SPECIAL COUNCIL MEETING

The Special Council Meeting was held on November 7, 2016 at 6:00 p.m. with Councilman Hare presiding in the absence of Council President Slavin. Council members present were Mr. Hosfelt, Mr. Hutchison, Mr. Lewis, Mr. Neil, and Mr. Sudler. Mr. Anderson and Mr. Cole were absent.

Council staff members present were Mr. Koenig, Mrs. Townshend, Deputy City Solicitor Pepper, and Mrs. McDowell. Mayor Christiansen was absent.

ADOPTION OF AGENDA

Mr. Hutchison moved that item #1C, Property Located at 229 Cecil Street, be removed from the agenda based on correspondence received from Mr. Constantine Malmberg, The Malmberg Firm LLC, representing Delmarva Property Holdings, LLC dated November 2, 2016 *(Exhibit #1)*. The motion was seconded by Mr. Sudler and unanimously carried.

Mr. Hutchison moved for approval of the agenda as amended, seconded by Mr. Neil and unanimously carried.

PUBLIC HEARINGS - VIOLATIONS OF THE DANGEROUS BUILDING ORDINANCE

Property Located at 126 North Ann Avenue, Owned by Musikami Bishogo

During the Special City Council Meeting of August 1, 2016, members considered a violation of the dangerous building ordinance for the property located at 126 North Ann Avenue, owned by Musikami Bishogo, and deferred this item until the Special Council Meeting of November 7, 2016.

Mrs. Ann Marie Townshend, Director of Planning and Community Development, advised members that there had been a number of cases on this property since 2011. She stated that the property had been registered as a vacant building and there were outstanding charges; however, it was staff's understanding, as of that day, that the property was sold at sheriff's sale. Mrs. Townshend indicated that a check was received from the Sheriff's Office for some of the charges; however, she was unsure of the amount. She noted that other charges that could not be recovered through the sheriff's sale were uncollectible. Mrs. Townshend stated that there was an expired renovations permit and a number of violations on the property, which were on the record from Council's meeting of August 1, 2016. She reviewed a presentation depicting the condition of the property ***(Exhibit #2)***.

Mrs. Townshend stated that staff believed the property was sold at sheriff's sale in September and the purchaser has control of the property 60 days after the sale. She indicated that Mr. Henry Mast was part of the ownership. Mrs. Townshend advised that the Kent County property information system, PRIDE, indicated that ownership had not changed and was c/o Gulf Star LLC, 2001 Weston Drive. She stated that she had talked with Mr. Mast that day, who indicated that the property was listed in this way because they were trying to clean up a title issue, after which the deed would be recorded in his name. Mrs. Townshend advised that there is a permit for plumbing work and Mr. Mast had stated that he wants to move expeditiously to correct the property. Mrs. Townshend stated that she would like to amend the staff's typical demolition recommendation to allow for the property to be repaired or demolished, since she believed that the owner had interest and was moving forward to repair the property.

Staff recommended: 1) declaring this building and all accessory structures on this property dangerous; 2) ordering the property to be repaired or demolished by December 7, 2016 by the owner or equity owner at their own risk; 3) ordering the Building Inspector to cause the demolition of the structures if not completed by the owner within 10 days of the date established by City Council; and 4) ordering the City Manager with the assistance of the City Solicitor to cause the cost of demolition to be charged against the land on which the building exists as a municipal lien or cause such cost to be added to the tax duplicate as an assessment, or to be levied as a special tax, or to be recovered in a suit at law against the owner.

Mr. Hosfelt asked if the date of December 7, 2016 would remain the same. Responding, Mrs. Townshend stated that it would normally be done this way if the owner had permits in place, were moving forward, and were underway by December 7th. She advised that if the property continued to sit there in the same condition it was, staff would move forward with demolition.

Mr. Hare declared the public hearing open and, there being no one present wishing to speak, the public hearing was closed.

Mr. Sudler moved for approval of staff's recommendation to: 1) declare this building and all accessory structures on this property dangerous; 2) order the property owner to repair or demolish the property by December 7, 2016 by the owner or equity owner at their own risk; 3) order the Building Inspector to cause the demolition of the structures if not completed by the owner within 10 days of the date established by City Council; and 4) order the City Manager with the assistance of the City Solicitor to cause the cost of demolition to be charged against the land on which the building exists as a municipal lien or cause such cost to be added to the tax duplicate as an assessment, or to be levied as a special tax, or to be recovered in a suit at law against the owner. The motion was seconded by Mr. Hutchison and unanimously carried.

Property Located at 145 North Ann Avenue, Owned by M. Evans Cockrell

Mrs. Ann Marie Townshend, Director of Planning of Community Development, stated that this property was located almost across the street from the property that was just considered. She noted that there had been16 code enforcement cases on the property since 2010, including numerous grass and other exterior code violations, as well as interior violations. Mrs. Townshend advised that the property was twice referred to the Planning Department by the Police Department for unsanitary conditions. Utilities were terminated and it was registered as vacant by the City in January 2016. Mrs. Townshend stated that the property was secured by the City on January 4, 2016 and condemned on the same day.

Mrs. Townshend entered into the record a letter sent to the property owner dated October 20, 2016 ***(Exhibit #3)***. She stated that the Fire Marshal's Office responded to the residence on January 2, 2016 regarding a missing person report. Mrs. Townshend explained that, upon entry with the Dover Police Department, it was found that there were unsanitary conditions and the home was condemned and posted as unsafe for human occupancy. Staff also disconnected all utilities due to concerns regarding structural damage to the dwelling from water leaks. Mrs. Townshend indicated that, since that date, staff had issued a number of grass violations and the City had the grass cut. Upon looking at the exterior of the property, staff had observed a number of other code violations.

Mrs. Townshend stated that there were outstanding charges due against the property and staff was bringing it forward under the dangerous building definition in the code as being unfit for habitation, general welfare, code violations, and unoccupied buildings.

Mrs. Townshend reviewed a presentation depicting the condition of the property ***(Exhibit #4)***.

Mrs. Townshend stated that staff had no follow-up with the property owner. She reiterated that they were originally contacted due to a missing person complaint; however, it was her understanding that the woman had been found safe and was obviously not living in the home.

Staff recommended: 1) declaring this building and all accessory structures on this property dangerous; 2) ordering the property to be demolished by December 7, 2016 by the owner or equity owner at their own risk; 3) ordering the Building Inspector to cause the demolition of the structures if not completed by the owner within 10 days of the date established by City Council; 4) and ordering the City Manager with the assistance of the City Solicitor to cause the cost of demolition to be charged against the land on which the building exists as a municipal lien or cause such cost to be added to the tax duplicate as an assessment, or to be levied as a special tax, or to be recovered in a suit at law against the owner.

