



PROTECTING QUALITY OF LIFE

Alliance Code Enforcement LLC

Cover Letter

Town of Landis, NC

December 19, 2024

Alliance Code Enforcement LLC (ACE) is successful because we create an alliance with the town and its residents to rectify the current violations and to mitigate and abate future violations. Our goals are realistic, and we will not convolute things with grandiose ideas. Rather, ACE will take a Law Enforcement approach and will not be manipulated or soft handed in its enforcement of the Ordinance and applicable State Laws. ACE will also utilize understanding and work with the residents, but standards will be set ensuring excess time is not wasted without any progress seen. Each situation will be assessed on a case-by-case basis, and we'll do our best to ensure the citizens of the community to not feel attacked but rather supported. ACE wishes to become a respected pillar in the community and to be able to work hand in hand. Not only to enforce the code, but also help expedite the abatement process by providing education and solutions. Alliance Code Enforcement LLC seeks to have a fair and balanced investigation with enforcement coming swiftly and impartial.

Additionally, we have three basic objectives that help drive our success. **Strategic Planning** - we pride ourselves on having a plan and sticking to it. We properly plan, so that we can ensure our work is as efficient as possible. **Common Goal Driven** - we identify the common goals wanted by each individual Town and we ensure that all of our efforts get us closer to achieving those goals. **Network Development** - not only do we identify violations and enforce the Ordinance, but we help make connections to expedite the abatement process. We look forward to assisting your town with Code Enforcement and Zoning needs and helping to ensure we are able to protect the quality of life for your residents & businesses.

Thank you,

Brandon T. Emory
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QUALIFICATIONS & PROPOSAL

Owner Qualifications—

- Company President – Brandon T. Emory, 40 years old
- Bachelor of Science Degree, Cum Laude – Criminal Justice
- Master of Science Degree – Criminal Justice
- Certified Housing Code Official
- 18 years of direct Code Enforcement experience.
- Six years of direct Law Enforcement experience – Approximately 1 year as a Patrol Officer, 1 year as a Patrol Supervisor & 4 years as a Criminal Investigator.
- Previously held Basic Law Enforcement Certification
- Previously held Advanced Law Enforcement Certification
- Previously held Law Enforcement General Instructor Certification
- Previously Certified Crisis/Hostage Negotiator
- Previous Law Enforcement Instructor at Guilford Technical Community College

Staff Qualifications—

- All inspectors on staff with ACE are active members of the company. We do not subcontract to other firms or individuals.
- The company president, Brandon Emory, manages all staff and contracts.
- All inspectors are certified Housing Code Officials with the North Carolina Association of Housing Code Officials.
- Currently ACE has 13 total members on staff.
- Upon being awarded the contract, ACE would assign an inspector to Landis that would be able to interact on a regular basis and ensure positive relationships with the community and town staff. They would also be able to attend meetings and present if desired.
- Our inspectors come from a wide range of backgrounds including US Military, Sworn Law Enforcement, Security, Customer Service Fields, Operations & Management, IT, and even licensed counselors.
- ACE ensures regular training with the inspectors so that as laws, practices, & procedures change, the inspectors will have a clear understanding of legal enforcement.

Company Qualifications—

- Alliance Code Enforcement LLC was formed in North Carolina in 2015; it is in Current-Active status and is filed with the NC Secretary of State under C2015 216 00007.
- The Federal TAX ID number is 47-4699714.
- The Company has General Liability Insurance (Policy #: UDC-1616369-CGL-25), Professional Liability Insurance (E&O) (Policy #: UDC-1616369-EO-25) & Worker's Compensation Insurance (Policy #: UDC-1616369-WC-25).
- Proprietary access to a database through TransUnion that will allow for the identification & location of property owners to ensure proper communication & notice is achieved.

