

Code Enforcement

PROGRAMS AND PROJECTS

Clean & Safe Community Initiative (CSI)

(10/1/20 – 12/31/20)

Condemnation – 3 new cases

Securing vacant structures / pools – 2 new cases

Lot Clearing / CPTED – 142 new cases

Non-operative vehicles – 24 new cases

Bees / Wasps / Dangerous Insects – 2 new cases

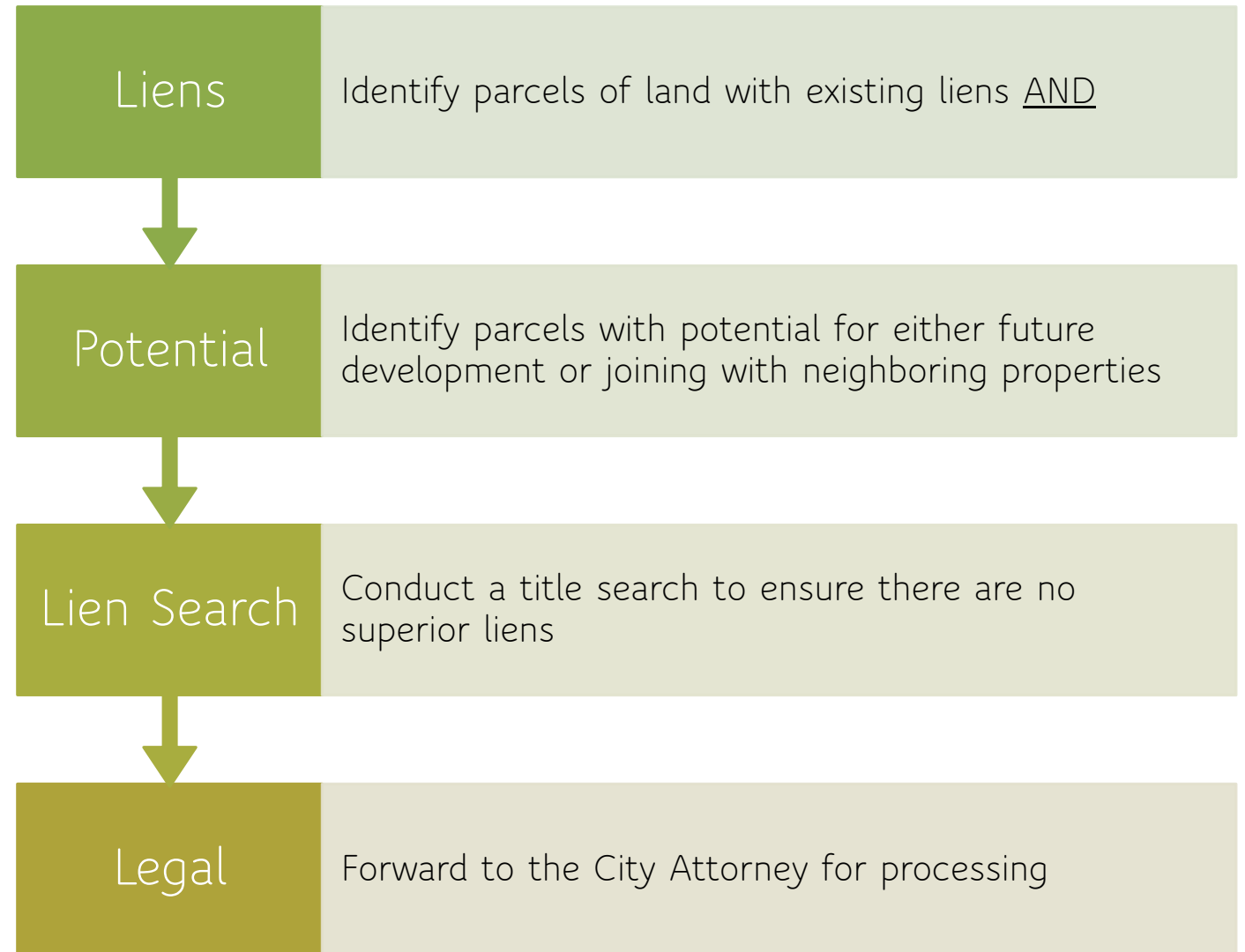
Graffiti – 3 new cases

What happens next?

Sec. 24-28. - Enforcement of lien.

