

**MINUTES OF THE  
CITY OF GREENSBORO  
MINIMUM HOUSING STANDARDS COMMISSION  
REGULAR MEETING  
MAY 12, 2016**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission (MHSC) was held on Thursday, May 12, 2016 at 1:30pm in the Council Chambers of the Melvin Municipal Office Building. The following members were present: Ellen Sheridan, Chair; Sherman Ata; and Carolyn Biggerstaff. Staff present included: Elizabeth Benton, Mark Wayman and Inspector Chris Jones. Also present was Terri Jones, Attorney for the Commission.

At 1:30pm the Commission was waiting for Mr. Sturdivant to arrive. At 1:45pm Chairman, Ellen Sheridan, called a break to wait on the arrival of one commission member. (Recorders were paused during this time). Ms. Moore-Dudley arrived at 2:15pm and the meeting was called to order.

**1. APPROVAL OF MINUTES FROM APRIL 14, 2016 MEETING:**

Ms. Moore-Dudley moved approval of the April 14, 2016 meeting minutes as written, seconded by Ms. Biggerstaff. The Commission voted 5-0 in favor of the motion. (Ayes: Sheridan, Ata, Kollar, Sturdivant, Biggerstaff. Nays: None.)

**2. REQUEST OF STAFF OF ANY CHANGES TO THE AGENDA:**

Elizabeth Benton, Compliance Code Coordinator, noted change in agenda item #17, which is being taken off the agenda.

**3. SWEARING-IN OF CITY STAFF TO TESTIFY:**

City staff was sworn as to their testimony in the following matters.

**4. SWEARING-IN OF PROPERTY OWNERS, CITIZENS AND ALL OTHERS TO TESTIFY:**

Property owners and citizens were sworn as to their testimony in the following matters.

***CONTINUED CASES:***

**5. 1543 Lovett Street**

Compliance Coordinator Benton stated that this property was initially inspected on July 7, 2014, a hearing was held August 6, 2014, and an order to repair was issued that day and that order expired September 5, 2014. The City did not have to secure the property. There are children in the area and a school nearby. Based on the estimated cost of repairs at 25 percent of taxed value, an order to repair is requested.

Matthew R. Durham gave a progress report on clearing of violations. He stated that he will meet with plumber to get price quote for new heaters directly after meeting. Mr. Durham is requesting 30-day extension to complete the work.

Inspector McDougal stated that the owner has only one violation to be cleared and has secured permits to make sure heaters have been installed correctly. He stated that Mr. Durham has a plumber waiting. Ms. Moore-Dudley made a motion to continue this matter until the June meeting, seconded by Ms. Ata. The Commission voted unanimously 4-0 to continue until next meeting. (Ayes: Sheridan, Ata, Biggerstaff, Moore-Dudley. Nays: None.) **(CONTINUED UNTIL JUNE MEETING)**

#### 6. 815 Pearson St.

Compliance Coordinator Benton stated that this property was initially inspected on December 7, 2012, hearing was scheduled January 7, 2013, an order to repair was issued January 7, 2013 and that order expired February 7, 2013. The City did not have to secure the property and there are children in the area. Based on estimated cost of repairs, an order to demolish is requested.

George Marple 411 McAdoo St. At the last meeting the majority of the materials were removed from inside the house. The exterior of house has been stripped, pressure washed and replacement of damaged wood in underway. He is able to remove all materials around the house without damaging millwork with the exception of a few buttresses. At the front of the main part of house dry rot has been discovered. The main part of house was inspected by Mitch Wilde, staff architect for Department of Archives and History in Raleigh, NC who has inspected the front of the house and will consult on condition and repairs and determine how much effort will be put into the house. The age of the addition was estimated to have been built 20 years after the house was built. Care is being taken to remove shingles in order to protect original millwork due to the age of the house. He wanted to know where he stands on this being considered an historical property? The house is located in historic neighborhood. Filing for original property is still left open. When he originally looked at the property it was located in historic neighborhood. The house is original structure of that historical neighborhood. Original filing was done in January 2016. He will ask Guilford County to put house on *property of historical significance* register.

Mr. Marple wanted to know how much time he has to complete the work. To restore completely as historic property is probably and 8-12 month time frame and the interior work will be painfully slow. The Historic Commission will intervene to oversee the work during timeframe so that Mitch Wilde will not have to continue to come from Raleigh to make sure work can go forward. With regard to exterior, he lives in the neighborhood and realizes it is an eyesore for the neighborhood. Therefore, he hopes to make exterior improvement is within the next 30-45 days so the house is presentable in the neighborhood.

