

**MINUTES OF THE  
CITY OF GREENSBORO  
MINIMUM HOUSING STANDARDS COMMISSION  
REGULAR MEETING  
DECEMBER 9, 2014**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission was held on Tuesday, December 9, 2014 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:30 p.m. The following members were present: Justin Outling, Chair; Kimberly Moore-Dudley; Robert Kollar; Shermin Ata; and Horace Sturdivant. Staff present included: Elizabeth Benton, Gloria Gray, Barbara Harris, Mark Wayman, and Inspectors Chris Jones, Roy McDougal, Roddy Covington, Donald Foster, Rich Stovall, Jarod LaRue, and Brad Tolbert. Also present was Terri Jones, Attorney for the Commission, and Mary Lynn Anderson, City Attorney's Office.

**1. SWEARING IN OF CITY STAFF TO TESTIFY:**

City staff was sworn as to their testimony in the following matters.

**2. SWEARING IN OF OWNERS, CITIZENS AND ALL OTHERS TO TESTIFY:**

Property owners and citizens were sworn as to their testimony in the following matters.

**3. APPROVAL OF MINUTES FROM NOVEMBER 13, 2014 MEETING:**

Ms. Moore-Dudley moved approval of the November 13, 2014 meeting minutes as written, seconded by Mr. Sturdivant. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Moore-Dudley, Ata, Kollar, Sturdivant. Nays: None.)

**4. REQUEST OF STAFF OF ANY CHANGES TO THE AGENDA:**

Compliance Coordinator Benton noted the following changes in the agenda:

Item 10, **615 Mendenhall Street, Apartments 1, 2, and 3** – City Mortgage is the new owner.

Item 11, **3102 Summit Avenue** – Reference Apartments I and N, not L.

Item 20, **206 West Terrell Street** – Leon Williams is the new owner.

***CONTINUED CASES:***

- 5. 2119 Langley Street** (Parcel #0026027) Emily and Jose Espita, owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington. Continued from July 8, 2014; August 12, 2014; and October 14, 2014 meetings. **(INSPECTOR UPHELD)**

Rosa Alonzo stated that she will be the interpreter for Jose Espita, owner, on behalf of the City.

Compliance Coordinator Benton stated that the property was initially inspected on July 3, 2013. The date of the hearing was November 14, 2013 and the Order was issued on January 10, 2014. The property did have to be secured and the owner secured it. There are children living in the area where the property is located and there is no school nearby.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 4, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include inoperable smoke detector; electrical equipment needs to be properly installed and maintained; unclean and unsanitary floors, ceilings, and/or walls; foundation walls have holes or cracks; heat—gas/electric not on at time of inspection; water not on at time of inspection; locks not maintained or missing from windows; screens on doors should be self-closing and latching; plumbing facilities must be maintained in a safe, sanitary, and functional condition; cracked or missing electrical outlet covers; vent stack missing; water heater not properly installed or maintained; doors need to be weathertight; every window shall open and close as manufactured; windows need glazing; windows need to be weathertight; foundation wall has holes or cracks; needs premises identification; front steps rotten or in disrepair; and exterior walls have loose or rotted material.

Jose Espita, 2119 Langley Street, explained that he has been expecting a payment that should arrive later in the week. He plans to use the payment to complete repairs on the house. He felt the repairs could be finished in three more months. He did not secure necessary permits as funds were unavailable to purchase materials. The windows have been replaced as well as part of the roof.

Inspector Covington indicated that no progress has been made at the property since the last meeting.

Ms. Moore-Dudley expressed concerns about the appearance and condition of the house. She asked the owner to keep the property clean and secured while he is working on the repairs.

Chair Outling noted that an extension was previously granted in this case and no progress has been made. Debris clean-up and similar work could have been done at the property despite the unavailability of funds.

Mr. Outling moved to uphold the Inspector, seconded by Ms. Ata. The Commission voted 4-1 in favor of the motion. (Ayes: Outling, Ata, Kollar, Sturdivant. Nays: Moore-Dudley.)

Chair Outling stated that the property involved in this matter is located at **2119 Langley Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**6. 1554 Lovett Street** (Parcel #0011412) Jose and Virginia Toledo, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington. Continued from September 9, 2014 meeting. **(CONTINUED UNTIL FEBRUARY 10, 2015 MEETING)**

Compliance Coordinator Benton stated that the property was initially inspected on August 1, 2013. The date of the hearing was June 4, 2014. The Order was issued on June 16, 2014 and expired July 16, 2014. There are children living in the area where the property is located and there is no school nearby.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 4, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; all sidewalks, walkways, driveways, stairs, and parking spaces shall be maintained; all appliances shall be capable of performing the intended function; cracked or missing electrical outlet and switchplate covers; electrical equipment needs to be properly installed and maintained; exposed wiring at light fixture; unsafe electrical wiring; lighting is required in public halls, stairways, kitchen, bathroom, laundry room, boiler room, furnace room; missing and inoperable smoke detectors; duct system must be capable of performing required function; heat—gas/electric not on at time of inspection; heating system not maintaining 68 degrees in habitable rooms, bathrooms; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; water heater not properly installed or maintained; dwelling shall be kept free from insect and rodent infestation; wall structural member unable to support imposed load, roof over rear decking danger of collapse; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; ceiling contains holes, loose material and/or in disrepair; bedroom must have a door with an interior lock; locks not maintained or missing from window; screens required on exterior windows; screens on doors should be self-closing and latching; exterior wood surfaces need to be maintained by painting or other protective coating; gutters and downspouts in disrepair, roof has leaks; all mechanical appliances shall be properly installed and maintained in a safe working condition; rear steps rotten or in disrepair; rear deck or porch flooring is in disrepair; and ceiling contains holes, rotten and/or in disrepair in rear porch.

Rosa Alonzo served as the interpreter for Virginia Toledo, one of the property owners, on behalf of the City.

Virginia Toledo, 1554 Lovett Street, stated that plumbing has been completed and they are waiting for the electrician to come to do the remaining work.

Inspector Covington indicated that he was satisfied with the repairs that had been made to date. He added that some electrical work was done. The wiring was pulled and a new panel box was installed.

Ms. Moore-Dudley moved to continue the case until the February 10, 2015 meeting, seconded by Mr. Kollar. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Ata, Moore-Dudley, Kollar, Sturdivant. Nays: None.)

**7. 1308 Fireside Street (Parcel #0037570) Dwight Ray, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington. Continued from the September 9, 2014 meeting. (INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that the property was initially inspected on October 11, 2013. The date of the hearing was May 27, 2014. The Order was issued on June 12, 2014. There are children living in the area where the property is located and there is no school nearby.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 4, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include leaks in roof; power not on at time of inspection; unsafe electrical wiring; missing smoke detectors; unclean and unsanitary floors, ceilings and/or walls; walls have cracked or loose plaster, decayed wood or other defective material that must be corrected; rotten roof sheathing; structural members of roof not able to support nominal load; electrical equipment needs to be properly installed and maintained; screens on exterior doors should be self-closing and latching; every window shall open and close as manufactured; windows need glazing; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and /or

breaks; exterior walls not weatherproof; exterior walls have loose or rotted material; heat-gas/electric not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; exposed wiring at outlet; exposed wiring at light fixture; carbon monoxide detector required; plumbing fixtures not properly secured; walls have peeling, chipping, flaking paint that must be repaired, removed or covered; walls have cracked or loose plaster, decayed wood or other defective material that must be corrected; loose floor covering must be repaired or replaced.