- a) **If**, following initial notification of violation, no hearing has been timely requested and **the nuisance has not been remedied**, or a hearing was held and concluded adversely to the property owner, **the department may cause the nuisance to be abated** as described in this article, **at the expense of the property owner**.
- b) **After abatement of the nuisance**, the department shall certify to the finance director the expense incurred in abating the nuisance and shall include copies of all notices above described and a copy of any order entered by the special magistrate, whereupon **such expense shall become payable within 30 days, after which a lien and charge will be made upon the property**, which shall be payable with interest at the rate of six percent per annum from the date of such certification until paid. There shall be included in such assessment an additional charge in the amount established by resolution for administrative costs incurred by the city.
- c) **Such lien shall be enforceable in the same manner as a tax lien in favor of the city**, and shall constitute a first priority assessment lien against the effected property, superior to all liens except any lien for taxes. **Said lien may be foreclosed as provided by law**. Upon payment of such lien, the clerk of the circuit court shall, by appropriate means, evidence the satisfaction and cancellation of such lien upon the record thereof and notify the tax collector of such satisfaction. Notice of the aforesaid lien may be filed in the office of the clerk of the circuit court and recorded upon the other public records of the city.

Foreclosure Process



Foreclosure Activity

Code Enforcement is currently targeting specific areas with a high number of vacant lots that can be foreclosed on by the City.

- Once title is transferred to the City, the City can release the liens.
- If necessary, lots can be combined or replatted to meet current codes.
- The lots can either be placed in the land trust or put out to bid as surplus land.

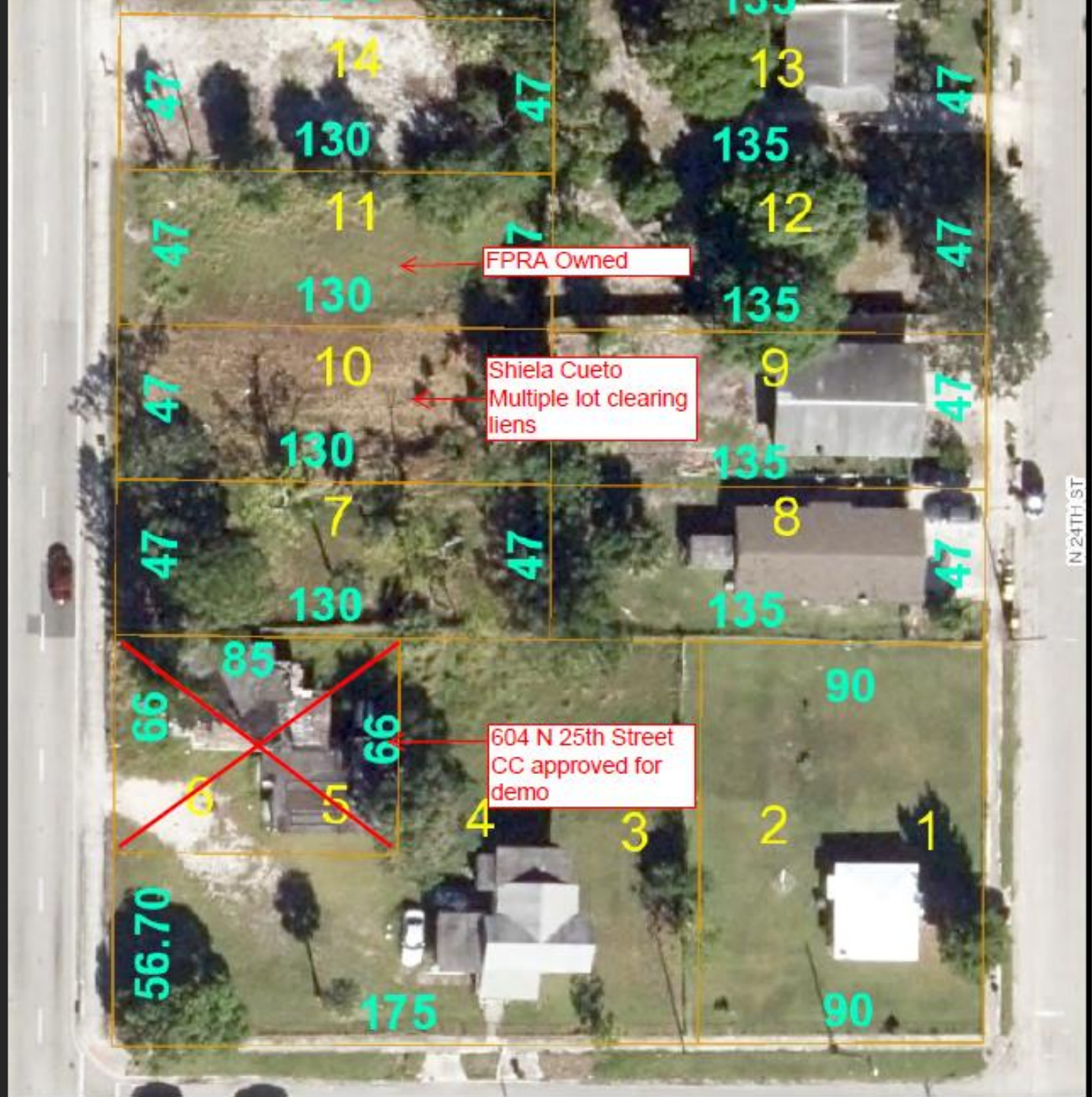
The goal of the foreclosure is to take unused, financially burdened properties and find ways for them to be developed into usable, tax generating properties.