Ms. Moore-Dudley made a motion to continue this matter until November 15, 2016 meeting which is six months from today, seconded by Ms. Biggerstaff. There was a question: What is the expectation in six months to see how much work has been completed? The main concern is to get exterior completed in next two months. It is difficult to estimate how long to complete interior since that work will be done room-by-room and will take much longer to complete based on what can be salvaged and what he has permission to do or not do. It is important to coordinate with Preservation Greensboro in order to have someone locally overseeing that. He met with Mitch last month and he stated that if they said to do it, he would not overrule it.

Mike Cowhig stated that to clarify, this property is considered officially a contributing structure in the national historic district, so it is certified as an historic structure. The Commission voted unanimously 4-0 to grant a six-month extension. (Ayes: Sheridan, Ata, Biggerstaff, Moore-Dudley. Nays: None.)

Chairman Sheridan noted that this was the property previously owned by the credit union.

**(CONTINUED UNTIL NOVEMBER 2016 MEETING)**

#### 7. 1007 W. Florida Street

Compliance Coordinator Benton stated that this property was initially inspected July 16, 2015, a hearing was held August 8, 2015, an order issued that day and that order expired September 18, 2015. The City did not have to secure the property. There are children in the area and a school nearby. Based on the estimated cost of repairs at 39% of taxed value, an order to repair is requested.

Chair Sheridan asked if there was anyone wishing to speak on this matter.

Thomas Barksdale, 1401 E. Washington Street, Family Realty, has an offer on the property to close on May 27, 2016. The new owners do not want to come before the Commission to address problems on a property for which they don't yet have a deed. Compliance Coordinator Benton gave Mr. Barksdale her card to forward to the buyer. The buyer is to contact Benton regarding what their responsibilities are regarding the property.

Ms. Moore-Dudley made a motion to continue case to the June 9 meeting, seconded by Ms. Ata. Mr. Barksdale is to tell buyers that they are to attend the June 9 meeting to discuss remedy of violations. If they choose not to purchase property, Mr. Barksdale remains the responsible party. Based on Section 11-36 of City Code, Mr. Barksdale must provide information to perspective buyers regarding pending violations on the property. Mr. Barksdale stated that the perspective buyers have been made aware of this information. The Commission voted unanimously 5-0 to continue this matter. (Ayes: Sheridan, Ata, Biggerstaff, Moore-Dudley. Nays: None.) **(CONTINUED UNTIL JUNE, 2016 MEETING)**

#### 8. 1104 Lexington Ave.

Inspector McDougal stated that Mr. Gardner is unable to attend due to taking mother to the doctor. Mr. McDougal stated that Mr. Gardner has made significant progress on exterior of house. Exterior walls, soffits and hole in front porch ceiling have been repaired and corrected all holes in interior ceiling. Mr. Gardner is going room by room to repair and has done a good job with repairs. Mr. Gardner has requested an additional 60 days to complete the work.

Ms. Biggerstaff made a motion to grant an extension until July meeting, seconded by Ms. Moore-Dudley. The Commission voted unanimously 4-0 to continue this matter. (Ayes: Sheridan, Ata, Biggerstaff, Moore-Dudley. Nays: None.) **(CONTINUED UNTIL JULY, 2016)**

#### 9. 4107 Walker Ave.

Compliance Coordinator Benton stated that this property was initially inspected on July 21, 2014, a hearing held on August 12, 2014, an order to repair issued that day, that order expired September 11, 2014. The City did not have to secure the property and there are children in the area. Based on estimated cost of repair compared to the tax value, order to repair is requested.

Martin Van Hecke 5435 Yanceyville Road, Brown Summit, stated that he is currently working on the property. His wife is in charge of the property and she states HVAC contractors have starting to rough in HVAC and the plumbers are roughing in plumbing also. The estimated completion is by Fall if not before. Windows for property are on order.

Inspector Sheffield confirmed plumbing, building, and electrical permits. Ms. Ata made a motion to continue this matter until June 9, 2016, seconded by Ms. Moore-Dudley. The Commission voted unanimously 4-0 to continue the matter. (Ayes: Sheridan, Ata, Biggerstaff, Moore-Dudley. Nays: None.) Motion carried to grant extension until June 9, 2016 meeting when wife will appear before the Commission.

**(CONTINUED UNTIL JUNE, 2016 MEETING)**

#### 10. 118 A&B McCulloch Street

Compliance Coordinator Benton stated that this property was initially inspected on July 31, 2014, a hearing was held on September 25, 2014, an order to repair issued December 25, 2014, and that order expired on January 30, 2015. The City did secure the property, there are children in the area with a school nearby and there has been a history of police complaints. The property is a duplex and based on estimated cost of repairs for each unit compared to the tax value structure, order to repair for each unit, A and B, is requested.

