**City of Marine City**

**Dangerous Building Board of Appeals**

**October 5, 2022**

A regular meeting of the Dangerous Building Board of Appeals was held on Wednesday, October 5, 2022 at 260 S. Parker Street, Marine City, MI 48039 and was called to order at 6:13 pm by Chairperson Graham Allan.

**Present: Chairperson Graham Allan, Board Members Jacob Bryson, James Turner, John Paulun; Building Official Tracy Kallek; City Clerk Shannon Adams**

**Absent: City Manager Holly Tatman**

**Approve Agenda**

Motion by Board Member Paulun, seconded by Board Member Turner, to approve the Agenda. All Ayes. Motion Carried.

**Public Comment**

None.

**Approve Minutes**

Motion by Board Member Turner, seconded by Board Member Bryson, to approve the Minutes of the Dangerous Building Board of Appeals Meeting of August 17, 2022. All Ayes. Motion Carried.

**Unfinished Business**

110 South Water Street

Building Official Kallek reported that he had driven by the property and viewed that there was a “for sale” sign posted in front of the structure and recommended removing the property from the Board’s agenda.

Motion by Board Member Paulun, seconded by Board Member Turner, to remove 110 S. Water from the agenda. All Ayes. Motion Carried.

135 N. Sixth Street

Building Official Kallek reported that the City had received a letter from owner Dominic Breloski related to the property that seemed to indicate that demolition of the structure would not be taking place. City Clerk Adams stated she had mailed a letter verifying this then received a phone call later from Mr. Breloski who stated an intention to continue with the demolition. Building Official Kallek reported an additional letter was received indicating Delude Construction had been retained by Mr. Breloski to dig up the water and sewer lines and that he was waiting for a quote.

Motion by Board Member Bryson, seconded by Chairperson Allan, for City Clerk Adams to send a letter to Mr. Breloski advising him that he had 10 days within which to pay for and obtain a demolition permit from the City and to provide proof of his contract with the contractor who wouldl be doing the demolition. If the permit was not obtained and proof of the contract not provided within the allotted time period, the matter would be placed on the City Commission Agenda to be referred to the City Attorney to file a court action to compel Mr. Breloski to demolish the structure. All Ayes. Motion Carried.

**Public Hearing**

None.

**New Business**

610 Bruce

Building Official Kallek reported that the property was bank owned, the stairs to the structure were problematic, that there was a non-American Disabilities Act ramp that needed to be removed, the roof over the stoop was caving in, that it was filled with debris, there were buckets of human feces in the basement and that the structure was non-habitable. City Clerk Adams reported she had sent a letter Fannie Mae and was contacted by Kathy Wozniak of W.C. Collins Realty who stated she had ordered a demolition bid and that once the bid was received it had to be submitted and approved by Fannie Mae.

Motion by Chairperson Allen, seconded by Board Member Paulun, to hold a Public Hearing at the January 4, 2023 meeting if no progress was made. All Ayes. Motion Carried.

521 Washington

Building Official Kallek reported that the property was resided in by Kevin Cole who recently passed away. He stated the house was filled with debris to the degree that it was a public health and safety concern. City Clerk Adams reported that there were 3 parcels, one with a house, which were owned by Mary Cole, who had also passed away. She reported that she had been in contact with the next-of-kin, and that they stated their intentions were to take care of the property which included opening a matter with the Probate Court. She indicated her point of contact was Brenda Vervaecke and that she believed they had retained an attorney to assist them with matters related to Mr. Cole’s passing and obtaining authority to act related to the property.

Chairperson Allan inquired if any action needed to be taken. City Clerk Adams reported the purpose in adding the property to the Board’s agenda was just so they were aware of the circumstances surrounding the property in the event action needed to be taken later, but that she would continue to provide updates until the matters related to the property were resolved.

The Board collectively decided no action was needed and no motion needed to be made at this time related to the property at 521 Washington.

**Adjournment**

Motion by Board Member Turner, seconded by Board Member Paulun, to adjourn at 6:38pm. All Ayes. Motion Carried.

Respectfully submitted,

Shannon M. Adams

City Clerk