Potential Property #1

Vacant lot on N 25th Street.

Lot is immediately adjacent to a lot owned by the FPRA.

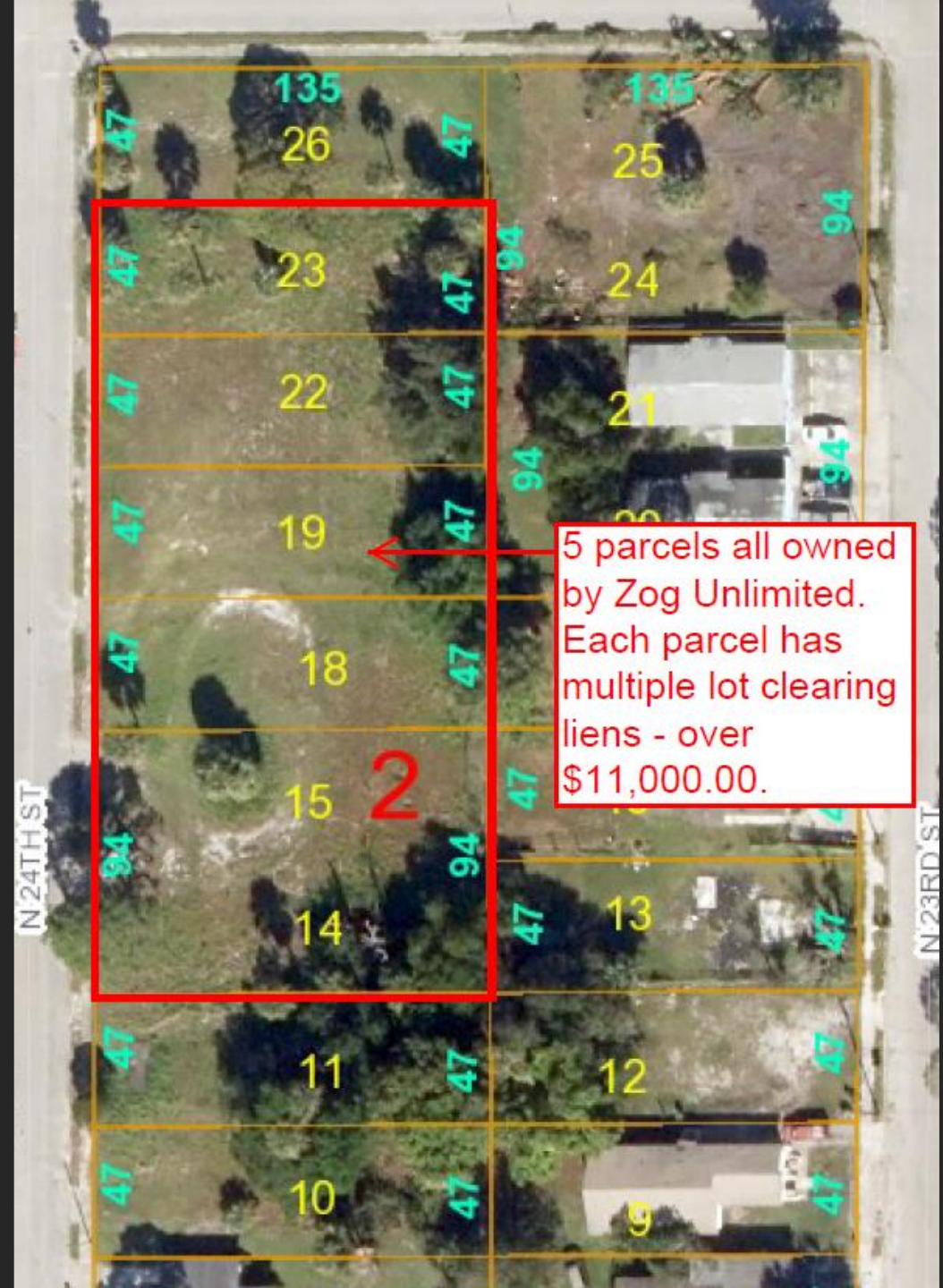
House 2 lots south has been demolished.

