



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: December 9, 2024



To: Frank Nastasi, City Manager

From: Robert Bruner, Deputy City Manager
Salim O. Huerta, Building Official

Subject: Dangerous Building Determination and Recommendation to Demolish Abandoned Home at 18 Belhaven, Introduced by Salim O. Huerta, Building Official

History

Under its current ownership, Code Enforcement has processed sixty-seven separate enforcement cases at 18 Belhaven since 2012. Violations have included exterior surface and structural deficiencies, animal harborage, and tall grass. Water Department records indicate zero water use since 2017. In November 2022, the Building Official obtained a search warrant to enter the vacant home for an interior inspection. Based on the building conditions observed at that time, the building was posted as “Do Not Occupy”. The Building Official’s search warrant report is attached.

In April 2024, the Belzair Property Owners Association raised concerns regarding the house being a danger to the neighborhood. Code Enforcement completed an initial investigation, and asked the Building Official to intervene.

Related Code process

City Code Chapter 82, the Property Maintenance Code (“Code” hereafter), requires all existing structures be maintained in a safe and habitable manner. The Code deems it unlawful to for any owner to keep or maintain any building in a dangerous or unsafe manner. When a dangerous building is identified, the Code specifies how the City should notify the owner of the need to take certain corrective actions, and if the owner fails to complete the necessary actions, the Code allows City Council to order necessary corrections, either by the owner or at the owner’s expense.

Under the Code, the first step in dealing with dangerous/unsafe structures is for the Building Official to declare the building dangerous and unsafe, based on ten criteria specified in the Code, and prepare a notice of such. The notice shall itemize the current code violations and dangerous conditions, and specify a time to complete all necessary repairs or demolish the building. The Code directs how the notice is served, including service methods if an owner cannot be found. The notice shall expressly notify the owner of a right to appeal the determination to the Troy City Council, which is required to be filed within ten days of the service of the notice. If an appeal is not received, the matter is referred to the City Council for resolution.

If an owner files an appeal, City Council is required to hold a hearing and take testimony from the Building Official and his representatives, the property owner, and any interested party, to determine



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whether the building is dangerous or unsafe, as defined by Code Section 108.1.1. If after a hearing, the City Council determines that the building is dangerous or unsafe, Council has the option to order it demolished or repaired. If a building is deemed dangerous or unsafe, Council shall order either demolition within twenty-one (21) days or require that all necessary repairs be completed within sixty (60) days after the hearing and/or resolution, unless the City Council determines that the conditions justify a longer time period to complete necessary repairs.

If the ordered demolition or repairs are not completed within the allocated time period, Council can then authorize any and all necessary action to enforce their order. This includes, but is not limited to, causing the building to be demolished, and the cost shall be charged against the real property upon which the building is located. Unpaid costs shall be a lien upon such real property, and enforced against the real property as a special assessment. The City also has the option of initiating a lawsuit to recover the City's demolition cost.

This process is enumerated in Sections 108.1 through 108.1.1.10 of the Code, which is attached.

Building Official Intervention

Consistent with the Code, on April 25, 2024, the Building Official declared the building at 18 Belhaven Dangerous and Unsafe, and ordered the owner to demolish it. The Order was sent first class to the property owner's last address and posted on the building. Because the owner could not be found, the order was mailed certified to the owner's last known address, posted on the City website and City Hall public bulletin Board, and published in the Troy Times on May 9, 16 and 24. The owner has still not responded and cannot be located. The Order was then emailed and mailed first class to the Belzair Property Owners Association. On July 24, an updated notice was mailed to another interested party, Wells Fargo Bank, and Wells Fargo Bank N.A., and again posted on the building, the City website, and City Hall public bulletin Board. On October 15, 2024, after the City made several attempts to communicate, Wells Fargo finally responded, advising that they are not able to take remedial action, and that they understand that the City intends to move forward with demolition and related invoicing. To date, the City has not received an appeal of the Building Official's Dangerous and Unsafe determination. Since there has not been an appeal of the Building Official's determination that the building is dangerous and unsafe, there is no need for a formal hearing in front of City Council, and City Council has the authority to proceed with a resolution.

Recommendation

Because the Building Official estimates overall damage to the building at 75% to 85%, he recommends City Council declare the building Dangerous and Unsafe, and pass a resolution ordering the owner to obtain permits and approvals and demolish the building within 21 days, consistent with Code Section 108.1.1.6. Because public utility disconnects and approvals (e.g., DTE, Consumer's, water & sanitary lines) are not wholly within City control, it could take up to 90 days to obtain utility approvals. Thus, the proposed resolution for Council requires the demolition to occur within 21 days or as expeditiously as possible thereafter, as determined by the Building Official. The proposed resolution further provides that if the home is not demolished within the allocated time period, then Council authorizes the Building Official or his agents to enter the property, demolish the building, invoice the



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property owner, and if the demolition charges are not timely paid, place a lien on the property.

Purchasing

If City Administration is required to demolish the building because of owner non-compliance, the Building Official will follow the City's pre-established purchasing procedures.

Financial

Budgeted funds are available from account 101.701.371.816.

Legal Review

This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.

Attachments:

1. City Code Chapter 82, Property Maintenance, Sections 108.1 through 108.1.1.10
2. Building Official's search warrant report.
3. Association complaints
4. Dangerous and Unsafe Order
5. Proofs of Service including posting, certified mail return receipt, & affidavit of publication
6. Email notification of Order to Belzair Property Owners Association
7. Party of interest mailings Wells Fargo N.A. & Wells Fargo Bank, & related proof of Service.
8. Wells Fargo responses
9. Building Official Damage Estimate

PROPERTY MAINTENANCE CODE EXCERPT

Chapter 82 - Property Maintenance Code

provided in Chapter 100, *Municipal Civil Infractions, of the City of Troy Code of Ordinances*.

106.3 Abatement of violation. The issuance of a Municipal Ordinance Violation Notice or a Municipal Ordinance citation or the imposition of penalties pursuant to *Chapter 100, Municipal Civil Infractions, of the City of Troy Code of Ordinances* shall not preclude the Troy City Attorney or his/her designee from instituting appropriate action to restrain, correct or abate a violation or to prevent illegal occupancy of a building, structure or premises or to stop an illegal act, conduct, business or utilization of the building, structure or premises; or to take any other legal action or remedy as provided by law.

SECTION 107 NOTICES AND CITATIONS

107.1 Notice or Citation to person responsible. Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, a Municipal Civil Infraction Notice or a Municipal Civil Infraction Citation may be given to the person responsible for the violation in the manner prescribed in *Chapter 100, Municipal Civil Infractions, of the City of Troy Code of Ordinances*.

107.2 Form and Method of Service. A Municipal Civil Infraction Notice or Municipal Civil Infraction Citation shall be in a form as prescribed in *Chapter 100, Municipal Civil Infractions, of the City of Troy Code of Ordinances* and shall be served in a method prescribed in Chapter 100.

107.3 Transfer of ownership. It shall be unlawful for the owner of any dwelling unit or structure who has received a notice of violation or an order from the court requiring compliance, to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another person until the code violations have been corrected or there is compliance with an applicable court order. In the alternative, an owner can furnish the grantee, transferee, mortgagee or lessee with a true copy of any notice of violation issued by the code official or his/ her designee or a copy of any order of the court requiring compliance. The owner shall then furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such notice of violation or order requiring compliance where such grantee, transferee, mortgagee or lessee fully accepts the responsibility, without condition, for making the corrections or repairs required by such notice of violation, or court order requiring compliance.

SECTION 108 DANGEROUS BUILDINGS, UNSAFE STRUCTURES, UNSAFE EQUIPMENT AND DEMOLITION

108.1 General. The procedures set forth in this Section are established to secure the health and safety of the occupants of dwellings and structures and the general public. The code official shall enforce the provisions of this Section, and shall have jurisdiction to establish the inspection and violation procedures to implement enforcement. This Section does not preclude enforcement by any other governmental agency with jurisdiction over dangerous buildings, unsafe structures or unsafe equipment. This Section may be enforced by joint agreement between the City of Troy and any other governmental agency, if practical.

Chapter 82 - Property Maintenance Code

108.1a Unlawful to maintain dangerous building, unsafe structure or unsafe equipment. It is unlawful for any owner to keep or maintain any building, structure or equipment or part thereof in a dangerous or unsafe manner, as set forth in Section 108.1.1 or 108.1.2.

108.1b Owners subject to ordinance. All owners shall be subject to the provisions of this ordinance and shall be parties to all proceedings, actions, or prosecutions for dangerous buildings, unsafe structures and/or unsafe equipment.