Margaret Dudley, attorney for estate of Mr. Otis Wilson, is requesting a continuance until July because she has not had an opportunity to speak with Mrs. Wilson about the status of her efforts. The last time she was here they were trying to get this property listed with a real estate agent and have now spoken with a real estate agent, Ms. Marcia Gomez, who agreed to try and sell the property. The last time she spoke with Mrs. Wilson she indicated that someone was interested in purchasing the property. After receiving notice of the hearing today, she attempted to contact her and has been unsuccessful. In partial explanation, she has been very, very busy in court almost every single day, so she is respectfully requesting a continuance until July because both Mrs. Wilson and she will be at a conference in Virginia Beach, VA, starting on the 9<sup>th</sup> of June, so they can see where she is with the property and her attempt to sell it.

Chair Sheridan stated that the records from last month indicate that Mrs. Wilson had a buyer. Is that still the case? Counsel Dudley stated that was what she has been told but she does not know what the status of the negotiations are,

Chair Sheridan stated that the Commission has been adamant about securing the property. The Inspector stated that he has not checked on this house recently and does not know if any of the inspectors have been by there, but the property is secured now. There is nothing new to report, but there were previous reports of a homeless man living in the crawl space long term, but since the property has been secured, that person is gone.

The Commission would like to have more information about the status of the property and would like to give Mrs. Wilson one more opportunity. Ms. Moore-Dudley made a motion to continue this case until June meeting.

Chair Sheridan stated that a representative will have to be appointed to attend the June meeting, indicating that this case has been going on without progress since July 31, 2014. An order for demolition was issued on December 25, 2014.

Counsel Dudley stated that Mrs. Wilson had a husband who was dying of cancer and he died in March of 2015 and he was very sick for quite a long time and his illness got worse and worse so, therefore, while her main priority was taking care of her husband, he was not physically able to do anything. He had a very debilitating case of cancer. During part of that time, the owner of the house was very ill and subsequently died and Mrs. Wilson was taking care of him. That's part of the reason that nothing was done. Since his death, she has been trying to do something with this property. We realize it is in a very bad state and the last time she talked with Ms. Wilson, she indicated that she had a buyer. She would be asking for a continuance if they were just going to this meeting in Virginia to participate, but they are actually presenters at the meeting.

Counsel Dudley also stated that Mrs. Wilson has contracted with a tax attorney to address the tax issues as there are tax liens.

Chair Sheridan made a motion to continue until next meeting. Even if Mrs. Wilson is not here, e-mails can be used. Mrs. Wilson and Counsel Dudley will have to let the Commission know what their plans for progress on this matter. The motion was seconded by Ms. Ata. Motion to continue until next month was carried unanimously. (Ayes: Sheridan, Ata, Biggerstaff, Moore-Dudley. Nays: None.)

Chair Sheridan stated that in lieu of personal appearance, the Commission ordered that a letter of explanation giving a status report of the property from Inspector Tolbert outlining improvements is required with copy to Ms. Benton. Motion carried to continue the case to June 9, 2016 meeting with the understanding that Counsel Dudley and Mrs. Wilson will not be in attendance. Commission emphasized the need to see forward momentum. The Commissioner voted unanimously 4-0 to continue this matter.

**(CONTINUED UNTIL JUNE, 2016)**

11. **708 Haywood Street** (Parcel #0003544) Leroy Fields, Jr., Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish** Inspector Roy McDougal.  
Continued from 12/9/14, 2/10/15, 3/10/15, 6/9/15, 7/14/15, 9/10/15, 2/11/16, 4/14/16

Compliance Coordinator Benton stated that this property was initially inspected on April 24, 2013, the hearing was held May 15, 2014 and an order to repair issued that day. That order expired on June 6, 2014 and the owner did have to secure the property, there are children in the area and based on the estimated cost of repairs at current tax value of the structure, an order for demolition is requested.

