

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: MARIO GIBBONS, CODE COMPLIANCE OFFICER
BRIAN RILEY, CODE COMPLIANCE OFFICER
SUBJECT: PROPERTY MAINTENANCE OF VACANT / UNMAINTAINED BUILDINGS
DATE: DECEMBER 19, 2024

Code Compliance Officers have continued to make a priority of addressing Property Maintenance issues on vacant structures. As in the past, initial efforts are to secure the assistance and cooperation of the property owner to repair the structure. In cases where a building is functionally obsolete, or the expense of repair exceeds the potential value of the structure, owners have often chosen to remove the buildings at their own expense.

In cases where a building owner is non-responsive or uncooperative, Court action may be required. In cases reaching this stage of the process, the expense to repair has been well beyond the value of any structures and the City Attorney's office has secured Court Orders requiring the owners to remove the blighted structure(s) and authorize demolition by the City if the owners fail to do so. Code Compliance Officers arrange for hazardous material evaluation prior to bidding and any necessary abatement is required to be included in the competitive bidding to maintain a single point of responsibility. All expenses to the City are billed to the property owner and placed as a lien on the parcel.

The below inventory of recently demolished properties were abated through compliance efforts by Officers resulting in removal of the structures without the aforementioned court process.

2023-Current

Residential Properties:

- 27070 Taft – Demolition of barn and grain silo (03/08/2023)
- 22422 Napier Rd – Demolition of house, 2 outbuildings and grain silo (09/18/2023)
- 27510 Taft – Demolition of house and shed due to fire (09/21/2023)
- 1275 East Lake Dr – Demolition of pull barn due to fire (11/03/2023)
- 45833 Twelve Mile Rd – Demolition of house and shed (10/16/2024)
- 26255 Beck Rd – Demolition of house, barn and 3 out-buildings (05/17/2024)

Commercial Properties:

- 40799 Grand River Ave – Demolition of Glenda's Nursery and accessory structures (09/07/2023)
- 46844 Twelve Mile Rd – Demolition of building and accessory structures (03/13/2024)

- 43455 Ten Mile Rd – Demolition of former White Hall Senior Living (03/15/2024)

Manufactured Homes:

- Country Cousin (Haggerty) – 2 units and accessory structures removed due to fire (01/2024)
- Highland Hills Estates (Seeley) – 1 unit removed due to fire (10/2024); 2 units removed due to uninhabitable conditions (03/2024 & 12/2024)

Current Efforts/Demolition Application in Process:

- Best Buy/Wolf Properties – 27768 Novi Rd & 27772 Novi Rd
- DICE – 24555 Novi Rd



45833 Twelve Mile Rd



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40799 Grand River Ave



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46844 Twelve Mile Rd



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