108.1.1 Dangerous or Unsafe Building or structure. A dangerous or unsafe building or structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure. It does not provide minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation that partial or complete collapse is possible. A dangerous building or unsafe structure is a building or structure which has one or more of the following defects or satisfies one or more of the following conditions:

- a. A door, aisle, passageway, stairway or other means of exit is not in compliance with the approved *Troy Fire Code*.
- b. A portion of the building or structure is damaged by fire, wind, flood, or other cause in such a manner that the structural strength or stability of the building is appreciably less than it was before such catastrophe and does not meet the minimum requirements of the City of Troy Ordinances.
- c. A portion of the building or structure has settled to such an extent that walls or other structural portions have materially less resistance to winds than is required for new construction under the City of Troy Ordinances.
- d. The building or structure or part of the building or structure is likely to partially or completely collapse, or become detached, or some portion of the foundation or underpinning of the building or structure is likely to fall or give way because of dilapidation, deterioration, decay, faulty construction, or the removal or movement of some portion of the ground necessary for support or for other reason.
- e. The building, structure, or part of the building or structure is manifestly unsafe for the purpose for which it is intended to be used
- f. The building or structure is vacant, dilapidated and open at any door or window leaving the interior of the building exposed to the elements or accessible to entrance by trespassers; or otherwise becomes an attractive nuisance to children who might play in the building or structure to their danger; or becomes a harbor for vagrants, criminals or immoral persons or enables persons to use the building or structure in the commission of a nuisance or an unlawful or immoral act.
- g. A residence or the adjoining grounds of a building or structure which is used or intended to be used for dwelling purposes is unsanitary or unfit for human habitation, due to dilapidation, decay, damage, or faulty construction or arrangement or otherwise

Chapter 82 - Property Maintenance Code

is in a condition that the code official determines is likely to cause sickness or disease or is likely to injure the health, continued safety or general welfare of people living in or near the residence.

h. An owner has been previously notified of existing code violation(s), according to the provisions of the Troy Code of Ordinances and after said notice has left the structure unattended or unoccupied, whether boarded up or in an open condition, for a period exceeding thirty (30) days.

i. A building or structure is unfit for human occupancy such that the building or structure is unsafe, unlawful or because of the degree to which the structure is in disrepair or lacks maintenance, it is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

j. A building or structure found in whole or in part to be occupied by more persons than permitted under this code, or a building or structure that was erected, altered or occupied contrary to law.

108.1.1.1 Notice of dangerous and unsafe building, structure or condition. When the whole or part of any building or structure is found to be a dangerous or unsafe building or structure, the code official shall issue a notice declaring that the building or structure is a dangerous or unsafe building or structure. The notice shall itemize the current code violation(s) and dangerous condition(s) and specify a time to complete all necessary repairs or demolish of the building or structure.

108.1.1.2 Service of Notice. The notice shall be served on the owner of record or the registered agent in the following manner:

1. Delivered personally; and
2. Sent by certified or first-class mail addressed to the owner's or resident agent's last known address.

If the owner cannot be found, the notice may alternatively be served by posting it prominently and securely on the property and publishing it once a week for three (3) consecutive weeks in a newspaper authorized to provide service by publication. Service of notice under this provision shall supersede *Chapter 100, Municipal Civil Infractions, of the City of Troy Code of Ordinances.*

108.1.1.3 Contents of Notice. The notice shall state that the owner or his/her authorized representative has the right to appeal the determination of the code official that the building or structure is dangerous or unsafe to the Troy City Council. The notice shall further state that any appeal under this Section shall be filed in writing to the code official within ten (10) days of service of the notice.

108.1.1.4 Waiver of Hearing. If a written appeal of the dangerous or unsafe building or structure determination is not received by the code official within ten (10) days of the date of

Chapter 82 - Property Maintenance Code

service of the notice, then a hearing will not be necessary. The matter shall be referred to the City Council for resolution.

108.1.1.5 Hearing. If the code official receives a written appeal of the dangerous or unsafe building or structure determination within the allocated ten (10) day period, then a hearing will be scheduled before the City Council as soon as administratively possible. At the hearing, the City Council shall take the testimony from the code official and/or his/her authorized representatives and employees; testimony from the owner of the property and any other interested party to determine whether the building or structure constitutes a dangerous or unsafe building or structure, as defined by this section.

108.1.1.6 City Council action. If the City Council determines that the building or structure is a dangerous or unsafe building or structure, and that the building or structure should be demolished or made habitable, Council shall order either demolition within twenty-one (21) days or require that all necessary repairs be completed within sixty (60) days after the hearing and/or resolution, unless the City Council determines that the conditions justify a longer time period to complete the necessary repairs.

108.1.1.7 Failure to demolish or repair. If the ordered demolition or repairs are not completed within the allocated time period, as set forth in the resolution, City Council can then authorize any and all necessary action to enforce their order. This includes, but is not limited to, causing the building or structure or any part of the building or structure to be razed and removed either through an available public agency or by contract or arrangement with private persons, and the cost of such razing and removal shall be charged against the real property upon which the building or structure is located and shall be a lien upon such real property. Such lien shall be enforced against the real property as a special assessment.

108.1.1.8 Recovery of City's cost. The owner or party in interest according to the last local tax assessment records, shall be notified of the cost of the necessary repairs or demolition by first class mail at the address shown on the local tax assessment records. If the owner or party in interest fails to pay the same within thirty (30) days after mailing by the Assessor of the notice of the amount due, the Assessor shall add the same to the next tax roll of the City of Troy, and the same shall be collected in the same manner and in all respects as provided by law for the collection of taxes by the City of Troy. The City Council shall also have the option of initiating a lawsuit to recover the City's full cost of necessary repairs or demolition. If the City receives a favorable judgment, then the City shall have all rights and remedies under law to collect the amount of the judgment from the property owner(s) and/or parties in interest.

108.1.1.9 Salvage materials. When any building or structure has been ordered demolished and removed, the City of Troy shall have the right, but not the obligation, to sell the salvage and valuable materials at the highest price obtainable either through the City or through a contractor hired by the City. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted to the property owner with a report of such sale or transaction, including the items of expense and the amounts deducted. If there is no surplus, the report shall so state.

108.1.1.10 Appeal to Circuit Court. An owner aggrieved by any dangerous building final decision or order of the City Council may appeal the decision or order to the Circuit Court

Chapter 82 - Property Maintenance Code

within twenty (20) days from the date of the decision.

108.1.2 Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

108.2 Closing of vacant buildings and structures. If a building or structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real property upon which the structure is located and shall be a lien upon such real property and may be collected by any other legal resource.

108.3 Posting Notice. Whenever the code official has declared a building, structure or equipment dangerous or unsafe under the provisions of this section, notice shall be posted in a conspicuous place in or about the building or structure affected by such notice or placed on the unsafe equipment.

108.4 Placarding. The code official shall post on the premises or on defective equipment a placard bearing the words "Dangerous Building" or "Unsafe Building" or "Dangerous Structure" or "Unsafe Structure" or "Dangerous Equipment" or "Unsafe Equipment" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

108.4.1 Placard removal. The code official shall remove the placard whenever the defect or defects upon which the determination of dangerous or unsafe building, structure or equipment and placarding action were based have been eliminated. Any person who defaces or removes a placard without the approval of the code official shall be subject to the penalties provided by this code.

108.5 Prohibited occupancy. Any occupied building or structure determined to be dangerous or unsafe and placarded by the code official shall be vacated as ordered by the code official. Any person who shall occupy a placarded premise or shall operate placarded equipment, and any owner or any person responsible for the premises who shall let anyone occupy a placarded premise or operate placarded equipment shall be liable for the penalties provided by this code.

SECTION 109 EMERGENCY MEASURES

109.1 Imminent danger. When, in the opinion of the code official or fire official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the

BUILDING OFFICIAL SEARCH WARRANT REPORT

Approved, SCAO

SEARCH WARRANT

Police Agency _____
Report Number: _____

TO THE SHERIFF OR ANY PEACE OFFICER:

Salim Huerta _____, has sworn to the affidavit regarding the following:

1. The person, place, or thing to be searched is described as and is located at:

The exterior of the premises known as 18 Belhaven, Troy, Michigan 48085.

Chapter 82, Section 104.4 of the Troy Code Ordinances allow the City of Troy to obtain an administrative search warrant to enforce the provisions of Chapter 82 when consensual entry to the property has been denied and/or the property has been deemed vacant/unoccupied.

2. The PROPERTY/PERSON to be searched for and seized, if found, is specifically described as:

Violations of the City of Troy Property Maintenance Code and/or other violations of the building codes of the State of Michigan existing on the premises known as 18 Belhaven which may effect the health, safety and welfare of the occupants of the subject property and/or surrounding neighbors or their property.

I will first knock on the door and present the warrant at the scheduled time. If the owner is there, I will provide a copy of the warrant and seek voluntary entry onto the property. The purpose is to examine the premises for code violations under the City of Troy Property Maintenance Code, including but not limited to: all of the interior and exterior areas, and will include taking photos.

IN THE NAME OF THE PEOPLE OF THE STATE OF MICHIGAN: I have found that probable cause exists and you are commanded to make the search and seize the described property/person. Leave a copy of this warrant and a tabulation (a written inventory) of all property taken with the person from whom the property was taken or at the premises. You are further commanded to promptly return this warrant and tabulation to the court.

Issued: 11-16-22
Date

[Signature]
Judge/Magistrate Bar no. _____

RETURN AND TABULATION

Search was made NOV/30/2022 and the following property/person was seized:
Date

THE PROPERTY AT 18 BELHAVEN IN TROY WAS ENTERED BY THE AUTHORITY AS GIVEN BY THIS WARRANT ON NOV/30/2022 AT 1:30 PM. ISAC LOCKSMITH COMPANY HAD TO OPEN THE DOOR BY THE REPLACEMENT OF HARDWARE AND A NEW KEY WAS PRODUCED. THE BUILDING OFFICIAL SALIM O. HUERTA WALKED THE INTERIOR AND OBTAINED MULTIPLE IMAGES OF ALL INTERIOR SPACES. THE WATER DPT. HAD TWO STAFF MEMBERS AT THE LOCATION AND REMOVED THE WATER METER. A COPY OF THIS DOCUMENT WAS DEPOSITED ON TOP OF THE KITCHEN COUNTER TOP.

Continued on other side.

Multiple code violations were discovered.

