

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, April 1, 2019**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, April 1, 2019, at 5:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Chairman McKiernan, Chairman; Commissioners Burroughs, Townsend, Murguia, Walters. The following officials were also in attendance: Gordon Criswell and Melissa Sieben, Assistant County Administrators; Kathleen VonAchen, Chief Financial Officer; Chris Slaughter, Land Bank Manager; Patrick Waters, Senior Attorney; Commissioner Bynum; and Jay Doleshal, Sergeant-At-Arms.

Chairman McKiernan called the meeting to order. Roll call was taken and members were present as shown above.

Chairman McKiernan said our next item is revisions to our agenda of today. In talking with Mr. Slaughter, I understand there is going to be one revision to the agenda as distributed. **Chris Slaughter, Land Bank Manager**, said correct. We are going to ask that the application from Mr. Rowland Vaca be brought back at a later time. Also, we will be bringing back at a later time the policy update. Everything else will stay the same.

Approval of standing committee minutes from February 4, 2019. **On motion of Commissioner Burroughs, seconded by Commissioner Murguia, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 19646...LAND BANK BUSINESS

Synopsis: Communication requesting consideration of the following Land Bank applications, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Advisory Board recommended approval.

Application

617 S. 11th St. - Roland Vaca, yard extension

Action: Under agenda revisions, Mr. Slaughter requested to defer Rowland Vaca's application to a later time.

Donation to Land Bank (vacant lot)

3431 Barnett Ave. - Doriel Garcia

(The applicant indicates that they owned a house on this property and were not notified of the demolition of the property. They are out-of-state owners and with it being a vacant lot, they have no desire to own and maintain.)

DONATION REQUEST
DORIEL GARCIA – 3431 BARNETT AVE



Chris Slaughter, Land Bank Manager, said first we have a donation request of 3431 Barnett and that is—as you can see here outlined in black, that is the property request.

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DONATION REQUEST DORIEL GARCIA – 3431 BARNETT AVE

- ▶ Owners of property live in Anaheim, CA
- ▶ Property has demo lien of \$18,025.00 & 2018 taxes owed
- ▶ Owners claim property was demoed without being notified
- ▶ Staff indicates proper notice was given



Some information on the request, the owners currently live out of state. The property currently has a demo lien of over \$18,000 and the 2018 taxes are still owed.

Owners claim property was demoed without being notified. I did reach out to the demo department and they've indicated that there was proper notification sent to them. There were some return address envelopes, or the card that comes with that, that were returned back to the department. They felt that proper notification was submitted. That was the point I was about to make. That's the request for that property.

Chairman McKiernan said when I looked at this item, I did have a concern because as I looked back at the payment history on this, it appears that the annual taxes and even a special from 2016—I assume that's for an abatement for weeds and grass—at least when I look at the picture we have attached to this property and in Lands Web, which does show a structure, shows the structure with 4 ft. tall weeds all around it at the time of the photo. It appears that all these taxes and all these fees were paid in full, on time, every year. Yet, they say they didn't receive notice of a pending demolition. **Mr. Slaughter** said correct.

Chairman McKiernan said this is not in my district, but I'm going to get the opinion of my fellow commissioners on this because my first inclination is that they're trying to donate this

to us to absolve themselves of a lien for demolition. I don't know. My first inclination is to say, I'm not going to allow that donation to the Land Bank, just in the name of absolving that lien.

Commissioner Burroughs said we might ask Legal what ramifications would come about should we accept it and they go ahead and decide to take action against the Unified Government for their claim that they weren't properly notified. **Patrick Waters, Senior Attorney**, said I think it would be unusual to deed it over and then make that claim, but I suppose they could take that track. I guess those are two separate claims. I don't really have the underlying information about that. Theoretically, we could be liable for the cost of the structure, but without knowing any information about that, I don't want to say that there's any validity to that claim. That's just his—apparently, his allegation.

Chairman McKiernan asked if we were to accept the property but still pursue compensation for the cost of the demo, is that something we could do—take the property into the Land Bank but still ask the owner to pay the demolition lien. **Mr. Waters** asked, Chris, does that get wiped out. **Mr. Slaughter** said we would have to make that request, but that's generally standard practice that we would request that to be abated.