There was no one present to speak on the property. Inspector Covington stated that he was at the property on December 4, 2014 when the owner indicated he would be at the meeting. There are no changes in the violations other than the gutters have been taken down. Framing work has been done but there is quite a lot of work remaining. Inspector Jones said that the permit has been pulled since May, 2014 but there has been no inspection to date. The vinyl siding has not been installed.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Ata, Moore-Dudley, Kollar, Sturdivant. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **1308 Fireside Avenue** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

8. **3503 Carrington Street** (Parcel #0026441. Edward and Tammy Kinney, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington. Continued from the October 14, 2014 meeting. **(INSPECTOR UPHELD)**)

Compliance Coordinator Benton stated that the property was initially inspected on September 24, 2013. The date of the hearing was March 24, 2014. The Order was issued on June 12, 2014 and expired on July 14, 2014. There are children living in the area where the property is located and there is no school nearby.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 3, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; needs premises identification; heat—gas/electric not on at time of inspection; water not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; heating system not maintaining 68 degrees in habitable rooms, bathrooms; open ground outlets; unclean and unsanitary floors, ceilings and/or walls; walls have cracked or loose plaster, decayed wood or other defective material that must be corrected; rotten flooring must be repaired; exterior doors need to be weathertight; windows need to be weathertight; steps rotten or in disrepair; exterior wood surfaces need to be maintained by painting or other protective coating; cracked or missing electrical outlet covers and switchplate covers; and exposed wiring at outlet throughout structure.

There was no one present to speak on the property. Inspector Covington spoke with Mr. Kinney who stated he could not be at the meeting. Mr. Kinney requested a continuance of a few more months to complete repairs. He advised the Commission that the owners were in process of painting the structure when he was last at the property. Installation of the vinyl siding has not been completed.

Chair Outling commented that an extension of two months was granted in October and corresponding progress with that continuance is not visible. Ms. Moore-Dudley noted that the repairs are minor and are not structural and the owner should be more participatory in the process.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Ata, Moore-Dudley, Kollar, Sturdivant. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **3503 Carrington Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**9. 1224 Highland Avenue** (Parcel #0008566). Anthony and Despina PASTHA, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal. Continued from the October 14, 2014 meeting. **(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that the property was initially inspected on October 1, 2013. The date of the hearing was July 1, 2014. The Order was issued on July 1, 2014 and expired on July 31, 2014. There are children living in the area where the property is located and the property did not have to be secured.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 5, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include appliances not capable of performing their intended function; electrical equipment needs to be properly installed and maintained; power not on at time of inspection; missing smoke detectors; heat-gas/electric not on at time of inspection; heating system not maintaining 68 degrees in habitable rooms, bathrooms; water not on at time of inspection; equipment provided by owner must be in working condition; unclean and unsanitary floors, ceilings and/or walls; walls have peeling, chipping, or flaking paint that must be repaired, removed or covered; bedrooms must have a door and interior lock set; screens required on exterior doors; screens required on windows; screens on exterior doors should be self-closing and latching; every window shall open and close as manufactured; all accessory structures shall be maintained structurally sound and in good repair; all exterior property and premises shall be maintained in a clean and sanitary condition; all exterior property shall be maintained free from weeds and plant growth in excess of 12 inches; all sidewalks, walkways, driveways, stairs, and parking spaces shall be maintained; loose, damaged or improperly maintained handrail; and rotten roof sheathing.

Irene Agapion, 625 South Elm Street, stated that no work has been completed yet on this property. However, two construction bids have been received and a contractor has been chosen. The repairs are cosmetic and should take between 10-14 business days to complete. The contractor is not available to begin repairs until January 12, 2015.

Ms. Agapion is present on behalf of the owner to request a continuance until the February, 2015 meeting.

Ms. Moore-Dudley noted that this case was continued from the October, 2014 meeting and no work has been completed. Ms. Agapion explained that some of the violations include water and electricity not being on in addition to some old appliances that need to be removed. She is in property management and uses five contractor groups all the time and every contractor that she trusts was unavailable.

Mr. Sturdivant moved to continue the case until the February 10, 2015 meeting, seconded by Mr. Kollar. The Commission voted 2-3 against the motion and the motion failed. (Ayes: Sturdivant, Kollar. Nays: Moore-Dudley, Outling, Ata.)

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Ms. Ata. The Commission voted 3-2 in favor of the motion. (Ayes: Outling, Ata, Moore-Dudley. Nays: Sturdivant, Kollar.)

Chair Outling stated that the property involved in this matter is located at **1224 Highland Avenue** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

- 10. 615 Mendenhall Street – Apartments 1, 2, and 3** (Parcel #0003687) Clara and Minnie Murphy, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal. Continued from October 14, 2014 meeting. **(CONTINUED UNTIL JANUARY 13, 2015 MEETING)**

Compliance Coordinator Benton stated that Apartment 1 was initially inspected October 23, 2011; Apartment 2 was inspected on June 6, 2014; and Apartment 3 was inspected on June 6, 2014. The date of the hearing was June 25, 2014. The Order was issued on July 10, 2014 and expired August 11, 2014. There are children living in the area where the property is located and there is no school nearby.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 4, 2014; the property is a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton read the violations into the record by unit. All exterior violations are included in the list for unit 1. **Unit 1** violations include exterior walls contain holes and/or breaks; exterior walls have loose or rotted material; bathrooms and bedrooms must have a door with an interior lock set; cracked or missing electrical outlet and switchplate covers; electrical equipment needs to be properly installed and maintained; exterior doors are difficult to operate; water not on at time of initial inspection; bathroom commode loose and unstable; interior ceiling contains hole and are rotten or in disrepair; porch has rotten flooring or is in disrepair; exterior wood surfaces need to be maintained and painted or covered

with protective coating; handrails and guardrails are loose, damaged, or improperly maintained; unclean/unsanitary walls, floors, and/or walls; chimney is not maintained and in good repair; flashing required around chimney; gutters and downspouts are in disrepair; all exterior property and premises needs to be maintained in a clean, sanitary condition; heating system not capable of maintaining 68 degrees in habitable rooms; unsafe electrical wiring; missing or inoperable smoke detectors; duct system must be capable of performing its required function; utilities for heat not on at time of initial inspection; screens required on exterior doors; screens should be self-closing and latching; windows do not open or close as manufactured; windows missing screens; foundation walls have holes or cracks; roof leaks; exterior handrails are loose or damaged, improperly maintained; exterior stairs rotten or in disrepair; porch flooring rotten; porch ceiling contains holes, has rotten wood or in disrepair; and there is a damaged pier under the building. **Unit 2** violations include electrical equipment needs to be properly installed and maintained; power not on at time of inspection; loose commode, unstable; interior doors difficult to operate; carbon monoxide detector required; utilities for heat not on at time of initial inspections; water not on at time of initial inspection; unclean/unsanitary floors, ceilings, or walls; exterior doors difficult to operate; and there are missing smoke detectors. **Unit 3** violations include exposed wiring at light fixtures; power not on at time of initial inspection; interior doors difficult to operate; exterior doors are difficult to operate; inoperable smoke detectors; toilet loose and not properly secured; utilities for heat not on at time of initial inspection; water not on at time of inspection; bedrooms must have door with interior lock set; bathroom requires ventilation system when window not provided; unclean and unsanitary floors, ceilings and/or walls; and walls have cracked or loose plaster, decayed wood or other defective materials.

Matt McKee, 2550 West Tyvola Road, Charlotte, North Carolina, stated a permit was pulled on December 3, 2014 and he was told that some work was done prior to that time. He said that the items to be repaired by December 22, 2014 include foundation walls, piers, remove/replace siding on three sides; remove 80 square feet of damaged chimney, and repair or replace entrance around crawlspace door. As a result of the reinspection by Inspector McDougal, it is reported back that the owner will be addressing the chimney and furnace pipe, and additional floorboards around unit 3. The owner has replaced the rotted fascia and soffits and some additional replacement of shingles and roof patches have occurred.

Inspector McDougal stated that there have been no changes to the violations.