SALIM OMAR HUERTA
Officer

Copy of warrant and tabulation served on: JANICE JEAN NEWMAN / COPY IN KITCHEN
Name

Tabulation filed: _____
Date

The property at 18 Belhaven in Troy was entered by the authority as given by this warrant on November 30th 2022 at 1:30 PM. The City of Troy used Isaac Locksmith from Troy to open the door for the Building Official. The Building Official Salim O Huerta walked the interior and obtained multiple images of all spaces. Multiple Code Violations were discovered. The water department had two staff members at the location during this time and removed the water meter a copy of this document was deposited on top of the kitchen countertop.

The Building Official Salim O Huerta entered the property at 18 Belhaven in Troy by the authority given by search warrant issued on November 16th 2022 and executed on November 30th 2022 at 1:30 PM. The City of Troy hired Isaac Locksmith from Troy to open the door for the Building Official. The Building Official walked the interior and obtained images of all spaces and multiple Code Violations were discovered. Based on the potential health hazards found inside the property the Building Official Salim O Huerta declared the property as inhabitable and posted a DO NOT OCCUPY NOTICE. A copy of the search warrant was deposited on the kitchen countertop. The water department had two staff members at the location during this time and removed the water meter.

The following report is serves as support for the decision made by the City of Troy Building Official.



Family room Image #1

The roof over the family room has collapsed ceilings due to failure by the chimney flashing and roof shingles. Therefore, allowing rain water to damage insulation, drywall, potentially wood structural members. The wood structural members could be unstable based on the possible failure of the metal members that hold it together, including nails, hangers, plates and similar parts of the structure. The space holds a strong humidity smell that is unbearable to any human habitation and potentially deadly on long term habitation.



Fireplace Image #2



Fireplace Image #3



Fireplace Image #4

Multiple surfaces of the walls and ceilings show black stains indicating a strong presence of mold. The presence of mold could be hazardous or even deadly to humans, depending on the type of mold or fungi that is present among the 100,000 different types.



Fireplace Image #5



Livingroom Image #6



Livingroom Image #7



Livingroom Image #8



Livingroom Image #9

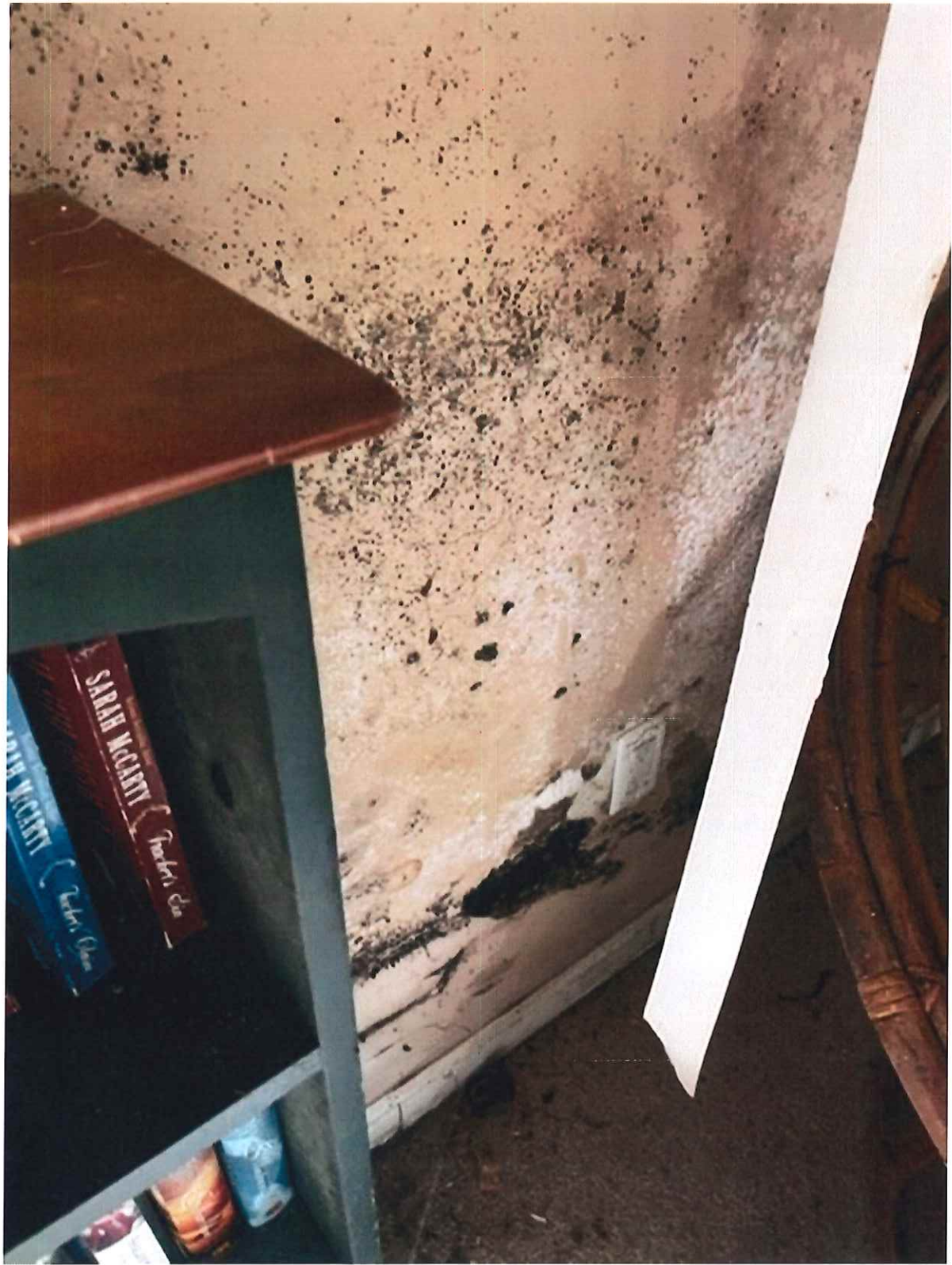


































Approved, SCAO

Original warrant - Return to Issuing court
1st copy - Prosecutor
2nd copy - Serve
3rd copy - Issuing Judge

SEARCH WARRANT

TO THE SHERIFF OR ANY PEACE OFFICER:

Police Agency _____
Report Number: _____

Salim Huerta, has sworn to the affidavit regarding the following:

1. The person, place, or thing to be searched is described as and is located at:

The exterior of the premises known as 18 Belhaven, Troy, Michigan 48085.

Chapter 82, Section 104.4 of the Troy Code Ordinances allow the City of Troy to obtain an administrative search warrant to enforce the provisions of Chapter 82 when consensual entry to the property has been denied and/or the property has been deemed vacant/unoccupied.

2. The PROPERTY/PERSON to be searched for and seized, if found, is specifically described as:

Violations of the City of Troy Property Maintenance Code and/or other violations of the building codes of the State of Michigan existing on the premises known as 18 Belhaven which may effect the health, safety and welfare of the occupants of the subject property and/or surrounding neighbors or their property.
I will first knock on the door and present the warrant at the scheduled time. If the owner is there, I will provide a copy of the warrant and seek voluntary entry onto the property. The purpose is to examine the premises for code violations under the City of Troy Property Maintenance Code, including but not limited to: all of the interior and exterior areas, and will include taking photos.

IN THE NAME OF THE PEOPLE OF THE STATE OF MICHIGAN: I have found that probable cause exists and you are commanded to make the search and seize the described property/person. Leave a copy of this warrant and a tabulation (a written inventory) of all property taken with the person from whom the property was taken or at the premises. You are further commanded to promptly return this warrant and tabulation to the court.

Issued: 11-16-22
Date

[Signature]
Judge/Magistrate Bar no.

RETURN AND TABULATION

Search was made NOV/30/2022 and the following property/person was seized:
Date

THE PROPERTY AT 18 BELHAVEN IN TROY WAS ENTERED BY THE AUTHORITY AS GIVEN BY THIS WARRANT ON NOVEMBER 30th 2022 AT 1:30 PM. THE CITY OF TROY USED ISAAC LOCKSMITH TO OPEN THE DOOR FOR THE BUILDING OFFICIAL AND THE WATER DEPARTMENT. THE BUILDING OFFICIAL SALIM O. HUERTA WALKED THE INTERIOR AND OBTAINED MULTIPLE IMAGES OF ALL SPACES AND MULTIPLE CODE VIOLATIONS WERE DISCOVERED. THE WATER DPT. REMOVED THE WATER METER. A COPY OF THIS WARRANT WAS DEPOSITED ON TOP OF THE KITCHEN COUNTER TOP, SINCE HOUSE WAS VACANT AT ALL TIMES.

[Signature] SALIM O. HUERTA
Officer

Copy of warrant and tabulation served on: JANICE JEAN NEWMAN
Name

Tabulation filed: _____
Date

EN 20 22 - 01487

Approved, SCAO

SEARCH WARRANT

Police Agency _____
Report Number: _____

TO THE SHERIFF OR ANY PEACE OFFICER:

Salim Huerta _____, has sworn to the affidavit regarding the following:

1. The person, place, or thing to be searched is described as and is located at:

The exterior of the premises known as 18 Belhaven, Troy, Michigan 48085.

Chapter 82, Section 104.4 of the Troy Code Ordinances allow the City of Troy to obtain an administrative search warrant to enforce the provisions of Chapter 82 when consensual entry to the property has been denied and/or the property has been deemed vacant/unoccupied.

2. The PROPERTY/PERSON to be searched for and seized, if found, is specifically described as:

Violations of the City of Troy Property Maintenance Code and/or other violations of the building codes of the State of Michigan existing on the premises known as 18 Belhaven which may effect the health, safety and welfare of the occupants of the subject property and/or surrounding neighbors or their property.

I will first knock on the door and present the warrant at the scheduled time. If the owner is there, I will provide a copy of the warrant and seek voluntary entry onto the property. The purpose is to examine the premises for code violations under the City of Troy Property Maintenance Code, including but not limited to: all of the interior and exterior areas, and will include taking photos.