Commission McKiernan said I think where I'm coming from right now is, I would like for this to be investigated. I have no problem taking this property into the Land Bank, but I do have a problem discharging an \$18,000 lien for something that we say the owner was aware of and could have taken steps to mitigate, or prevent in that year, or all of the years prior to it. Based on what I can see here, it did not do that.

Action: **Chairman McKiernan made a motion to hold this over until next month with a request for more information in terms of splitting apart, taking the property from discharging the lien.**

Commissioner Townsend said just for clarification, I'd like to know if we send these back; so it's clear, if we took this property in, the lien would not automatically be absolved, unless you moved to—you came to us and asked us to do that. Is that correct? **Mr. Slaughter** said there's procedural guidelines that we follow. We would send a request to the Treasury to have that abated. The only issue of not abating it, and if they decide they don't want to pay and we do accept the property, I

don't know if I'll ever get anybody to pay me \$18,000 for that property if they wanted to say build on it or something like that. **Commissioner Townsend** said right. **Mr. Slaughter** said we would run that risk of holding that property for a long time.

Commissioner Townsend said this is a question for Legal. I know we've talked about and actually enacted several administrative procedures; so the question that I have is, would this situation concerning the lien fall under one of the administrative procedures that we've just enacted? If we held the property, is there an administrative procedure through which the parties could go through and get a ruling, so to speak? One says, they didn't receive notice; the other says we gave proper notice.

Mr. Waters said I just find it unusual that they would say they didn't have notice but, they're going to give up the property. I think until we investigate the facts, I'd hesitate to give any final answer. I think we just need to investigate and figure out what happened here. **Commissioner Townsend** said oh, yes. I didn't mean to put you on the spot for an answer now. I'm saying as part of that investigative process, that's what I'd like. **Mr. Waters** said yes.

Commissioner Murguia seconded Chairman McKiernan's previous motion.

Mr. Slaughter said, Commissioner, just for clarification. One of the questions when I reach out to them would be is, if we accepted it, would they still pay the lien. That's something that you would like to see answered? **Chairman McKiernan** said what I would like to see is, if we accept it you will still be responsible and that's what I'd like us to do, is to split apart accepting this land from discharging that lien. By their record, they appeared to have paid in full and on time every year. They evidently got the bill every year and paid it. All of a sudden, they didn't get a notice of a pending demolition. They apparently and, again, I'm inferring all of this from the record; apparently took no action to forestall that.

Mr. Slaughter said I will add that when I did talk with demo, they said that the demo took place in April of last year. This could have been the first tax bill they got with that lien on it. That may have spurred why they turned around and put their request in. I'll ask them those questions. **Chairman McKiernan** said I'm going to just throw a wild guess out there, yes.

Chairman McKiernan said we have a motion and a second to send this back for further investigation of the circumstances of the demolition and the lien; and the possibility of splitting

apart the accepting of the land, but not discharging that lien, but instead pursuing collection of it. **Commissioner Townsend** asked what other administrative procedures might apply in this circumstance. **Chairman McKiernan** said excellent. **Commissioner Townsend** to resolve those very questions that you're talking about.

Roll call was taken on the motion and there were five "Ayes," Walters, Murguia, Townsend, Burroughs, McKiernan.

Northeast Hold Area

LAND BANK HOLD AREA REQUEST – NORTHEAST MASTER PLAN AREA



Chris Slaughter, Land Bank Manager, said last November we put a hold on the Northeast Land Bank properties. We asked for 180 days, and we're pretty much at that point now. I want to give you an update on where we're at with this.

LAND BANK HOLD AREA REQUEST – NORTHEAST MASTER PLAN AREA

- ▶ Requested a hold for all Land Bank vacant lots in Master Plan area for 180 days
- ▶ All applications for Yard Extensions & Property Acquisitions will be sent letter
- ▶ All applications for Single-Family or Multiple property development will be worked and processed as usual
- ▶ By end of 180 day period, Land Bank will come back with recommendations for future land usage



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Again, the request was 180 days. This is just kind of some recap. Those were for the yard extension and property acquisitions. We did send, and we still are sending anybody that has applied for property in that area, a letter stating that it is currently on hold. We also did state that if we did receive any applications for any kind of development or infill housing, we would work those up and present those, as we usually do, then we would come back and that's where we are today.

