

**City of Greensboro
North Carolina
Greensboro Minimum Housing
Commission Meeting**

REGULAR MEETING

1:30 P.M.

June 8, 2010

Commission Members Present:

Larry Standley, Chairman
Jeff Nimmer
Jim Burgess
Angela Harris
Wayne Stutts
Tim Vincent

Staff Present:

Dan Reynolds, Manager of Inspections Division
David Jones, Chief Building Inspector
Wanda Hovander, Inspector
Lorie Loosemore, Ordinance Enforcement Supervisor
Mike Williams, Esq.-City Attorney's Office
Jennifer Smith-Sutphin, City Attorney's Office
Don Sheffield, Commercial Demolitions
Roddy Covington, Inspector
Chris Lee, Inspector
Roy McDougal, Inspector

Staff and persons from the audience were sworn as to their testimony in the following matters for this meeting.

1. APPROVAL OF MINUTES FROM MAY 11, 2010 MEETING:

Mr. Burgess moved to approve the minutes from the May 11, 2010 meeting, seconded by Mr. Nimmer. The Commission unanimously voted in favor of the motion.

New Cases:

2. 6111 Harbor View Lane – (TMN 10-650-B-996-6) –Cindy A. Werner, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors Loosemore & Hovander. (CONTINUED UNTIL JULY, 2010 MEETING)

Inspector Hovander stated that 6111 Harbor View Lane is not part of a duplex or apartment complex. The case is being submitted as less than 50% damaged. The title search was completed in August, 2009. The date of inspection was July 15, 2009. All parties were notified of the hearing. The date of the hearing was February 16, 2010. No one appeared for the hearing. The Inspector's order was issued March 12, 2010 and expired April 12, 2010. The last date of visual inspection was June 4, 2010 by Inspector Lee. The City did have to order the building secured and the City secured it on February 22, 2010. There are children in the area and no school nearby. There is no history of police complaints. In the opinion of the Inspector; the owner has abandoned their intent to repair the property.

Counsel Williams asked Inspector Hovander if the video being shown was a fair and accurate representation of the property; if all parties of interest were properly served with all Orders, Notices, and Complaints issued in this matter; the last date the property was visited was June 4, 2010; this

property is not a duplex or multiunit property; and there are more than five separate types of violations of any of the Minimum Standard Housing Codes. Inspector Hovander stated that she agreed with all the information

Inspector Hovander stated that the list of violations include unclean, unsanitary conditions; basement windows, openable: not protected against entry of rodents; exterior property or premises unclean, unsafe; exterior surfaces not maintained in good condition; insect screens required at doors, windows and openings required for ventilation; interior doors shall fit frame and open and close; interior structure: in disrepair, holes in walls several locations; interior surfaces: cracked or loose plaster in kitchen ceiling; interior surfaces: paint peeling, chipping, flaking or abraded; carpet unclean/unsanitary, walls unclean/unsanitary; lighting fixture in basement stairway inoperable, exposed wiring in stairway; gutter in rear of house is falling off; unsafe, unsanitary condition in areas controlled by occupant; windows, skylights, doors or frames unsound, in disrepair, or not weather tight.

Chair Standley asked if there was any one present wishing to speak on this matter.

Charles Boon, 6113 Harbor View Lane, is a member of the property's Homeowners Association. He is speaking as a neighbor with an interest in the property. He explained that the Association has liens on this property in the amount of \$2,900 for unpaid dues. The liens were filed but not recorded and did not show up in the title search. Mr. Boon asked for a continuance to allow time for the Association to discuss their options at their next meeting.

The owner was not present to speak on the matter.

Counsel Williams explained that liens were filed but the liens were not perfected and were not listed in the judgment book when the title was searched. He pointed out that all lien holders were notified because they have an interest in the property. Mr. Boon asked for a 30-day continuance to explore legal options.

Mr. Burgess moved to continue the case until the July, 2010 meeting, seconded by Mr. Nimmer. The Commission unanimously approved the motion.

In response to a question from Mr. Stutts, Ms. Loosemore clarified the history of the case. Mr. Stutts made a substitute motion.

Mr. Stutts moved to uphold the Inspector. Members discussed the advantage of continuing the case for 30 days to explore paying liens off and selling the house versus demolishing the house. Mr. Stutts withdrew his motion.

A member of the Homeowners Association will return at the next meeting to update members on their progress.