IN THE NAME OF THE PEOPLE OF THE STATE OF MICHIGAN: I have found that probable cause exists and you are commanded to make the search and seize the described property/person. Leave a copy of this warrant and a tabulation (a written inventory) of all property taken with the person from whom the property was taken or at the premises. You are further commanded to promptly return this warrant and tabulation to the court.

Issued: 11-16-22
Date

[Signature]
Judge/Magistrate Bar no.

RETURN AND TABULATION

Search was made _____ and the following property/person was seized:
Date

25 photos

Continued on other side.
[Signature]
Officer

Copy of warrant and tabulation served on: Resident - Copy left on Kitchen table
Name

Tabulation filed: 11/22/22
Date

AFFIDAVIT FOR SEARCH WARRANT

Please type or press hard.

See the other side for instructions.

Police Agency
Report Number: _____

Salim Huerta _____, affiant(s), state that:

1. The person, place, or thing to be searched is described as and is located at:

The exterior of the premises known as 18 Belhaven, Troy, Michigan 48085.

Chapter 82, Section 104.4 of the Troy Code Ordinances allow the City of Troy to obtain an administrative search warrant to enforce the provisions of Chapter 82 when consensual entry to the property has been denied and/or the property has been deemed vacant/unoccupied.

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I will first knock on the door and present the warrant at the scheduled time. If the owner is there, I will provide a copy of the warrant and seek voluntary entry onto the property. The purpose is to examine the premises for code violations under the City of Troy Property Maintenance Code, including but not limited to: all of the interior and exterior areas, and will include taking photos.

3. The FACTS establishing probable cause or the grounds for search are:

(SEE ATTACHMENT)

This affidavit consists of _____ pages.

Reviewed on	11/16/2022
Date	
by	[Signature]
Prosecuting official	

Affiant	[Signature]
	SALIM O. HUERTA
Subscribed and sworn to before me	11-16-22
Date	
	52/4 Court
Judge/Magistrate	[Signature]
	Bar no.

**ATTACHMENT TO ADMINISTRATIVE SEARCH WARRANT
18 BELHAVEN, TROY, MI 48085**

- a) I am the Building Official for the City of Troy, and my job duties include enforcement of the City of Troy Ordinances.
- b) The City of Troy Assessing records indicate that the home is owned by Janice Jean Newman. The last activity at the Oakland County Register of Deeds is from 2006, when the property was acquired by Ms. Newman.
- c) Chapter 82, Section 104.4 of the Troy Code of Ordinances permits inspection when there is reasonable cause to believe that there exists in a structure or upon a premise a condition which is contrary to or in violation of that Code which makes the structure or premises unsafe, dangerous or hazardous.
- d) Upon information and belief, the home has been vacant for several years. There are no curtains or other window coverings or other evidence of occupancy from an exterior view.
- e) Troy's Housing and Zoning Inspectors have received numerous complaints throughout the past several years for this property. According to the neighbors, the property has been vacant for several years, and in disrepair. This observation was evident from my view of the exterior of the home.
- f) In an effort to obtain compliance with the City's Housing and Zoning ordinance, several notifications were sent to the property owner. Since there was no response, the City Housing and Zoning Inspectors issued compliance tickets, many of which were defaulted by the Court for non-appearance. According to City records, there have been at least 53 property maintenance violations at the home.
- g) As allowed by Court Order, the City's contractors addressed the defective gutters (where weeds were growing), replaced a gutter/downspout dangling from the home, and fixed a damaged soffit. The City's contractor is also expected to replace a broken windowpane at the house. The City's costs for these repairs will be added to the tax bill for the property.
- h) Although Troy's Building Official has not been in the home, he has viewed the interior from the sidewalk area. From this view, he was able to observe that there is insulation in the interior of the home that appears wet and black. Based on his knowledge, he assumes that there is mold on this insulation. The presence of black mold in the structure is a hazard impacting the health, safety and welfare of potential occupants and/or neighboring property owners. Based on the Building Official's knowledge, the disrepair of the structure has likely resulted in water damage to the home, which may impact the structural integrity.
- i) Neighbors have also complained about animals getting into the home through broken windows and holes in the structure. Based on the Building Official's experience, the presence of animals in the home could result in issues with the electrical wiring inside the home. The Building Official is concerned about possible fire risks should it be confirmed that animals had access to and chewed on electrical wires, etc.
- j) Based on the foregoing, I am unable to conduct my inspection of the premises permitted under the Michigan state law to examine the premises for code violations to insure the health, safety and welfare of the premises without the issuance of an administrative search warrant.

Approved, SCAO

SEARCH WARRANT

TO THE SHERIFF OR ANY PEACE OFFICER:

Police Agency _____
Report Number: _____

Salim Huerta _____, has sworn to the affidavit regarding the following:

1. The person, place, or thing to be searched is described as and is located at:

The exterior of the premises known as 18 Belhaven, Troy, Michigan 48085.

Chapter 82, Section 104.4 of the Troy Code Ordinances allow the City of Troy to obtain an administrative search warrant to enforce the provisions of Chapter 82 when consensual entry to the property has been denied and/or the property has been deemed vacant/unoccupied.

2. The PROPERTY/PERSON to be searched for and seized, if found, is specifically described as:

Violations of the City of Troy Property Maintenance Code and/or other violations of the building codes of the State of Michigan existing on the premises known as 18 Belhaven which may effect the health, safety and welfare of the occupants of the subject property and/or surrounding neighbors or their property.

I will first knock on the door and present the warrant at the scheduled time. If the owner is there, I will provide a copy of the warrant and seek voluntary entry onto the property. The purpose is to examine the premises for code violations under the City of Troy Property Maintenance Code, including but not limited to: all of the interior and exterior areas, and will include taking photos.

IN THE NAME OF THE PEOPLE OF THE STATE OF MICHIGAN: I have found that probable cause exists and you are commanded to make the search and seize the described property/person. Leave a copy of this warrant and a tabulation (a written inventory) of all property taken with the person from whom the property was taken or at the premises. You are further commanded to promptly return this warrant and tabulation to the court.

Issued: 11-16-22
Date

[Signature]
Judge/Magistrate Bar no.

RETURN AND TABULATION

Search was made _____ and the following property/person was seized:
Date

Continued on other side.

Officer

Copy of warrant and tabulation served on: _____
Name

Tabulation filed: _____
Date

Approved, SCAO

Original warrant - Return to issuing court
1st copy - Prosecutor
2nd copy - Serve
3rd copy - Issuing judge

SEARCH WARRANT

TO THE SHERIFF OR ANY PEACE OFFICER:

Police Agency _____
Report Number: _____

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[Signature]
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Search was made _____ and the following property/person was seized:
Date

Continued on other side.

Officer

Copied of warrant and tabulation served on: _____
Name

Tabulation filed: _____
Date

ASSOCIATION COMPLAINTS

From: [Planning](#)
To: [Paul M Evans](#)
Subject: FW: What is the city code for building/structure in disrepair?
Date: Wednesday, April 3, 2024 8:19:15 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)



Jackie Ferencz
Office Manager |
City of Troy Planning Dept
O: 248.524.3364



From: Karol Szymula <karolwithak511@gmail.com>
Sent: Wednesday, April 3, 2024 8:16 AM
To: Planning <planning@troymi.gov>
Subject: What is the city code for building/structure in disrepair?

You don't often get email from karolwithak511@gmail.com. [Learn why this is important](#)

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Evans,

It is now 2024, and 18 Belhaven is a danger to our neighborhood.
The house is full of black mildew or mold.
The former family room has inside condensation, black mildew or mold growing on discarded books, walls, etc.
Now there is a green slime growing across the floor.
The ceilings are caving in especially around the fireplace.
There is evidence of animal activity in the home.
With the resources of the city including police, attorneys, and all the other agencies, I can't figure out how you can't find Janice Newman, the owner.
She works in finance for Stelantis. Last time someone checked, she was living in the Somerset apartments in Troy.
Do we need to have our neighborhood show up at a city council meeting to get action?
Do we need to call Hall of Shame?
What if this house was next door to you?

We need some help to fix this issue.

Please advise,
Karol Szymula
President, Belzair Property Owners Association



From: [Karol Szymula](#)
To: [Paul M Evans](#); savidentb@troymi.gov; [Shirley Evoe](#); [MARYANN TRACEY](#); [Louise Reza](#)
Subject: Getting on the City Council Agenda about 18 Belhaven
Date: Saturday, April 20, 2024 5:22:16 PM

You don't often get email from karolwithak511@gmail.com. [Learn why this is important](#)

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Our long standing concern which we want our voices heard at a city council meeting is the refusal to take care of the disaster and hazards of 18 Belhaven.

We need some action from the city of Troy and are requesting to be placed on the agenda for city council ASAP. We do not want 3 minutes at the end of a meeting and have been told the only way to get on the agenda is the department of code enforcement, Paul Evans, who has been corresponding with us the last 8 years, or his boss, Brent Savidant, Community Development director.

Since fall of 2016, citizens of Troy and Belzair subdivision have complained about code enforcement issues at this property.

The city of Troy has been cutting the lawn, trimmed bushes, and other maintenance on this property, while the owner has abandoned this property.

In June of 2022, Karol Szymula, President of Belzair Property Owners Association, and Vice President, Shirley Evoe, hand delivered all correspondence between homeowners and the city of Troy code enforcement, since 2016. Assistant City manager Bob Bruner responded on June 13, 2022, with a plan to meet with city staff about this matter. On June 15th, 2022, Bob sent an email detailing a meeting with Paul Evans and Brent Savidant on that day. "Coincidentally" 18 Belhaven was one of the three recent code enforcement cases they discussed. Inspector Dave Koss was asked to inspect all three properties that week to address the immediate concerns.