LAND BANK HOLD AREA REQUEST – NORTHEAST MASTER PLAN AREA

- ▶ Land Bank Staff Advisory Team (SAT) formed
- ▶ Land Asset Management Team formed
- ▶ Progress being made
- ▶ Requesting 90-Day extension
- ▶ All current application for Northeast will be sent follow-up letter



A couple of teams we want to mention that have been formed since we started this. The first one is the Land Bank Staff Advisory Team and the Land Asset Management Team. I think we've presented those, at least mentioned those, in other meetings up to this point. These are two teams that primarily the focus is what do we do in certain situations when it comes to land; whether it's accepting or dispositioning them.

The Staff Advisory Team was formed to kind of help me with some guidance, some advising roles, on some of the policy changes that we're working on. It's been very productive that we've met. We've met probably three or four times, or maybe I should say four or five times in that time. We still have the Advisory Board. Their role is still the same.

Progress is being made. Some of the things we are working on is taking more of a strategic approach in certain neighborhoods. We've done some reports on the concentration of where Land Bank property is in relation to other vacant lots on the block; other tax sale eligible. Then what do we do if we control large chunks of areas, whole blocks, that type of stuff. Those are the strategies we're still working on, but we're not done. We're still working. We're close, but we feel that we need an extension.

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Tonight, I think the action we're just going to ask for would be a 90-day extension. Hopefully, we'll come back with those strategies, with an updated Land Bank Policy that will reflect those strategies. We will send any application that we've sent a letter for, that we've received, we will send a follow-up letter. During this 90-day thing, we will still—any new applications, they will get a notification that this is still ongoing for at least the time being, the 90-day thing. Again, our ask would be for a 90-day extension.

Commissioner Burroughs said what about a 120-day extension versus a 90-day. We'll be getting right into the peak of summer when a lot of construction and rehab and people will be wanting to move forward. About 120-days. I don't want to go the whole 180. Maybe split the difference with 190. Is this 90-day starting the first of this month? **Mr. Slaughter** said correct.

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Walters, to approve a 120-day extension.**

Commissioner Townsend said I was going to do the same thing. Mr. Slaughter has been keeping me apprised of the progress being made. For all the reasons that we had talked about when we first approved this hold, and with the establishment of the Advisory Team; I would certainly want to see this continue if it's felt that it's still necessary. I would support that.

Roll call was taken on the motion and there were five "Ayes," Walters, Murguia, Townsend, Burroughs, McKiernan.

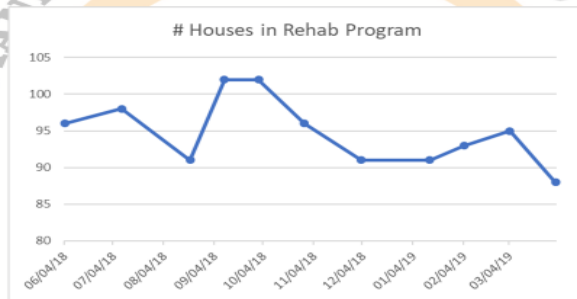
Policy Update

Action: **Under agenda revisions, Mr. Slaughter requested to defer the Policy Update to a later time.**

Item No. 2 – 19647...UPDATE: LAND BANK REHAB PROGRAM

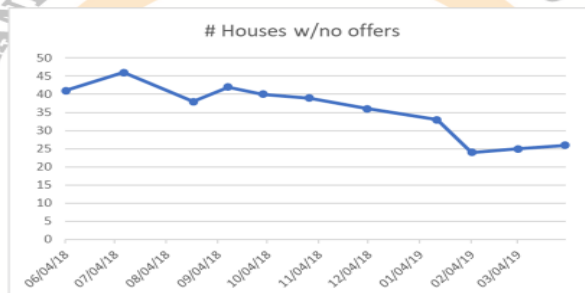
Synopsis: Update on the Land Bank Rehab Program, submitted by Chris Slaughter, Land Bank Manager.

REHAB PROGRAM – # HOUSES IN REHAB PROGRAM



Chris Slaughter, Land Bank Manager, said we continue to add contractors. We're at 118. Number of houses in the program has gone down. That's a good thing, but it's also an indication of the lower numbers in the tax sales that we're getting.