Ms. Moore-Dudley asked what the new owner, City Mortgage, plans to do with this property. Mr. McKee said that their initial plans are to make it a sound structure. Requests for bids for the second set of repairs have gone out but are not yet approved. They want to put the property into marketable condition. He requested six months to complete repairs.

Mr. Sturdivant expressed concern about the two columns observed in the video that are rotted out at the base along with rotten boards on the side where someone could fall through. He felt these items should be prioritized as they represent a safety hazard. Inspector McDougal indicated that he had to be very careful where he was walking when visiting the property, especially around unit 3. He confirmed the roof supports are deteriorating. Mr. McKee said that those items are on the list to be repaired by December 22, 2014.

Chair Outling commented that there is still not a plan to bring this property into full compliance as requested at the last meeting.

Ms. Moore-Dudley moved to continue the case until the February 10, 2014 meeting. There was no second to the motion and the motion failed.

Ms. Ata moved to continue the case until January 13, 2015. There was no second and the motion failed.

Ms. Moore Dudley commented that a permit has been pulled to do the structural repairs by December 22, 2014. She felt that the applicant had demonstrated a plan by saying the bid has been approved and the structural repairs would be done by December 22, 2014. They plan to submit another proposal to complete the remaining repairs on the Commission's violations list. Chair Outling stated that the Commission is asking the applicant for a plan and a timeline for bringing the property into full completion. He felt that City

Mortgage has been unable and unwilling to do this notwithstanding the fact they were given a two-month continuance for that purpose. Mr. McKee said that the first part of the plan is to work on structural issues including foundation and piers. This work has started and will be finished by December 22, 2014. The second part of the plan, which has not been approved, includes interior items from the Inspector McDougal's earlier inspection including everything from electrical work to minor carpet replacement. He said that City Mortgage is committed to making the repairs although they cannot say exactly when the work will be done.

Inspector McDougal confirmed that the property is in the historic district.

Ms. Moore-Dudley moved to continue the case until the February 10, 2015 meeting, seconded by Mr. Kollar. The Commission voted 2-3 against the motion and the motion failed. (Ayes: Moore-Dudley, Kollar. Nays: Outling, Ata, Sturdivant.)

Chair Outling moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted 2-3 against the motion and the motion failed. (Ayes: Outling, Sturdivant. Nays: Moore-Dudley, Ata, Kollar.)

Mr. Kollar moved to continue the case until the January 13, 2015 meeting, seconded by Mr. Sturdivant. The Commission voted 4-1 in favor of the motion. (Ayes: Ata, Sturdivant, Kollar, Moore-Dudley. Nays: Outling.)

Mr. McKee plans to return with an update on progress. He will inform City Mortgage that a signed contract and clear work plan is expected at the next meeting.

**11. 3102 Summit Avenue – Apartments I and N** (Parcel #0032354) Basil and Sophia Agapion, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Jarod LaRue. Continued from October 14, 2014 meeting. **(CONTINUED UNTIL FEBRUARY 10, 2015 MEETING)**

Compliance Coordinator Benton stated that there were multiple inspection dates as follows: May 21, 2012; November 8, 2012; November 9, 2012; and November 13, 2012. The date of the hearing was November 16, 2012. The Order was issued on November 16, 2012 and then again on November 17, 2012. These Orders have expired. There are children living in the area where the property is located and there is a school nearby. There is also a history of police complaints.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 4, 2014; the property is a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations for **Apartment I** includes electrical equipment needs to be properly installed and maintained; exposed wiring at outlets and light fixtures; utilities for heat were not on at time of inspection; every dwelling shall contain a kitchen sink; plumbing facilities need to be maintained in safe, sanitary and functional condition; water not on at time of inspection; water heater not properly installed or maintained; heating system not maintaining 68 degrees in habitable rooms, bathrooms; plumbing not properly connected to public sewer system; unclean and unsanitary floors, ceilings, and/or walls; walls have cracked plaster, decayed wood or other defective material; loose floor covering must be repaired or replaced; rotten flooring must be repaired; ceilings contain holes, are rotten, or in disrepair; cracked or missing electrical outlet and switch covers; power not on at time of initial inspection; exterior doors are difficult to operate, missing smoke detectors; and a carbon monoxide detector is required. **Apartment N** violations include walls have cracked or loose plaster; unclean/unsanitary floors, ceilings and walls; duct system needs to be capable of performing its intended function; utilities for heat were not on at time of inspection; plumbing facilities need to be maintained in a safe, sanitary and functional condition; plumbing not connected to public sewer system; sewer line not properly installed or maintained; water not on at time of initial inspection; water heater not properly installed; doors difficult to operate; electrical



equipment needs to be properly installed and maintained; power not on at time of initial inspection and carbon monoxide detector is required.

Irene Agapion, 625 South Elm Street, stated that out of the original 14 units, 12 have been brought into compliance. Apartments I and N are the last two units because they were in the worst condition. Since the last meeting they have applied for utilities. New gas lines must be run to these last two units. The contractor anticipates having both units completed by mid-January, depending on how long it takes to have the gas lines run.

Mr. Kollar moved to continue the case until the February 10, 2015 meeting, seconded by Mr. Sturdivant. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Ata, Kollar, Moore-Dudley, Sturdivant. Nays: None.)

**12. 1615 Lucas Street** (Parcel #0046021). Eric Nelson, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Jarod LaRue. Continued from the October 14, 2014 meeting.  
**(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that the property was initially inspected on April 10, 2014. The date of the hearing was May 1, 2014. The Order was issued on May 1, 2014 and expired on June 2, 2014. There are children living in the area where the property is located and there is a school nearby.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 4, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include missing smoke detectors; bathroom requires ventilation system when window isn't provided; cracked or missing electrical outlet covers; cracked or missing switchplate covers; electrical equipment needs to be properly installed and maintained, and exhaust fan in first bathroom needs a cover.

Eric Nelson, 1615 Lucas Avenue, and Kathryn Clebere, 1920 Belvedere Avenue, Charlotte, North Carolina, were present to speak on the property. Ms. Clebere is with the bank that holds the mortgage. Mr. Nelson is the property owner. The previous tenant damaged the outlet and removed the outlet covers. The only violations remaining are installation of the two smoke detectors and he does not want to stick up battery operated smoke detectors. Instead he plans to have the smoke detectors hard wired. He is currently unemployed and cannot hire an electrician to do the work at this time. He asked for a continuance.

Ms. Moore-Dudley noted how minimal the repairs are and felt they could be corrected quickly.

He provided photographs showing the previous deteriorated condition of the property.

Chair Outling commented that it is the owner's choice whether or not he brings the property into compliance and how he may do so. He suggested using a battery operated smoke detector in the meantime.

Ms. Benton said that hardwiring the smoke detector is the preferred method but to get this item cleared, battery operated detectors can be put up until funds are available for an electrician.

Ms. Clebere requested a list of the violations from the Inspector.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted 4-1 in favor of the motion. (Ayes: Outling, Moore-Dudley, Kollar, Sturdivant. Nays: Ata.)

Chair Outling stated that the property involved in this matter is located at **1615 Lucas Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

- 13. 1833 McKnight Mill Road** (Parcel #0079232) Susan and Robert Reberg, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Rich Stovall. Continued from October 14, 2014 meeting. **(CONTINUED UNTIL JANUARY 13, 2015 MEETING)**

Compliance Coordinator Benton stated that the property was initially inspected on September 9, 2013 and reinspected on February 4, 2014. The date of the hearing was March 11, 2014. The Order was issued on March 18, 2014 and expired April 18, 2014. There are children living in the area where the property is located and there is no school nearby.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 8, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that there are cracked or missing electrical outlet covers; electrical equipment needs to be properly installed and maintained; inoperable smoke detectors; exterior doors difficult to operate; kitchen sink cabinets are missing a door; windows do not open or close as manufactured; windows do not open or close as manufactured; windows missing screens; bathroom requires ventilation system when window not provided; exterior doors need to be weathertight; handrails required at interior attic steps and guardrail is loose and unstable; carbon monoxide detector required; loose floor covering must be repaired or replaced; utilities not on at time of inspection; heating system not capable of maintaining 68 degrees in habitable room; plumbing facilities need to be maintained in safe, functional, sanitary condition; water heater relief valve improperly installed and/or maintained; dwelling is to be kept free from rodent or insect infestation; unclean and unsanitary floors, ceilings, and/or walls.