We were promised the city would do a better job in the future and keep us posted.

A month later, July 21st, 2022, Shirley Evoe emailed again with ZERO news from Bob Bruner, city counsel, Paul Evans and Brent Savidant.

Shirley Evoe went to city hall in March of 2024. We have been told the house is deemed UNINHABITABLE, and a bench warrant has been issued for Janice Jean Newman for failure to appear in court. We have been told over and over, you cannot find Janice Newman.

I have written emails to Paul Evans, who confirmed this information, and I asked why a city with a police department, detectives, city attorneys and access to more information that we can acquire, cannot find Ms. Newman.

I may have found her, in Somerset Apartments, in our city of Troy, at 1866 Dorchester Dr. N, apartment #104. #104 does not have a person on the mailbox, and cannot receive mail

there.

I am sure you can verify this with the management of Somerset Apartments. Her LinkedIn still has her working at Stellantis, in Auburn Hills, as a capital investment advisor for Chrysler division. The owner, Janice Jean Newman, still has a mortgage with Wells Fargo. I think with an inquiry, with a notification of "Uninhabitable home" to Wells Fargo, the city could get her PO Box and verify her current address for the bench warrant.

I have been the president of the Belzair Property Owners Association for over 25 years. I am not paid to do my job. I care deeply about my community, our private park, our community events, our dedication and willingness to help one another. We have tried to keep our annual dues to a minimum to cover insurance, maintain and upgrade our park and pond, and hosting community events, by doing a lot of the work ourselves and the generosity of neighbors buying the services and items we need.

18 Belhaven, 234 Belhaven, the proposed car wash at Kim's restaurant property, and the bike route to nowhere, are issues created by the city, by ignoring the code enforcement violations, the home business criteria, and the zoning restrictions. These ordinances are all in place to make the city of Troy a great place to live, if and only if the city enforces them. I do my job as president of the subdivision without funds, so I don't want to hear how you can't enforce your own rules due to limited resources. City council decides where my tax dollars go, maybe with all the developments, new housing and businesses, departments such as code enforcement, building department, zoning, police and fire can get more funds. This would improve the property owners, tax payers, and voters of Troy.

Thanking you in advance,

Karol Szymula
President
Belzair Property Owners Association

DANGEROUS AND UNSAFE ORDER



500 West Big Beaver
Troy, MI 48084
troymi.gov

Planning Department
248 524-3364

04/25/2024

NEWMAN, JANICE JEAN
18 BELHAVEN
TROY, MI 48085

Subject: 18 BELHAVEN (Parcel# 88-20-15-102-001)

Dear NEWMAN, JANICE JEAN

Inspections performed, as recently as April 22, 2024, indicate the following conditions that violate City Code Chapter 82 Property Maintenance (hereafter referred to as "Code"):

1. Missing window
2. Significant failure of interior surfaces including ceilings, walls, and chimney
3. Evidence of animals entering the structure
4. An open exterior door
5. Improperly surface coated exterior walls and other surfaces

The Building Official has determined that these conditions deem the building manifestly unsafe for the purpose for which it is intended to be used. Section 108.1.1 of the Code states that a dangerous building is one which is manifestly unsafe for the purpose for which it is intended to be used. Section 108.1a of the Code states that it is unlawful for any owner to keep or maintain any building in a dangerous or unsafe manner, as set forth in Section 108.1.1 of the Code.

By **May 25, 2024**, a Demolition Permit must be obtained from the City. Demolition, including all debris removal, must be completed within 30 days of the Permit Date.

If compliance is not achieved, the City or its agents will, subject to City Council approval, enter the property to demolish the building, and charge the property all related costs. Unpaid costs will become a lien upon the property and enforced as a special assessment. You have the right to appeal this determination to Troy City Council. An appeal shall be filed in writing to the Building Official within ten (10) days of service of the notice.

Please contact me if you have any questions.

A handwritten signature in blue ink, appearing to read "Salim O. Huerta", is written over the typed name.

Sincerely,
Salim O. Huerta
Building Official
(248) 524 3354
Salim.Huerta@troymi.gov

**PROOF OF SERVICE INCLUDING
POSTING, CERTIFIED MAIL RETURN
RECEIPT, & AFFADAVIT OF PUBLICATION**

18

NOTICE
DO NOT OCCUPY

NOT APPROVED

18 Belhaven Postage

04/26/2024 12:00

18

**NOTICE
DO NOT OCCUPY**

RECEIVED
RECEIVED
RECEIVED
RECEIVED

Janice Jean
Newman

96 6649 0900 0225 0120 6856

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL

Certified Mail Fee

\$ _____

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

\$ _____

Total Postage and Fees

\$ _____

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

AFFIDAVIT OF PUBLICATION AND POSTING

State of Michigan

County of Oakland

City of Troy

RE: Notice of Dangerous Building

I hereby certify that the attached notice was emailed to The Troy Times newspapers on: April 26, 2024

For publication on: May 9th, May 16th, and May 23, 2024

I hereby certify that the attached notice was posted to the bulletin board and the City of Troy website on: April 29, 2024

Cheryl A. Stewart, CMC
Deputy City Clerk

POSTED: April 29, 2024

PUBLISHED: May 9th, 16th, and 23rd, 2024



500 West Big Beaver
Troy, MI 48084
troymi.gov

Planning Department
248 524-3364

04/25/2024

NEWMAN, JANICE JEAN
18 BELHAVEN
TROY, MI 48085

Subject: 18 BELHAVEN (Parcel# 88-20-15-102-001)

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If compliance is not achieved, the City or its agents will, subject to City Council approval, enter the property to demolish the building, and charge the property all related costs. Unpaid costs will become a lien upon the property and enforced as a special assessment. You have the right to appeal this determination to Troy City Council. An appeal shall be filed in writing to the Building Official within ten (10) days of service of the notice.

Please contact me if you have any questions.

A handwritten signature in blue ink, appearing to read "Salim O. Huerta", is written over the typed name.

Sincerely,
Salim O. Huerta
Building Official
(248) 524 3354
Salim.Huerta@troymi.gov

Posted: April 29, 2024

Published: May 9th, 16th, and 23rd, 2024



500 West Big Beaver
Troy, MI 48084
troymi.gov

Planning Department
248 524-3364

04/25/2024

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TROY, MI 48085

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Salim O. Huerta
Building Official
(248) 524 3354
Salim.Huerta@troymi.gov

Published: 05/23/2024 Troy Times

0039-2421



500 West Big Beaver
Troy, MI 48084
troymi.gov

Planning Department
248 524-3364

04/25/2024

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18 BELHAVEN
TROY, MI 48085

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Please contact me if you have any questions.


Sincerely,
Salim O. Huerta
Building Official
(248) 524 3354
Salim.Huerta@troymi.gov

Published: 05/16/2024 Troy Times

0007-2420



500 West Big Beaver
Troy, MI 48084
troymi.gov

Planning Department
248 524-3364

04/25/2024

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TROY, MI 48085

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Sincerely,
Salim O. Huerta
Building Official
(248) 524 3354
Salim.Huerta@troymi.gov

Published: 05/09/2024 Troy Times

0176-2419

From: [Cheryl A Stewart](#)
To: [Suzanne Badalamenti](#); [legals](#)
Cc: [Paul M Evans](#); [Clerks Shared](#)
Subject: FW: PUBLISH: May 9th, 15th, and 23rd, 2024 20240509 Dangerous Building Notice - 18 Belhaven
Date: Friday, April 26, 2024 3:07:00 PM
Attachments: [20240509 Dangerous Building Notice - 18 Belhaven.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Importance: High

Correction: May 9th, **16th**, and 23rd, 2024

Cheryl A. Stewart
Deputy City Clerk | City Clerk's Office | City of Troy

O: 248.524.3322

F: 248.524.1770



From: Cheryl A Stewart
Sent: Friday, April 26, 2024 3:05 PM
To: Suzanne Badalamenti <sbad@candgnews.com>; legals@candgnews.com
Cc: Paul M Evans <P.Evans@troymi.gov>; Clerks Shared <Clerk@troymi.gov>
Subject: PUBLISH: May 9th, 15th, and 23rd, 2024 20240509 Dangerous Building Notice - 18 Belhaven

Hi Sue,

Would you please publish the attached Dangerous Building Notice in the **May 9th, May 15th, and May 23rd, 2024** editions of the Troy Times? Is it okay that the notice is sent in PDF format?

Also, would you please reply to this email to confirm receipt of the information?

Thanks! Have a super weekend!



Cheryl A. Stewart
Deputy City Clerk | City Clerk's Office | City of Troy

O: 248.524.3322

F: 248.524.1770



From: [Paul M Evans](#)
To: [Cheryl A Stewart](#)
Subject: 18 Belhaven
Date: Thursday, April 25, 2024 11:53:54 AM
Attachments: [18 Belhaven Dangerous Building Notice 4-25-2024.pdf](#)
[image001.png](#)

Cheryl, Code requires the attached be published 3 consecutive weeks. I believe Troy Times publishes every 2 weeks. Hence, please publish 3 times. Let me know if you have any questions. Thanks.



Paul Evans
Zoning & Compliance Specialist
City of Troy
O: 248.524.3364

EMAIL NOTIFICATION OF ORDER TO BELZAIR PROPERTY OWNERS ASSOCIATION

From: Paul M Evans
Sent: Tuesday, June 11, 2024 11:03 AM
To: Karol Szymula <karolwithak511@gmail.com>
Subject: RE: Getting on the City Council Agenda about 18 Belhaven

Karol, it is attached. You should be receiving one in the mail as well.