Cassandra Garner, 120 E. Rowan Street, Raleigh, NC., appeared on behalf of Alecia Menkins who is working out of town. She was told that the inspectors needed to inspect the framing work that was done before the contractor could do the insulation and sheetrock work. When they went to do the inspection, they said they also needed to add hurricane ties and needed to re-repair the bathroom floors. So, additional contractors were

needed to complete that work. Once that work was done, another contractor was accepted to do the insulation of the house. As the video shows, the insulation work is completed and that contractor is done. A contractor for the sheetrock was hired earlier this week and that work is planned to be completed next. There will be a very visible difference in the property in a couple of weeks once the sheetrock, trim and doors are installed. Ms. Menkins met with a contractor before she went out of town so that both of those contractors could be approved and accepted and work will begin on those. The work is finally moving at a better pace and the house will soon be painted and ready for occupation in the near future. Ms. Menkins is willing to appear at the next meeting and give an update.

Ms. Moore-Dudley noted that she knew Ms. Menkins had been working hard on this property for years and has been very good about coming before the Commission regularly as needed to provide progress reports. Chair Sheridan stated that she would like for the Commission to give a little more time to finish the house.

Ms. Moore-Dudley made a motion to grant an extension until August 11, 2016 meeting, seconded by Ms. Ata. If all work is completed by August, Ms. Menkins will not have to return to Commission. The Commission voted unanimously 4-0 to continue this matter. (Ayes: Sheridan, Ata, Biggerstaff, Moore-Dudley. Nays: None.)

**(CONTINUED UNTIL AUGUST, 2016 MEETING)**

#### **12. 408-B W. Meadowview Street (INSPECTOR UPHELD – ORDER TO DEMOLISH)**

Compliance Coordinator Benton stated that this property was initially inspected March 4, 2015, a hearing was held April 1, 2014, order to repair on that day, that order expired on May 1, 2015. The City did not have to secure the property and there are children in the area. Based on estimated cost of repairs for this unit at taxed value of the structure, and order for repair is requested.

Inspector Covington stated that they are doing some work, but the process is very slow, basically, just cleaning it out. He spoke with the contractor on Monday and he stated they are working unit by unit.

Commission discussion of history of building noting that building sits in a low area and has major water leaks.

In response to a question by Chair Sheridan, Inspector Covington stated that there are 8 units involved.

Ms. Moore-Dudley moved to approve order to repair in 90 days. If the work not completed by the owner in 90 day, the City will go in and do the repairs.

Counsel Jones asked if the video shown a fair and accurate depiction of the property? Compliance Coordinator Benton responded that it was.

Chair Sheridan stated that, based on legal findings, it is concluded that: 1) This matter is properly before this Commission; 2) the described structure is dangerous and unfit for human habitation; 3) Order for inspector is proper in all respects. Inspector Covington testified that the property was inspected on Monday, May 9, 2016. Compliance Coordinator Benton stated that this is a multi-unit property and there are more than five violations of housing code.

Counsel Jones asked if there are more than five separate minor violations or one major violation of the Minimum Housing Code? Inspector Covington stated that there were.

Compliance Coordinator Benton read the list of violations: Each unit shall contain a bathtub, shower, sink, toilet, kitchen sink, electrical equipment needs to be properly installed, bathroom ventilation is required if a window is not present, there are unclean or unsanitary floors and walls, all exterior doors shall be kept in sound condition and weather tight, there is floor covering that must be repaired or replaced, all cracked surfaces must be repaired or replaced, stairs and surfaces must be maintained in good condition, exterior walls shall be free of holes, breaks or loose and rotting materials, gutters and downspouts shall be maintained a free from obstruction, garbage dumpsters up to date, exterior property consistently maintained in clean and sanitary condition, and the porch and patio is rotten or in disrepair.

Chair Sheridan stated the Findings of Fact - The property involved in this matter is located at **408-B W. Meadowview**. The property owner and all parties in interest of said property have been properly served with Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards and the cost of repair of said violations is great than 50 percent of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that 1) this matter is properly before this Commission; 2) the described structure is dangerous and unfit for human habitation; 3) the order of the Inspector is proper in all respects. Therefore, it is ordered and resolved by this Commission that the inspector's order to repair is upheld. May 12, 2016

### 13. 1700 Fairview Street

Compliance Coordinator Benton stated that this property was initially inspected, January 7, 2015, a hearing was held June 1, 2015, an order to repair was issued that day, and the order to repair expired July 31, 2015. There are children in the area and a school nearby. There has been a history of police complaints and an order for the property to be secured.

Chair Sheridan asked if there was anyone wishing to speak on this matter.

