

**DANGEROUS BUILDINGS HEARING
FEBRUARY 11, 2009
1:00 P.M.**

City Hall
Commission Chambers
10 N. Division Street
3rd floor – Room 301
Battle Creek, MI

Call to Order: Carman Hamilton, Hearing Officer, called the meeting to order at 1:00 p.m.

Members Present: Carman Hamilton, Hearing Officer

Members Absent: None

Staff Present: Jon Presecan, Code Officer, Pam Lawson, Code Officer, Dennis McKinley Code Compliance Administrator, Ralph Britton, Fire Inspector, Kim Tuck, Inspections Superintendent, Susan Bedsole, Licensing and Compliance Director and Sandra Gray, Secretary

NEW BUSINESS

184 S. 31st Street (House & Attached Garage): Robert Parker, property owner, was present.

Jon Presecan, Code Officer, stated that upon the inspection of the house and garage, he found the following: collapsing foundation, interior issues, deteriorated, missing siding and noted that a safety inspection had been done.

Hearing Officer Hamilton asked what his plans are for the property, had permits been pulled and how long would it take to correct the violations, if that's your intent.

Robert Parker replied no permits had been pulled, it will take about four weeks to rehab and he plans on renting it.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(60) sixty days** to bring it into compliance and/or demolish the structure.

24 Bartlett Street (House & Garage): Curtis Grayer, property owner, was present.

Jon Presecan, Code Officer, stated that upon the inspection of the house and garage, he found the following: vacant 180 days, deteriorated soffit, fascia, roof.

Curtis Grayer stated that his brother recently passed away and has not been able to work on the house. He stated that some painting has been done but was not clear on what part of the soffit and fascia is deteriorated.

Jon Presecan, Code Officer, showed Mr. Grayer a picture of the area that is being cited.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

233 Battle Creek Avenue (House): 9346 Fairbanks LP, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: vacant 180 days, deteriorated, paint.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

31 Boardman Avenue (House): Bettie Robertson, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the structure, he found the following: vacant 180 days, boarded and broken glass.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

35 Boardman Avenue (House & Garage): Emily Baker, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: interior and exterior damages.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

49 Boardman Avenue (House): Anthony Grayer, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house and garage, he found the following: vvacant 180 days, boarded and deteriorated wood.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

67 Chesnut Street (House): Gail Mitchell, Broker, First American Real Estate Tax was present.

Jon Presecan, Code Officer, stated that upon the inspection of the house and garage, he found the following: vvacant 180 days, deteriorated soffit and fascia.

Gail Mitchell asked what needed to be done.

Jon Presecan, Code Officer, stated the violations listed on the notice needed to be corrected and you should schedule a safety inspection with the Inspection Division. This safety inspection is free of charge and would outline everything that needs to be done to bring the property up to code.

Gail Mitchell stated she could supply you with the key code so that you can gain entry into the house for the safety inspection.

Kim Tuck, Inspections Superintendent, suggested that she stop in the Clerk's Office and schedule the inspection along with the key code. Also, until the property receives a new Certificate of Occupancy, it will continue as a dangerous building.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

67 College Street (House): Calhoun County Treasurer, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: vvacant 180 days and peeling paint.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

57 Corwin Street (House & Garage): Simone Watkins, property owner, was present.

Jon Presecan, Code Officer, stated that upon the inspection of the house and garage, he found the following: vacant 180 days, boarded, deteriorated siding and electric service cut.

Simone Watkins stated she intends to rehab it and then move in. She felt that it would take 60 days to correct the violations.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(60) thirty days** to bring it into compliance and/or demolish the structure.

23 Echo Street (House): Fred & Christine Austin, property owners, were not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: fire damage, missing glass, boarded and vacant 180 days.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

54 Euclid Avenue (House): Gregory Kemp, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: house gutted.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

58 First Street (House): Alora Ltd, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: deteriorated chimney, peeling paint and boarded.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

152 W. Fountain Street (House): Rose Acceptance Inc., property owner, was not present.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

186 W. Fountain Street (House & Garage): IRA 52303, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house and garage, he found the following: boarded, deteriorated soffit and fascia.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

218 W. Fountain Street (House): Removed from agenda.

88 Frisbie Avenue (House): Charles & Imogene Metheny, property owners, were not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: interior & exterior violations.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

50 Harris Avenue (House): John Moore, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: boarded, deteriorated chimney and condemned by Neighborhood Services.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

44 E. Hazelwood Court (House): Ready America Funding Corporation, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: house incomplete.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

30 High Street (House): John Kenefick, property owner, was present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: vacant 180 days, deteriorated chimney, boarded and exposed wood.

The Hearing Officer asked Mr. Kenefick if he has an action plan 30 and 40 High Street.

