



# MEMORANDUM

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**To:** Members of the Finance Committee

**From:** Rich Olson, City Manager  
Angela Cole, Assistant City Manager / Acting Community Developer Director  
Stanley Ward, Chief Building Inspector

**Date:** August 21, 2019

**Re:** Consideration – Condemnation and Demolition of Various Properties

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## ***BACKGROUND:***

Consideration is requested regarding condemnation and demolition of the applicable structures located at the properties listed below. The lowest bid, excluding landfill tipping fees, is included for each property. If condemned and demolished by the City, the owners will then be billed for all expenses incurred including, but not limited to, any accrued interest after the initial billing.

1. **809 Herrington Road** – two story single-family dwelling & detached shed. Power has been off since July 2014 - Demo est. \$2,995 by Sunshine of E.C.
2. **414 Bank Street** – one story single-family dwelling & detached shed. Power has been off since July 2010 – Demo est. \$1,425 by Sunshine of E.C.
3. **505 Bell Street** – two story single-family dwelling & detached shed. Power has been off since July 2015 – Demo est. \$2,995 by Sunshine of E.C.

## ***ANALYSIS:***

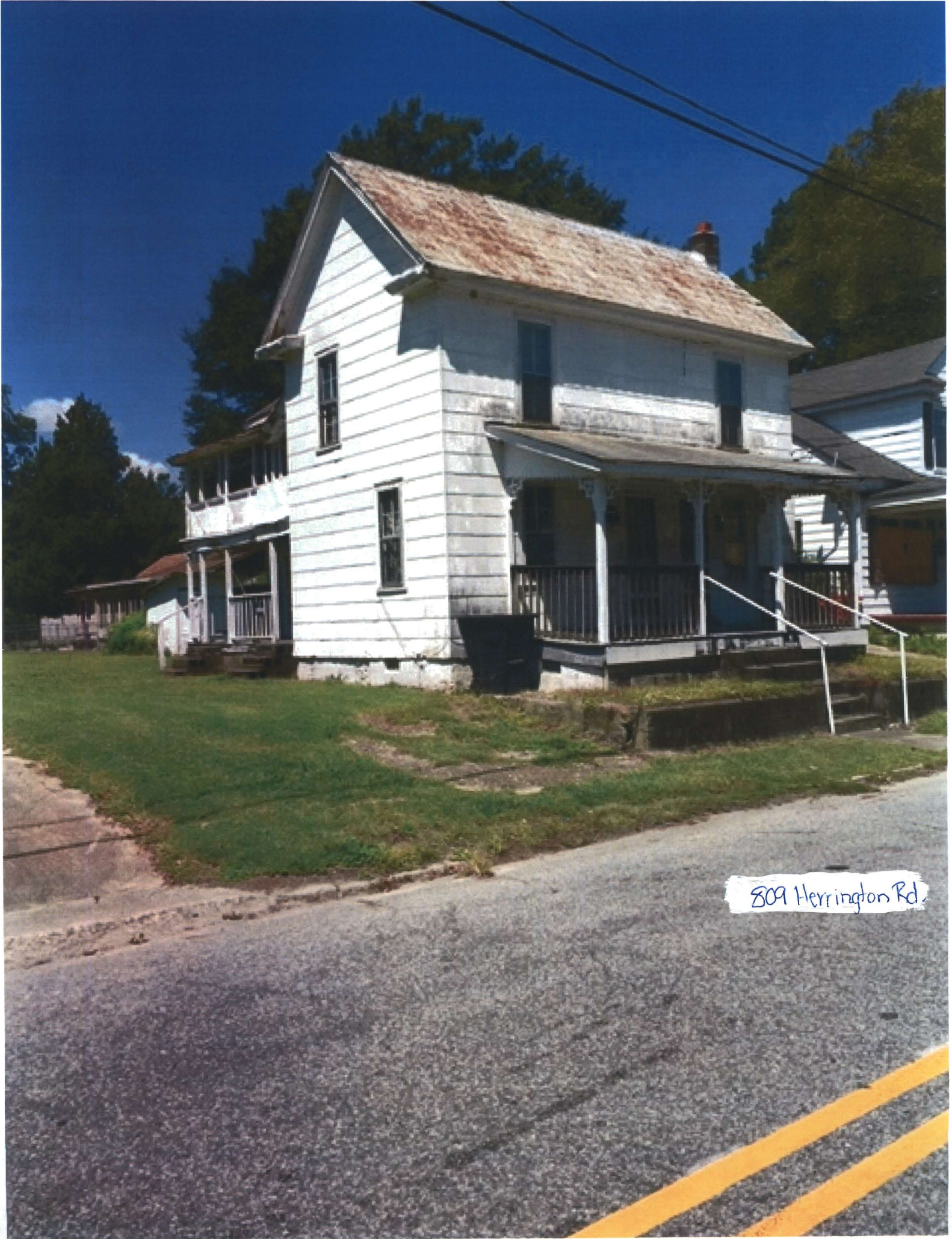
### All of the Structures:

- Are vacant, in various stages of disrepair, substandard, deteriorated and/or dilapidated;
- Could impose a potential liability for the City;
- Degrade surrounding property values;

- Are subject to a title search to be performed by the City Attorney, which staff has requested;
- Have been subject to attempts initiated by staff to notify the property owners, including certified mail, newspaper advertisements of the on-going condemnation proceedings, and posting of the aforementioned properties;
- No visible effort has been made to bring the property into compliance;
- The Purchasing Agent has solicited demo bids from numerous contractors; and
- Properties remain in violation of City and State Building Codes.