3. 2406 Liberty Road – (TMN 9-627-561-W-061) – Ralph L. and Angel K. Thompson, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors C. Jones & Hovander) (INSPECTOR UPHELD)

Inspector Hovander stated that 2406 Liberty Road is not part of a duplex or apartment complex. The case is being submitted as less than 50% damaged. The title search was completed in February, 2010. The date of inspection was May 13, 2008. All parties were notified of the hearing. The date of the hearing was April 13, 2010. No one appeared for the hearing. The Inspector's order was issued April 13, 2010 and expired May 13, 2010. The last date of visual inspection was June 4, 2010 by Inspector Lee. The City did have to order the building secured and the City secured it on May 6, 2008. This has been a repeat problem. There are children in the area but no school is nearby. There

is no history of police complaints. In the opinion of the Inspector, the owner has abandoned their intent to repair the property.

Counsel Williams asked Inspector Hovander if the video being shown was a fair and accurate representation of the property; if all parties of interest were properly served with all Orders, Notices, and Complaints issued in this matter; the last date the property was visited was June 4, 2010 by Inspector Lee; this property is not a duplex or multiunit property; and there are more than five separate types of violations of any of the Minimum Standard Housing Codes. Inspector Hovander stated that she agreed with all the information

Inspector Hovander stated that the list of violations include 48-hour: board, secure or repair building immediately; electrical equipment not properly maintained; exterior paint peeling, flaking or chipped; interior doors shall fit frame and open and close; interior equipment: in disrepair; interior structure: unsanitary; interior surfaces: unclean, unsanitary, or not in good condition; plumbing fixtures not in working order; plumbing fixtures unsafe or unsanitary; rubbish or garbage accumulated at interior of structure.

There was no one present wishing to speak on this matter.

Mr. Nimmer moved to uphold the Inspector, seconded by Mr. Burgess. The Commission unanimously approved the motion.

Chair Standley stated that the property involved in this matter is located at 2406 Liberty Road in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all 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. 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 this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

4. 2009 (A-H) Maywood Street – (TMN 147-1-18) – Charles and Mary Irvin, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors C. Jones & Hovander. (CONTINUED UNTIL AUGUST, 2010 MEETING)

Inspector Hovander stated that 2009 (A-H) Maywood Street is a duplex or apartment complex. The case is being submitted as less than 50% damaged. The title search was completed in March, 2009. The date of inspection was February 20, 2009. All parties were notified of the hearing. The date of the hearing was October 23, 2009. Mr. and Mrs. Irvin appeared for the hearing. The Inspector's order was issued November 4, 2009 and expired December 4, 2009. The last date of visual inspection was June 4, 2010 by Inspector Lee. The City did have to order the building secured and the owner secured it. This has been a repeat problem. There are children in the area and an elementary school is nearby. There is a history of police complaints to LOE. In the opinion of the Inspector, the owner has abandoned their intent to repair the property.

Counsel Williams asked Inspector Hovander if the video being shown was a fair and accurate representation of the property; if all parties of interest were properly served with all Orders, Notices, and Complaints issued in this matter; the last date the property was visited was June 4, 2010 by Inspector Lee; this property is a duplex or multiunit property; there are more than five separate types of violations of any of the Minimum Standard Housing Codes, and these questions apply to Item 4

(2009 A-H Maywood Street), Item 5 (2011 A-H Maywood Street), and Item 6 (2015 A-H Maywood Street). Inspector Hovander stated that she agreed with all the information.

Inspector Hovander stated that the list of violations include 48-hour: Board, secure or repair building immediately; electrical appliances not properly maintained; exterior surfaces not maintained in good condition; glazing: cracks and/or holes; interior doors shall fit frame and open and close; interior equipment: in disrepair; interior structure: unsanitary; interior surfaces: cracked or loose plaster; interior surfaces: paint peeling, chipping, flaking or abraded; interior surfaces: unclean, unsanitary, or not in good condition; interior walking surface in unsound condition or disrepair; plumbing fixtures not in working order; single station smoke alarms required in existing dwelling unit.

Chair Standley asked if any one was present wishing to speak on this matter.

Charles Irvin, 2102 West Market Street, stated that he represents the owner for the Maywood Street properties. He explained that there are plans to appraise the property on June 9, 2010 and the Community Foundation of Greensboro has plans to purchase and refurbish the property. In response to a question from Mr. Nimmer, Mr. Irvin said that the property was not yet under contract.