Susan Reberg, 5024 Blakeshire Road, distributed the Deed in Lieu received yesterday. The transfer of title is in progress.

Chair Outling stated that the concern is that the property does not remain as a blight on the community as a result of the owner's or the bank's inability to resolve this issue. Ms. Reberg explained that the majority of the repairs are on the inside of the property and it is not a blight on the neighborhood. Inspector Stovall stated his opinion that the property was not a blight on the community.

Ms. Moore-Dudley moved to continue the case until the January 13, 2014 meeting, seconded by Ms. Ata. The Commission voted 4-1 in favor of the motion. (Ayes: Ata, Moore-Dudley, Kollar, Sturdivant. Nays: Outling.)

- 14. 823 Highland Avenue** (Parcel #0005945) Bulent Bediz, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal. Continued from November 13, 2014 meeting. **(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that the property was initially inspected on January 3, 2014. The date of the hearing was August 12, 2014. The Order was issued on August 22, 2014 and expired on September 22, 2014. There are children living in the area where the property is located and there is a school nearby. The City ordered the property secured and the owner secured the property.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 25, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include all appliances shall be capable of performing their intended function; cracked or missing electrical outlet and switch covers; electrical equipment needs to be properly installed and maintained; exposed wiring at outlets; power not on at time of inspection; lighting required in hallways, stairwells, kitchen, bathrooms, and laundry rooms; missing and inoperable smoke detectors; duct work system needs to be capable of performing its required function; gas appliances need adequate clearance and space for ventilation; utilities for heat were not on at time of initial inspection; heating system cannot maintain 68 degrees in habitable rooms; plumbing facilities need to be maintained in a functional, safe, sanitary condition; water not on at time of initial inspection; water heater is not properly installed or maintained; kitchen needs to provide enough space to store and prepare food and dispose of food in a sanitary manner; unclean/unsanitary floors, ceilings, and walls; walls have peeling, chipping, or flaking paint that must be repaired or removed; walls have cracks, holes or loose plaster; exterior doors need to be weathertight; bathroom and bedrooms must have a door with interior lock; screens required on exterior doors; windows don't open or close as manufactured; windows need glazing; and windows need to be weathertight.

Bulent Bediz, 808 Lexington Avenue, asked Chair Outling to recuse himself on the basis of his lawsuit pending against UNC-Greensboro and Chair Outling's relationship with the University. He felt there was a definite conflict of interest. Chair Outling indicated that he would not recuse himself pursuant to Mr. Bediz's request. He said that he would entertain any other motion from the Commission regarding his recusal. Chair Outling reminded Commissioners that he serves on the Board of Visitors as an advocate on the University's behalf. There were no motions to recuse Chair Outling. Mr. Bediz said that all of his properties before the Commission are located adjacent to University owned properties. His lawsuit with the University is with the North Carolina Supreme Court and he believes Chair Outling's past performance against him has shown that he is not an objective party. Mr. Bediz indicated that he plans to file a grievance against Chair Outling if he does not recuse himself from this matter. Chair Outling commented that he has not heard a responsive answer to a question posed earlier by Ms. Ata asking if this property was related to the lawsuit against UNC-Greensboro and therefore, he is choosing not to recuse himself. Mr. Bediz said that he would not testify if Chair Outling chose not to recuse himself. Chair Outling stated that he was prepared to make a motion given the fact that Mr. Bediz has indicated he did not wish to provide information on this property.

Mr. Kollar moved to uphold the Inspector, seconded by Mr. Sturdivant.

At the request of Chair Outling, Compliance Coordinator Benton read the violations into the record again.

Ms. Ata asked the Inspector if any work had been done at the property. Inspector McDougal stated that there has been no change in the property since last month.

Ms. Moore-Dudley asked Ms. Harris if this property was one of the properties included in the meeting with the City Manager requested by Mr. Bediz last month. Ms. Harris stated that the meeting with the City Manager was scheduled around one property, 816 Lexington Avenue.

Mr. Bediz stated that the property at 816 Lexington Avenue is being used as a model that could be applied to the other properties as well.

Mr. Bediz stated that he has not been successful in getting a resolution with the bank as discussed at the last meeting. He explained that until the matter with the bank is resolved he could not begin work. All of these situations are very detailed. If the bank responds and forecloses on this property, he would have lost all the money necessary to repair it.

Mr. Kollar asked how these difficulties related to 823 Highland Avenue. Mr. Bediz explained that he was in bankruptcy in 2008 and since that time the property has been boarded up to be safe, clean, and secure. The University has 40 properties nearby that are boarded up and are not in compliance. He felt he was being singled out because his property looks good whereas the properties around him owned by UNC-Greensboro are in disrepair.

Ms. Moore-Dudley asked Mr. Bediz to clarify what he would like the Commission to do in regard to this house. He asked the Commission to let him have the meeting he was to have had with the City Manager that was postponed. The meeting with the City Manager will include three City Council members. The meeting has not been scheduled yet.

Ms. Moore-Dudley asked Mr. Bediz to respect the Commission's process. She explained that the Commission cannot get involved in any issues he has with UNC-Greensboro or the City of Greensboro.

Mr. Bediz reiterated that he has received no resolution on the issue with the bank and the meeting with the City Manager was postponed. He asked for a 30-day continuance of the case.

Mr. Kollar asked what Mr. Bediz hoped would happen if given a 30-day continuance. Mr. Bediz maintained that if a house is safe and attractive from the street, it does not matter what the inside looks like and there should not be an issue. He referenced an agreement reached with the City concluding that might be a worthwhile and common sense approach. He stated his opinion that the agreement had not expired as indicated at the last meeting. He stated there are many houses that need to be boarded up and made safe, secure, and attractive but if the house is safe and clean looking from the outside and no one is living in it, this should not be an issue. Members pointed out that regardless of the issues, the property still has violations that need to be cured.

Mr. Kollar moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted 4-1 in favor of the motion. (Ayes: Outling, Sturdivant, Kollar, Moore-Dudley. Nays: Ata.)

Ms. Ata said explained that she voted against the motion because she did not hear any information from the City regarding this property and the meeting that was scheduled with the City Manager's office and City Council members.

Ms. Harris stated that since April, 2013 there have been no less than eight meetings with Mr. Bediz and members of the City Manager's office and the office of the City Attorney related to Mr. Bediz's request that the City consider entering into an agreement with him to rehabilitate one or more of his properties in Glenwood. The City has been waiting for a proposal from Mr. Bediz since April of 2013. At the last meeting Ms. Harris recommended that the case being heard be continued because a meeting was scheduled for November 17, 2014. Ms. Harris attended the meeting along with Mr. Bediz. Mr. Bediz did not bring the proposal and said that he would email it the next day. He may have requested that an additional meeting be scheduled with members of City Council. There have been at least three Council members at some of the meetings that have already been held to discuss the proposal that he wants to present.

Chair Outling stated he would entertain a motion from the Commission should they desire to reconsider the prior motion which was approved to uphold the Inspector.

Ms. Harris spoke directly to Ms. Ata's question and said that this property has not been mentioned at any of the meetings.