Mr. Hare declared the public hearing open and, there being no one present wishing to speak, the public hearing was closed.

Mr. Lewis moved for approval of staff's recommendation to: 1) declare this building and all accessory structures on this property dangerous; 2) order the property owner to repair or demolish the property by December 7, 2016 by the owner or equity owner at their own risk; 3) order the Building Inspector to cause the demolition of the structures if not completed by the owner within 10 days of the date established by City Council; and 4) order the City Manager with the assistance of the City Solicitor to cause the cost of demolition to be charged against the land on which the building exists as a municipal lien or cause such cost to be added to the tax duplicate as an assessment, or to be levied as a special tax, or to be recovered in a suit at law against the owner. The motion was seconded by Mr. Hosfelt and unanimously carried.

Property Located at 131 North Kirkwood Street, Owned by Cheryl A. Henderson

Mrs. Ann Marie Townshend, Director of Planning and Community Development, advised members that there was currently a very active neighborhood watch group in the area of the subject property, and staff had received several complaints about the property through them. She indicated that there had been eight (8) code enforcement cases for exterior violations, including grass, as well as interior violations for the property since 2014. Mrs. Townshend advised that the City registered the property as vacant on September 12, 2015, and utilities were terminated on May 5, 2015. She indicated that the City had to board the doors and windows on at least two (2) occasions and noted that there were outstanding charges, including grass and vacant building fees. Mrs. Townshend entered into the record a letter sent to the property owner on October 20, 2016 ***(Exhibit #5)***. She stated that staff had condemned the dwelling on November 6, 2015 after the structure was found to be unsecured and the interior largely vandalized. Mrs. Townshend stated that staff had sent notice on August 8, 2015 that the dwelling was vacant and would need to be registered. The owner had no contact with the City

and had shown no progress on repairing any of the violations. In relation to the definition in the code regarding dangerous buildings, Mrs. Townshend advised that the property met the definition as unfit for habitation; general welfare, since the conditions there were unsafe, unsanitary, and dangerous to the public health; it has code violations; and it is an unoccupied building.

Mrs. Townshend reviewed a presentation depicting the condition of the property ***(Exhibit #6)***.

Staff recommended: 1) declaring this building and all accessory structures on this property dangerous; 2) ordering the property to be demolished by December 7, 2016 by the owner or equity owner at their own risk; 3) ordering the Building Inspector to cause the demolition of the structures if not completed by the owner within 10 days of the date established by City Council; 4) and ordering the City Manager with the assistance of the City Solicitor to cause the cost of demolition to be charged against the land on which the building exists as a municipal lien or cause such cost to be added to the tax duplicate as an assessment, or to be levied as a special tax, or to be recovered in a suit at law against the owner.

Mr. Sudler stated his opinion that a lot of these units looked like they could be repaired and owners could continue to rent them out. He questioned if the owners had financial problems or just did not seem to be that concerned. Responding, Mrs. Townshend indicated that staff had not heard anything regarding this building. A number of the notices sent by staff had been returned and others were signed for. Mrs. Townshend noted that one (1) of the addresses on record for the owner was for the property itself, but the owner was obviously not there.

Mr. Sudler stated that he knew staff did due diligence in contacting owners; however, he stated that his concern was that these units did not have problems like cracked foundations. He indicated that it was a shame they were letting these units go to waste when a lot of people need housing. In response, Mrs. Townshend indicated that if the owner does not take action, there is not a lot the City can do.

Mr. Hare declared the public hearing open and, there being no one present wishing to speak, the public hearing was closed.

Mr. Hosfelt moved for approval of staff's recommendation to: 1) declare this building and all accessory structures on this property dangerous; 2) order the property to be demolished by December 7, 2016 by the owner or equity owner at their own risk; 3) order the Building Inspector to cause the demolition of the structures if not completed by the owner within 10 days of the date established by City Council; 4) and order the City Manager with the assistance of the City Solicitor to cause the cost of demolition to be charged against the land on which the building exists as a municipal lien or cause such cost to be added to the tax duplicate as an assessment, or to be levied as a special tax, or to be recovered in a suit at law against the owner. The motion was seconded by Mr. Neil and unanimously carried.

Property Located at 954 Lincoln Street, Owned by Bilal Ali Shabazz and Others

Mrs. Ann Marie Townshend, Director of Planning and Community Development, reminded members that a property across the street from the subject property was considered during the Special Council Meeting of August 1, 2016 and had since been repaired. She indicated that the

property at 954 Lincoln Street was located on the south side of Lincoln Street at the end near Saulsbury Road. Mrs. Townshend explained that there had been five (5) code enforcement cases for exterior and interior violations on the property since 2014. It was registered by the City on October 10, 2014 and utilities were terminated in April 2014. Mrs. Townshend stated that staff had secured the building twice and Ocwen Loan Servicing LLC had been making the vacant building registration fee payments, noting that a $200 vacant building fee was now due. She indicated that staff had heard from this company and expected them to be present at the meeting that evening. Mrs. Townshend advised that they had been talking about making repairs but had not concluded whether or not they wanted to do so.

Mrs. Townshend entered into the record a letter sent to the owner and lien holders on October 20, 2016 ***(Exhibit #7)***. As specified in the letter, she explained that City staff condemned the dwelling on December 14, 2015 after it was found to be unsecured with numerous code violations. Mrs. Townshend stated that the City had to secure the building twice to date and the owner had made no contact with the City, but the mortgage holder had. She advised that on June 23, 2015 the property was found to be unsecured by staff, who secured the rear window, and on August 27, 2016, staff again had to board a broken window. Mrs. Townshend advised that the building was registered as vacant, had no utilities, and had been condemned as unfit for human occupancy. She indicated that, as it relates to the definition of a dangerous building, it was unfit for habitation, was an issue with general welfare, had code violations, and was an unoccupied building.

Mrs. Townshend reviewed a presentation depicting the condition of the property ***(Exhibit #8)***.

Staff recommended: 1) declaring this building and all accessory structures on this property dangerous; 2) ordering the property to be demolished by December 7, 2016 by the owner or equity owner at their own risk; 3) ordering the Building Inspector to cause the demolition of the structures if not completed by the owner within 10 days of the date established by City Council; 4) and ordering the City Manager with the assistance of the City Solicitor to cause the cost of demolition to be charged against the land on which the building exists as a municipal lien or cause such cost to be added to the tax duplicate as an assessment, or to be levied as a special tax, or to be recovered in a suit at law against the owner.