Cyndi Blue, City of Greensboro Housing and Community Development, stated that federal funds have been received from the Neighborhood Stabilization Program to purchase foreclosed, abandoned, or condemned property. This property is under consideration for appraisal. She cannot confirm that the City will buy the property until the property has been appraised and due diligence has been done. She explained the process and timetable for the possible purchase of the property.

Mr. Burgess moved to continue this case until the August meeting, seconded by Mr. Nimmer. The Commission voted unanimously in favor of the motion.

Inspector Hovander asked that the properties continue to stay secured until the disposition has been determined. Mr. Irvin agreed to go beyond what he has done and keep the properties secured.

5. 2011 (A-H) Maywood Street – (TMN 147-1-18) – Charles and Mary Irvin, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors C. Jones & Hovander. (CONTINUED UNTIL AUGUST, 2010 MEETING)

Inspector Hovander stated that 2011 (A-H) Maywood Street is a duplex or apartment complex. The case is being submitted as less than 50% damaged. The title search was completed in March, 2009. The date of inspection was February 20, 2009. All parties were notified of the hearing. The date of the hearing was November 9, 2009. Mr. and Mrs. Irvin appeared for the hearing. The Inspector's order was issued November 19, 2009 and expired December 21, 2009. The last date of visual inspection was June 4, 2010 by Inspector Lee. The City did have to order the building secured and the owner secured it. There are children in the area and an elementary school is nearby. There is a history of police complaints to LOE. In the opinion of the Inspector, the owner has abandoned their intent to repair the property.

Counsel Williams asked Inspector Hovander if the video being shown was a fair and accurate representation of the property; if all parties of interest were properly served with all Orders, Notices, and Complaints issued in this matter; the last date the property was visited was June 4, 2010 by Inspector Lee; this property is a duplex or multiunit property; there are more than five separate types of violations of any of the Minimum Standard Housing Codes, and these questions apply to Item 4 (2009 A-H Maywood Street), Item 5 (2011 A-H Maywood Street), and Item 6 (2015 A-H Maywood Street). Inspector Hovander stated that she agreed with all the information

Inspector Hovander stated that the list of violations include 48-hour: Board, secure or repair building immediately; exterior doors, assemblies or hardware not in good condition; exterior paint peeling, flaking or chipped; interior structure: unsanitary; interior surfaces: cracked or loose plaster; interior

surfaces: paint peeling, chipping, flaking or abraded; interior surfaces: unclean, unsanitary, or not in good condition; interior walking surface in unsound condition or disrepair; plumbing fixtures unsafe or unsanitary.

Mr. Burgess moved to continue this case until the August meeting, seconded by Mr. Nimmer. The Commission voted unanimously in favor of the motion.

6. 2015 (A-H) Maywood Street – (TMN 147-1-18) – Charles and Mary Irvin, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors C. Jones & Hovander. (CONTINUED UNTIL AUGUST, 2010 MEETING)

Inspector Hovander stated that 2015 (A-H) Maywood Street is a duplex or apartment complex. The case is being submitted as less than 50% damaged. The title search was completed in March, 2009. The date of inspection was February 20, 2009. All parties were notified of the hearing. The date of the hearing was November 9, 2009. Mr. and Mrs. Irvin appeared for the hearing. The Inspector's order was issued November 19, 2009 and expired December 21, 2009. The last date of visual inspection was June 4, 2010 by Inspector Lee. The City did have to order the building secured and the owner secured it. This has been a repeat problem. There are children in the area and an elementary school is nearby. There is a history of police complaints to LOE. In the opinion of the Inspector, the owner has abandoned their intent to repair the property.

Counsel Williams asked Inspector Hovander if the video being shown was a fair and accurate representation of the property; if all parties of interest were properly served with all Orders, Notices, and Complaints issued in this matter; the last date the property was visited was June 4, 2010 by Inspector Lee; this property is a duplex or multiunit property; there are more than five separate types of violations of any of the Minimum Standard Housing Codes, and these questions apply to Item 4 (2009 A-H Maywood Street), Item 5 (2011 A-H Maywood Street), and Item 6 (2015 A-H Maywood Street). Inspector Hovander stated that she agreed with all the information

Inspector Hovander stated that the list of violations include 48-hour: Board, secure or repair building immediately; exterior doors, assemblies or hardware not in good condition; exterior paint peeling, flaking or chipped; interior structure: unsanitary; interior surfaces: cracked or loose plaster; interior surfaces: paint peeling, chipping, flaking or abraded; interior surfaces: unsanitary, or not in good condition; interior walking surface in unsound condition or disrepair; plumbing fixtures unsafe or unsanitary.

