

CITY OF MUSKEGON
MUSKEGON HOUSING BOARD OF APPEALS
MEETING MINUTES
April 7, 2016

Board member, W. Krick, called the meeting to order at 5:31pm

ATTENDANCE: W. Krick, R. Mackie, B. Arthur, B. Turnquist.

ABSENT: G. Borgman, excused; E. Simmons, excused; and K. Kolberg

STAFF: H. Mitchell; J. Lewis; K. Briggs, SAFEBuilt; S. Ferguson

OTHERS: A. Bruce, 1520 6th Apt. 1; L. Walker, 1536 Park; & B. Daniels, 944 E. Sextant.

MINUTES:

J. Lewis noted that the February 4, 2016 meeting minutes did not reflect his absence and requested the minutes be updated to reflect such.

A motion to approve the regular meeting minutes of February 4, 2016 with a correction to the attendance to reflect the absence of J. Lewis was made by B. Arthur, supported by R. Mackie and unanimously approved.

OLD BUSINESS:

Cases were heard out of order from how they were listed on the agenda, with those having representation present being heard first.

EN157069 – 1451 Park (Nelson Neighborhood). Antwan Bruce, 1520 6th St. Apt. 1, Muskegon, MI 49442. This case was tabled from the January meeting so the owner could make more progress on the repairs. The owner would also need to obtain any permits as well and have progress inspections completed.

A. Bruce and L. Walker (father) provided an update. L. Walker stated that there had been some setbacks with their progress due to different factors. There was an issue with the window installation with Home Depot due to the windows being purchased while on sale; they do not perform the installation. A partial approval was given on April 5, 2016 for the roof and porch for the progress inspection. A. Bruce also provided an update on the status of the delinquent taxes. Staff had provided him with the amount owed at the meeting (\$770.03) which was for the Summer and Winter taxes for 2015 which is owed to the County Treasurer. He stated that he would be paying the balance by the end of that week. K. Briggs stated that the project is behind schedule, and still needs plumbing and mechanical permits prior to the work starting. L. Walker stated that they had underestimated the amount of work to be done, and will be having a plumbing and mechanical contractor to come in to look at what needs to be done. K. Briggs stated that if the owner gets the permits in place, they should be on top of the timeline.

A motion to table the table this case until June, at this time the owner is to return with an update, was made by R. Mackie, supported by B. Arthur and unanimously approved.

EN140138 – 1153 Pine (McLaughlin Neighborhood). – Brenda Daniels, 944 E Sextant Rd, Muskegon, MI 49441. The 2015 Winter taxes were delinquent to the County Treasurer. This case was tabled from the January meeting so the owner could work with the Building Official of SAFEbuilt on a detailed timeline with reasonable cost estimates for the repairs to the home as

well as applying for the permits to make the necessary repairs and to have all the necessary progress inspections completed.

B. Daniels stated that she did not have an update to give the board in regards to the status of the work to be done on the home. She stated that her contractor was supposed to attend this meeting; but she had been unable to contact him that day to make sure he would be in attendance. She had left her contractor a message; but had not heard back from him. She stated that the building materials are inside of the home and waiting on the contractor to begin work. K. Briggs stated that the submitted timeline was incomplete and it needed to be more specific. Discussion ensued regarding the status of the taxes owed to the County and if the owners thought she would be able to cover the costs of repairs. The owner stated that she only owed the 2015 Winter taxes, and requested three (3) months to get back on track as the contractor, Peter Varley, was to start soon.

A motion to table the case with the following requirements: the owner or the contractor had to work with the Building Official of SAFEbuilt and supply a detailed timeline with cost estimates by Wednesday, April 13, 2016 and to have substantial work completed with the proper permits by the May 5th meeting, was made by B. Arthur, supported by R. Mackie and unanimously approved.

EN130182 – 1780 Jarman (Marsh Field Neighborhood) – Linda Jones, 1676 Pine St., Muskegon, MI 49442. The delinquent taxes that were owed to the County have been paid in full. At the January meeting, the owner was also supposed to have a detailed timeline with cost estimate submitted to the Building Official of SAFEbuilt prior to the April meeting.

No one was present to represent this property at the meeting. Staff confirmed notifications were sent out certified as well as posted on the structure.

A motion to table the case until May, with the requirements that the owner would submit an updated timeline with cost estimates and that either the owner or a representative may attend, was made by R. Mackie, supported by B. Turnquist and unanimously approved.

EN158002 – 1592 5th St. (Nelson Neighborhood) – Donald Cheeks, 1488 Oak Ave., Muskegon, MI 49442. The 2015 taxes are delinquent to the County Treasurer. K. Briggs stated that the owner was not present due to medical problems and believes the owner may have a buyer for the property. The house is in decent shape but needs new plumbing and electrical. He stated that the house could be saved. He recommended giving the owner another month so he may be able to get his affairs in order.

A motion to table the case until May so the owner could either work with the Building Official of SAFEbuilt on a detailed timeline with costs and to obtain the necessary permits to commence repairs or to give the owner the additional time so the home may be sold through a short sale, was made by R. Mackie, supported by B. Arthur and unanimously approved.

DANGEROUS BUILDINGS – NEW CASES:

None.

OTHER BUSINESS:

H. Mitchell provided the board with an updated list of demolitions and of the status of the upcoming nineteen (19) demolitions under the 2015 MSHDA Grant.

There being no further business, the meeting was adjourned at 6:12pm.