Minutes

Chair convened the meeting stating members present and agenda item

Points of Discussion:

- Robert Magee, deputy of corporation counsel and former Director of Building and Codes and Sam Wells, Neighborhood Stabilization Coordinator has worked on cleaning up the language and definition in ordinance, 30.51.18R for Vacant Building Registry.
- Any building that is not occupied and used by the owner as a residence or for the author’s lawful purpose consistent with the structure’s design, location, and applicable is vacant.
- In other words, a building that is not occupied and being used by the owner is vacant.
- Most Vacant buildings are registered by a person not a bank. Said person still is responsible to clean up of said property(s).
- Owners have to renewed annual until building no longer vacant.
- The $10,000 bond is not required under this Vacant Building Registry.
- The $10,000 bond scares off owners who otherwise register it.
- We haven’t been able to enforce the bond requirement.
- Bond requirement is being replaced with insurance requirement.
- Vacant building should have insurance due to the liability and safety risk it poses on emergency staff and residents.
- Insurance requirement can be waived if owner cannot get insurance.
- Registration fee schedule have changed, mostly increasing fee for larger building.
- The registration fee schedule was changed to reflect the cost it brings to the City when responding to building emergencies.
- Registration fee exemptions are added.
- Vacant building registration fees are not require if building meet pass interior inspection. Inspection cost $75.
Building that’s vacant due to Fire damage or damage caused by extreme weather even for the first six months. We have the option to extend to another six month
You have to register but you don’t have to pay for the fee if you qualify for these exemptions
The old ordinance doesn’t distinguish the new owner. Give new purchasers the safety.
Under this revised Vacant Building Registry, if the building is up to code they would not have to pay for a registration fee but they do have to pay to get the building inspected.
It is $75 for inspection property by Building and Codes Department
The City still reserved the right to stabilize property(s) that has 8 or more violations. The owner will be billed said cost at the end of year. If bill is not paid it will be applied to the taxes.
Committee discuss possible separate fee schedule for those who are not compiling and increase fee schedule and adding language the right to prosecute under the zombie law.
Department of the Fire and Emergency Services put vacant building info into the system. It’s a shared responsibility with DBRC.
Banks often change preservation companies used with vacant buildings.
Banks are required to report to the Department of Finance about foreclosure, it’s not always done.
Chair decides to cancel the May 30, 2018 meeting to review the remainder of the Ordinance 30.61.18, Vacant Building Registry and makes the required changed to ordinance.
Meeting will be rescheduled for a future date.