James Peoples stated that the property has been under contract since April 2015. The intended contractual close date was the end of December 2015. However, the contract provided extensions within the contract that could be utilized by the buyer that would take it out as long as the end of June 2016. They have exercised that extension process. The reason they do so is that they had arranged for \$4 million bridge loan or MESME loan to get pre-development expenses started and right now with the volatility of the historic tax credit market especially at the state level, there are negotiations still going on relative to the exit strategy for the bridge lender. The property owners have been more than a little concerned relative to the delays because the building has seen some additional deterioration in primarily two components of the building. With the building being approximately a total of 500,000 square feet, the ceiling collapses or only in one 20,000-foot area and 12,000-foot area predominantly. However, they remain concerned and have pursued a backup plan. The current buyer is a 320-unit residential unit. This project had "a lot of hair on it" as far as residential application because of the ITG facility next door and a number of other issues. The backup potential user is a commercial buyer which has significant interest in the property now, if for any reason it came out from under contract. In the last week a yard crew went out there doing significant cleanup and mowed the lawn along Ninth Street. They focused on a six-foot perimeter fence around the entire property with the exception of the border on Buffalo Creek that has a barbed-wire cap on it, so they have spent some time restoring some breaks in that fence and locking and securing the gates to keep people away from the mill.

Inspector Sheffield stated that the building is still there and, basically, the property is still in the same condition it was. They did clean it up and are maintaining the fence around it. There is no way to secure the building itself. Once people get through the fence and are inside they do as much as they can. There is a tree that doesn't go down to the ground, it starts somewhere in the building and goes up to the roof.

Chair Sheridan asked if any of the development processes gotten underway, such as architectural drawings and other studies, etc.

Mr. Peoples responded that, in fact, the developers out of Virginia have, to date, spent about \$225,000 on pre-development expense including all the preliminary work with an architect which is out of Burlington.

Chair Sheridan stated that her concern with this particular property is that it takes a long time to sell a commercial property and especially developing a property of this size and scope and taking on a project this big, so she thinks they will do what they can do considering the size of the property. The only way they can take care of the issue is to develop it in some way.

Mr. Peoples stated that they are requesting 60-day continuance so we can get through contract phase with cut-off date of June 2016, and requesting to re-visit this issue in July with an update.

In response to a question, Inspector Sheffield stated that there is no video, only still pictures. This building is totally unsafe for anyone to go in without hard hats. There is chain link fence that is totally secured, but cannot keep people from coming through no matter how tall the fence is. The definition of "secure" is having a 6-foot high fence around it.

Mr. Peoples stated that a lot of the roof of that building is structural concrete and you can enter the back of the building and stay under the content or within the concrete structures so you can observe from that area where the view is extremely safe. There are areas that have roof collapse ... but as Inspector Sheffiend said, that's not an issue except we have to take a buyer in there.

Ms. Moore-Dudley made a motion to continue this matter until July, seconded by Mr. Ata. Chair Sheridan: There is a motion to see you back in July. The Commission voted unanimously 4-0 to continue the matter. (Ayes: Sheridan, Ata, Biggerstaff, Moore-Dudley. Nays: None.)

**(CONTINUED UNTIL JULY 2016)**

14. **912 HERN AVENUE** Compliance Coordinator Benton stated that this property was initially inspected April 8, 2015, a hearing was held on May 5, 2015, and an order to repair May 30, 2015. That Order expired July 6, 2015. The City did not have to secure the property and there are children in the area. Based on estimated cost of repairs per tax value of structure, an order for demolition is requested.

Jacquelyn Phillips and Brent Byerly were sworn in for their testimony in this matter.

Ms. Phillips, 520 Yolk Avenue, stated that progress is coming along slowly. She has sent someone out to cut grass and pick up glass and cans. They are getting ready to start picking up trash in the back and once that's done they will be going inside and cleaning that also.

Mr. Brent Byerly, 3707 Mullberry Lane, High Point, NC., speaking on behalf of the Greensboro Housing Coalition, stated that he and Ms. Phillips have a mutual board member who's on Mary's House board and Greensboro's Housing Coalition Board who, after the first meeting asked, if he could help work through the process with this and with Mary's House. So, they're in the process of trying to get a real estate agent to come out and do some evaluation of the property so they can determine what their next best course of action is. He asked someone to keep the grass cut and keep it secured in the meantime so she can be a good steward of the neighborhood. On Monday they are going to give them a list of three real estate agents who will be willing to at least start the representation process and try to market the property to investors so they can get the most out of this house for their programs and services, etc.

Ms. Moore-Dudley asked Ms. Benton if she had any resources to recommend to them to help stabilize the structure in the meantime.

Compliance Coordinator Benton replied that she can recommend our approved contractor just to try and stabilize it a bit. Of course that's going to be an expense, and they were just given the property in this condition. After the last meeting she did advertise this property to all of the investors on my list just to see if we could get any interest in it.