This property has been a disservice to the City for some time. I definitely would like to see this in front of Council sooner than later. Because the City has very limited experience with demolishing a privately owned residence, we are proceeding cautiously.



Paul Evans
Zoning & Compliance Specialist
City of Troy
O: 248.524.3364

From: Karol Szymula <karolwithak511@gmail.com>
Sent: Tuesday, June 11, 2024 10:57 AM
To: Paul M Evans <P.Evans@troymi.gov>; Building Inspection - Web Address <BuildingInspection@troymi.gov>; Shirley Evoe <evoe180@icloud.com>; Louise Reza <rezalouise2@gmail.com>; MARYANN TRACEY <matracey100@gmail.com>
Subject: Re: Getting on the City Council Agenda about 18 Belhaven

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Paul,

We got a copy of our lien not the dangerous building notice, so please send it. 8 years 18 Belhaven has been abandoned, now the notice goes out, and everyone in Troy is aware of it. We already called the police for overflow party parking we weren't aware of. For at least the last 5 years, Janice Newman has not revealed her address and whereabouts. The neighborhood is very anxious to see this hit the city council agenda ASAP in July. Please make sure this happens, before we have more unwanted activity at the house.

Thank you,
Karol Szymula



500 West Big Beaver
Troy, MI 48084
troymi.gov

Planning Department
248 524-3364

04/25/2024

NEWMAN, JANICE JEAN
18 BELHAVEN
TROY, MI 48085

Subject: 18 BELHAVEN (Parcel# 88-20-15-102-001)

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Please contact me if you have any questions.

A handwritten signature in blue ink, appearing to read "Salim O. Huerta", is written over the typed name.

Sincerely,
Salim O. Huerta
Building Official
(248) 524 3354
Salim.Huerta@troymi.gov

**PARTY OF INTEREST MAILINGS WELLS FARGO N.A. & WELLS
FARGO BANK, & RELATED PROOF OF SERVICE**



500 West Big Beaver
Troy, MI 48084
troymi.gov

Building Inspection
248.524.3344
Fax: 248-689-3120

07/24/2024

WELLS FARGO BANK N.A.
2701 WELLS FARGO WAY
MINNEAPOLIS, MN
55427

Please be informed that the City of Troy Building Official performed a site inspection for 18 BELHAVEN and we found that there are multiple building code violations and under the powers given by the State of Michigan. The property is now considered a Dangerous Building under Chapter 82 of the City of Troy property maintenance code. I have included the letter that was posted at 18 BELHAVEN directed to the home owner of record Newman Janice Jean. We understand that you may or may not have an interest on the property and the City of Troy is sending you this notice as curtesy. If you have further questions or concerns, you can contact me and I will be glad to help.

Thank you

A handwritten signature in black ink, appearing to read "Salim Huerta", written over the word "Sincerely".

Sincerely

Salim Huerta
Building Official | City of Troy
O: 248.524.3354
C: 734.363.0823



500 West Big Beaver
Troy, MI 48084
troymi.gov

Building Inspection
248.524.3344
Fax: 248-689-3120

07/24/2024

WELLS FARGO BANK, N.A.
1000 BLUE GENTIAN ROAD
EAGAN, MN 55121-1663

Please be informed that the City of Troy Building Official performed a site inspection for 18 BELHAVEN and we found that there are multiple building code violations and under the powers given by the State of Michigan. The property is now considered a Dangerous Building under Chapter 82 of the City of Troy property maintenance code. I have included the letter that was posted at 18 BELHAVEN directed to the home owner of record Newman Janice Jean. We understand that you may or may not have an interest on the property and the City of Troy is sending you this notice as courtesy. If you have further questions or concerns, you can contact me and I will be glad to help.

Thank you


Sincerely

Salim Huerta
Building Official | City of Troy
O: 248.524.3354
C: 734.363.0823



500 West Big Beaver
Troy, MI 48084
troymi.gov

Building Inspection
248.524.3344
Fax: 248-689-3120

07/24/2024

WELLS FARGO BANK
P.O. Box 5137
DES MOINES, IA
50306-5137

Please be informed that the City of Troy Building Official performed a site inspection for 18 BELHAVEN and we found that there are multiple building code violations and under the powers given by the State of Michigan. The property is now considered a Dangerous Building under Chapter 82 of the City of Troy property maintenance code. I have included the letter that was posted at 18 BELHAVEN directed to the home owner of record Newman Janice Jean. We understand that you may or may not have an interest on the property and the City of Troy is sending you this notice as curtesy. If you have further questions or concerns, you can contact me and I will be glad to help.

Thank you

A handwritten signature in black ink, appearing to be "S. Huerta", written over the word "Sincerely".

Sincerely

Salim Huerta
Building Official | City of Troy
O: 248.524.3354
C: 734.363.0823



500 West Big Beaver
Troy, MI 48084
troymi.gov

Planning Department
248 524-3364

07/24/2024

NEWMAN, JANICE
JEAN 18 BELHAVEN
TROY, MI 48085

Subject: 18 BELHAVEN (Parcel# 88-20-15-102-001)

Dear NEWMAN, JANICE JEAN

Inspections performed, as recently as April 22, 2024, indicate the following conditions that violate City Code Chapter 82 Property Maintenance (hereafter referred to as "Code"):

1. Missing window
2. Significant failure of interior surfaces including ceilings, walls, and chimney
3. Evidence of animals entering the structure
4. An open exterior door
5. Improperly surface coated exterior walls and other surfaces

The Building Official has determined that these conditions deem the building manifestly unsafe for the purpose for which it is intended to be used. Section 108.1.1 of the Code states that a dangerous building is one which is manifestly unsafe for the purpose for which it is intended to be used. Section 108.1a of the Code states that it is unlawful for any owner to keep or maintain any building in a dangerous or unsafe manner, as set forth in Section 108.1.1 of the Code.

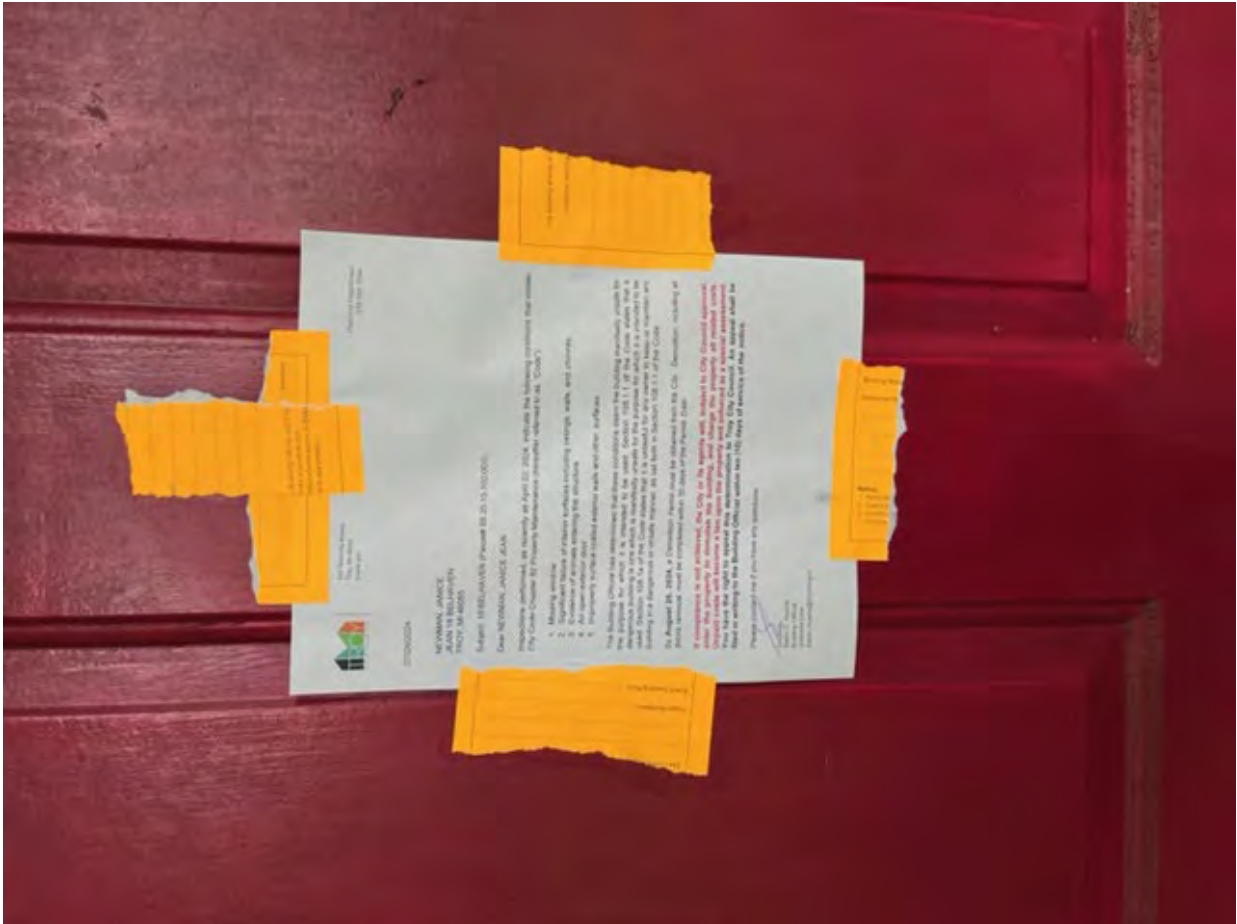
By **August 26, 2024**, a Demolition Permit must be obtained from the City. Demolition, including all debris removal, must be completed within 30 days of the Permit Date.