Chair Outling stated that the property involved in this matter is located at **823 Highland Avenue** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

#### **NEW CASES:**

15. **2316 Kersey Street – Apartments A, B, C, D, E, F, G, H and J** (Parcel #0029617) Basil and Sophia Agapion, Owners. In the Matter to Repair, Alter or Improve Structures. Inspector Roddy Covington. **(CONTINUED UNTIL MARCH 10, 2015 MEETING)**

Compliance Coordinator Benton stated that the property was initially inspected on August 21, 2014. There are eight units involved and there were two different hearing dates. Units A, B, C and E had hearings held on September 10, 2014 and Units F, D, G, H, and J had hearings held on September 16, 2014. The Order was issued on September 15 and 16, 2014 expiring 30 days later. There are children living in the area where the property is located and there is a school nearby.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 3, 2014; the property is a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that exterior violations are included in the list for Unit A. The violations for **Unit A** include power not on at time of inspection; carbon monoxide detector required; missing smoke detectors; utilities for heat were not on at time of inspection; plumbing facilities need to be maintained in a safe, sanitary, functional condition; water was not on at time of inspection; toilet missing supply line; cracked or loose plaster or other defective materials on walls; unclean/unsanitary floors, ceilings and/or walls; walls have peeling, chipping, or flaking paint; exterior doors need to be weathertight; windows do not open or close as manufactured; windows missing screens; windows need glazing; windows need to be weathertight; exterior wood surfaces need to be maintained with paint or other protective coating; exterior walls have holes or breaks; loose or rotted material on the exterior; foundation wall has holes or cracks; foundation ventilation not maintained or missing; property needs to be graded to prevent accumulation of standing water; exterior handrails are loose, damaged, or improperly maintained on back side of building; all sidewalks, walkways, and stairs need to be maintained. Violations for **Unit B** include unclean, unsanitary floors, ceilings, and/or walls; power not on at time of initial inspection; water not on at time of initial inspection; electrical equipment needs to be properly maintained; exposed wiring at light fixtures; walls have cracked or loose plaster or other defective material; missing smoke alarms; utilities for heat not on at time of inspection; carbon monoxide detector is required. Violations for **Unit C** include missing carbon monoxide detector; utilities for heat were not on; water heater relief valve not properly installed; loose floor covering must be repaired or replaced; bedrooms need door with interior lock; plumbing facilities need to be maintained in a sanitary and functional condition; electrical equipment needs to be properly installed; power not on; unclean/unsanitary floors, ceiling, and/or walls; interior walls have peeling, chipping, or flaking paint; loose plaster; and there is decayed wood or other defective material. Violations for **Unit D** include utilities not on at time of inspection; every dwelling shall contain a kitchen sink; water heater not properly installed; plumbing feature not properly secured; windows do not open or close as manufactured; windows need glazing; rotten flooring must be repaired; loose floor covering must be

repaired or replaced; power not on at time of inspection; carbon monoxide detector required; missing smoke detectors; cracked or loose plaster, decayed wood, or other defective material on interior walls. Violations for **Unit E** include power not on at time of initial inspection; carbon monoxide detector required; missing smoke detectors; utilities for heat not on at time of inspection; plumbing facilities need to be maintained in a safe, functional condition; water not on at time of initial inspection; water heater relief valve improperly installed; unsanitary/unclean floors, ceilings and/or walls; walls have cracked or loose plaster, decayed wood or other defective material; equipment provided by owner must be in working condition; windows do not open or close as manufactured; and walls have peeling, chipping, or flaking paint that must be repaired. Violations for **Unit F** include power not on at time of inspection; carbon monoxide detector required; missing smoke detectors; utilities for heat not on at time of inspection; water not on at time of inspection; unclean and unsanitary floors, ceilings, and/or walls; walls have peeling or chipping or flaking paint; walls have cracked or loose plaster, decayed wood or other defective materials, in hallway ceilings; windows do not open or close as manufactured; exterior doors need to be weathertight; and electrical equipment needs to be properly installed and maintained. Violations for **Unit G** includes screens missing from windows; screens on exterior doors need to be self-closing or latching; windows do not open or close as manufactured; walls have peeling or chipping, flaking paint; walls have loose plaster, decayed wood or other defective material; rotten flooring must be repaired; loose floor covering must be repaired or replaced; power not on at time of initial inspection; missing smoke detectors; carbon monoxide detector required; utilities for heat were not on at time of initial inspection; water not on at time of inspection; water heater relief valve improperly installed; unclean/unsanitary floors, ceilings, and/or walls; and plumbing fixtures loose or not properly secured. Violations for **Unit H** include exterior doors that need to be weathertight; screens missing on windows; windows do not open or close as manufactured; windows need to be weathertight; windows need glazing; missing smoke detectors; carbon monoxide detector required; power not on at time of initial inspection; water not on at time of inspection; every dwelling unit shall have a kitchen sink; unclean/unsanitary floors, ceilings and/or walls; walls have peeling or chipping paint; cracked or missing electrical switch and outlet covers; exposed wiring at outlets and light fixtures; unsafe wiring conditions; walls have cracked plaster, decayed wood or other defective material; and utilities for heat were not on at time of inspection. Violations for **Unit J** include missing smoke detectors; utilities for heat were not on at time of inspection; water not on at time of inspection; unclean/unsanitary floors, ceilings, and/or walls; walls have peeling, chipping, or flaking paint; walls have cracked or loose plaster, decayed wood, or other defective materials; missing electrical outlet and switchplate covers; exposed wiring at outlet and light fixtures; every dwelling unit shall contain bathtub, kitchen sink, commode, and bathroom sink; plumbing facilities need to be maintained in a safe, sanitary, and functional condition; exterior doors need to be weathertight; bedrooms and bathrooms must have a door with interior lock set; locks are either not maintained or missing on windows; screens are missing on windows; windows do not open or close as manufactured; power not on at time of inspection; carbon monoxide equipment is required; electrical equipment needs to be properly installed and maintained; and there are broken windows.

Irene Agapion, 625 South Elm Street, stated that this is the first time this case has been before the Commission. Based on the contractor's timeline it should take one week per unit for the nine units. The violations are mostly cosmetic and include cleaning. The building is vacant and they have boarded it up to be secure. She asked the Commission to continue the case for three more months. She noted other projects they are involved with that are much larger than this building. She felt one week per unit was a conservative estimate and it should be completed by the March, 2015 meeting.

Mr. Kollar moved to continue this case until the March 10, 2015 meeting, seconded by Ms. Moore-Dudley. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Outling, Moore-Dudley, Kollar, Ata, Sturdivant. Nays: None.)

- 16. 1015 Jefferson Road** (Parcel #0037016) Heirs and Anne and Harry Donnell, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington.  
**(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that the property was initially inspected on March 23, 2012. The date of the hearing was August 26, 2014. The Order was issued on August 26, 2014 and expired on

September 25, 2014. There are children living in the area where the property is located and there is a school nearby.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 4, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include electrical equipment needs to be properly installed and maintained; exposed wiring at light fixture; power not on at time of inspection; unsafe electrical wiring; doors difficult to operate; handrails loose, damaged or improperly maintained; missing smoke detectors; clothes dryer exhaust must be vented directly to the exterior; duct system must be capable of performing required function; heat-gas/electric not on at time of inspection; rear deck, porch needs to be cleaned off; ceiling contains holes, rotten and/or in disrepair; all accessory structure shall be maintained structurally sound and in good repair; all exterior property and premises shall be maintained in a clean and sanitary condition; all exterior property shall be maintained free from weeds/plant growth in excess of 12 inches.

There was no one present to speak on this property. Staff has not heard from the owner or a representative of the owner regarding their inability to attend the meeting.

Mr. Sturdivant moved to uphold the Inspector, seconded by Mr. Kollar. The Commission voted 4-1 in favor of the motion. (Ayes: Outling, Ata, Kollar, Sturdivant. Nays: Moore-Dudley.)