Mr. Burgess moved to continue this case until the August meeting, seconded by Mr. Nimmer. The Commission voted unanimously in favor of the motion.

7. 2428 West Florida Street – (TMN 155-2018) – Sandy and Phouvang Syvongsa, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors C. Jones & Hovander. (INSPECTOR UPHELD)

Inspector Hovander stated that 2428 West Florida Street is not a duplex or apartment complex. The case is being submitted as less than 50% damaged. The title search was completed in August, 2008. The date of inspection was January 24, 2008. All parties were notified of the hearing. The date of the hearing was July 22 2009. The owners appeared for the hearing. The Inspector's order was issued April 9, 2010 and expired May 10, 2010. The last date of visual inspection was June 4, 2010 by Inspector Lee. The City did have to order the building secured and the owner secured it on January 24, 2008. This has been a repeat problem. There are children in the area and an elementary school is nearby. There is a history of police complaints to LOE. In the opinion of the Inspector, the owner has abandoned their intent to repair the property.

Counsel Williams asked Inspector Hovander if the video being shown was a fair and accurate representation of the property; if all parties of interest were properly served with all Orders, Notices, and Complaints issued in this matter; the last date the property was visited was June 4, 2010 by

Inspector Lee; this property is not a duplex or multiunit property; and there are more than five separate types of violations of any of the Minimum Standard Housing Codes.

Inspector Hovander stated that the list of violations include 48-hour: Board, secure or repair building immediately; accessory structure structurally unsound or in disrepair; exterior walls not weatherproof; interior equipment in disrepair; interior surfaces cracked or loose plaster; interior surfaces: paint peeling, chipping, flaking or abraded; interior surfaces: unclean, unsanitary, or not in good condition; interior walking surface in unsound condition or disrepair.

There was no one present wishing to speak on this matter.

Mr. Vincent moved to uphold the Inspector, seconded by Mr. Stutts. The Commission voted unanimously in favor of the motion.

Chair Standley stated that the property involved in this matter is located at 2428 West Florida Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all 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. 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 this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

8. 3400 Calumet Place – (TMN 197-7-18) – Janice, Jerry W., Michael and Alisha Ford, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors McDougal & Hovander. (INSPECTOR UPHELD)

Inspector Hovander stated that 3400 Calumet Place is not a duplex or apartment complex. The case is being submitted as less than 50% damaged. The title search was completed in August, 2009. The date of inspection was February 13, 2009. All parties were notified of the hearing. The date of the hearing was November 23, 2009. No one appeared for the hearing. The Inspector's order was issued January 5, 2010 and expired February 4, 2010. The last date of visual inspection was June 7, 2010 by Inspector Hovander. The City did have to order the building secured and the owner secured it. This has not been a repeat problem. There are no children in the area, no school nearby; however, there is a bus stop at the corner. There is no history of police complaints to LOE. In the opinion of the Inspector, the owner has abandoned their intent to repair the property.

Counsel Williams asked Inspector Hovander if the video being shown was a fair and accurate representation of the property; if all parties of interest were properly served with all Orders, Notices, and Complaints issued in this matter; the last date the property was visited was June 7, 2010 by Inspector Lee; this property is not a duplex or multiunit property; and there are more than five separate types of violations of any of the Minimum Standard Housing Codes.

Inspector Hovander stated that the list of violations include 48-hour: Board, secure or repair building immediately; accessory structure structurally unsound or in disrepair for vagrants going in and out; accessory structure structurally unsound or in disrepair; electrical equipment not properly maintained: electrical receptacles in disrepair and missing cover plates, electrical switches missing cover plates, and globes needed for light fixtures; exterior doors, assemblies or hardware not in good condition: sliding glass door and crawl space door in disrepair; exterior stairways, decks, porches, or balconies in disrepair: deck on side of house falling apart; exterior structural members deteriorated: facial boards have rotting wood and holes; exterior walls: cost to prevent deterioration, need painting;

exterior walls: holes, breaks, loose or rotting materials, exterior walls on enclosed porch has rotting wood; insect screens required at doors, windows, and openings required for ventilation; interior equipment in disrepair: kitchen and bath cabinets; interior equipment structurally unsound; interior surfaces: major holes in walls in bathroom and some holes in walls in other rooms; interior surfaces: unclean and unsanitary throughout unit; plumbing fixtures not capable of performing function: pipes and fixtures missing.

