

Chad Walker
Art Crosby
Bob Rouse
Rolanda Woolfork
Gina Ensminger
David O'Neill, PVA
Councilmember Tayna Fogle

Vacant Property Review Commission

September 25, 2024 - 10:00 a.m.

1. Approval of Summary – May 7, 2024
2. Review of September 2024 Vacant Property Inspections
3. Schedule December VPRC Meeting
4. Other Business

The mission of the Vacant Property Review Commission (VPRC) is to return vacant, abandoned, or blighted properties to their most productive use, utilizing all available tools, and leveraging both public and private resources.

VACANT PROPERTY REVIEW COMMISSION

Meeting Summary – May 7, 2024

Members Present: Chad Walker, Art Crosby, Bob Rouse, Gina Ensminger, Rolanda Woolfork

Others Present: Kristin Pack, Michael Sanner, Steve Gahafer, Koyuki King, Dawn Walters, Julie Clark, Monquise Webb, Jon Wathan, Chris Kelly, Chuck Newhouse, Preston Brown

Meeting called to order at 10:01 A.M.

1. Chair Walker begins the meeting with a brief explanation of the Hearing Process.
2. Property owners/representatives were called on to defend appeals. Staff presented reports for each property and Commission Members discussed. Motions and Actions on the properties were as follows:

3422, 3434, 3412 Leestown Rd.

Daughter appeared for father who passed away August 23, 2023. She said when the Paint Lick property closes, she will have money to fix these properties up.

Motion by Art Crosby and seconded by Bob Rouse to **withdraw** property located at 3422, 3434, 3412 Leestown Rd. from the Vacant and/or Abandoned Property List, because the property does not meet the definition of abandoned urban property as defined under section 7-39 of the Code of Ordinances. Approved unanimously.

244 Carlisle Ave.

Owner appeared, he has a building permit and is working with Thad Scott in Code Enforcement. He also met with Jordan Maynard in Building Inspection.

Motion by Art Crosby and seconded by Rolanda Woolfork to **sustain** the Commission's original abandoned urban classification for the property located at 244 Carlisle Ave. on the Vacant and/or Abandoned Property List, because it is vacant and has been for a period of one (1) year and it is dilapidated, vermin infested, unsanitary, and unsafe, and it is unfit for its intended use. Approved unanimously.

759 Maple Ave.

Owner appeared and stated someone moved into this property yesterday.

Motion by Art Crosby and seconded by Bob Rouse to **withdraw** the Commission's original abandoned urban classification for the property located at 759 Maple Ave. on the Vacant and/or Abandoned Property List, because the property does not meet the definition of abandoned urban property as defined under section 7-39 of the Code of Ordinances. Approved unanimously.

427-429 E. Fifth St.

Owner appeared and stated the inside of the property is being remodeled, roof has been replaced, hardy board siding. Owner wants to separate the property into two lots. He is working with an attorney and engineer. The property does not have electric, but there is a generator. Water got into the electrical box.

Motion by Art Crosby and seconded by Bob Rouse to **withdraw** the Commission's original abandoned urban classification for the property located at 427-429 E. Fifth St. Street on the Vacant and/or Abandoned Property List, because the property does not meet the definition of abandoned urban property as defined under section 7-39 of the Code of Ordinances. Approved unanimously.

1713 Gleneagles Drive

Preston Brown appeared, stated he repaired windows, gutters, painted, and he boarded up a window due to damage. He said he keeps the property mowed. He plans to use it as rental property once the termite damage is repaired.

Motion by Art Crosby and seconded by Rolanda Woolfork to **sustain** the Commission's original abandoned urban classification for the property located at 1713 Gleneagles Drive on the Vacant and/or Abandoned Property List, because it is vacant and has been for a period of one (1) year and it is dilapidated, vermin infested, unsanitary, and unsafe, and it is unfit for its intended use. Approved unanimously.

1320-1324 Versailles Road

Attorney Jon Woodall appeared for owner. He stated the property used to be a Lee's Famous Recipe. He stated that Speedway bought it, went through Planning and got a development plan approved May 2021. After the development plan was approved, Speedway was acquired by 7-11. He stated he represents Speedway all over the state, and that his contact people disappeared. This is a high priority site for 7-11, and asbestos testing has to be done before getting a demolition permit. He said a big issue is canopies, there was 8, going to 6. They have a call every 2 weeks. Steve Gahafer stated there is a significant problem with the homeless people.

Motion by Art Crosby and seconded by Rolanda Woolfork to **sustain** the Commission's original abandoned urban classification for the property located at 1320-1324 Versailles

Road on the Vacant and/or Abandoned Property List, because it is vacant and has been for a period of one (1) year and it is dilapidated, vermin infested, unsanitary, and unsafe, and it is unfit for its intended use. Bob Rouse abstained.

432 Locust Ave.

Julie Clark appeared and said there is electric to the property now, and it is not boarded.

Motion by Art Crosby and seconded by Bob Rouse to **withdraw** the Commission's original abandoned urban classification for the property located at 432 Locust Ave. on the Vacant and/or Abandoned Property List, because the property does not meet the definition of abandoned urban property as defined under section 7-39 of the Code of Ordinances.
Approved unanimously.

211 Mandalay Rd.

Matt Miniard appeared. He said the grass was 2 feet tall a few weeks ago. He can't find the other fractional owner. There is a foreclosure pending right now. He said he has put money into the property, and said he owns 2/3 of the property. He said there has to be a Warning Order Attorney to find the other owner. He said he keeps the property cleaned up.

