

January 12, 2016 Legislative Hearing Minutes
719 Glendale Street

Inspector Matt Dornfeld, Vacant Buildings:

- this has been a Category 2 Vacant Building since Jan 15, 2014 due to extensive fire damage to that unit
- Inspector Kalis says this is a Row House

Mr. Christianson:

- there are 5 entrances on the front; this is the end unit and it's still vacant
- it's very close to being done

Mr. Dornfeld:

- we were here last year right around this time; you granted a 90-day VB fee waiver to wrap this up
- we also, graciously, granted 2 more 90-day fee waivers after that per Inspector Kalis
- from looking at the computer, the 2015-16 VB fee has been waived for 270 days
- anniversary date is Jan 15; he thinks that we're here to discuss 2 VB fees (2015-16; and 2016-17)
- plumbing, mechanical, building permits open
- property has not been a nuisance and it's been maintained

Mr. Christianson:

- he doesn't see what the fee is for; he's the one losing rent and he has had trouble with contractors
- initial plumbing and electrical inspections are done
- both contractors and inspectors are booked way out, so it's hard to get finished
- he's been waiting for the sheet rock contractor to get done; he promised to be done in 4 weeks and it's only half done
- he doesn't see where it's costing the city any money at all; he's the one who's losing
- everything is in place; he has all the fixtures ready to be installed; the painter is waiting; he's had many fire inspections
- for the last 30 years, each inspection was completed on the first re-inspection unless it's weather related
- what are the 2 separate fees for?

Mr. Dornfeld:

- the VB fee is meant to cover the city's expenses to deal with properties that are vacant and are not maintained or are nuisances and have code violations, etc. and includes all administrative work
- you may not be using some of these services but unfortunately, due to a fire, your house is uninhabitable and vacant; but because so many of the VB in the city require a lot of city services, this is the fee that we charge

Ms. Moermond:

- the collected fees cover the cost of the entire program

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Mr. Christianson:

- it's not like this was a burnt out hulk sitting there where people can come and go; like drug dealers; it's 2 units; a tenant is waiting for one of them
- the building is not vacant; it's 3/4 inhabited
- all the exterior work is done; he's done everything he's been told to do and then some
- he has settled with his insurance company

Mr. Dornfeld:

- suggested that possibly, we could monitor it as a preliminary VB for 30 days or 60 days to see that these permits are finalized and C of O issued; if not, we could reopen a Cat 2 VB

Ms. Moermond:

- how long do you think it will take you to get these guys in line and get it done

Mr. Christianson:

- end of Feb, if not sooner

Ms. Moermond:

- she's in a bit of a pickle; the VB fee has been waived for an entire year
- will ask that the 2014-15 be reduced to 1/4 of what it would; and waive the 2015-16 fee for 90 days if done by the end of Mar 1

Waive the current VB fee for 90 days. VB fee for 2015, reduce to \$500 when it goes to assessment on February 16, 2016.