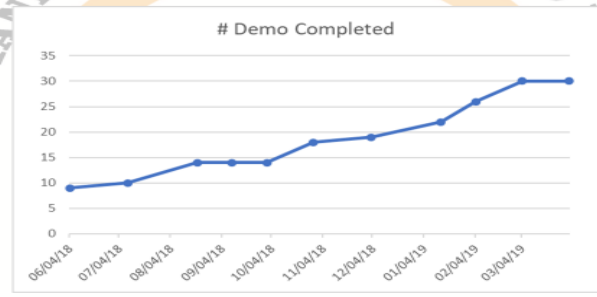
REHAB PROGRAM – # HOUSES WITH NO OFFERS



Houses with no offers. We're sitting right around the mid-20s, 26. With all the new contractors that are coming on board, I think I have eight of these houses that I'll be opening up for potential offers. We, hopefully, will have that number keep dropping.

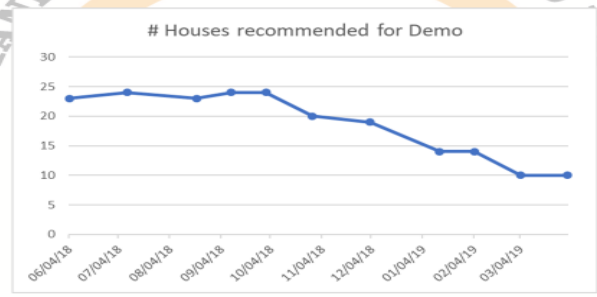
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REHAB PROGRAM – # DEMOS COMPLETED



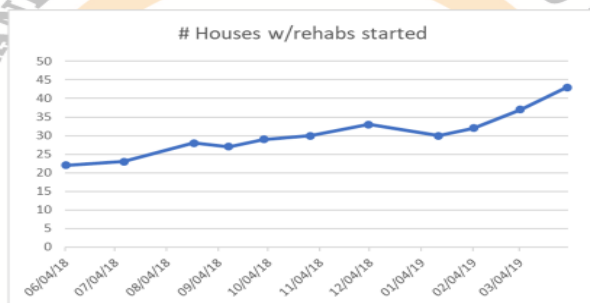
Demos completed, we're up to 30. No new changes from last month.

REHAB PROGRAM – # HOUSES RECOMMENDED FOR DEMO



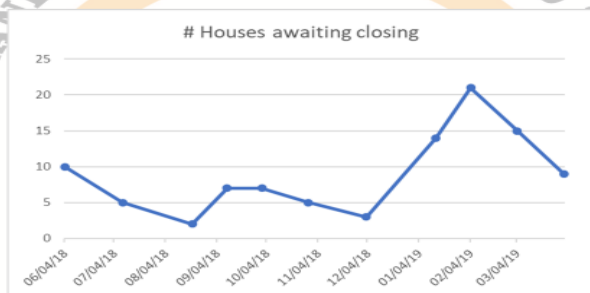
We are sitting at 10 that are still in the demo process.

REHAB PROGRAM – # HOUSES WITH REHABS STARTED



Rehab started; we are now up to 43.

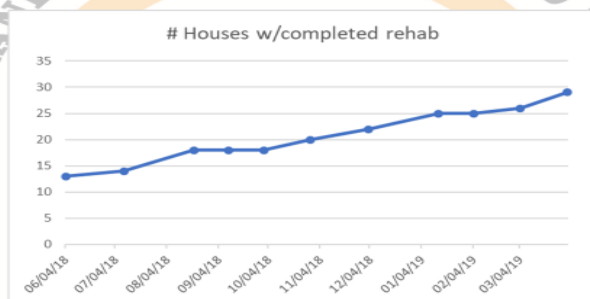
REHAB PROGRAM – # HOUSES AWAITING CLOSING



The amount of closings has dropped significantly, down to nine.

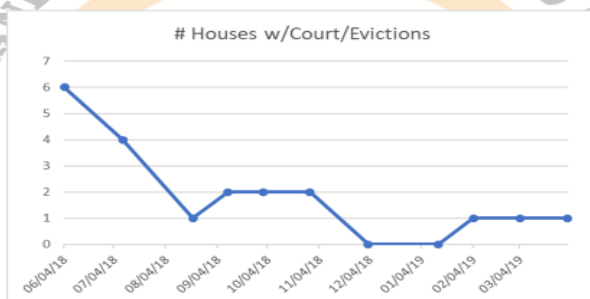
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REHAB PROGRAM – # COMPLETED REHABS



Our completed rehabs are now up to 29, so that's 3 from last month.