Motion by Art Crosby and seconded by Rolanda Woolfork to **sustain** the Commission's original abandoned urban classification for the property located at 211 Mandalay Rd. on the Vacant and/or Abandoned Property List, because it is vacant and has been for a period of one (1) year and it is dilapidated, vermin infested, unsanitary, and unsafe, and it is unfit for its intended use. Approved unanimously.

255 W. New Circle Rd.

Owner is working with Starbucks, has a letter of intent from Starbucks. He has boarded the property himself, and keeping it cleaned up. He also said everything has been approved through planning and zoning. He said it should be done by October 2024.

Motion by Art Crosby and seconded by Rolanda Woolfork to **sustain** the Commission's original abandoned urban classification for the property located at 255 W. New Circle Rd. on the Vacant and/or Abandoned Property List, because it is vacant and has been for a period of one (1) year and it is dilapidated, vermin infested, unsanitary, and unsafe, and it is unfit for its intended use. Bob Rouse abstained.

1487 Boardwalk

Chuck Newman appeared and said the property has electric and water. Steve Gahafer said there is a problem with homeless at this property. Mr. Newman said he is working with Lee's corporate to demolish or remodel. He does not have a LOI, but thinks he will have a LOI within 60 days. He said he's had roof and plumbing inspections, and wants to do like they did the Lee's on Richmond Rd.

Motion by Art Crosby and seconded by Bob Rouse to **withdraw** the Commission's original abandoned urban classification for the property located at 1487 Boardwalk on the Vacant and/or Abandoned Property List, because the property does not meet the definition of abandoned urban property as defined under section 7-39 of the Code of Ordinances.
Approved unanimously.

122-124 N. Upper St.

Chris Kelley appeared, he owns the LLC and stated the property has electric, and has been poorly neglected for decades. He has spent \$200,000 to date on the property. There is a tenant on the other side of the property.

Motion by Art Crosby and seconded by Rolanda Woolfork to **withdraw** the Commission's original abandoned urban classification for the property located at 122-124 N. Upper St. on the Vacant and/or Abandoned Property List, because the property does not meet the definition of abandoned urban property as defined under section 7-39 of the Code of Ordinances. Approved unanimously.

947B Delaware Ave.

Owner appeared and stated the property is now a vacant lot.

Motion by Art Crosby and seconded by Rolanda Woolfork to **withdraw** the Commission's original abandoned urban classification for the property located at 947B Delaware Ave. on the Vacant and/or Abandoned Property List, because the property does not meet the definition of abandoned urban property as defined under section 7-39 of the Code of Ordinances. Approved unanimously.

841 Georgetown St.

No one appeared.

Motion by Art Crosby and seconded by Bob Rouse to **withdraw** the Commission's original abandoned urban classification for the property located at 841 Georgetown St. on the Vacant and/or Abandoned Property List, because the property does not meet the definition of abandoned urban property as defined under section 7-39 of the Code of Ordinances.
Approved unanimously.

6366-6374 Athens Boonesboro Rd.

No one appeared.

Motion by Art Crosby and seconded by Rolanda Woolfork to **withdraw** the Commission's original abandoned urban classification for the property located at 6366-6374 Athens Boonesboro Rd. on the Vacant and/or Abandoned Property List, because the property does not meet the definition of abandoned urban property as defined under section 7-39 of the Code of Ordinances. Approved unanimously.

6434 Athens Boonesboro Rd.

No one appeared.

Motion by Art Crosby and seconded by Rolanda Woolfork to **sustain** the Commission's original abandoned urban classification for the property located at 6434 Athens Boonesboro Rd. on the Vacant and/or Abandoned Property List, because it is vacant and has been for a period of one (1) year and it is dilapidated, vermin infested, unsanitary, and unsafe, and it is unfit for its intended use. Approved unanimously.

196 Eddie St.

No one appeared.

Motion by Art Crosby and seconded by Rolanda Woolfork to **sustain** the Commission's original abandoned urban classification for the property located at 196 Eddie St. on the Vacant and/or Abandoned Property List, because it is vacant and has been for a period of one (1) year and it is dilapidated, vermin infested, unsanitary, and unsafe, and it is unfit for its intended use. Approved unanimously.

126 Jordan Ave.

No one appeared.

Motion by Art Crosby and seconded by Rolanda Woolfork to **sustain** the Commission's original abandoned urban classification for the property located at 126 Jordan Ave. on the Vacant and/or Abandoned Property List, because it is vacant and has been for a period of one (1) year and it is dilapidated, vermin infested, unsanitary, and unsafe, and it is unfit for its intended use. Approved unanimously.

733 Charles Ave.

No one appeared.

Motion by Art Crosby and seconded by Bob Rouse to **sustain** the Commission's original abandoned urban classification for the property located at 733 Charles Ave. on the Vacant and/or Abandoned Property List, because it is vacant and has been for a period of one (1) year and it is dilapidated, vermin infested, unsanitary, and unsafe, and it is unfit for its intended use. Approved unanimously.

582-584 Bob O'Link Dr.

Motion by Art Crosby and seconded by Bob Rouse to **sustain** the Commission's original abandoned urban classification for the property located at 582 Bob O'Link Dr. on the Vacant and/or Abandoned Property List, because it is vacant and has been for a period of one (1) year and it is dilapidated, vermin infested, unsanitary, and unsafe, and it is unfit for its intended use. Approved unanimously.

4. Motion to adjourn at by adjourn by Art Crosby, meeting adjourned at 11:24 a.m.

Audio Available: No

Video Available: No

Prepared By: Koyuki King