

Minutes of the LEGISLATIVE HEARINGS
Tuesday, September 28, 2010
Room 330 City Hall, 15 West Kellogg Blvd.
Marcia Moermond, Legislative Hearing Officer

The meeting was called to order at 10:07 a.m.

Staff Present: Amy Spong, Historic Preservation Committee (HPC), and Steve Magner, Department of Safety and Inspections

7. Ordering the owner to remove or repair the building(s) at 1196 Seventh Street East within fifteen (15) days from adoption of resolution. [CPH: 10/20]

Steve Magner stated that this is a commercial structure. A team inspection would be required, permits, a bond, all the work would have to be completed and C of O staff would have to go out again because it's a body shop. He said it's his understanding that the owner wants to do some rehabilitation. It is a commercial structure so a team inspection, permits, bond, would be required. When the work is completed, the C of O inspectors would go out. The owner said a team inspection has already been done and so far he has not needed any permits

Roy Berger, son of the owner Evelyn Berger, said he is the decision maker for the property and it is his responsibility. Ms. Moermond said she would have to see Power of Attorney papers to verify Mr. Berger's statement. Mr. Mager suggested, in that case, they not go any further but rather reschedule the matter for two weeks. Ms. Moermond said at the October 20 City Council meeting, she will recommend that the matter be laid over to the November 3, 2010 City Council public hearing. Another Legislative Hearing on this property will be scheduled for October 12, 2010. At that time, they will talk about his rehabilitation plans. She will be looking for a plan including whether he will be hiring subcontractors, what the tasks are that he plans to undertake, etc. The team inspection that has been done will be the basis for the list of things to do in the work plan. She said she will want to know that he has the funds to get through the project, a performance. Mr. Berger said a performance deposit has been posted. Ms. Moermond added that he will have to maintain the property. She questioned if his mother was competent to sign a Power of Attorney to which Mr. Berger responded that she is.

Mr. Berger said his intent is to bring the building up to code and place it on the market in the spring. He said it looks like the only things he will need permits for is plumbing and whatever he decides to do with HVAC Mr. Magner asked about the electrical. Mr. Berger responded that the romax that is listed is part of the original arm and it needs to be removed. The cover that is mentioned is off of one of the fluorescent lights. An electrician has looked at it and he said there is nothing in the electric that requires a permit to be pulled.

Laid over to the October 20, 2010 City Council meeting.