Mr. Neil noted that the buildings being discussed had not been lived in and notices were sent in 2014 and 2015. He questioned why it was taking so long for these buildings to get to Council and if they could be brought forward sooner. In response, Mrs. Townshend advised that staff was hesitant to bring something forward if the owner had not had an adequate opportunity to respond to the violation. In addition, she explained that there are quite a few vacant buildings in poor condition in the City that must prioritized. Mrs. Townshend noted that there are over 350 registered vacant buildings in the City, quite a few of which have been vacant for a while and have code violations. She noted that buildings are moved higher on the priority list if people are getting into them, if neighbors are complaining about them, or if there are people hanging out and there is drug activity or suspected drug activity.

Responding to Mr. Neil, Mrs. Townshend advised that nothing in the code requires that staff wait a specific period of time. She noted that there are limited funds for demolition and each property requires a huge time commitment for the code enforcement officers working on them.

Mrs. Townshend advised members that this house did not look the same as the other homes that were considered in terms of poor condition; however, she indicated that the City had no alternative to demolition if no one responds. She indicated that it may not look as bad from the pictures; however, there is mold and damaged walls. In addition, Mrs. Townshend stated that, most importantly, people were getting into the house, which increases the risk of fire, and that it could affect the properties around it in a more serious way.

Mr. Lewis stated that it would then become a public safety issue, and Mrs. Townshend agreed.

Mr. Hare declared the public hearing open and, there being no one present wishing to speak, the public hearing was closed.

Mr. Lewis moved for approval of staff's recommendation to: 1) declare this building and all accessory structures on this property dangerous; 2) order the property to be demolished by December 7, 2016 by the owner or equity owner at their own risk; 3) order the Building Inspector to cause the demolition of the structures if not completed by the owner within 10 days of the date established by City Council; 4) and order the City Manager with the assistance of the City Solicitor to cause the cost of demolition to be charged against the land on which the building exists as a municipal lien or cause such cost to be added to the tax duplicate as an assessment, or to be levied as a special tax, or to be recovered in a suit at law against the owner. The motion was seconded by Mr. Neil and unanimously carried.

Property Located at 231 Mifflin Road, Owned by Jesse Cole Evans and Nichole Marie Evans

Mrs. Ann Marie Townshend, Director of Planning and Community Development, advised that this property was a pool which had been previously presented to Council as a dangerous structure on August 24, 2014. At that point the mortgage company made repairs and put what seemed to be a very heavily fortified enclosure on the pool, which at this point had not helped.

Mrs. Townshend stated that on July 20, 2016, a side gate of the property was found open and the pool was found to be in a serious state of disrepair. Notice was sent to all of the lien holders and no repairs were made. Mrs. Townshend indicated that on September 29, 2016 it was declared a non-safe structure. She advised that, in terms of the definition of a dangerous building, it was unfit for habitation, a threat to general welfare, had code violations, and was unoccupied. Mrs. Townshend stated that the big concern with the pool is that it is a hole in the ground and someone could fall in and drown, noting that the fence was not secure and had come down. She stated that the cover that the mortgage company had put on the pool had collapsed.

Mrs. Townshend reviewed a presentation depicting the condition of the property ***(Exhibit #9)***.

Staff recommended: 1) declaring the pool on the property at 231 Mifflin Road dangerous; 2) ordering the pool to be demolished by December 7, 2016 by the owner or equity owner at their own risk; 3) ordering the Building Inspector to cause the demolition of the pool if not completed by the owner within 10 days of the date established by City Council; 4) and ordering the City Manager with the assistance of the City Solicitor to cause the cost of demolition to be charged against the land on which the pool exists as a municipal lien or cause such cost to be added to the tax duplicate as an assessment, or to be levied as a special tax, or to be recovered in a suit at law against the owner.

Mr. Neil questioned if the property would revert to the mortgage company. Responding, Mrs. Townshend explained that, in this case, it had not yet gone to the mortgage company. She noted that it had been vacant since 2011 and usually by this point it would be owned by the mortgage company. To Mrs. Townshend's knowledge, staff had not been in the interior of the house and it was possible that the house could become an issue in the future. She stated that staff had not received a lot of complaints about the house, which had not been found to be a problem. She reiterated that the pool was the problem at this point.

Mr. Neil asked if the mortgage company was being notified simultaneously, stating it was possible that they might respond. In response, Mrs. Townshend stated that all lien holders were notified. In this case, staff was recommending that it be demolished and that a repair would not be allowed to take the place of demolition. She explained that if the mortgage company did not move forward with demolition in the next month, the City would move forward with demolition.

In regard to the process of demolishing a pool, Mr. Sudler questioned if they would fill it in or if they would use a backhoe to rip everything out, seal the pipes, and then fill it in. Responding, Mrs. Townshend advised that the pool would be ripped out and backfilled.

Mr. Hare declared the public hearing open and, there being no one present wishing to speak, the public hearing was closed.

Mr. Hosfelt moved for approval of staff's recommendation to: 1) declare the pool on the property at 231 Mifflin Road dangerous; 2) order the pool to be demolished by December 7, 2016 by the owner or equity owner at their own risk; 3) order the Building Inspector to cause the demolition of the pool if not completed by the owner within 10 days of the date established by City Council; 4) and order the City Manager with the assistance of the City Solicitor to cause the cost of demolition to be charged against the land on which the pool exists as a municipal lien or cause such cost to be added to the tax duplicate as an assessment, or to be levied as a special tax, or to be recovered in a suit at law against the owner. The motion was seconded by Mr. Hutchison and unanimously carried.

COUNCIL MEMBERS' ANNOUNCEMENTS

There were no members of Council wishing to make announcements.

Mr. Lewis moved for adjournment, seconded by Mr. Neil and unanimously carried.

Meeting adjourned at 6:27 p.m.

TRACI A. McDOWELL
CITY CLERK

All ordinances, resolutions, motions, and orders adopted by City Council during their Special Meeting of November 7, 2016, are hereby approved.

ROBIN R. CHRISTIANSEN
MAYOR

/TM
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Exhibits
Exhibit #1 - Letter from Mr. Constantine Malmberg RE: 229 Cecil Street dated November 2, 2016
Exhibit #2 - Presentation - Violation of Dangerous Building Ordinance - 126 N. Ann Avenue
Exhibit #3 - Letter from Mrs. Ann Marie Townshend RE: 145 N. Ann Avenue dated October 20, 2016
Exhibit #4 - Presentation - Violation of Dangerous Building Ordinance - 145 N. Ann Avenue
Exhibit #5 - Letter from Mrs. Ann Marie Townshend RE: 131 N. Kirkwood Street dated October 20, 2016
Exhibit #6 - Presentation - Violation of Dangerous Building Ordinance - 131 N. Kirkwood Street
Exhibit #7 - Letter from Mrs. Ann Marie Townshend RE: 954 Lincoln Street dated October 20, 2016
Exhibit #8 - Presentation - Violation of Dangerous Building Ordinance - 954 Lincoln Street
Exhibit #9 - Presentation - Violation of Dangerous Building Ordinance - 231 Mifflin Road

