

625 Gordon – Sub-standard Building Case Chronology:

(Activity Prior to September 24, 2015 Building Standards Board Hearing)

- Law suit pending on property due to back taxes totaling - **\$45,164.09**
- Total Abatement charges for mowing, clearing and securing openings- **\$24,071.50**
- Since the property has been vacant there have been fires and numerous arrests.
- Ray High School is across the street. The property has become an attractive nuisance.
Neighbors state they have seen students leave the school campus and go into the property.
- The Apartments were built in 1963
- **05/19/14** - First complaint investigate: Minimum standards – “BED BUGS, BROKEN WINDOWS, STAIRS, WATER FLOOD IN APT 5, POOL, FLOORS SAGGING, CEILINGS COLAPSING, MISSING WALLS *APTS VACANT..FAIRWAY ADVS THEY WILL BE REMODELING AND FIXING ISSUES APT BY APT. SPOKE TO CAT IN APT 32 AND OTHER TENANTS WHO HAD ISSUES WITH THEIR APTS AND LET ME INSIDE TO SEE. TOOK PICS..TENANTS SAY THERE ARE BED BUGS.. WALL PARTS MISSING..BROKEN WINDOWS..LAUNDRY ROOM DOESNT WORK AND HOLES IN WALLS.. TENANTS SAY FLOORS ARE COLAPSING. POOL BAD CONDITION AND STANDING WATER IN APT 5 BEEN AT LOC FOR OVER A WEEK.”
- **06/20/14** - Reinspection was on property was found non-compliant A citation was issued to owner Gadi Shushan.
- **07/18/14** - Norman with Development services, fire marshal and health inspector Jennifer Richter went to the property to inspect and it was decided that the property would be recommended to become an INAT (interdepartmental nuisance abatement team) case.
- **08/05/14** - Advised there were new owners of the property - Corpus Note Acquisitions LLC
- **08/20/14** - Started a case for new owners for tall weeds, accumulation of litter & solid waste on the property, and dangerous well (large hole behind building near parking lot in back). A case for raw sewage was addressed by the Health Department)
- **09/15/14** - Emergency Board up of vacant apartments.
 - o Seven abatements to re-secure and/or board up openings between 09/15/14 - 04/1/15
- **02/24/15** - Vacant building case was started for tall weeds, accumulation of litter & solid waste, sidewalk curb & gutter; and, right-of-way violations.

- o The property has mowed/cleaned 3-4 times by the city
- **08/20/15** - Building Standards Board Heard - This property was tabled until the September 24th meeting to give the owner/manager time to secure the property, have the property patrolled by private security and provide an engineer's report.
 - o The property was not secured successfully to prevent entry. A minimal effort was made to erect a security fence around the property; however the fence was not secured and, was held together by pieces of wrapped wire. A city lock was placed on the gate. However, there was a hole in the wooden fence where it is possible to gain access.
 - o No security company was ever seen at the property. Management's maintenance man was supposed to be going by weekly to check boards.
- **09/22/15** During a check for openings Police Officers found a subject inside one of the apartment units. The subject claimed to have been living in the apt for 3 weeks. The subject was arrested at that time.
- **09/24/15** property was again abated for violations of tall weeds and unsecured openings.

EMAIL / Communication

- **09/09/15** - Emailed Ryan (with the management company) saying that I found openings and that they need to be re-secured. Reply no received until five days later on **09/14/15**.
- **09/11/15** - Checked on the boards that were open on **09/09/15** and they were still unsecured. There was a contractor on property, so showed him the openings that needed to be secured.
- **09/14/15** Ryan with management replied to my request on **09/09/15** to secure openings. I sent Ryan this information...had no contact with Ryan until **09/22/15** when he stated the security fence had been installed. I replied the same day asking if there is a potential plan or if they have the evaluation from the Engineer and asked about the openings again still offering to walk property.
- **09/23/15** received a copy of the Engineer's assessment via email from Ryan.