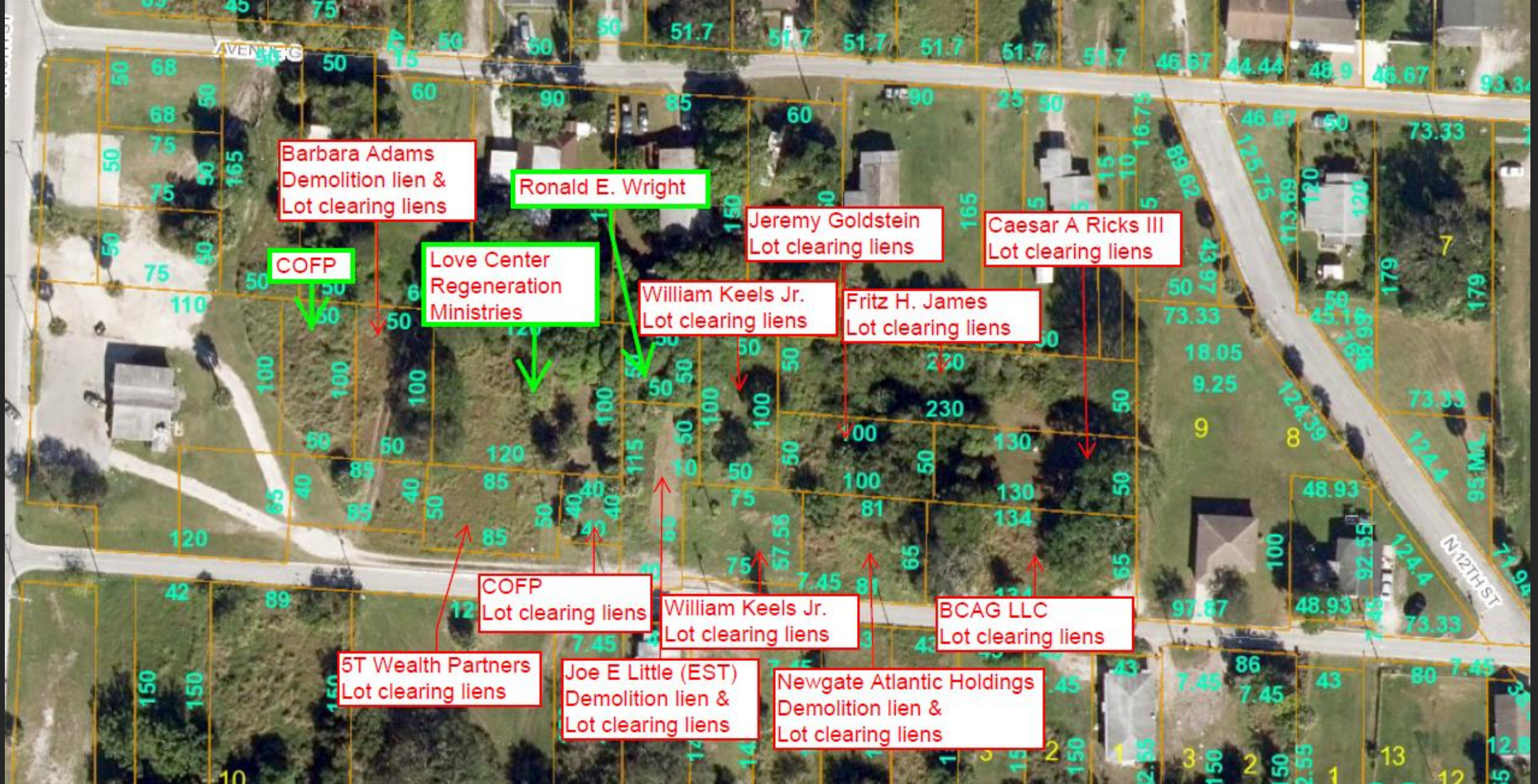


Potential Property #2

Multiple vacant lots all owned by same owner.

Over \$11,000 is lot clearing liens





Potential Property #3

- Entire south side of block between N 12th Street and N 13th Street.
- Lots are of various shapes and sizes with multiple owners.
- Only 3 parcels do not have liens.

What is happening now?

Code Enforcement continues to identify additional areas for future foreclosure.

Title searches have been completed on several properties and forwarded to the City Attorney.

Additional title searches must be completed.