EXHIBIT #1
Special Council Meeting of 11/07/2016

THE MALMBERG FIRM LLC
Attorney at Law

One Clubhouse Drive
Wyoming, DE 19934

Tel: (302) 672-5600
Fax: (302) 672-5609

Constantine F. Malmberg, III
cmalmberg@themalmbergfirm.com

November 2, 2016

City Hall
Attn: Ann Marie Townshend
15 Loockerman Plaza
PO BOX 475
Dover DE 19903

RE: 229 Cecil Street, Dover, DE 19904

Dear Ms. Townshend,

I represent Delmarva Property Holdings, LLC the entity owner of the property located at 229 Cecil Street as well as its Principal, Henry Mast. The Owner is in the process of demolishing the premises. The environmental inspections have been completed and asbestos was detected, the report is attached. Asbestos removal is now out to bid. Once the bidder is selected the Owner will have the asbestos removed and apply for a demolition permit. It is my understanding the demo permit may not be issued until that process is complete. It is the Owners request that Council pass on the matter for a month while the Owner takes care of the demolition. Hopefully this explanation is adequate to accomplish that request. Please let me know.

Thank you,

Constantine F. Malmberg, III

Enclosures
CFM/sas

Violation of Dangerous Building Ordinance 126 N Ann Ave

Planning & Inspections Department

Dover, Delaware

November 7, 2016

126 N Ann Ave
Case History

- 23 code enforcement cases since 2011
  - Abandoned and unregistered vehicles – junk & debris
  - Numerous grass violations – parking on the grass
  - Broken windows – deteriorated siding, gutters
- The utilities were terminated on October 22, 2010
- Registered as vacant by the city on May 31, 2011
- Vacant building registration was transferred to the owner on April 23, 2013

Outstanding Charges

- $1,513.89 in taxes which include $965.00 in vacant building fees and $250.00 in grass cutting charges.
- Currently on the Sheriff sale list

Code violations included but not limited to:

- Expired renovation permit #12-1707. The permit was extended numerous times but no inspections have been done.
- Expired plumbing & mechanical permit #15-618. The permit has expired with no inspections done.
- Missing front gutter
- Tall grass and weeds

Dangerous Building Code – Chapter 22 Article XI, Sec. 22-381

(4) *Fire Damage, etc.*

(5) *Unfit for habitation.*

(9) *General welfare.*

(10) *Code violations.*

(12) *Unoccupied buildings.*





















Recommended Council Action

- Declare this building and all accessory structures on this property dangerous.
- Order the property demolished by **December 7, 2016** by the owner or equity owner at their own risk.
- Order the Building Inspector to cause demolition of the structures if not completed by the owner **within 10 days of the date established by City Council**.
- Order the City Manager with the assistance of the City Solicitor to cause the cost of demolition to be charged against the land on which the building exists as a municipal lien or cause such cost to be added to the tax duplicate as an assessment, or to be levied as a special tax, or to be recovered in a suit at law against the owner.

EXHIBIT #3
Special Council Meeting of 11/07/2016

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7010
Fax: (302) 736-4217

NOTICE

October 20, 2016

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Evans M. Cockrell
145 N Ann Ave
Dover, DE 19904

Kent County Taxes
555 Bay Rd
Dover, DE 19901

Evans M. Cockrell
PO Box 1274
Dover, DE 19903

RE: 145 N Ann Ave, Dover, DE 19904
Parcel #ED05-067.15-02-350.000
Case #16-09 & 16-60

Dear Mr. Cockrell:

The Department of Planning and Inspections for the City of Dover inspected the exterior of the dwelling located at 145 N Ann Ave on October 19, 2016, and found that no repairs have been made to correct the violations detailed in a previous letter dated September 22, 2016. The building is in violation of the Dangerous Building Ordinance of the City and is scheduled to be presented to City Council as such on Monday, November 7, 2016 at 6:00 p.m., in accordance with the provisions of Article XI Dangerous Buildings. At this hearing, Staff will recommend that Council order the building to be demolished, including all accessory structures, either by the owner or the City. You may present testimony to City Council stating your case as to why the house should not be declared dangerous and ordered demolished.

The City of Dover Fire Marshal responded to the residence on January 2, 2016 regarding a missing person report. Upon entry with the Dover Police Department it was found that there were insanitary conditions within the dwelling. The home was condemned and posted as unsafe for human occupancy. City Staff also disconnected all utilities due to concerns regarding structural members of the dwelling damaged from water leaks. Since that date, City Staff has issued several grass violation notices and has had the grass cut on several occasions. Upon inspecting the exterior of the property for grass violations, City Staff has observed several exterior code violations, such as missing gutters, damaged fascia and graffiti.

Presently the structure is registered as a vacant building, with no utilities and has been condemned as unfit for human occupancy. The structure is a fire hazard and a danger to the residents in the surrounding area. The following defects have been sited from Article XI, Dangerous Buildings, Section 22-381 of the Dover City Ordinance.

- (5) *Unfit for habitation.* Those which have become or are so dilapidated, decayed, unsafe, insanitary or so utterly fail to provide the amenities to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, morals, safety or general welfare of those living therein.
- (9) *General welfare.* Those which, because of their condition or use, are unsafe, insanitary, or dangerous to the public health, morals, safety or general welfare of the people of this city.
- (10) *Code violations.* Those existing in violation of any provisions of the building code of this city, or any provision of the fire prevention code, or other ordinances of this city.
- (12) *Unoccupied buildings.* Those which are left unoccupied and unattended for periods of three months or more so that decay is being accelerated by natural or manmade causes or which may be attracting trespassers and vagrants, increasing the probability of fire and danger to human life.

This property has been duly posted as legally prescribed by the ordinance and all other parties will be notified as required. Please call (302) 736-7010 between 8:30 AM to 5:00 PM if you have any questions concerning this correspondence.