John Kenefick replied that before he answers the question, he wanted to comment on the procedure for certified mailings. The purpose of certified mailings is to ensure that the deed holder is properly notified. He stated that if he had not picked up the certified letters when he did, he would have missed this meeting though the time had not expired for pickup.

The Hearing Officer commented but you did sign for them and would assume that is an issue you should take up with the Post Office.

John Kenefick stated that he could have picked up the mail on the 16th and still been within the required time limit for registered pickup. He noted that you are holding a meeting before the final certification by the Post Office. Therefore, he felt that the city should set the hearing date one month in advance so that individuals are given proper notice. Secondly, he asked if the Code Officer entered upon the property at 30 or 40 High Street.

Jon Presecan, Code Officer, replied that he performed his inspection from the public right-of-way.

The Hearing Officer stated that in reading the Code Officer's report, there is not a lot of work to be done and felt that you could take care of both properties in 30 days.

John Kenefick stated that in regards to painting, most paints don't cure unless it's over 50 degrees and he will not in danger his life by getting on a ladder to board windows and/or paint at this time of the year.

Susan Bedsole commented that painting and boarding would not remove the properties from the dangerous buildings process. There may be internal violations that exist.

John Kenefick replied but you do not know that.

Susan Bedsole stated that a search warrant has been prepared for both properties and we will be executing them to do a search of each.

John Kenefick commented that he hopes you have probable cause.

Susan Bedsole replied when it's signed by the Magistrate we do.

John Kenefick replied he will be challenging that.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

40 High Street (House): John Kenefick, property owner, was present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: vacant 180 days, boarded, broken glass, deteriorated front porch.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

49 High Street (House & Garage): Lawrence Lawson, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house and garage, he found the following: vacant 180 days, electric service cut, boarded, deteriorated wood and paint.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

80 High Street (House & Garage): Joyce Dotson, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house and garage, he found the following: vacant 180 days, deteriorated doors, siding, boarded, electric service cut.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

228 Howland Street (House): Calhoun County Treasurer, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: interior and exterior issues.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

402 W. Jackson Street (House): Irene Jackson, property owner, was present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: severely fire damaged.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

504 W. Jackson Street (House): Bodian Holdings LLC, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: deteriorated soffit, fascia and boarded.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

518 W. Jackson Street (Structure): Mark McAllister, property owner, was present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: boarded and deteriorated wood.

Mark McAllister stated the repair work is minimal and asked why a stop work order has been placed on the property because he can't pull permits.

Susan Bedsole, Licensing and Compliance Director, replied that stop work orders are placed on all dangerous buildings. She stated that a safety inspection should be done which would list all of the violations that need to be addressed.

Hearing Officer Hamilton asked how much time do you need.

Mark McAllister replied it depends on the results of the safety inspection and the stop work order being removed so that permits can be pulled.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

40 S. Jay Street (Structure): Martha Parish, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: deteriorated siding, fascia, soffit and paint.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

19 Juniper Street (House): Allan & Marcia Trigg, property owners, were not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: deteriorated siding, porch, paint, boarded.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

78 Lathrop Avenue (House): Alora Ltd., property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: roof and siding.

Michael Hamilton stated his plan is to get a loan so that the work can be done. He stated that he'll need at least thru the end of the March to secure the loan but does have contractors lined up to do the work.

Hearing Officer asked what would happen if you don't get the loan.

Michael Hamilton replied that it would go back to the owner.

Susan Bedsole asked are you buying the property because our records show that Alora Ltd. owns the property. She noted that Mr. Hamilton would not be able to pull permits and suggested that he bring in a copy of the deed.

Kim Tuck asked would this property be a rental or for your own personal use. If it's a rental property, then the owner has the right to take out the permit for the building portion and the electrical, plumbing and mechanical would need to be done by a licensed contractor.

Michael Hamilton stated it would be a rental.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted an extension until March 31, 2009 to give Mr. Hamilton enough time to secure a loan for the repairs.

234 Lathrop Avenue (House): A J Howard, property owner, was present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: boarded.

A. J. Howard stated he intends to rehab the house and then sell it and would need at least 45 days to complete the work.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(45) forty-five days** to bring it into compliance and/or demolish the structure.

236 Main Street (House): Bruce Phillips, Realtor, is representing Battle Creek Public Schools, property owner.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: vacant 180 days, electric service cut, deteriorated side porch.

Bruce Phillips, Realtor, stated that he is representing Battle Creek Public Schools and David Elliott, 242 Main Street. Both structures will be demolished within the next 60 days and he would request a 60-day extension for both.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(60) sixty days** to bring it into compliance and/or demolish the structure.

