

September 7, 2010 Legislative Hearing Minutes

1. VB1005 Collection of delinquent vacant building fees re-invoiced in May 2010  
1028 Loeb Street (Housekeeping: Laid over from August 31 for staff report from Inspector Kalis)

Property owner Tyler Nelson appeared.

Ms. Moermond reviewed the property history with Mr. Nelson. Mr. Nelson purchased the property in September 2008 in a realtor-to-realtor bank sale and had moved in at that time.

Mr. Kalis said that at some inspections there was no one in the lower level and it was being rehabbed. He said he'd left a card in the back door and hadn't received a reply, and he had written orders on cars in the back. He said he had allowed extra time, and the cars were now in compliance. He reiterated that there was no one in the lower level, and said there was Code Compliance that hadn't been signed off.

Mr. Nelson asked the date of the Code Compliance report. Mr. Kalis said it was August 2008. Mr. Nelson noted that that was before he'd purchased the property. Mr. Kalis told Mr. Nelson that the matter was between Mr. Nelson and the seller who had not disclosed the property status. Ms. Moermond said that either the Code Compliance report or a Truth in Sale of Housing (TISH) report should have been provided at the closing. She said a TISH report was done in August 5, 2008 and she recommended that Mr. Nelson obtain a copy. Mr. Kalis said he would provide a copy of the Code Compliance report.

Ms. Moermond asked Mr. Nelson to take a month to look over the Code Compliance report and develop a work plan. She said she would like Mr. Nelson to be able to stay in the property while he addressed the issues. She recommended that Mr. Nelson look through the closing documents for the TISH or Code Compliance report, and said the liability really did lie with Wells Fargo (the seller). She asked Mr. Kalis whether he could work with Mr. Nelson on the work plan. Mr. Kalis said he would.

Ms. Moermond said she would like to see the project done in a year. Mr. Kalis asked about the vacant building fee. Mr. Dornfeld said the fee had been paid through assessments to April 12, 2011.

Ms. Moermond laid the matter over to January 4, 2011 at 2:30 p.m. for a progress report. Mr. Kalis asked whether Mr. Seeger would honor the Code Compliance. Ms. Moermond said she had asked that DSI honor the Code Compliance.