Sincerely,

Ann Marie Townshend

Ann Marie Townshend, AICP
Director of Planning and Community Development
atownshend@dover.de.us

cc: Traci McDowell – City Clerk
Timothy M. Taraila – Code Enforcement Supervisor
City Solicitor

Violation of Dangerous Building Ordinance 145 N Ann Ave

Planning & Inspections Department

Dover, Delaware

November 7, 2016

145 N Ann Ave
Case History

- 16 code enforcement cases since 2010
  - Exterior code violations – Numerous grass violations
  - Interior code violations, twice referred to our department from the Police Department for insanitary conditions.
- The utilities were terminated on January 4, 2016
- Registered as vacant by the city on January 13, 2016
- Secured by the City on January 4, 2016
- Condemned as unfit for human occupancy on January 4, 2016

Outstanding Charges

- $2,464.54 in unpaid taxes, fees and code citations

Dangerous Building Code – Chapter 22 Article XI, Sec. 22-381

(5) *Unfit for habitation.*

(9) *General welfare.*

(10) *Code violations.*

(12) *Unoccupied buildings.*


145


145


BLOCK


Nigga
Block
BLOOD












I SUPPORT
MY LOCAL
POLICE.
TOP
COPS
I Salute America's
Everyday Heroes




GRILL"
MINI SPREADA


ERFORD
Heirlooms


Radiator








Ziploc
EZ-Fill

Recommended Council Action

- Declare this building and all accessory structures on this property dangerous.
- Order the property demolished by **December 7, 2016** by the owner or equity owner at their own risk.
- Order the Building Inspector to cause demolition of the structures if not completed by the owner **within 10 days of the date established by City Council**.
- Order the City Manager with the assistance of the City Solicitor to cause the cost of demolition to be charged against the land on which the building exists as a municipal lien or cause such cost to be added to the tax duplicate as an assessment, or to be levied as a special tax, or to be recovered in a suit at law against the owner.

EXHIBIT #5
Special Council Meeting of 11/07/2016

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7010
Fax: (302) 736-4217

NOTICE

SENT VIA CERTIFIED & REGULAR MAIL
PHYSICALLY POSTED ON PREMISES

September 16, 2016

Cheryl Henderson
131 N Kirkwood St
Dover, DE 19904

RB Performance Recoveries LLC
c/o Clark C. Kingery, Esquire
203 West 18th Street
Wilmington, DE 19802

U.S. Bank N.A.
c/o Daniel T. Conway, Esquire
512 East Market Street
Georgetown, DE 19947

Kent County Taxes
555 Bay Road
Dover, DE 19901

RE: 131 N Kirkwood St, Dover, DE 19904
Parcel #ED05-076.08-03-250.000
Case #15-3610 & 15-2644

Dear Ms. Henderson:

On November 6, 2015, the Department of Planning and Inspections condemned the dwelling located at 131 N Kirkwood Street after the structure was found to be unsecured and the interior largely vandalized. Prior to this, the Department had sent notice on August 8, 2015 that the dwelling was a vacant house and would need to be registered as such. To date, the owner has made no contact with the city regarding the code violations or registering the dwelling as vacant. The City has also on two occasions had to have several window and doors boarded and secured. Due to the condition of the property and the lack of responsiveness on the part of the owner to correct violations, the building is found to be in violation of the Dangerous Building Ordinance of the City.

Presently the structure has no utilities, is condemned as unsafe for human occupancy, and is registered as a vacant building. There are exterior and interior code violations that have not been corrected from previous inspections. The following defects have been sited from Article XI, Dangerous Buildings, Section 22-381 of the Dover City Ordinance.

- (5) *Unfit for habitation.* Those which have become or are so dilapidated, decayed, unsafe, insanitary or so utterly fail to provide the amenities to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, morals, safety or general welfare of those living therein.

- (9) *General welfare.* Those which, because of their condition or use, are unsafe, insanitary, or dangerous to the public health, morals, safety or general welfare of the people of this city.
- (10) *Code violations.* Those existing in violation of any provisions of the building code of this city, or any provision of the fire prevention code, or other ordinances of this city.
- (12) *Unoccupied buildings.* Those which are left unoccupied and unattended for periods of three months or more so that decay is being accelerated by natural or manmade causes or which may be attracting trespassers and vagrants, increasing the probability of fire and danger to human life.

This letter is to notify you that this structure must be repaired and brought into code compliance by October 16, 2016, or staff will report your non-compliance to City Council. The Council will then set a date and time for a public hearing to afford you the opportunity to appear and show cause why this building should not be demolished.

This property has been duly posted as legally prescribed by the ordinance and all other parties will be notified as required. Please call (302) 736-7010 between 8:30 AM to 5:00 PM if you have any questions concerning this correspondence.

Sincerely,

Ann Marie Townshend

Ann Marie Townshend, AICP
Director of Planning and Community Development
atownshend@dover.de.us

cc: Traci McDowell – City Clerk
Timothy M. Taraila – Code Enforcement Supervisor
City Solicitor

Attachment: Code Violation Notice

CASE TYPE / Tax Map Number / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
DANGEROUS BLDG/CONDEMNATION ED-05-076.08-03-250.000-000 131 N KIRKWOOD ST DOVER DE 199043143	11/05/15 VELVET BOWEN	ACTIVE	11/06/15

CASE DATA:
- BOARDED/SECURED - YES / NO: yes
- DAYS TO CORRECT:
- BID OPENING DATE:
- BUILDING OCCUPIED - YES/NO: no

NARRATIVE:

November 6, 2015 9:22:10 AM vlb.	11/06/15
Doing an AHI at 127 N Kirkwood St writer noticed that the	11/06/15
back sliding glass door to 131 N Kirkwood St was unsecured.	11/06/15
Writer called vacant building inspector, Ron Coburn, to	11/06/15
verify that it is registered vacant. Upon verification, Ron	11/06/15
came out to inspect the interior of the property. Once	11/06/15
inside, it was found that people have been going in and out	11/06/15
of the house stripping metals and destroying walls, floors,	11/06/15
ceilings, etc.	11/06/15
Pictures were taken and a condemnation letter will be sent	11/06/15
to the owner.	11/06/15
December 15, 2015 4:44:13 PM vlb.	12/15/15
Lien search was requested and is in the process. Follow up	12/15/15
in 2 weeks. 12/29/15.	12/15/15
December 29, 2015 5:06:51 PM vlb.	12/29/15
Added individual violations 12/29/15.	12/29/15
February 11, 2016 3:07:15 PM rlc.	2/11/16
Dwelling was boarded and placarded.	2/11/16

NOTICE NAMES: HENDERSON,CHERYL A OWNER

HISTORY:

SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
11/05/15	INSPECTION - FIRST	COMPLETED	11/05/15	VELVET BOWEN	
11/06/15	NOTICE - FIRST	ISSUED	11/06/15		
Respond to:	Ms. Henderson	Date: 12/08/15			
Send to:	OWNER				
Mail tracking #:					
Name/address:	HENDERSON,CHERYL A 131 N KIRKWOOD ST DOVER, DE 19904				
Telephone:					
Fax:					
EMail:					
12/08/15	INSPECTION - SECOND	SCHEDULED		VELVET BOWEN	
	NOTICE - SECOND	PENDING			
	CLOSED CASE	PENDING			

TOTAL TIME:

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
Tax Map Number			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
DANGEROUS BLDG/CONDEMNATION	11/05/15	ACTIVE	11/06/15
ED-05-076.08-03-250.000-000			
131 N KIRKWOOD ST	VELVET BOWEN		
DOVER DE 199043143			