Chair Outling stated that the property involved in this matter is located at **1015 Jefferson Road** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

Chair Outling called for a recess at 3:45 p.m. The meeting resumed at 4:02 p.m.

**17. 204 Lawrence Street** (Parcel #0026188) Heirs Myra O. Hensley and Gregory Hensley, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal.  
**(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that the property was initially inspected on May 30, 2013. The date of the hearing was July 8, 2014. The Order was issued on July 15, 2014 and expired on August 14, 2014. There are children living in the area where the property is located. The property had to be secured and the City secured it.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 2, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include cracked or missing electrical outlet covers; exposed wiring at outlet; power not on at time of initial inspection; missing smoke detector; inoperable smoke detectors; unclean and unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; rotten flooring must be repaired; loose floor covering must be repaired or replaced; ceiling contains holes, loose material and/or in disrepair; doors need to be weathertight; roof has structural member that is rotten or deteriorated; ceiling contains holes, loose material and/or in disrepair; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate; utilities for heat not on at time of inspection; water not on at time of inspection; water heating facilities shall be properly installed and maintained; carbon monoxide detector required; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; unclean and unsanitary floors, ceilings and/or walls.

There was no one present to speak on this property. Staff has not heard from the owner or a representative of the owner regarding their inability to attend the meeting.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Ata, Kollar, Sturdivant, Moore-Dudley. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **204 Lawrence Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

- 18. 708 Haywood Street** (Parcel #0003544) Leroy and Alicia Fields, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal.  
**(CONTINUED UNTIL FEBRUARY 10, 2015 MEETING)**

Compliance Coordinator Benton stated that the property was initially inspected on April 24, 2013. The date of the hearing was May 6, 2014. The Order was issued on May 15, 2014 and expired on June 16, 2014. There are children living in the area where the property is located

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 2, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include electrical equipment needs to be properly installed and maintained; exposed wiring at light fixture; power not on at time of inspection; missing smoke detector; utilities for heat not on at time of inspection; every dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink; water not on at time of inspection; unclean and unsanitary floors, ceilings and/or walls; doors need to be weathertight; bathroom and bedroom must have a door and interior lock; every window shall open and close as manufactured; needs premises identification; front porch screen has a hole in it; foundation door has to be on hinges and able to close and lock; dwelling needs 3 wire, 120/240 Volt 60 Amp service; plumbing facilities must be maintained in a safe, sanitary and functional condition; needs carbon monoxide detectors.



Alicia Fields-Minkins, 5 Fleming Terrace Circle, stated that they have put a large sum on money into the property only to watch a large amount of the street get purchased by UNC-Greensboro. Five of the ten homes purchased on this street are already boarded up. She understands that every house between Dillard and Silver Streets will probably become redevelopment property. She indicated that the subject property is actually a crime scene investigation and is under repair due to arson. The house is currently up for sale and calls of interest are being received. She asked the Commission to continue the case until the February, 2015 meeting. She stated that UNC-G has indicated that they do not plan to take this property. She plans to contact the University and follow-up on the matter as her first preference is to sell the property to UNC-Greensboro.

Ms. Moore-Dudley noted the ongoing nature of houses being purchased by UNC-G in this area. She felt that even though they know the future of the project on this street, each house should be considered by the Commission on a case-to-case basis.

Ms. Moore-Dudley moved to continue the case until the February 10, 2015 meeting, seconded by Ms. Ata. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Ata, Kollar, Sturdivant, Moore-Dudley. Nays: None.)

**19. 706 Union Street (Parcel #0003733) Geneva McQueen James, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal.  
(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that the property was initially inspected on July 31, 2012. The date of the hearing was September 2, 2014. The Order was issued on September 3, 2014 and expired on October 2, 2014. There are children living in the area where the property is located. The property had to be secured and the City secured it twice.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 2, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include cracked or missing electrical outlet and switchplate cover; electrical equipment needs to be properly installed and maintained; exposed wiring at outlet; exposed wiring at light fixture; power not on at time of inspection; missing and inoperable smoke detectors; utilities for heat not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; unclean and unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint; walls have cracks, holes or loose plaster, decayed wood or other defective material; rotten flooring must be repaired; loose floor covering must be repaired or replaced; ceiling contains holes, loose material and/or in disrepair; exterior doors need to be weathertight; bathroom and bedroom must have a door and interior lock; locks not maintained or missing from window; every window shall open and close as manufactured; windows need glazing; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; flashing required around chimney; needs premises identification; steps rotten or in disrepair on back porch; all exterior property and premises shall be maintained in a clean and sanitary condition; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate; rotten roof sheathing; roof not properly anchored; structural member of roof not able to support nominal load; structural member of roof rotten or deteriorated; foundation walls shall be maintained plumb and free from cracks, holes or structural defects; exterior walls shall be free of holes, breaks and loose or rotting materials.

There was no one present to speak on this property.

Inspector McDougal spoke with the owner's granddaughter who indicated her grandmother would be present at the meeting. He said that no work has been done on this property.

Chair Outling noted the property has been out of compliance since 2012.

Mr. Kollar moved to uphold the Inspector, seconded by Ms. Moore-Dudley. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Ata, Kollar, Sturdivant, Moore-Dudley. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **706 Union Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**20. 206 West Terrell Street** (Parcel #0008228) Fred and Margaret Freeman, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal.  
**(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that the property was initially inspected on July 17, 2014. The date of the hearing was August 26, 2014. The Order was issued on August 27, 2014 and expired on September 26, 2014. There are children living in the area where the property is located.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 2, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include electrical equipment needs to be properly installed and maintained; power not on at time of inspection; interior doors difficult to operate; missing smoke detectors; plumbing fixtures leak, water leak under house; unclean and unsanitary floors, ceilings and/or walls; walls have cracks, holes or loose plaster, decayed wood or other defective material; utilities for heat not on at time of inspection; water not on at time of inspection; exterior walls contain holes and/or breaks; roof drains, gutters and downspouts in disrepair; concrete side porch has concrete damage because of fallen tree; ceiling contains holes, rotten and/or in disrepair; wall structural member unable to support imposed load, large hole in interior wall of house due to fallen tree, exposed to outside weather conditions; rotten roof sheathing; roof structural member not able to support nominal load; roof structural member rotten or deteriorated; roof leaks.

There was no one present to speak on this property. Staff has not heard from anyone regarding this property.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Ata, Kollar, Sturdivant, Moore-Dudley. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **206 Terrell Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property

owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**21. 1239 Randolph Avenue** (Parcel #0003148) Fred and Margaret Freeman, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Brad Tolbert.  
**(CONTINUED UNTIL FEBRUARY 10, 2015 MEETING)**

Compliance Coordinator Benton stated that the property was initially inspected on March 19, 2014. The date of the hearing was August 25, 2014. The Order was issued on September 17, 2014 and expired on October 16, 2014. There are children living in the area where the property is located. The City had to have the property secured.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 4, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include all appliances shall be capable of performing their intended function; cracked or missing electrical outlet covers; power not on at time of inspection; doors difficult to operate; handrails loose, damaged or improperly maintained; guardrails loose, damaged or improperly maintained; missing smoke detector; clothes dryer exhaust must be vented directly to the exterior; utilities for heat not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; water heater relief valve improperly installed and/or maintained; plumbing fixture/toilet loose/not properly secured; dwelling shall be kept free from insect and rodent infestation; unclean and unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracked or loose plaster, decayed wood or other defective material that must be corrected; exterior doors need to be weathertight; bathroom must have a door and interior lock; locks not maintained or missing from windows; screens required on doors; screens required on exterior windows; windows need glazing; windows need to be weathertight; bathroom requires ventilation system when window isn't provided; exterior wood surface needs to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; exterior walls have loose or rotted material; roof drains, gutters and downspouts in disrepair; needs premises identification; all accessory structures shall be maintained structurally sound and in good repair; roof water shall not be discharged as to create a public nuisance; cooking or heating equipment unsafe or dangerous.

