrah** made a motion to hold in abeyance for 30 days to put the downspout back up and a reinspection prior to the next HAB meeting. **Ms. Johnson** second the motion. Chair Gamblin called for a vote and the motion passed unanimously.

**Case No. EN23-0252 Thomas and Tina Walton are appealing the First Administrative Penalty for 633 Polk Street, Sandusky, Ohio 44870 Parcel Number 58-01701.000.** Code Compliance Officer Ron Snyder testified that on 02/14/2023 while in the area checking on another property, he noticed a number of violations at 633 Polk Street. There were foundation concerns where there are holes, due to deteriorated and/or missing block grout/mortar. The front porch roof is absent a gutter & downspout, and the exterior of the residence has numerous areas where there is blistered, cracked, flaked, scaled, chalked away, loose and/or fallen paint (including but not limited to: fascia boards, window trim, front porch & trim, front porch pillars, etc.). On 02/17/2023 the owner(s) were forwarded a notice & order of violation(s) letter, with a follow-up inspection scheduled for 05/17/2023. On 05/17/2023 - the inspection revealed that none of the documented issues were addressed. In assuming that the winter like weather has played a part in this, he granted an extension until 06/21/2023. A courtesy letter was sent to reflect the same. On 06/21/2023 - upon conducting the said inspection, Ofc. Snyder found no work had been done nor communication from the Waltons concerning the write up and/or time lines. As a result of the inspection, an administrative penalty was administered in the amount of \$100.00. A notice of administrative penalty - failure of owner to correct violations letter was drafted and mailed to the owner(s), along with an invoice for the said amount. Second reinspection scheduled for 07/24/2023 and an Administrative Penalty evaluation was conducted. On 07/18/2023 - Mr. & Mrs. Walton came to the office and filed an appeal for the administrative penalty. Ofc. Snyder spoke with them both briefly and they explained that they were not in a financial state since 12/06/2022 due to illness and disability. Ofc. Snyder told and gave them information about the City's Beautification Program and other resources. The Waltons stated that their church was going to be covering the costs of the work. On 07/21/2023 Mrs. Walton sent him two (2) estimates, one for \$7,500 via text message to Ron's cell phone to start addressing the code violations. The other estimate was illegible. **Mr. Thomas Walton** 633 Polk Street, Sandusky, OH testified that he did not dispute anything that Officer Snyder said. The house (maintenance) got away from him, and his health started to decline. He received the First Notice and threw it aside and by the time he received the Second Notice he was upset. He did not know how he was going to resolve the violations and/or get the money to make the repairs. His mother-in-law stepped up and got the church involved to start paying for the repairs. The painters have begun painting the front porch and a man is going to start installing the gutters. They are working on the foundation. He stated that his pride had gotten the better part of him, and he apologized. **Discussions** On timelines and payment. The church has started paying workers to do work on the house. The painters have finished painting the front of the house, and will be installing the gutters. The foundation has not been forgotten but is in need of more time to make the repairs due to the recent storms in the area. The rainstorms have caused flooding in his basement which set him back days. Painting should be completed by the end of September 2023. The Board stated that they wanted the Waltons to stay in communication with Officer Snyder, stay on timelines and suggestions for help from other agencies.

**Mr. Gundelsberger** Made a motion to grant an extension of time or 60 days to work towards completion of the inspection report by the October HAB meeting. **Ms. Johnson** second the motion. All voting members voted. The motion passed unanimously.

7. **Adjournment**

A motion moved to adjourn the meeting by Mr. Gundelsberger and seconded by Ms. Gamblin. All members approved of the motion, and the meeting ended at 5:12 PM.

Next meeting: September 26, 2023

APPROVED:

\_\_\_\_\_  
Trekka D. Parker, Clerk

\_\_\_\_\_  
Dana Gamblin, Chairperson