Chair Sheridan stated that Mary's House was received as a gift, a donation. By the time the paperwork went through it was October. Originally, Mr. Wright donated the house in 2015, by the time the predecessor accepted the house, she had passed away so then they had to go through all the necessary paperwork.

In response to questions, Mr. Byerly stated that they intend to hire a realtor to sell the property not just the land. They are going to get an opinion and have a realtor go out there to determine what the best course of action is. Based on an appraisal that was obtained by the seller, dated last July, that appraisal value on the

house is in the \$38,000 range, which leads him to believe that there's something there to save. But we want to get the opinion of a real estate agent on what her best course of action is.

Ms. Ata made a motion to continue this matter on June 9, 2016 to find out what progress has been done, offers, etc., seconded by Ms. Biggerstaff. The Commission voted unanimously 4-0 to continue this matter. (Ayes: Sheridan, Ata, Biggerstaff, Moore-Dudley. Nays: None.)

**(CONTINUED JUNE 2016)**

**15. 3630 Flint Street** Compliance Coordinator Benton stated that this property was initially inspected August 6, 2015, a hearing was held September 29, 2015, an order to repair issued November 2, 2015, and that order expired December 2, 2015. The City did have to secure the property. There are children in the area and there has been a history of noise complaints. Based on estimated cost of repairs at 44% of current tax value of the structure, an order to repair is requested.

There was no one in attendance to speak on behalf of the property.

Inspector LaRue stated that he inspected the unit on Monday, May 9, 2016. At that time he had to contact a locksmith to gain entry into the property. Any contact he has had with heirs of the property state they want nothing to do with the property. Has copy of the order to repair. If repairs are made, the City can take possession. Repair cost estimated at \$30,000. The Commission is not interested in having the City absorb repair costs.

Ms. Moore-Dudley made a motion that this case be continued until June, seconded by Ms. Ata. The Commission voted unanimously 4-0 in favor of the motion to continue. (Ayes: Sheridan, Ata, Biggerstaff, Moore-Dudley. Nays: None.)

Chair Sheridan asked if there a way for Commission to reach out to the mortgage company to see if someone can attend the next meeting.

Compliance Coordinator Benton stated that she has had no success getting someone from the mortgage company to attend the meeting. The mortgage company was notified of every meeting and all prior orders.

Counsel Jones suggested the next notice includes John Benjamin who appeared before the Commission on March 10, 2016, and the address is not one of those listed. He appeared to be an attorney stating that he was representing a lender. **(CONTINUED UNTIL JUNE 2016)**

**16. 4433 Anderson Street**

Compliance Coordinator Benton stated that this property was initially inspected November 5, 2013, a hearing was held April 29, 2013, an order to repair issued, and that order expired May 29, 2015. The City did not have to secure the property and there are children in the area. Based on estimated cost of repairs of current tax value of the structure, an order of demolition is requested.

Chair Sheridan asked if there was anyone wishing to speak on this matter.

Ronald Miller, 4151 Corbin Road, Brown Summit, was sworn in to give testimony on the progress of the work at this property. Mr. Miller stated that work is going, but in another direction. Chair Sheridan asked for more details. At that time, Jim Teele was sworn in and stated that he is with neighborhood development and has been working with Mr. Miller for a little while now. They have purchased a set of plans and if they can get an additional two months, he can give a much better schedule, but essentially, they will tear the property completely down and build something new. The cost of making repairs to bring the property up to code would cost more than building something new. The plan has completely flipped and we were able to work that out. The way the setbacks are now, they can't put the new house where the old house currently is. The new house will be the same size. If a two-month extension is granted, he can give a schedule and all plans then.

Chair Sheridan noted that Mr. Miller has worked very hard to make needed repairs. Mr. Teele stated that Mr. Mill will go in and take out all materials and stockpile onsite. If they are able, we will use some of the material in the new building, such as flooring, etc. If new-build proceeds, Mr. Miller will no longer be obligated to appear before the Commission. All plans will be ordered and once they have been finalized and current materials removed, the house will be removed from the site in preparation for new build. They are requesting 60-day extension. They will make sure the Commission receives picture as progress as it goes.

Compliance Coordinator Benton stated that the demolition lien on property has a higher priority than a rehab one, however, in order to protect the City's interest, the Commission would have to wait for the City to take action on an order to demolish which would take 90 days.