Doris Canada, 1409 Dunbar Street, said that she and her brother inherited the property from Margaret Freeman. Family members have lived in the property. She has made contacts with electrical and plumbing contractors. Funding requires that the work be done on an hourly basis. They have found two people who are willing to work in their spare time to make repairs to the house. They hope to have the house in compliance by June, 2015.

Inspector Jones stated that the last permit was pulled in 2000 for electrical work. If the repairs are cosmetic no permits will be required.

The goal is for a family member to move into the property once it has been brought into compliance.

Responding to a question from Ms. Moore-Dudley, Compliance Coordinator Benton stated that the owner may qualify for RHIP (Residential Housing Improvement Program). There are also several loan programs available for the owner to pursue.

Inspector Tolbert confirmed that police were called to the property to remove people sleeping in the house even after the house had been secured. The church located next door to the property also has concerns regarding this property.

Ms. Ata noted that there is a preliminary schedule based on available funding. If the applicant is given a continuance, she would like to see an update on progress along with a work plan at that time.

Chair Outling indicated that he would like to see a timeline and his vote would be based on his preference to have the information provided in a month versus two months.

Ms. Ata moved to continue this case until the February 10, 2015 meeting, seconded by Mr. Kollar. The Commission voted 3-2 in favor of the motion. (Ayes: Ata, Kollar, Sturdivant. Nays: Outling, Moore-Dudley.)

- 22. 310 West Meadowview Road (aka Heritage House)** (Parcel #0029084) Heritage House Homeowner's Association, Inc., Owner (c/o Charles and Nina Coffey and Marcus Dalton). In the Matter of Order to Repair, Alter or Improve Structures. Inspectors: Beth Benton and Mark Wayman.  
**\* The City Attorney is requesting a continuance until this case is heard by the City of Greensboro's Redevelopment Commission.**  
**(CONTINUED UNTIL JANUARY 13, 2015 MEETING)**

Compliance Coordinator Benton stated that this case is being presented as a formality to get it on the agenda in order for the prescribed process to be followed as outlined in Chapter 11. Every property that is condemned for either unfit conditions or failure to repair is immediately referred to the Minimum Housing Commission and this is one such property. This property is also known as Heritage House. The item has been put on the agenda but staff is not prepared to bring an Order today. The City Attorney is requesting that the case is continued until such time that it can be heard.

Compliance Coordinator Benton indicated that this case started as an inspection based on a petition. The second round of inspections took place on June 25, 2014. This case is for the structure itself. There are 177 condominium units. The building was condemned. It provided the source of all utilities that supported the condominiums on one meter for water and electric service. The building was formerly a hotel that was converted to condominiums. Individual units were not condemned but they were ordered vacated when the building was condemned on June 30, 2014. The units were vacated in coordination with the utility services being disconnected to the building for failure to pay the bills which created a life threatening and dangerous situation for the occupants. There were also multiple repairs going unmade in the common areas which would be the hallways and the structure of the building. Staff had been working with the HOA (Home Owner's Association) for several years trying to get the repairs made. The repairs were falling behind and the building was deteriorating. On September 17, 2014 this property was presented to the Greensboro Planning Board and they approved the resolution to declare 310 West Meadowview Road a blighted property meeting the definition for the state statutes and 312 West Meadowview a rehabilitation and conservation and reconditioning area which established a new development area. 312 West Meadowview is the Meridian Conference Center which is a structure attached to the six-story Heritage House condominium unit. This blight designation provided for four steps. The case now goes before the Redevelopment Commission where they must adopt a redevelopment plan for this property. This process will involve several public meetings. There will be Planning Board certification of the final adopted plan. Once the plan has been adopted it will go to City Council who will vote on it. If the adopted plan involves the Redevelopment Commission actually acquiring the property, then the process of eminent domain would take place through Superior Court.

Compliance Coordinator Benton stated that until the redevelopment plan is known, it is uncertain exactly where this case is going in terms of returning back to the Minimum Housing Commission. Staff is simply

following their prescribed processes under Chapter 11 which is to put the matter on the agenda before the Commission. The case may return to the Commission in the future but there is no specific date because there is no target date for it to be on the agenda with the Redevelopment Commission.

Ms. Moore-Dudley asked if the Redevelopment Commission could determine whether or not this property can go back to use as housing. Compliance Coordinator Benton indicated that the Redevelopment Commission will be looking at any and all possible uses for this property. The role of the Minimum Housing Standards Commission (MHSC) in regard to Heritage House is to determine whether the case should be continued for repair based on the Redevelopment Commission's proposal and whether the property will be demolished, rehabilitated, or converted to another use. The Commission would be considering whatever is in the adopted plan.

Ms. Moore-Dudley asked if the MHSC could decide to have the property demolished instead of continuing the case just like any other property. Counsel Jones stated that this is a complex case because the common areas of the building were condemned but not the individual units although there may be some individual units that need repairs as well. Today there is not proper notice to all the owners of the 177 units. The redevelopment plan can involve anything from rehabilitation of the building in its present use, conversion to another use, or demolition of the building and redevelopment as a residential use or anything else zoning might allow.

Ms. Moore-Dudley asked if the case can end with the MHSC if they decide Heritage House should be demolished and they don't grant the requested continuance. Compliance Coordinator Benton explained that all of the units are not condemned and based on the initial inspection, there were only a couple of units that qualified with condemned status based on conditions found in the units. The individual unit owners do not have access to make repairs because the building has been boarded and secured and there is no power.

Chair Outling asked why this matter is being brought before the Commission to essentially make an empty action if there is an issue with property owners receiving notice. Compliance Coordinator Benton said that legal service has been satisfied through certified mailings and postings. Every unit was posted along with the building on several occasions throughout the process to fill the state requirements. City staff is moving this matter forward properly through other Commissions to get a final determination on the best use for this property. Chair Outling suggested that the Commission could uphold the Inspector but that is not what is being asked to be done by the City.

Ms. Moore-Dudley stated that she would like for this property to never be used as a residential unit again. There are too many units in this building to provide the type of care required for this number of people in a building like this. The Commission's job is to make sure there is safe housing in the City of Greensboro and that owners are making repairs. The situation at Heritage House has been going on for years. She would like the Commission to uphold the Inspector and not grant the City's request.

Ms. Harris stated that this is a complex and unusual situation because of the structure of the building which is connected to another building that is not condemned. The City's goal is to determine the best future use of the property without negatively impacting the adjacent building. They would like to take the property through the redevelopment process recognizing the circumstances that brought it here.

Ms. Moore-Dudley commented that one of the two buildings could be knocked down without the other being affected because these are two separately deeded pieces of property. Ms. Harris stated that they are deeded separately but share a common wall.

If the Commission shares Ms. Moore-Dudley's sentiment, Compliance Coordinator Benton asked if it would be appropriate to have the concerns of the MHSC relating to the future use of this property presented to the Redevelopment Commission.

Counsel Jones said that it would be appropriate for the Commission or individual members of the Commission to make recommendations and comments to the Redevelopment Commission just like any other citizen.

The plan has not been developed yet. This is a complex situation and the City does not want to treat this type of multifamily any different than other ones but in other multifamily units where all the units have had issues, they have not been declared blighted. The difference here is that there was a blight designation placed on the property. Staff wants to make sure that all City processes are being followed and that all properties are being treated fairly.

Ms. Ata commented that if there are issues relating to connected structures, she would prefer not to have any decisions made at this time until those issues are resolved. Demolishing one building would jeopardize the other building that is not condemned. She questioned why the case was on the agenda because it is not ready for the Minimum Housing Standards Commission.