VIOLATIONS: DATE	DESCRIPTION	QTY	CODE	STATUS	RESOLVED
11/05/15	0* CONDEMNATION OF STRUCTURE	1	0*	ACTIVE	
	LOCATION: DWELLING				
	NARRATIVE: The dwelling is deemed unfit for human occupancy due to the fact that the interior has been largely vandalized. This includes holes in the walls and ceiling, floors being ripped up, hot water heater and furnace being disconnected and stripped, doors and windows being broken, trash/debris all over the interior and exterior, exterior paint being chipped. Dwelling was found to be unsecured by Code Enforcement and was secured upon departure.				11/06/15 11/06/15 11/06/15 11/06/15 11/06/15 11/06/15 11/06/15 11/06/15
12/29/15	101 REPLACE MISSING FLOOR BRDS	1	101	ACTIVE	
	LOCATION: INTERIOR				
	SECTION PM 305.4 STAIRS AND WALKING SURFACES.				
	NARRATIVE: Replace the missing floor boards throughout the largely vandalized dwelling.				12/29/15 12/29/15
12/29/15	362 REPAIR/REPLACE DOOR	1	362	ACTIVE	
	LOCATION: INTERIOR				
	SECTION PM 304.15/305.6 BUILDING/EQUIPMENT/MAINTENANCE				
	NARRATIVE: Replace all broken/damaged doors throughout the interior of the largely vandalized dwelling.				12/29/15 12/29/15
12/29/15	378 REPLC BROKEN WINDOW PANES	1	378	ACTIVE	
	LOCATION: EXTERIOR				
	SECTION PM 304.13 GLAZING				
	NARRATIVE: Replace all broken window panes on the exterior of the dwelling.				12/29/15 12/29/15
12/29/15	717 RMV JUNK AND DEBRIS	1	717	ACTIVE	
	LOCATION: EXTERIOR				
	SECTION PM 302.1 SANITATION				
	NARRATIVE: Remove all junk/debris/trash on the exterior of the dwelling. Properly dispose of.				12/29/15 12/29/15
12/29/15	227 PAINT EXTERIOR SURFACES	1	227	ACTIVE	
	LOCATION: EXTERIOR				
	SECTION PM 304.2 EXTERIOR SURFACES				
	NARRATIVE: Sand and paint all exterior surfaces where it is chipped/damaged.				12/29/15 12/29/15

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
Tax Map Number			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
VACANT HOUSE ORDINANCE	8/12/15	ACTIVE	8/12/15
ED-05-076.08-03-250.000-000			
131 N KIRKWOOD ST	RON COBURN		
DOVER DE 199043143			

CASE DATA:
- REGISTERED BY - OWNER/CITY: city
- FEE PAID - YES / NO: yes
- ELECTRIC SERVICE - YES/NO: no 05/05/15
- BOARDED/SECURED - YES / NO: yes boarded

NARRATIVE:

October 16, 2015 2:57:22 PM rlc.	10/16/15
Posted returned certified mail to the front door.	10/16/15
February 11, 2016 1:52:13 PM rlc.	2/11/16
Dwelling front door, kitchen door, rear slider and one	2/11/16
window was boarded by the City.	2/11/16
February 12, 2016 1:53:07 PM rlc.	2/12/16
Dwelling is vacant, secured with no active electric.	2/12/16
August 15, 2016 2:19:41 PM rlc.	8/15/16
Dwelling is vacant, secured (boarded) with no active	8/15/16
electric service.	8/15/16
August 26, 2016 11:45:24 AM rlc.	8/26/16
Case transferred to Tim Taraila	8/26/16

NOTICE NAMES:

HENDERSON,CHERYL A	OWNER	
JPMORGAN CHASE BANK	ADDITIONAL OWNER	888-310-1506

HISTORY:

SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
8/12/15	INSPECTION - FIRST	COMPLETED	8/12/15	RON COBURN	
8/12/15	NOTIFICATION FOR VACANT BLDG	ISSUED	8/12/15		
Respond to:	Ms. Henderson	Date: 9/11/15			
Send to:	OWNER				
Mail tracking #:					
Name/address:	HENDERSON,CHERYL A 131 N KIRKWOOD ST DOVER, DE 19904				
Telephone:					
Fax:					
EMail:					
9/11/15	INSPECTION - SECOND	COMPLETED	9/12/15	RON COBURN	
9/12/15	REGISTRATION 1ST YEAR	COMPLETED	9/12/15		
	NARRATIVE:				0/00/00
9/12/15	ASSESS FEES	COMPLETED	9/12/15		
	NARRATIVE:				0/00/00
9/12/15	INVOICE	ISSUED	9/12/15		
Respond to:	Ms. Henderson	Date: 10/12/15			

CASE TYPE | DATE ESTABLISHED | STATUS | STATUS DATE
Tax Map Number
ADDRESS | INSPECTOR | TENANT NAME | TENANT NBR

VACANT HOUSE ORDINANCE | 8/12/15 | ACTIVE | 8/12/15
ED-05-076.08-03-250.000-000
131 N KIRKWOOD ST | RON COBURN
DOVER DE 199043143

Send to: OWNER
Mail tracking #:
Name/address: HENDERSON,CHERYL A
131 N KIRKWOOD ST
DOVER, DE 19904
Telephone:
Fax:
EMail:

9/12/15	NOTIFICATION OF REGISTRATION	ISSUED	9/12/15	
Respond to:	Ms. Henderson	Date: 10/12/15		
Send to:	OWNER			
Mail tracking #:				
Name/address:	HENDERSON,CHERYL A 131 N KIRKWOOD ST DOVER, DE 19904			
Telephone:				
Fax:				
EMail:				
10/12/15	INSPECTION - ADDITIONAL	COMPLETED	10/12/15	RON COBURN
10/12/15	TRANSFER TO MR	COMPLETED	10/12/15	
	NARRATIVE:			0/00/00
11/12/15	INSPECTION - ADDITIONAL	COMPLETED	1/12/16	RON COBURN
2/12/16	INSPECTION - ADDITIONAL	COMPLETED	2/12/16	RON COBURN
3/12/16	INSPECTION - ADDITIONAL	COMPLETED	7/13/16	RON COBURN
8/12/16	INSPECTION - ADDITIONAL	COMPLETED	8/15/16	RON COBURN
9/12/16	INSPECTION - ADDITIONAL	COMPLETED	9/12/16	RON COBURN
9/12/16	REGISTRATION 2ND YEAR	COMPLETED	9/12/16	
	NARRATIVE:			0/00/00
9/12/16	ASSESS FEES	COMPLETED	9/12/16	
	NARRATIVE:			0/00/00
9/12/16	INVOICE	ISSUED	9/12/16	
Respond to:	Ms. Henderson	Date: 10/12/16		
Send to:	OWNER	ADDITIONAL OWNER		
Mail tracking #:				
Name/address:	HENDERSON,CHERYL A 131 N KIRKWOOD ST DOVER, DE 19904	JPMORGAN CHASE BANK 3415 VISION DR MAILCODE OH4-7511 COLUMBUS, OH 43219		
Telephone:		(888) 310-1506		
Fax:				
EMail:				
9/12/16	RENEWAL 2ND YEAR	ISSUED	9/12/16	
Respond to:	Ms. Henderson	Date: 10/12/16		
Send to:	OWNER	ADDITIONAL OWNER		
Mail tracking #:				