There was no one present wishing to speak on this matter.

Mr. Burgess moved to uphold the Inspector, seconded by Mr. Vincent. The Commission voted unanimously in favor of the motion.

Chair Standley stated that the property involved in this matter is located at 3400 Calumet Place in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all 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. 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 this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

9. 1714 Dunbar Street – (TMN 135-4-8) – Henry Goldston, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors Covington & Hovander. (CONTINUED UNTIL SEPTEMBER, 2010)

Inspector Hovander stated that 1714 Dunbar Street is not a duplex or apartment complex. The case is being submitted as Order expired, no work being done. The title search was completed March, 10, 2009. The date of inspection was February 4, 2005. All parties were notified of the hearing. The date of the hearing was August 11, 2009. The Inspector's order was issued September 3, 2009 and expired October 5, 2009. The last date of visual inspection was June 8, 2010 by Inspector Lee. The City did not have to order the building secured. There are children in the area and Peeler Elementary is two blocks away. There is no history of police complaints to LOE. In the opinion of the Inspector, the owner has abandoned their intent to repair the property.

Counsel Williams asked Inspector Hovander if the video being shown was a fair and accurate representation of the property; if all parties of interest were properly served with all Orders, Notices, and Complaints issued in this matter; the last date the property was visited was June 8, 2010 by Inspector Lee; this property is not a duplex or multiunit property; and there are more than five separate types of violations of any of the Minimum Standard Housing Codes. She added that the exterior video is very accurate; however, there is no interior video of the property. There was a video malfunction and the gutted interior is not shown.

Inspector Hovander stated that the list of violations include exterior non-decay resistant wood unprotected by paint, covering or treatment; exterior paint peeling, flaking or chipped; exterior property or premises unclean, unsafe; exterior stairways, decks, porches, or balconies in disrepair; exterior structural members deteriorated; exterior structure in disrepair, structurally unsound or unsanitary; exterior surfaces not maintained in good condition; exterior walls: cost to prevent deterioration; foundation walls shall prevent entry of rodents and pests; glazing: cracks and/or holes; heating facility: maintain 65 degrees F at habitable rooms, toilets and bathrooms, need to verify heating equipment works properly (dwelling vacant); insect screens required at doors, windows and openings required for ventilation; interior surfaces unclean, unsanitary or not in good condition; Board

up or secure or repair building within 48 hours; need to verify plumbing working and no leaks (vacant dwelling); unfit due to more than five violations; windows, operable not held in open position by hardware; windows, skylights, doors or frames unsound, in disrepair, or not weather tight.

Chair Standley asked if any one was present wishing to speak on this matter.

Henry Goldston, 705 Starlight Drive, is the owner of the property. He plans to have the property fully repaired within 90 days.

Inspector Roddy Covington stated that the siding and windows have been done. He has not been contacted to return for an interior inspection. The work was done three months ago.

Inspector Hovander reminded the owner to secure permits for any items on the interior. Inspector Chris Lee stated that inside permits were needed for electrical, gas, and plumbing work. He described the interior of the property.

Mr. Stutts moved to continue until the September, 2010 meeting, seconded by Mr. Burgess. The Commission voted unanimously in favor of the motion.

Continued Cases:

**10. 604 Summit Avenue – (TMN 27-6-2) – Mindy J. Zachary, Owner – In the Matter of Order to Repair or Otherwise Demolish Structure. Continued from February 9, 2010 Housing meeting. Inspectors David Jones & Hovander.
(CONTINUED UNTIL SEPTEMBER, 2010 MEETING – STAFF REPORT)**

Inspector Hovander stated that this case has come before the Commission on numerous occasions. The initial inspection was July 6, 2006. The applicant has been reporting back periodically on progress. The case was last heard on February 9, 2010. The property has not been completed yet although only a few items remain. The plumbing Inspector has not signed off, there are some problems with some windows, and problems with water in the basement must be corrected before the property can be released.