Chair Sheridan made a motion to continue this matter until July 14, 2016, seconded by Ms. Moore-Dudley. The Commission voted unanimously 4-0 in favor of the motion to continue to the July meeting. (Ayes: Sheridan, Ata, Biggerstaff, Moore-Dudley. Nays: None.) **(CONTINUED UNTIL JULY, 2016)**

#### 17. 3515 Carrington Street

Compliance Coordinator Benton stated that this property was initially inspected on June 4, 2014, a hearing was July 1, 2015 and order to repair issued that day, that order expired July 31, 2015. The City did not have to secure the property. There are children in the area. Based on estimated cost of repairs compared to current tax value, an order to repair is requested.

Chair Sheridan asked if there was anyone wishing to speak on this matter.

Charles Kuhman, 4408 Millpoint Road, was sworn in and stated that they got electrical final on May 4, 2016, the electricity was transferred to the house on May 10, 2016. Granite countertops and bathroom vanity were installed, doors were finally hung. Everything should be completed by the next meeting.

Chair Sheridan said the Fact sheet states that there are \$12,000 worth of repairs made up to last meeting. What is outstanding? The information is not clear.

In response to questions by Chair Sheridan, Inspector Covington stated that the heating is almost completed, power was not on at time of inspection, but it is now. He stated the project is about 93% complete.

Chair Sheridan made a motion to continue this matter until the June meeting, seconded by Mr. Ata. The Commission voted unanimously 4-0 to continue this matter. (Ayes: Sheridan, Ata, Biggerstaff, Moore-Dudley. Nays: None.) **(CONTINUED UNTIL JUNE 9, 2016)**

18. **2118-A Everett Street** (Parcel # 0013501) LSS Land Trust, Owner. In the Matter of Order to Repair, Alter or improve Structure. **Requesting an Order to Repair**, Inspector Roddy Covington stated this matter was continued from 3-10-16.

Compliance Coordinator Benton stated that this property was initially inspected on July 17, 2015, a hearing was August 18, 2015 and an order to repair issued that day, that order expired September 17, 2015. The City did not have to secure the property and there are children in the area. Based on estimated cost of repairs compared to current tax value of the structure, an order to repair is requested. As history on the property, Compliance Coordinator Benton stated that the property was owned by one entity when the case started. The prior owners who were actually financing it, foreclosed about two months ago. They are now under contract to close with a new buyer on June 23, 2016. That new buyer was here earlier but could not stay for the remainder of the meeting due to the delay in starting the meeting. The closing is scheduled for June 23, 2016 and he does not want to invest anything until he actually closes. He estimates 30-40 days at the most to complete repairs since there is not that much to do.

Ms. Moore-Dudley made a motion to continue this matter until August 11, 2016, seconded by Mr. Ata. The Commission voted unanimously 4-0 to continue this matter to the August 2016 meeting. (Ayes: Sheridan, Ata, Biggerstaff, Moore-Dudley. Nays: None.) **(CONTINUED UNTIL AUGUST 2016)**

#### **NEW CASES:**

**19. 400 E. Whittington Street** (Parcel # 0003225) Bum Joon Kim, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Brad Tolbert

Compliance Coordinator Benton stated that this property was initially inspected on April 16, 2015, a hearing was November 3, 2015 and an order to repair issued November 16, 2016, that order expired December 16, 2015. The City did have to secure the property. There are children in the area with a school nearby and there has been a history of police complaints. Based on estimated cost of repairs compared to current tax value, an order for demolition is requested.

Counsel Jones asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property. Ms. Benton stated that it was and all parties in interest were properly served with all notices, complaints and orders issued in this matter; When was the last time the property was inspected? Ms. Benton stated that the last inspection was on May 10, 2016; this property is not a multi-unit property; there are more than five separate minor types of violations or one major type of any of the minimum housing standard codes.

Compliance Coordinator Benton read the violations: All handrails and guardrails shall be firmly fastened and shall be maintained in good condition; loose handrails shall be properly maintained; steps are rotten or in disrepair; all exterior shall be consistently maintained in good condition and shall be protected from decay by means of paint or protective covering; exterior walls shall be free of holes, bricks, lose or rotting materials. Roof shall not discharge in a manner that creates a public nuisance such as crawl spaces; all exterior doors and doorframes shall be kept in sound condition and weather tight; doors providing access to dwelling unit shall be equipped with a deadbolt lock designed on the interior to be used without a key or special effort; windows are required to have a sash lock device and screen; screens are required on exterior doors; screens are required on windows; screens on exterior doors should be self-closing and latching; need to replace missing or damaged glass; all windows and window frames shall be kept in sound condition and weather tight; power was not on at time of initial inspection; utilities such as gas, electric and heat were not on at time of inspection; water was not on at time of initial inspection.