***STAFF RECOMMENDATION:***

By motion, recommend that the City Council adopt the attached ordinances declaring the applicable structures at 809 Herrington Road, 414 Bank Street, and 505 Bell Street be condemned; and further recommend that the City Council authorize demolition of same.



809 Herrington Rd.



**ORDINANCE #2019-08-XX  
CONDEMNATION AND DEMOLITION**

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**AN ORDINANCE DIRECTING THE BUILDING INSPECTOR TO REPAIR OR DEMOLISH THE PROPERTY HEREIN DESCRIBED AS UNFIT FOR HUMAN HABITATION AND DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE SAME MAY NOT BE OCCUPIED UNTIL REPAIRED OR THAT THE STRUCTURE BE DEMOLISHED.**

**WHEREAS**, the City Council of the City of Elizabeth City finds that the property described herein is unfit for human habitation under the local and state codes, and that all the provisions of said codes have been met as a condition of the adoption of this Ordinance; and

**WHEREAS**, said structure should be repaired to meet the requirements of the Code or demolished as directed by the Building Inspector, and should be placarded by placing thereon a notice prohibiting use for human habitation; and

**WHEREAS**, the owners of said structure have been given a reasonable opportunity to bring the premises up to the standards of the subject codes in accordance and pursuant to an order issued by the Building Inspector on **February 24, 2019**; and the owner has failed to comply with said order.

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of Elizabeth City that:

**Section 1.** The Building Inspector is hereby authorized and directed to place on the house at **809 Herrington Road (Map 26, Block A, Parcel #19 and Tax ID 891312879061)** a sign containing the legend:

***“This building is unfit for human habitation; the use or occupancy of this building for human habitation is prohibited and unlawful.”***

**Section 2.** The Building Inspector is hereby authorized and directed to proceed to repair or demolish the above-described structure in accordance with his order to the

owner thereof dated **February 24, 2019** and after abatement, then charge the property owners for all expenses incurred, including any accrued interest after the initial billing.

**Section 3.** It shall be unlawful for any person to remove or cause to be removed said placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building herein declared to be unfit for human habitation.

**Section 4.** This Ordinance shall become effective upon receipt of acceptable Title Search by the City Attorney.

**ADOPTED**, this 26<sup>th</sup> day of August 2019.

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Bettie J. Parker  
Mayor

*Attest:*

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April D. Onley  
City Clerk

(SEAL)



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CONDEMNATION AND DEMOLITION**

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**WHEREAS**, said structure should be repaired to meet the requirements of the Code or demolished as directed by the Building Inspector, and should be placarded by placing thereon a notice prohibiting use for human habitation; and

**WHEREAS**, the owners of said structure have been given a reasonable opportunity to bring the premises up to the standards of the subject codes in accordance and pursuant to an order issued by the Building Inspector on **June 9, 2019**; and the owner has failed to comply with said order.

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of Elizabeth City that:

**Section 1.** The Building Inspector is hereby authorized and directed to place on the house at **414 Bank Street (Map 38, Block B, Parcel #150 and Tax ID 891415722532)** a sign containing the legend:

***“This building is unfit for human habitation; the use or occupancy of this building for human habitation is prohibited and unlawful.”***

**Section 2.** The Building Inspector is hereby authorized and directed to proceed to repair or demolish the above-described structure in accordance with his order to the

owner thereof dated **June 9, 2019** and after abatement, then charge the property owners for all expenses incurred, including any accrued interest after the initial billing.

**Section 3.** It shall be unlawful for any person to remove or cause to be removed said placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building herein declared to be unfit for human habitation.

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**WHEREAS**, said structure should be repaired to meet the requirements of the Code or demolished as directed by the Building Inspector, and should be placarded by placing thereon a notice prohibiting use for human habitation; and

**WHEREAS**, the owners of said structure have been given a reasonable opportunity to bring the premises up to the standards of the subject codes in accordance and pursuant to an order issued by the Building Inspector on **March 21, 2018**; and the owner has failed to comply with said order.

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of Elizabeth City that:

**Section 1.** The Building Inspector is hereby authorized and directed to place on the house at **505 Bell Street (Map 38, Block B, Parcel #144 and Tax ID 891415721602)** a sign containing the legend:

***“This building is unfit for human habitation; the use or occupancy of this building for human habitation is prohibited and unlawful.”***

**Section 2.** The Building Inspector is hereby authorized and directed to proceed to repair or demolish the above-described structure in accordance with his order to the



owner thereof dated **March 21, 2018** and after abatement, then charge the property owners for all expenses incurred, including any accrued interest after the initial billing.

**Section 3.** It shall be unlawful for any person to remove or cause to be removed said placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building herein declared to be unfit for human habitation.

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