Mindy Zachary, 604 Summit Avenue, described progress on the property. She described at length the history of the continuing problem of water in the basement and what she has done to try to resolve it. The Commission was given a copy of her letter requesting that the case be turned over to the Engineering Department until the problem can be resolved.

Mr. Burgess moved to turn the case over to the Inspections Department. There was no second to the motion.

David Jones, City of Greensboro Engineering, stated that he could not say that the house was safe to be occupied. He added that the water in the basement presented a major problem.

The Commission discussed the French drains installed by the owner, the drainage ditches, the issue of possible damage done by the City contributing to the water problems, communication with the insurance company, and attempts by the City to work with the owner to resolve the situation.

Ms. Zachary acknowledged that as of today, her house will not be habitable until the issue of basement water is resolved. She asked for a continuance as it might take time to work with the City to a resolution. She stated her opinion that the City of Greensboro was responsible for the water problem. She added that she asked to be released to Engineering to avoid wasting the Commission's time dealing further with the problem.

Mr. Burgess moved to continue until September, 2010 with a report from staff given at that time on progress but no appearance is required by the owner, seconded by Mr. Stutts. The Commission

voted unanimously in favor of the motion.

11. 442 Gorrell Street – (TMN 29-8-1) – Samuel & Kimberly Pass, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the December 8, 2009 and February 9, 2010 Housing Commission meeting. Inspectors Covington & Hovander. (CONTINUED UNTIL NOVEMBER, 2010 MEETING)

Inspector Hovander stated that 442 Gorrell Street is a continued case. The owners are Samuel and Kimberly Pass. The matter was last brought before the Housing Commission at the February 9, 2010, meeting. The date of last visual inspection was June 7, 2010.

Chair Standley asked if there was any one present wishing to speak on this matter.

Samuel Pass, 515 Martin Street, is owner of the property. He stated that most of the framing has been completed and electrical and plumbing work is being started. He plans to be finished with the complete restoration by November of 2010. Mr. Jones commented that he was pleased with the work on the property.

Mr. Vincent moved to continue this application until the November, 2010 meeting, seconded by Mr. Nimmer. The motion was unanimously approved by the Commission.

12. 1114 Moody Street – (TMN 215-3-4) – Michael Ray and Debra H. Hodgkin, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the August 11, 2009; October 13, 2009; December 8, 2009; and March 9, 2010 Housing Commission meetings. Inspectors Covington and Hovander. (CONTINUED UNTIL AUGUST, 2010 MEETING)

Inspector Hovander stated that 1114 Moody Street is continued from the March 9, 2010 meeting. She was at the property on June 7, 2010 to take the video and observed that the owner has made progress. Mr. Sheffield commented on the status of permits. There is an active electrical permit and the rough has been done. The owner does not have a plumbing or mechanical permit.

Chair Standley asked if there was any one present wishing to speak on this matter.

Mike Hodgkin, 4404 Oakmore Drive, stated that the main hold-up is the heating and air unit. He is waiting on an estimate. He hopes to have the work completed in 3 months.

Mr. Burgess moved to continue this case until the August, 2010 meeting, seconded by Mr. Nimmer. The Commission voted unanimously to approve the motion.

13. 408 Marshall Street – (TMN 99-4-2) – Harry Whitsett, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the May 11, 2010, Housing Commission meeting. Inspectors Covington and Hovander. (CONTINUED UNTIL JULY, 2010 MEETING)

Inspector Hovander stated that 408 Marshall Street is continued from the May 11, 2010 meeting. Inspector Lee was at the property on June 7, 2010 and noticed that the repairs were not complete. The remaining violations include inoperable smoke detector; unclean/unsanitary interior; rotten fascia boards; loose bricks on the foundation and the property was generally unclean and unsanitary.

Chair Standley asked if there was any one present wishing to speak on this matter.

Morris Eason, 2111 Luther Street, is working for the owner. Mr. Eason spoke with Inspector Covington this morning who pointed out violations out that he was unaware of. Mr. Eason will work to make the repairs.

Mr. Burgess moved to continue the case until the July, 2010 meeting, seconded by Mr. Vincent. The Commission unanimously approved the motion

14. 311 Leftwich Street – (TMN 25-11-25) Benjamin A. & Lynne W. Berryhill, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the July 14, 2009, October 13, 2009, December 8, 2009, February 9, 2010, and May 11, 2010 Housing Commission meetings. Inspectors Covington & Hovander. (CONTINUED UNTIL JULY, 2010 MEETING)

Inspector Hovander stated that 311 Leftwich is a continued case that was last heard on May 11, 2010. There are still repairs to be completed. The house is located in the historic district and the owner has secured a COA from the Historic Preservation Commission. The owner has a plumbing permit although there have been no inspections. Inspector Hovander commented that the front yard is still dug up and the property is gutted on the inside.

