

# VILLAGE OF HOMEWOOD



**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING: August 22, 2023**

---

**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Robert Grabowski, Fire Chief

**Topic:** Foreclosed and Vacant Property Registry

## **PURPOSE**

The Village desires to enter into an agreement with Hera Property Registry LLC, Melbourne, FL to track foreclosed and vacant homes within the Village of Homewood.

## **PROCESS**

Article XIV Section 10-613 of the Village Code of Ordinance establishes a process to address the deterioration, crime and decline in value of Village neighborhoods caused by vacant residential property and defaulted mortgages within the Village. The code also seeks to identify, regulate, limit and reduce the number of these properties within the Village. It is the board's further intent to establish a registration requirement to protect neighborhoods from the negative impact and conditions occurring because of vacancy, absentee ownership, lack of adequate maintenance and security and to expeditiously identify all responsible parties for each property. The Village specifically finds that the above code is necessary to deal with the detrimental effects caused by vacant residential property and to prevent vacant property from becoming a nuisance within the Village.

The Village's current code requires that all owners of vacant or foreclosed homes register the property twice per year (every six months) with a company contracted by the Village. The Village's cost for this registration process is \$300.00, with \$100.00 of this fee to be shared with the company contracted by the Village. The owners must inspect the property every 30 days, register within 10 days any default or vacancy, and maintain the property to our applicable codes, or be fined with a lien placed on the property for any work completed by the Village.

### *ProChamps Closing*

Earlier this summer, Homewood was notified that ProChamps Inc., the company we were contracted with to oversee our registration program since 2018, was going out of business. In an effort to continue the registry program while minimizing a gap in service, staff reached out to three separate firms to handle this important third party component of the Building Division.

## VILLAGE OF HOMEWOOD



The three companies we contacted were MUNIREG, Hera Property Registry LLC, and Cal Core LLC. Most of the municipalities that were with the now defunct ProChamps moved immediately over to Hera Property Registry.

### **OUTCOME**

After speaking with all three firms, and discussing our former relationship with ProChamps, it was decided by staff to recommend Hera Property Registry LLC to track the foreclosed and vacant homes within the Village.

### **FINANCIAL IMPACT**

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

### **LEGAL REVIEW**

Completed

### **RECOMMENDED BOARD ACTION**

Authorize the Village President to enter into an agreement with Hera Property Registry LLC of Melbourne, FL to track and report all vacant and foreclosed properties within the Village of Homewood.

### **ATTACHMENT(S)**

Agreement