REHAB PROGRAM – # HOUSES WITH COURT/EVICTIONS



We've had the one eviction. I believe there's another filing, so we're just working through the details on that. We did have an open house on it. I think if we do finally get this resolved, we will have a strong offer. We should have multiple strong offers on it.

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3028 CISSNA ST



Now, let's talk about the three new houses that have been completed. The first one is 3028 Cissna.

3028 CISSNA ST



Obviously, it's in better shape than some of the ones we've gotten in the past.

3028 CISSNA ST



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3028 CISSNA ST



Just some pictures of the before.

3028 CISSNA ST



3028 CISSNA ST



This is the picture of the front, the recently completed.

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3028 CISSNA ST



A little bit of the back area. It's very high off the street. They did some concrete work, and they have a little bit left to do there in the back. There'll probably be some alley parking in there.

A shot of the living room there.

3028 CISSNA ST



Just a couple of other bedrooms...

3028 CISSNA ST



...kitchen with a stackable washer and dryer that's in the room that leads down to the basement.

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3028 CISSNA ST



It's a 2-bedroom, 1-bath.

3028 CISSNA ST



Some updates on the basement as well.

3028 CISSNA ST

- ▶ Property in Tax Sale 339
- \$899.86
- ▶ Rehab time – 11 months
- ▶ Appraised Value (Jan 1)
\$10,290.00
- ▶ Property is being rented
for \$800.00/month



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We acquired this from Tax Sale 339. The bid at the time was just a little bit under \$900. It took the rehabber 11 months. January 1 it was appraised a little bit over \$10,000 and is currently being rented for \$800 a month.



The next house is 2119 N. 7th St., just up the street. This is a duplex.



Again, it wasn't in bad condition.

2119 N 7TH ST



2119 N 7TH ST



2119 N 7TH ST



Some wear and tear a little bit.

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2119 N 7TH ST



This is the kitchen from the second unit.

2119 N 7TH ST



2119 N 7TH ST



This is what the rehab has got it to now.

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2119 N 7TH ST



You can see this is the first floor.

2119 N 7TH ST



There's a bathroom...

2119 N 7TH ST

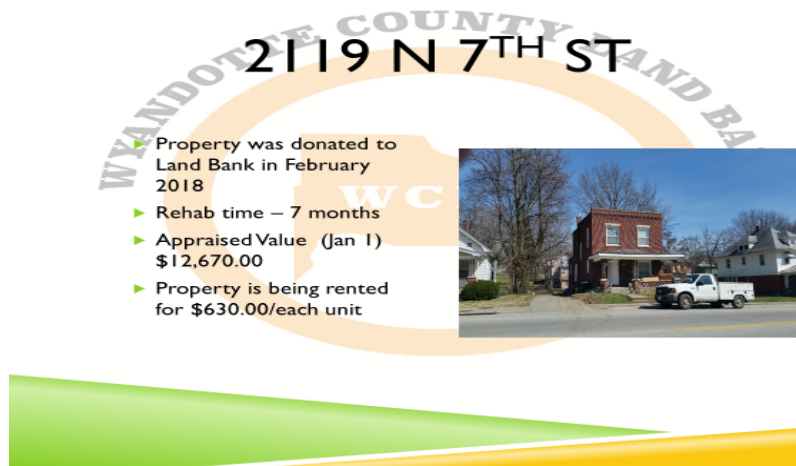


...kitchen, one of the bedrooms. There is the second kitchen; some of the upstairs rooms.

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...and then some modifications down in the basement.



This was a donated property. We didn't get this from the tax sale. That took the rehabbers 7 months. January this year it was appraised at \$12,670, and each unit is currently being rented for \$630.

Commissioner Walters said, Chris, on these appraisals, this is while the property was under construction, I take it. **Mr. Slaughter** said correct. We'll wait until the 2020s come out to see what kind of impact that they have.

2050 S 10TH ST



The last one tonight is 2050 S. 10th St.

2050 S 10TH ST



2050 S 10TH ST



Here's some inside pictures.

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2050 S 10TH ST



The finished front.

2050 S 10TH ST



There's part of the kitchen.

2050 S 10TH ST



...the bath...