If compliance is not achieved, the City or its agents will, subject to City Council approval, enter the property to demolish the building, and charge the property all related costs. Unpaid costs will become a lien upon the property and enforced as a special assessment. You have the right to appeal this determination to Troy City Council. An appeal shall be filed in writing to the Building Official within ten (10) days of service of the notice.

Please contact me if you have any questions.


Sincerely,
Salim O. Huerta
Building Official
(248)5243354
Salim.Huerta@troymi.gov

From: [Salim Huerta](#)
To: [Salim Huerta](#)
Subject: Pictures new posting 7 24 2024
Date: Wednesday, July 24, 2024 3:22:49 PM





Sent from my iPhone

WELLS FARGO RESPONSES

From: [Paul M Evans](#)
To: [Riley, Daniel](#); [Salim Huerta](#)
Subject: RE: 18 Belhaven dr, TROY, MI 48085
Date: Tuesday, October 29, 2024 9:49:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Danie, thanks for the message. Mr. Huerta is out and will return November 4. After then, City Staff will meet to establish procedure and date for the Demolition Hearing before City Council. It may take us weeks before establishing a Hearing date. Wells Fargo will be notified of the Hearing date and location.



Paul Evans
Zoning & Compliance Specialist
City of Troy
O: 248.524.3364

From: Riley, Daniel <Daniel.Riley2@wellsfargo.com>
Sent: Tuesday, October 29, 2024 9:32 AM
To: Salim Huerta <Salim.Huerta@troymi.gov>
Cc: Paul M Evans <P.Evans@troymi.gov>
Subject: RE: 18 Belhaven dr, TROY, MI 48085

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,
I just wanted to follow up and see if the City has a timeframe for the demolition and if I could be provided a copy of the demolition invoice once it becomes available?

Thank you,

Daniel Riley

Escalations Representative
Property Management - Building Code and Compliance

Wells Fargo Home Mortgage | One Home Campus | Des Moines, IA 50328
MAC F2303-044
Fax: 866-512-0757 Phone: 515-446-5817

Daniel.Riley2@wellsfargo.com

Do you have an inquiry regarding the Property Preservation and Maintenance of a loan serviced by Wells Fargo? If so, please send an email inquiry to codeviolations@wellsfargo.com or contact Wells Fargo using our toll-free number 877-617-5274 or send a facsimile to 866-512-0757.

This message may contain confidential or proprietary information. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy, disclose, or take any action based on this message or any information herein. If you have received this message in error, please delete this message.

From: Riley, Daniel
Sent: Tuesday, October 15, 2024 12:10 PM
To: Salim Huerta <Salim.Huerta@troymi.gov>
Cc: Paul M Evans <P.Evans@troymi.gov>
Subject: RE: 18 Belhaven dr, TROY, MI 48085

Hello,

Thank you for your patience. I discussed the property with my leadership but unfortunately due to the loan status we aren't able to take action in order to secure or maintain the property and bring it back to a habitable condition. We understand this means the City will need to move forward with demolition and can review the demolition invoice for payment once the work is completed.

Thank you,

Daniel Riley

Escalations Representative
Property Management - Building Code and Compliance

Wells Fargo Home Mortgage | One Home Campus | Des Moines, IA 50328
MAC F2303-044
Fax: 866-512-0757 Phone: 515-446-5817

Daniel.Riley2@wellsfargo.com

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From: Salim Huerta <Salim.Huerta@troymi.gov>
Sent: Friday, October 11, 2024 10:40 AM
To: Riley, Daniel <Daniel.Riley2@wellsfargo.com>
Cc: Paul M Evans <P.Evans@troymi.gov>
Subject: RE: 18 Belhaven dr, TROY, MI 48085

Daniel, Paul and I really appreciate the importance and follow up you have given to this item and we prefer for it to be resolved by you and your team. However, we do have a responsibility to move forward with it; we have many City of Troy residents inquiring on it and demanding a solution to this problem. Daniel, I have to give you a deadline. What we need is a comprehensive schedule of the actions that Wells Fargo will be taking to resolve the problem. I will need that document on or before October 25th 2024. If you are not able to satisfy this request, then the City will proceed towards demolition, with charges assessed to the owners. Please understand that my expressed position on the issue does not decrease the appreciation we have with you and your team in the effort given to resolve the problem in a way that would be beneficial for all parties.

Thank you
Sincerely



Salim Huerta
Building Official | City of Troy
O: 248.524.3354
C: 734.363.0823

A row of five social media icons: Facebook (blue square with white 'f'), Instagram (blue square with white camera icon), Twitter (blue square with white bird icon), YouTube (red square with white play button icon), and LinkedIn (blue square with white 'in' icon).

From: Salim Huerta
Sent: Monday, September 23, 2024 11:09 AM
To: Riley, Daniel <Daniel.Riley2@wellsfargo.com>
Subject: RE: 18 Belhaven dr, TROY, MI 48085

Hello Daniel, please let us know if we can assist you in any way possible.

Thank you
Sincerely



Salim Huerta
Building Official | City of Troy
O: 248.524.3354
C: 734.363.0823

A row of five social media icons: Facebook (blue square with white 'f'), Instagram (blue square with white camera icon), Twitter (blue square with white bird icon), YouTube (red square with white play button icon), and LinkedIn (blue square with white 'in' icon).

From: Riley, Daniel <Daniel.Riley2@wellsfargo.com>
Sent: Friday, September 20, 2024 3:26 PM
To: Salim Huerta <Salim.Huerta@troymi.gov>
Subject: RE: 18 Belhaven dr, TROY, MI 48085

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Following up to this. We have not had any luck contacting the homeowner so far. We are reviewing to see what options we have available but may not be able to take any action due to the loan status. I'm still in discussion with my leadership and we're in the process of obtaining more clear photos of the property condition to help our review.

I'll continue to follow up regularly, and feel free to reach out to me with questions or concerns.

Thank you,

Daniel Riley

Escalations Representative
Property Management - Building Code and Compliance

Wells Fargo Home Mortgage | One Home Campus | Des Moines, IA 50328
MAC F2303-044
Fax: 866-512-0757 Phone: 515-446-5817

Daniel.Riley2@wellsfargo.com

Do you have an inquiry regarding the Property Preservation and Maintenance of a loan serviced by Wells Fargo? If so, please send an email inquiry to codeviolations@wellsfargo.com or contact Wells Fargo using our toll-free number 877-617-5274 or send a facsimile to 866-512-0757.

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From: Riley, Daniel
Sent: Monday, September 16, 2024 12:45 PM
To: Salim Huerta <Salim.Huerta@troymi.gov>
Subject: RE: 18 Belhaven dr, TROY, MI 48085

Hello,

Thank you for your patience, I had some time I was unexpectedly out of the office. I don't have much of an update to provide at this time unfortunately. Due to the loan status Wells Fargo isn't able to take much action. We are still reviewing and discussing with leadership to see what, if any,

expectations can be made. We're also reaching out to the homeowner to see if we can discuss the issues and their intentions. I'm hoping to have a more concrete update for you by the end of the week.

Thank you,

Daniel Riley

Escalations Representative
Property Management - Building Code and Compliance

Wells Fargo Home Mortgage | One Home Campus | Des Moines, IA 50328
MAC F2303-044
Fax: 866-512-0757 Phone: 515-446-5817

Daniel.Riley2@wellsfargo.com

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From: Salim Huerta <Salim.Huerta@troymi.gov>
Sent: Tuesday, September 10, 2024 1:31 PM
To: Riley, Daniel <Daniel.Riley2@wellsfargo.com>
Subject: FW: 18 Belhaven dr, TROY, MI 48085

Hello Daniel, I hope you are doing well.

Would you be able to give us an update anytime soon, please understand that we have multiple residents calling in for an update.

Thank you
Sincerely



Salim Huerta
Building Official | City of Troy
O: 248.524.3354
C: 734.363.0823

From: Salim Huerta
Sent: Monday, August 26, 2024 3:03 PM
To: Riley, Daniel <Daniel.Riley2@wellsfargo.com>
Cc: Paul M Evans <P.Evans@troymi.gov>

Subject: RE: 18 Belhaven dr, TROY, MI 48085

Thank you, we will be calling you tomorrow.

Sincerely



Salim Huerta
Building Official | City of Troy
O: 248.524.3354
C: 734.363.0823

From: Riley, Daniel <Daniel.Riley2@wellsfargo.com>

Sent: Monday, August 26, 2024 2:29 PM

To: Salim Huerta <Salim.Huerta@troymi.gov>

Cc: Paul M Evans <P.Evans@troymi.gov>

Subject: RE: 18 Belhaven dr, TROY, MI 48085

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

That works for me, I can be ready and available. The number in my email signature, 515-446-5817, is my direct line.

Thank you,

Daniel Riley

Escalations Representative
Property Management - Building Code and Compliance

Wells Fargo Home Mortgage | One Home Campus | Des Moines, IA 50328
MAC F2303-044
Fax: 866-512-0757 Phone: 515-446-5817

Daniel.Riley2@wellsfargo.com

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From: Salim Huerta <Salim.Huerta@troymi.gov>

Sent: Monday, August 26, 2024 1:21 PM
To: Riley, Daniel <Daniel.Riley2@wellsfargo.com>
Cc: Paul M Evans <P.Evans@troymi.gov>
Subject: RE: 18 Belhaven dr, TROY, MI 48085

Hello Daniel, tomorrow will work for me. We can call you at 8:30 AM, that would be 7:30 AM at Des Moines, IA. If that works for you?