242 Main Street (House): Bruce Phillips, Realtor, is representing David Elliott, property owner.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: vacant 180 days, deteriorated front porch/roof, peeling paint.

Bruce Phillips, Realtor, stated this property will be demolished within the next 60 days.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(60) sixty days** to bring it into compliance and/or demolish the structure.

373 Main Street (House): Heather Sloan, Realtor, Remax/Perrett, representing Wells Fargo Bank.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: deteriorated wood, soffit and fascia.

Heather Sloan asked if exterior work is corrected would that remove the property from this process.

Susan Bedsole, Licensing and Compliance Director, stated not necessarily. There is a safety inspection that should be performed that would determine if other violations exist in the interior. You may contact the Inspections Division to set up a safety inspection.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(60) sixty days** to bring it into compliance and/or demolish the structure.

67 Oneita Street (House & Garage): Freddie Young, Jr., property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house and garage, he found the following: mmissing siding, boarded, rotted wood.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

71 Oneita Street (House & Attached Garage): HEM 2007 LLC, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house and attached garage, he found the following: bboarded, rotted wood and paint.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

230 Parkway Drive (House & Garage): Timothy Day, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house and garage, he found the following: missing windows, siding and paint.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

91 Post Avenue (House): Bank of New York, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: boarded and unpainted wood.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

22 W. Rittenhouse Avenue (House): Interstate Investment Group LLC, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: deteriorated siding and attachments.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

26 W. Rittenhouse Avenue (House): Darryl McDonald, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: deteriorated rear porch.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

44 W. Rittenhouse Avenue (House): Florentina and Armando Callejas, property owners, were present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: exterior and interior violations and noted that a safety inspection has been completed.

Florentina Callejas replied they plan on doing the siding, plumbing and electrical and would need four to six months.

Hearing Officer stated that a lot of the work is inside and you could start that now.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(60) sixty days** to bring it into compliance and/or demolish the structure.

141 Seedorf Street (House): Anderson Nunnally, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: exterior and interior violations.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

20 Thorne Street (House): Betty Davis, property owner, was present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: vacant 180 days, broken glass and paint.

Betty Davis commented that broken glass will be taken care of but a couple of years ago Code Compliance asked that she paint and she did. Therefore, she doesn't understand what needs to be painted now.

Jon Presecan replied that the City of Battle Creek is looking for the entire property to be brought up to code and you would need to schedule a safety inspection which includes an interior inspection. The Inspections Division would then give you a list of violations needed to be corrected, if any. Once they are corrected, you would receive a Certificate of Occupancy and the property would be removed from this process.

Susan Bedsole, Licensing and Compliance Director, noted that a search warrant was obtained earlier this month which allows the City to search your property and identify any and all violations pertaining to City Ordinances 1420, 1454 and referenced standards outlined in the State of Michigan Residential Building Code and the International Property Maintenance Code.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

24 Thorne Street (House): Calhoun County Treasurer, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: vacant 180 days, deteriorated front porch, siding, paint and boarded.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

163 Upton Avenue (Structure): Gary Miner, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: vacant 180 days and boarded.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

234 E. Van Buren Street (House & Garage): Parrish & Katherine Smith, property owners, were not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: vacant 180 days, boarded, electric service cut and peeling paint.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

249 E. Van Buren Street (House): Christopher Todd, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: vacant 180 days, collapsing foundation and boarded.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

380 W. Van Buren Street (House): Robert Benjamin, property owner, was present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: deteriorated exterior.

Robert Benjamin stated that he is working with Battle Creek Habitat for Humanity. The plan is to remove what is salvageable and then they will demolish the house.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(60) sixty days** to bring it into compliance and/or demolish the structure.

499 W. Van Buren Street (House): Theodore Brooks, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: open window opening, missing trim and siding.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

15 Walter Avenue (House): Kathleen Marshall Estate, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: vacant 180 days, boarded, deteriorated siding and wood.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

225 N. Washington Avenue (House & Attached Garage): IRA 52303, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: extensive interior and exterior repair needed.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

367 N. Washington Avenue (House & Outstructure): Calhoun County Treasurer, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: peeling paint and rotted wood.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

478 S. Washington Avenue (House): William Johnson, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: occupancy revoked by the Inspections Division.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

72 N. Wood Street (House): Adventist Historic Property Inc., property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: interior and exterior violations.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

163 N. Wood Street (House & Garage): Thor Real Estate LLC, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: peeling paint, soffit & fascia damage.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

219 N. Wood Street (House & Attached Garage): Eric Fitzpatrick, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: boarded, deteriorated siding and paint.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

PUBLIC COMMENTS: None.

BOARD/STAFF COMMENTS: None.

ADJOURNMENT:

Hearing Officer Hamilton adjourned the meeting at 3:25 p.m.

/sfg