Compliance Coordinator Benton said that the City is following the process as designated in Chapter 11. The building must be referred to the Minimum Housing Commission to be compliant with the process.

Chair Outling felt that the Commission has been put in a precarious position and because of a legal formality, the case must be put before the MHSC who is expected to rule a certain way.

Ms. Ata stated her opinion that the Commission cannot logistically uphold the Inspector. Chair Outling and Ms. Moore-Dudley felt that the Inspector could be upheld although circumstances have been articulated as to why the City thinks that should not be done in this particular case. There have been properties like this in certain respects that have been upheld. The same criteria can be applied to this property as the Commission applies to other properties and the Commission can determine if they think it is appropriate to uphold the Inspector. Ms. Moore-Dudley commented that this building has 177 units and some of these people are expected to return to this building as their home. She felt that the Commission could make the determination as to whether or not this building can be used for residential. If the case goes before the Redevelopment Commission, they could determine that this property should be used again for residential purposes. Chair Outling pointed out that a reservation in upholding the Inspector is that some of the other information that has been made reference to is not in the record before the Commission today. Members discussed the fact that although residents of the building were notified of this meeting, they perhaps did not attend because of their expectation the Commission would continue this case. Compliance Coordinator Benton stated that this case is unique from other cases heard by the Commission because it is a blighted property and that designation creates a set of circumstances that takes it through other Commission courses. A continuance in this matter would be granted to the City, not the Home Owner's Association. The City wants a continuance in order to assess the building and to determine the best use going forward. The Redevelopment Commission has been operating since the late 1950's with a stated goal of eliminating blighted housing conditions and insuring safe and decent housing in whatever neighborhoods they are charged to work in.

Mr. Kollar asked if there was a possibility this matter would come back to the Minimum Housing Commission if a continuance was granted if. Counsel Jones indicated that at some point the matter will come back before the Commission. If there is to be rehabilitation, the Redevelopment Commission will be providing a time line for rehabilitation. If the plan recommends demolition, there may be other issues with the adjacent building that would need to be resolved. Only in the unlikely case the property is rescinded will the matter not be heard by the Minimum Housing Commission. The City is requesting a continuance so it can follow the state law process that has been put in place.

Ms. Moore-Dudley asked if the City can continue their process if the Inspector is upheld. Ms. Harris stated that it would not keep the City from continuing the process; however, the process cannot be completed in 90 days as public participation, public hearings, and other processes will likely take at least a year.

Charles Coffee, 1903 Freeman Mill Road, owns 27 units in the subject building. He was supportive of continuing the case so that other possible solutions can be looked at. He felt the structure was sound and should be saved.

Mr. Sturdivant felt that the case should be continued to give notification to all the owners and to receive input. He felt that a good solution could be found once the Redevelopment Commission and other parties become involved.

Ms. Moore-Dudley moved to uphold the Inspector.

Compliance Coordinator Benton stated that she presented an official report but has not listed any violations. The violations have not been prepared yet. If the Commission chooses to go this route, staff would like to remove this item from the agenda and bring it back next month so that an official Order can be given.

Members discussed the possibility of holding this meeting in recess. Ms. Moore-Dudley was not in favor of a recess. She commented that even if the City does have a request before the Commission, the merits of the property must be considered and the Commission may not necessarily grant the request and the City should be prepared. Ms. Ata felt that not enough information was available to make a decision and she does not want to drag out this case for a year. She would like to see a precise plan and schedule on the process in the next few months.

Compliance Coordinator Benton pointed out the building is boarded up and is safe and secure. It is not a danger to the neighborhood.

Chair Outling stated his view that the City has asked the Commission to make a ruling but they have not provided enough information to do so. A decision cannot be made at this time on this property until the violations are read. Mr. Kollar questioned how the case could even be continued without violations to read into the record.

Compliance Coordinator Benton asked the Commission to consider withdrawing this case from the agenda so that it can be presented next month.

Ms. Moore-Dudley moved to recess the meeting. Members will be given notice again so that they will have the opportunity to speak on their unit. The case will be treated the same as all other cases.

Chair Outling commented that the case could be withdrawn from the agenda and the City could then put it before the Minimum Housing Commission when it deemed appropriate given the circumstances to do so. The case could come back after all the studies have been made and there is a better feel for the direction in which this matter may go.

Ms. Harris indicated that the City would likely bring the case back to the Commission so that members can be aware of the process the Redevelopment Commission has chosen.

Responding to a question from Ms. Moore-Dudley, Ms. Harris stated that the Redevelopment Commission has the authority to acquire the property using eminent domain if necessary and then do whatever they deem appropriate for the property to be beneficial to that neighborhood. The Redevelopment Commission would have to acquire the property to be able to sell it for redevelopment. The Redevelopment Commission under state law will have the authority to determine the next use of the property and who will own the property.

Chair Outling felt that allowing the case to be withdrawn would address everyone's concerns. He was not in support of continuing the case because sufficient facts are not before the Commission.

Chair Outling moved that the City be allowed to withdraw this matter from the Minimum Housing Standards Commission's consideration, seconded by Mr. Sturdivant.

Ms. Moore-Dudley noted that she already has a motion on the floor for a recess.

Chair Outling summarized that a recess would essentially move this matter to the next meeting along with the other rescinded cases. A motion to withdraw would allow the City to take back the case and the Commission would not see the case until either the City puts it back before the Commission or the Commission asks that the case be brought back before them.

Ms. Moore-Dudley withdrew her motion for a recess. She was supportive of continuing the case based on a lack of information so that violations can be read into the record at the next meeting to allow Commissioners to decide if they would like to uphold the Inspector or continue the case.

Ms. Moore-Dudley moved to continue the case until the January 13, 2015 meeting, seconded by Mr. Sturdivant. The Commission voted 3-2 in favor of the motion. (Ayes: Ata, Sturdivant, Moore-Dudley. Nays: Outling, Kollar.)

***RESCINDED CASES:***

- 23. 2335 Floyd Street** (Parcel #0025912) Despina Agapion Psatha, Owners. **Repaired by Owner. (RESCINDED)**

Ms. Moore-Dudley moved to rescind 2335 Floyd Street, seconded by Ms. Ata. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Kollar, Moore-Dudley, Ata, Sturdivant. Nays: None.)

- 24. 1023 Willard Street** (Parcel #0020481) Roberto Martinez, Owner. **Repaired by Owner (RESCINDED)**

Ms. Moore-Dudley moved to rescind 1023 Willard Street, seconded by Mr. Sturdivant. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Kollar, Moore-Dudley, Ata, Sturdivant. Nays: None.)

- 25. 3304 Beck Street** (Parcel #0020827) Warren and Regina Richardson, Owners. **Demolished by Owners. (RESCINDED)**

Mr. Kollar moved to rescind 3304 Beck Street, seconded by Ms. Moore-Dudley. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Kollar, Moore-Dudley, Ata, Sturdivant. Nays: None.)

- 26. 1111 Logan Street** (Parcel #0007599) Trudy Burris/Heirs of James Burris, Owner. **Repaired by Owner. (RESCINDED)**

Ms. Moore-Dudley moved to rescind 1111 Logan Street, seconded by Mr. Sturdivant. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Kollar, Moore-Dudley, Ata, Sturdivant. Nays: None.)

- 27. 2209 McConnell Road** (Parcel #0021356) Saint Augustine College, Owner. **Demolished by Owner. (RESCINDED)**

Ms. Moore-Dudley moved to rescind 2209 McConnell Road, seconded by Ms. Ata. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Kollar, Moore-Dudley, Ata, Sturdivant. Nays: None.)

**ADJOURNMENT:**

There being no further business before the Group, the meeting adjourned at 5:32 p.m.

Respectfully submitted,

Justin Outling  
Chairman, City of Greensboro Minimum Housing Standards Commission

JO:sm/jd