Inspector Talbert stated that a friend of the owners called and reported that the owner is out of the country and has no idea when he'll be back. The Police Officer reported that no calls have been reported in 2016, but in 2015 on March 28 the neighbors called and said there were three people inside. Two were found and arrested. On May 18, 2015 the neighbors called saying they saw several people staying at the house. They found one and got his name and warned him not to come back. In July 2015 they said there was a white truck in front of the house. Somebody went in the house and by the time the officers came they saw that there were several unsecured windows but they did not find anybody in the house. The Inspector has not been by recently.

Board discussion. The house is trashed and it is in horrible condition. No information is available from the owner. The owner probably knows about the situation. If the property is put on the list, there is an opportunity to change hands.

Ms. Moore-Dudley made a motion to uphold Order to Demolish, seconded by Ms. Biggerstaff. The Commission voted unanimously 4-0 to demolish the house. (Ayes: Sheridan, Ata, Biggerstaff, Moore-Dudley. Nays: None.)

Chair Sheridan stated that the property involved in this matter is located at **400 E. Whittington Street** in Greensboro, North Carolina. The property owner and all parties in interest of said property have been properly served with Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards and the cost of repair of said violations is great than 50 percent of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that 1) this matter is properly before this Commission; 2) the described structure is dangerous and unfit for human habitation; 3) the order of the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved and Decreed** by vote of the Commission that the Inspector's order to demolish is upheld. May 12, 2016.

20. **502 Martin Street** (Parcel # 0002636) TCC Holdings LLC, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Donald Foster (**CONTINUED TO AUGUST 2016**)

Compliance Coordinator Benton stated that this property was initially inspected on June 27, 2013, a hearing was held March 24, 2015 and an order to repair issued that day and that order expired April 24, 2015. The owner secured the property and there are children in the area with a school nearby. Based on estimated cost of repairs compared to current tax value, an order for demolition is requested.

Chair Sheridan asked if there was anyone wishing to speak on this matter.

Ephrim Boyd, 1311 Avalon Road, sworn in and stated that he is requesting 60 days to do what he needs to do on this property but he just got started on it. He has owned it for a while but has been working on other houses. He is familiar with Beth and a lot of the inspectors and has taken about eight or nine houses off your demolition list and will probably take another 25 or 30 off the condemned list. He stated that a 60-day extension is all he is asking for.

Inspector Foster stated that the two houses were taken off the list and they've started actually working on them to renovate. There is an extensive amount of work going on at this house and they are moving forward to get this done.

Ms. Moore-Dudley moved to grant a continuance until August 2, 2016, seconded by Ms. Ata. The Commission voted unanimously 4-0 in favor of the continuance. (Ayes: Sheridan, Ata, Biggerstaff, Moore-Dudley. Nays: None.) (**CONTINUED TO AUGUST 2016**)

There was a discussion with Inspector Foster about future purchases of other properties on demolition list. There are two in High Point that he is doing and 1517 Avalon Street is on the demolition list and they have it under contract to close next week. They are active on these projects.

#### **Request to Rescind Prior Commission Resolution for Demolition Case(s):**

21. **1315 Gorrell St.** (Parcel #0010697) Leon Warren II, *owner*, **Repaired by Owner**

Prior to making a motion to rescind, Ms. Moore-Dudley congratulated the owner on repairs made at this property and congratulated him on the work he's done on other properties in the City.

Ms. Moore-Dudley made a motion to rescind, seconded by Ms. Ata. The Commission voted unanimously 4-0 in favor of rescinding resolution for demolition. (Ayes: Sheridan, Ata, Biggerstaff, Moore-Dudley. Nays: None.)  
**Order Rescinded**

**22. 1811 Natchez Trace** (Parcel # 0058823) Keeney Builder LLC, *new owner, Repaired by Owner.*

Ms. Moore-Dudley made a motion to rescind, seconded by Ms. Ata. The Commission voted unanimously 4-0 in favor of rescinding resolution for demolition. (Ayes: Sheridan, Ata, Biggerstaff, Moore-Dudley. Nays: None.) The Commission voted unanimously 4-0 in favor of rescinding resolution for demolition. (Ayes: Sheridan, Ata, Biggerstaff, Moore-Dudley. Nays: None.)

**Order Rescinded****ABSENCES:**

The absence of Horace Sturdivant and Robert Kollar were acknowledged.

**ADJOURNMENT:**

There being no further business before the Commission, the meeting adjourned at 3:45 p.m.

Respectfully submitted,

Ellen Sheridan  
Chair, City of Greensboro Minimum Housing Standards Commission

ES/em/jd