Benjamin Berryhill, 6600 Dustin Road, Climax, NC, stated that the plumbing has been started. He plans to start the hardwood floor tomorrow and the sheet rock next week. He hopes to be finished by November, 2010 at the latest.

Mr. Burgess moved to continue the case until November, 2010. There was no second to his motion.

In response to a question from Mr. Nimmer, Inspector Hovander replied that the case has been heard numerous times and at the last meeting, the applicant stated his intention to be completed by August, 2010.

Mr. Nimmer moved to continue until July, 2010, seconded by Mr. Stutts. The Commission unanimously approved the motion.

15. 1001 (A & B) East Bragg Street – (TMN 49-4-10) – Schwarz Properties LLC, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the January 1, 2010, March 9, 2010, April 13, 2010, and May 11, 2010. Inspectors Covington and Hovander. (CONTINUED UNTIL JULY, 2010 MEETING)

Inspector Hovander stated that 1001 A & B East Bragg Street, 1003 A & B East Bragg Street, 1005 A & B East Bragg Street, 1007 A & B East Bragg Street, and 1009 A& B East Bragg Street are continued cases. The cases were last heard on May 11, 2010. The owner's representative, Mr. Edmondson, stated at the last meeting that work would begin on two additional units. Inspector Hovander was at the property earlier today to take the video and observed that no work had been done on any of the properties.

Frank Edmondson, 1947 North Fayetteville Street in Asheboro, came to the podium to give an update on the properties. He was representing the owner, Schwarz Properties. He confirmed that no work has been done. He committed to begin working on two more properties and hoped to finish in 90 days. Mr. Edmondson said that he overcommitted at the January, 2010 meeting. They have already completed two units (one building).

Commissioners were disappointed that his commitment was not followed through. Mr. Edmondson said that he would try to get two buildings completed by the next meeting. Members urged him to communicate to the owner that there must be activity or an order will be passed.

Mr. Nimmer moved to continue these cases (1001 A & B East Bragg Street, 1003 A & B East Bragg Street, 1005 A & B East Bragg Street, 1007 A & B East Bragg Street, and 1009 A& B East Bragg Street) until the July, 2010 meeting, seconded by Mr. Vincent. The Commission voted unanimously on the motion.

16. **1003 (A & B) East Bragg Street – (TMN 49-4-10) – Schwarz Properties LLC, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the January 1, 2010, March 9, 2010, April 13, 2010, and May 11, 2010 meetings. Inspectors Covington and Hovander. (CONTINUED UNTIL JULY, 2010 MEETING)**
17. **1005 (A & B) East Bragg Street – (TMN 49-4-10) – Schwarz Properties LLC, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the January 1, 2010, March 9, 2010, April 13, 2010, and May 11, 2010 meetings. Inspectors Covington and Hovander. (CONTINUED UNTIL JULY, 2010 MEETING)**
18. **1007 (A & B) East Bragg Street – (TMN 49-4-10) – Schwarz Properties LLC, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the January 1, 2010, March 9, 2010, April 13, 2010, and May 11, 2010 meetings. Inspectors Covington and Hovander. (CONTINUED UNTIL JULY, 2010 MEETING)**
19. **1009 (A & B) East Bragg Street – (TMN 49-4-10) – Schwarz Properties LLC, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the January 1, 2010, March 9, 2010, April 13, 2010, and May 11, 2010 meetings. Inspectors Covington and Hovander. (CONTINUED UNTIL JULY, 2010 MEETING)**

REQUESTS TO RESCIND:

Mr. Nimmer moved to rescind the following property, seconded by Mr. Vincent. The Commission voted unanimously on the motion.

20. **712 Dick Street – (TMN 36-13-9) – Emanuel Agapion, Owner – Request to Rescind HCR recorded 3/16/2010, book 7107, page 1732-1733. Repaired by Owner. Inspectors Hovander & C. Jones.**

ADJOURN:

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

Respectfully submitted,

Larry Standley, Chairman
Greensboro Minimum Housing Commission
LS:sm/jd