Company Operation & Experience—

- The company is based out of Winston-Salem, NC with inspectors living in various locations throughout the state.
- Currently contracted with approximately 30 Municipalities throughout North Carolina providing Code Enforcement & Zoning Administration services and have provided service for approximately 60 municipalities since starting the company.
- Previously contracted for Special Projects, Consulting & Training.
- Experienced with Writing New & Updating Old Municipal Ordinance.
- Significant experience with Planning Boards, Boards of Adjustment, Public Hearings, Rezoning, Voluntary Annexations, Special Use Permits, ETJ's, Subdivisions, etc.
- Cases originate from "Complaint Based" to "Self-Initiated" and are handled from beginning to end: Initial Inspection & Documentation, Courtesy Letter/Notice of Violation, Notice of Hearing, Hearing, Finding of Fact Order, if needed Preparation, Submission & Filing of Ordinance (Minimum Housing), Impose Penalty, if needed Obtain bids for required work to achieve abatement.
- Code Enforcement complaints can be submitted on our website via E-Complaint.
- A "Shared file" will be created for all cases files with a link being provided to the town where they can access all files in real time.
- Specialize in Enforcement of all Nuisance Violations including, but not limited to Junk Vehicles, Accumulation of Trash/Debris/Junk, Open Storage, Overgrown Lots, Animal/Vegetation Putrescence, Abandoned White Goods, etc.
- Specialize in Enforcement of all Residential & Non-Residential Minimum Housing/Minimum Standard Violations.
- Specialize in Enforcement of Zoning Violations including, but not limited to Sign Management, Unpermitted Businesses, Electronic Game Rooms, etc.
- We work closely with other Organizations to not only enforce Ordinance, but to assist in the abatement processes. We have had several properties donated to Habitat for Humanity (and similar organizations) that have been abated and a new home built on the lot for a family in need. We've also worked to have repairs completed on homes that allow a family to be able to live in a home that they previously could not be due to the poor conditions. We have also promoted the Housing Program offered by PTRC to assist those families in need in the Triad region.
- We take an "Accountability" approach that is very hands on. We don't just hold the property owners accountable, but ourselves as well. This ensures that our training & operation is the most

advanced and up to date. We not only tell, but also show & educate. Lastly, we make ourselves approachable & available to clients and violators alike. Communication is paramount.

- Our Enforcement Process & Documentation has been scrutinized by the Court of Law and has been upheld with a positive verdict for the Municipality seeking a Civil Judgment & Criminal Prosecution.
- In 2018, our company was highlighted during training for Municipal Attorneys.

Proposed Duties for Alliance Code Enforcement LLC (ACE):

1. Minimum Housing – Any residential structure not meeting the Minimum Standard set by State Law and Local Ordinance.
2. Overgrown Lots – Tall Grass, Vines, etc. overtaking a particular property.
3. Junk/Nuisance/Abandoned Vehicles
4. Accumulation of Trash/Debris/Junk – Piles of unwanted items causing health & safety issues to those on and/or around the property.
5. Commercial Maintenance
6. Open Storage – Non-specific items stored in a manner such to cause health & safety concerns.
7. Sign Management – Removal of signs located in DOTROW posted on Pole, Street Signs, etc.
8. Animal & Vegetation Putrescence – Discarded thing(s) causing a noxious odor through process of decay.
9. Abandoned White Goods – Refrigerators, Washers, Driers, Dishwashers, etc.
10. Non-Residential Structure Minimum Standard Enforcement
11. Complaint Investigation
12. Zoning Violations
13. Consulting & Preparation of New Ordinance
14. Special Projects/Tasks
15. Town Snapshot

Code Enforcement Contract Options:

- *Our minimum hourly requirement is 10 hours per week with no cap.*
- *Our current hourly rate is \$50 per hour.*
- *Invoiced monthly based on the agreed upon hourly rate, ACE will never exceed the predetermined hours in a pay period without prior authorization by appropriate Town official.*

References:

- **Shain Sexton**, Town Manager/Police Chief, City of Randleman
(336) 317-1007 / ssexton@randlemanpolice.org
- **Andrew Carlton**, Planning & Community Development Director, Town of Wilkesboro
(336) 838-7616 / acarlton@wilkesboronc.org
- **Matthew Wells**, Planning Admin/Code Enforcement, City of Archdale
(336) 434-7333 / mwells@archdale-nc.gov
- **Cam Dungee**, Town Administrator, Town of Sedalia
(336) 449-1132 / cam.sedaliatownhall@gmail.com
- **T.C. Morphis**, Municipal Attorney, Brough Law Firm
(919) 929-3905 / morphis@broughlawfirm.com