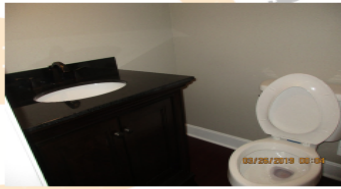
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2050 S 10TH ST



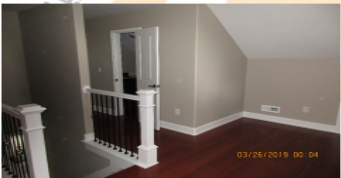
...stairs to go upstairs. That bathroom there, is a half bath that was added on during the rehab.

2050 S 10TH ST



...upstairs bathroom...

2050 S 10TH ST



and then some more of the upstairs and another bedroom.

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2050 S 10TH ST



Updates down to the mechanical area.

2050 S 10TH ST

- ▶ Property in Tax Sale 338 - \$16,116.76
- ▶ Rehab time — 12 months
- ▶ Appraised Value (Jan 1) \$25,000.00
- ▶ Property is listed at \$140,000.00



We got this in Tax Sale 338. The bid at the time was over \$16,000. It took the rehabber 12 months. January 1, it was appraised at \$25,000. It's currently listed for sale for \$140,000.

Sometimes we mention the ripple effect of these rehabs.

2050 S 10TH ST



This is the house to the south that had some rehab work done because of the rehab at our house.

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2050 S 10TH ST



This is the house to the north that has a brand-new roof put on it. They're actually doing some interior rehabs going on by another contractor.

2050 S 10TH ST



This is the house across the street that's had some work done. Again, another positive affect of the Rehab Program is nobody wants to be that ugly house on the block.

1201 METROPOLITAN AVE



Finally, just wanted to mention that, it was brought to our attention that a property that is currently in the Land Bank needed some TLC. This is at 1201 Metropolitan Ave.

1201 METROPOLITAN AVE



A lot of the damage was right there. We believe a car kind of, for whatever reason, was going a little bit fast across the little driveway there; hit that. You can see they kind of bounced off the edge of the building here.

1201 METROPOLITAN AVE



We had a contractor go out and look at it. We were kind of like, you know, it's probably had better days and stuff so let's see what we can do. We asked them to do some painting and some repair work. The bars over the windows were all rusted. We asked them to kind of put some fresh coat of paint on them.

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1201 METROPOLITAN AVE



Here's a picture of the updated remodel.

1201 METROPOLITAN AVE



I shouldn't say remodel; just the repairs. As you can see, they did repair the area that was damaged by the car.

1201 METROPOLITAN AVE



Just some exterior shots of the paint and the repairs that they did.

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1201 METROPOLITAN AVE



We were happy to help out. The contractors that did this for us, they did an excellent job. They're kind of one of our best contractors we had. When we talked, they were really excited to do it. I think some of the weather we had there in late February kind of threw them back a little bit. I just wanted to give an update on that.

Commissioner Townsend said great, great, great. The house on 7th St., is that up for rent or is it rented already? **Mr. Slaughter** said it's currently rented; both units are rented. **Commissioner Townsend** said thank you.

Commissioner Murguia said, Chris, I just want to say thanks a lot for the little gas station repair. I really appreciated it. The neighborhood in that area uses that as a tool shed sharing facility since it's just a little box. It is also sort of a landmark when you come into East Argentine there. **Mr. Slaughter** said we're glad to help. I will say when we went out and looked at it, you can kind of see just a little bit in the window and we thought, is there somebody in there. We kind of jumped up and it was like a manikin with a wig on and stuff. It kind of freaked us out a little bit. **Commissioner Murguia** said that's from our Halloween thing. Stay out of our shed, Chris. **Mr. Slaughter** said I think all of that stuff is still intact on the inside.

Chairman McKiernan said I think you bring up a really interesting and important point here. I mean this little bit of investment makes a huge difference in a neighborhood, and it really does lift up the neighborhood. That's a very busy corner. Even though I don't necessarily live anywhere near it, I am by that corner very frequently as I'm back and forth to various places. Just having that and seeing it after it was fixed up a little bit, it makes an enormous difference in terms of just

community pride and feeling good about the neighborhood. I look forward to more renovations of more houses like that.

Action: For information only.

Adjourn

Chairman McKiernan adjourned the meeting at 5:24 p.m.

mb