



Memorandum

To: Ypsilanti City Council Members
Ed Koryzno

From: Charles Boulard

Date: December 16, 2004

Subject: Vacant Building Ordinance

Attached please find suggested revisions to the Vacant Building Ordinance intended to address concerns brought forward during the Public Hearing held approximately 19 months ago. Also included are the previously adopted Ordinance language and a flow chart type diagram to describe the general procedures.

In general, the revisions address the following concerns:

1. Some well kept buildings, vacant for a short time may have limited risk:
The proposed revisions would allow a secure, well maintained structure to be exempt from inspection for up to 12 months if no triggering violations occur. "Triggering violations" include Police and Fire calls, trash and weed violations, Property Maintenance violations requiring Citations or Court action, graffiti, etc.
Note: these include several changes since the September 04 version to further address Council and citizen concerns.
2. Buildings undergoing construction and/or renovation would be swept up with other vacant structures creating a disincentive for investment:
The proposed revisions would exempt a new or existing building undergoing significant construction progress on a continual basis provided the property is not the site of any of the "triggering violations".
3. Inspection and escrow fees:
 - a. The proposed revisions would authorize charges for monthly inspection fees only after a structure has been vacant 12 months unless "triggering violations" occur.
 - b. Once a structure has been vacant in excess of 12 months or shows "triggering violations" the monthly inspection fee as well as \$50.00/month escrow fee would be charged.

- c. Only in the event that a structure becomes Dangerous or has been vacant at least 18 months (or at least 6 months after a "triggering violation") would a monthly inspection fee as well as \$300.00/month escrow fee be charged.

While not specifically shown on the flow chart diagram, all Historic District and Zoning protections and procedures previously included would remain in full effect as well as City Council involvement prior to demolition of any structures by the City. Notice and appeal provision to Council and the Courts also remain in place to protect property owners. Throughout the, numerous opportunities occur for property owners to make improvements and facilitate occupancy in order to receive refund of escrow funds.

Should you have further questions, or if I can provide additional information, please let me know. Thank you.