CASE TYPE / Tax Map Number / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
VACANT HOUSE ORDINANCE	8/12/15	ACTIVE	8/12/15
ED-05-076.08-03-250.000-000			
131 N KIRKWOOD ST	RON COBURN		
DOVER DE 199043143			

Name/address: HENDERSON,CHERYL A
131 N KIRKWOOD ST
DOVER, DE 19904

JPMORGAN CHASE BANK
3415 VISION DR
MAILCODE OH4-7511
COLUMBUS, OH 43219

Telephone: (888) 310-1506
Fax:
EMail:

10/12/16	INSPECTION - ADDITIONAL	SCHEDULED	RON COBURN
	VBO INTERIOR INSPECTION	PENDING	
	VBO INTERIOR CITATION	PENDING	
	SEND TO COLLECTION	PENDING	
	FLAG ELECTRIC	PENDING	
	INSPECTION - THIRD	PENDING	
	CLOSED CASE	PENDING	

TOTAL TIME:

FINES:

DESCRIPTION	CHARGE	PAID	BILLED	LIEN AMT	LIEN PAID
VACANT BUILDING 1ST YEAR	250.00	250.00	.00	.00	.00
VACANT BUILDING 2ND YEAR	750.00	.00	.00	.00	.00

Violation of Dangerous Building Ordinance 131 N Kirkwood St

Planning & Inspections Department

Dover, Delaware

November 7, 2016

131 N Kirkwood St
Case History

- 8 code enforcement cases since 2014
  - Exterior code violations – Grass violations
  - Interior code violations
- Registered as vacant by the city on September 12, 2015
- The utilities were terminated on May 5, 2015
- City Staff has had to have numerous windows and doors boarded on two separate occasions.

Outstanding Charges

- $750.00 due in Vacant Building Fees
- $50.00 grass citation and grass cutting fees

Dangerous Building Code – Chapter 22 Article XI, Sec. 22-381

(5) *Unfit for habitation.*

(9) *General welfare.*

(10) *Code violations.*

(12) *Unoccupied buildings.*














11/05/2015 16:00


11/05/2015 16:00


11/05/2015 16:01


11/05/2015 16:04


11/05/2015 16:05


11/05/2015 16:05


11/05/2015 16:05


11/05/2015 16:05


11/05/2015 16:05

Recommended Council Action

- Declare this building and all accessory structures on this property dangerous.
- Order the property demolished by **December 7, 2016** by the owner or equity owner at their own risk.
- Order the Building Inspector to cause demolition of the structures if not completed by the owner **within 10 days of the date established by City Council**.
- Order the City Manager with the assistance of the City Solicitor to cause the cost of demolition to be charged against the land on which the building exists as a municipal lien or cause such cost to be added to the tax duplicate as an assessment, or to be levied as a special tax, or to be recovered in a suit at law against the owner.

EXHIBIT #7
Special Council Meeting of 11/07/2016

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7010
Fax: (302) 736-4217

NOTICE

October 20, 2016

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Bilal Ali Shabazz
407 Fleetwood Rd
York, SC 29745

Bankers First Mortgage Co., Inc.
9505 Reisterstown Road
Owings Mills, MD 21117

Ocwen Loan Servicing LLC
Research PO Box 24736
West Palm Beach, FL 33416

Kent County Tax Office
555 Bay Rd
Dover, DE 19901

RE: 954 Lincoln St, Dover, DE 19904
Parcel #ED05-076.11-01-250.000
Case #15-3975 & 14-3486

Dear Sir or Madam:

The Department of Planning and Inspections for the City of Dover inspected the exterior of the dwelling located at 954 Lincoln St on October 19, 2016, and found that no repairs have been made to correct the violations detailed in a previous letter dated September 16, 2016. The building is in violation of the Dangerous Building Ordinance of the City and is scheduled to be presented to City Council as such on Monday, November 7, 2016 at 6:00 p.m., in accordance with the provisions of Article XI Dangerous Buildings. At this hearing, Staff will recommend that Council order the building to be demolished, including all accessory structures, either by the owner or the City. You may present testimony to City Council stating your case as to why the house should not be declared dangerous and ordered demolished.

On December 14, 2015, City Staff condemned the dwelling after it was found to be unsecured with numerous interior and exterior code violations. Prior to this, City Staff had sent notice that the dwelling was a vacant home and would have to be registered as such. To date, the owner has made no contact with City Staff, but Ocwen Financial Corporation has registered the dwelling and has made payments for the yearly registration fees. On June 23, 2015, the property was found unsecured and City Staff had the rear window secured. And again on August 22, 2016, City Staff found two rear windows busted and had to have both boarded and secured.

Presently the structure is registered as a vacant building, with no utilities and has been condemned as unfit for human occupancy. The structure is a fire hazard and a danger to the residents in the surrounding area. The following defects have been sited from Article XI, Dangerous Buildings, Section 22-381 of the Dover City Ordinance.

- (5) *Unfit for habitation.* Those which have become or are so dilapidated, decayed, unsafe, insanitary or so utterly fail to provide the amenities to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, morals, safety or general welfare of those living therein.
- (9) *General welfare.* Those which, because of their condition or use, are unsafe, insanitary, or dangerous to the public health, morals, safety or general welfare of the people of this city.
- (10) *Code violations.* Those existing in violation of any provisions of the building code of this city, or any provision of the fire prevention code, or other ordinances of this city.
- (12) *Unoccupied buildings.* Those which are left unoccupied and unattended for periods of three months or more so that decay is being accelerated by natural or manmade causes or which may be attracting trespassers and vagrants, increasing the probability of fire and danger to human life.

This property has been duly posted as legally prescribed by the ordinance and all other parties will be notified as required. Please call (302) 736-7010 between 8:30 AM to 5:00 PM if you have any questions concerning this correspondence.

Sincerely,

Ann Marie Townshend

Ann Marie Townshend, AICP
Director of Planning and Community Development
atownshend@dover.de.us

cc: Traci McDowell – City Clerk
Timothy M. Taraila – Code Enforcement Supervisor
City Solicitor

Violation of Dangerous Building Ordinance 954 Lincoln St

Planning & Inspections Department

Dover, Delaware

November 7, 2016

954 Lincoln St
Case History

- 5 code enforcement cases since 2014
  - Exterior code violations – Grass violations
  - Interior code violations
- Registered as vacant by the city on October 10, 2014
- The utilities were terminated on April 9, 2014
- City Staff twice had the property boarded
- Ocwen Financial has made most yearly vacant building registration fees
- Outstanding Charges
  - $200.00 due in Vacant Building Fees

Dangerous Building Code – Chapter 22 Article XI, Sec. 22-381

(5) *Unfit for habitation.*

(9) *General welfare.*

(10) *Code violations.*

(12) *Unoccupied buildings.*















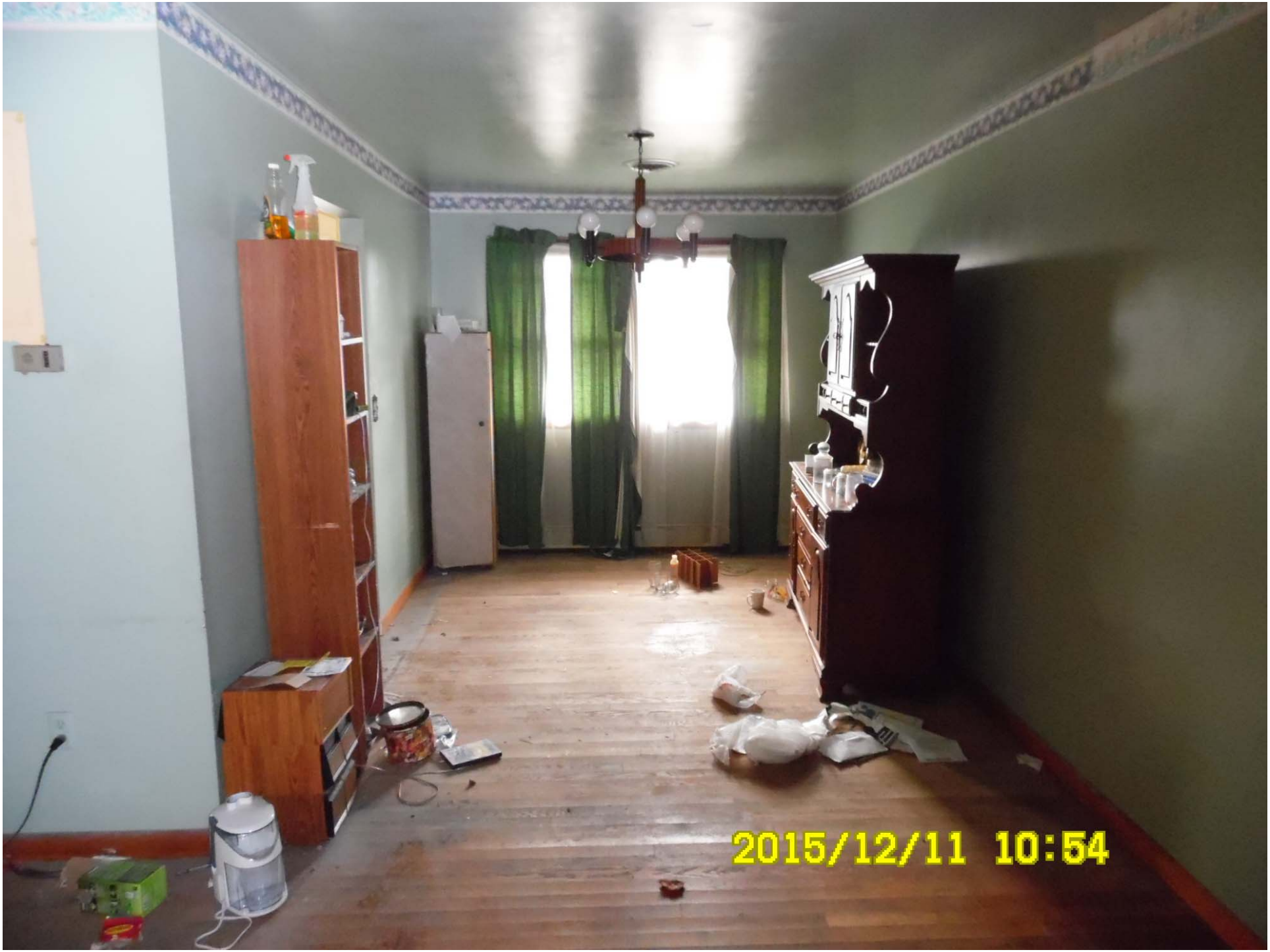







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2015/12/11 10:56


2015/12/11 10:57


2015/12/11 10:57


2015/12/11 10:57


2015/12/11 10:58

Recommended Council Action

- Declare this building and all accessory structures on this property dangerous.
- Order the property demolished by **December 7, 2016** by the owner or equity owner at their own risk.
- Order the Building Inspector to cause demolition of the structures if not completed by the owner **within 10 days of the date established by City Council**.
- Order the City Manager with the assistance of the City Solicitor to cause the cost of demolition to be charged against the land on which the building exists as a municipal lien or cause such cost to be added to the tax duplicate as an assessment, or to be levied as a special tax, or to be recovered in a suit at law against the owner.

Violation of Dangerous Building Ordinance 231 Mifflin Road

Planning & Inspections Department

Dover, Delaware

November 7, 2016

231 Mifflin Road
Case History

- The property was registered vacant by the City on October 20, 2011.
- The utilities were terminated on August 1st, 2011.
- The pool was condemned on June 5, 2014 and was presented to City Council as a dangerous structure on August 25, 2014, where City Council declared that the owner would be giving 30 days to repair or demolish. At that time, the mortgage company made repairs and the case was closed as compliance.

231 Mifflin Road
Case History

- On July 20, 2016, the side gate was found open and the pool was found to be in a serious state of disrepair. Notice was sent to all lien holders and the owner of the property. No repairs were made.
- On September 29, 2016, the pool was declared an unsafe structure.

Dangerous Building Code – Chapter 22 Article XI, Sec. 22-381

(5) *Unfit for habitation.*

(9) *General welfare.*

(10) *Code violations.*

(12) *Unoccupied buildings.*



















Recommended Council Action

- Declare this building and all accessory structures on this property dangerous.
- Order the property demolished by **December 7, 2016** by the owner or equity owner at their own risk.
- Order the Building Inspector to cause demolition of the structures if not completed by the owner **within 10 days of the date established by City Council**.
- Order the City Manager with the assistance of the City Solicitor to cause the cost of demolition to be charged against the land on which the building exists as a municipal lien or cause such cost to be added to the tax duplicate as an assessment, or to be levied as a special tax, or to be recovered in a suit at law against the owner.