Thank you
Sincerely



Salim Huerta
Building Official | City of Troy
O: 248.524.3354
C: 734.363.0823

From: Riley, Daniel <Daniel.Riley2@wellsfargo.com>
Sent: Monday, August 26, 2024 1:40 PM
To: Salim Huerta <Salim.Huerta@troymi.gov>
Subject: RE: 18 Belhaven dr, TROY, MI 48085

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,
Thank you very much. Would tomorrow 8/27 or Thursday 8/29 work for you for a call? Those would be my most available days. I'm available 7-3:30 Central time, which I believe is an hour behind you. I do have a meeting tomorrow from 1:30-2:30 my time, but would be available for a call any time outside of that.

Have a good day,

Daniel Riley

Escalations Representative
Property Management - Building Code and Compliance

Wells Fargo Home Mortgage | One Home Campus | Des Moines, IA 50328
MAC F2303-044
Fax: 866-512-0757 Phone: 515-446-5817

Daniel.Riley2@wellsfargo.com

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From: Salim Huerta <Salim.Huerta@troymi.gov>
Sent: Thursday, August 22, 2024 9:57 AM
To: Riley, Daniel <Daniel.Riley2@wellsfargo.com>
Subject: RE: 18 Belhaven dr, TROY, MI 48085

Hello Daniel Riley,

Please be informed that Paul Evans Zoning and Compliance Specialist and I the Building Official would like to have a phone conference call with you to make sure that we answer all of your questions. We will appreciate if you could inform us on what would be the best time and day for it?

Thank you
Sincerely



Salim Huerta
Building Official | City of Troy
O: 248.524.3354
C: 734.363.0823

A row of five social media icons: Facebook (blue 'f'), Instagram (camera icon), Twitter (bird icon), YouTube (red play button), and LinkedIn (blue 'in').

From: Riley, Daniel <Daniel.Riley2@wellsfargo.com>
Sent: Wednesday, August 21, 2024 3:33 PM
To: Salim Huerta <Salim.Huerta@troymi.gov>
Cc: Lori G Bluhm <BluhmLG@troymi.gov>; Paul M Evans <P.Evans@troymi.gov>; Nicole F MacMillan <Nicole.MacMillan@troymi.gov>; Megan E Schubert <Megan.Schubert@troymi.gov>
Subject: RE: 18 Belhaven dr, TROY, MI 48085

You don't often get email from daniel.riley2@wellsfargo.com. [Learn why this is important](#)

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,
Thank you very much for the information. Is there a tentative timeframe the City would like to have the property demolished by? Would it happen relatively quickly, or would it be a few months before

it would move forward?

Thank you,

Daniel Riley

Escalations Representative
Property Management - Building Code and Compliance

Wells Fargo Home Mortgage | One Home Campus | Des Moines, IA 50328
MAC F2303-044
Fax: 866-512-0757 Phone: 515-446-5817

Daniel.Riley2@wellsfargo.com

Do you have an inquiry regarding the Property Preservation and Maintenance of a loan serviced by Wells Fargo? If so, please send an email inquiry to codeviolations@wellsfargo.com or contact Wells Fargo using our toll-free number 877-617-5274 or send a facsimile to 866-512-0757.

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From: Salim Huerta <Salim.Huerta@troymi.gov>
Sent: Tuesday, August 20, 2024 1:38 PM
To: Riley, Daniel <Daniel.Riley2@wellsfargo.com>
Cc: Lori G Bluhm <BluhmLG@troymi.gov>; Paul M Evans <P.Evans@troymi.gov>; Nicole F MacMillan <Nicole.MacMillan@troymi.gov>; Megan E Schubert <Megan.Schubert@troymi.gov>
Subject: FW: 18 Belhaven dr, TROY, MI 48085

Hello Daniel Riley,

I appreciate the follow up email regarding 18 Belhaven Dr. Troy MI. Please be informed that the City of Troy Building and Enforcement departments have attempted multiple times and in different ways to contact the homeowner of record and up to the present time no one has responded back to us. The City of Troy Code Enforcement Department has performed under multiple enforcements urgent exterior repairs and yard maintenance since the year 2021 and because we have exhausted all possibilities to resolve this problem and is no longer sustainable; we are moving forward with a recommendation to City Council to demolish the property based on Chapter 82 of the City of Troy Property Maintenance Code. It is a standard procedure that a lien is placed on the property for unpaid expenses executed under the objective of achieving compliance with City maintenance and State building codes on Dangerous Buildings.

If you still have further questions or concerns please contact me and I will be glad to help.

Thank you
Sincerely



Salim Huerta
Building Official | City of Troy
O: 248.524.3354
C: 734.363.0823



From: Riley, Daniel <Daniel.Riley2@wellsfargo.com>

Sent: Tuesday, August 20, 2024 10:59 AM

To: Salim Huerta <Salim.Huerta@troymi.gov>

Subject: 18 belhaven dr, TROY, MI 48085

You don't often get email from daniel.riley2@wellsfargo.com. [Learn why this is important](#)

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I'm with the Wells Fargo Building Code and Compliance Department and we received the attached notice advising of issues at **18 Belhaven Dr, TROY, MI 48085** which is a property that we service.

We are reviewing this, but at the moment we are unable to take action to resolve the issues due to the status of the loan. Would you be able to advise if the city has had any contact with the homeowner and confirm that if the property is not repaired the City intentions are to demolish the property and place a lien for unpaid costs of the demolition?

Thank you!

Daniel Riley

Escalations Representative
Property Management - Building Code and Compliance

Wells Fargo Home Mortgage | One Home Campus | Des Moines, IA 50328
MAC F2303-044
Fax: 866-512-0757 Phone: 515-446-5817

Daniel.Riley2@wellsfargo.com

Do you have an inquiry regarding the Property Preservation and Maintenance of a loan serviced by Wells Fargo? If so, please send an email inquiry to codeviolations@wellsfargo.com or contact Wells Fargo using our toll-free number 877-617-5274 or send a facsimile to 866-512-0757.

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BUILDING OFFICIAL DAMAGE ESTIMATE

18 Belhaven Troy MI	Estimated damage
Grade	5%
Footings	30% to 80%
Slab on grade	5% to 30%
Framing	80% to 90%
Roof structural (Trusses, Joists, LVL's, Microlams)	80% to 90%
Roof elements protective layers (Ice shield, Shingles...)	100%
Floor finishes	100%
Bathroom finishes	100%
Insulation	100%
Drywall	100%
Paint	100%
Ceilings	100%
Brick work interior	80%
Brick work exterior	30%
Brick caulk and sealants	100%
Windows	40% to 60%
Doors	60%
Kitchen fixtures	100%
Kitchen cabinets and countertop	100%
Bathroom fixtures	100%
Furnace	100%
Water Heater	100%
Storage	100%
Garage	20%
Utilities	
Gas	Not connected
Electrical	Not connected
Water	Not connected
Overall estimated damage	75% to 85%
Note: This is a rough calculation based on apparent conditions.	
Elaborated by the City of Troy Building Official Salim O Huerta	

Wells Fargo Home Mortgage
Attention: Property Preservation
MAC N9159-01V
1801 Park View Dr.
1st Floor
Shoreview, MN 55126-5030



August 6, 2024

City of Troy
Attention: Department of Building Inspection
500 West Big Beaver
Troy, MI 48084

Subject: We received your notice about the property located at:
18 Belhaven Drive
Troy, MI 48085
Reference: Notice dated 07-24-24

Dear City of Troy:

Thank you for contacting us about this property. We forwarded your notice to the homeowner who is responsible for this property and requested that they resolve the issue within the timeframe specified on the notice. A copy of that letter is enclosed.

We're here to help

If you have questions or need assistance with the preservation and maintenance of a property for which Wells Fargo is the servicer, please contact us using the information below.

Thank you.

Building Code and Compliance
Wells Fargo Home Mortgage
Email: codeviolations@wellsfargo.com
Phone: 1-877-617-5274
Fax: 1-866-512-0757

Enclosure

Wells Fargo Home Mortgage is a division of Wells Fargo Bank, N.A. © 2021 Wells Fargo Bank, N.A. All rights reserved.
NMLSR ID 399801 PP003 06/21

Wells Fargo Home Mortgage
Attention: Property Preservation
MAC N9159-01V
1801 Park View Dr.
1st Floor
Shoreview, MN 55126-5030



August 6, 2024

Janice J. Newman
3576 Marketplace Circle
Suite 106
Rochester Hills, MI 48309

Subject: We received a notice about the property located at:
18 Belhaven Drive
Troy, MI 48085
Reference: Notice dated 07-24-24

Dear Janice J. Newman :

We received the enclosed notice from the City of Troy for this property. You are responsible for the preservation and maintenance of this property.

What you need to do

Please provide proof that this situation has been resolved within the timeframe specified in the enclosed document, or as outlined by the issuing entity. Please send proof of resolution by one of the following:

Email: codeviolations@wellsfargo.com

Fax: 1-866-512-0757

Mail: Wells Fargo Home Mortgage
Attention: Property Preservation
MAC F0012-01G
1 Home Campus
Des Moines, IA 50328

We're here to help

If you have any questions, please contact us using the information below.

Thank you.

Building Code and Compliance
Wells Fargo Home Mortgage
Email: codeviolations@wellsfargo.com
Phone: 1-877-617-5274
Fax: 1-866-512-0757

Enclosure
CC: City of Troy



500 West Big Beaver
Troy, MI 48084
troymi.gov

Building Inspection
248.524.3344
Fax: 248-689-3120

07/24/2024

WELLS FARGO BANK N.A.
2701 WELLS FARGO WAY
MINNEAPOLIS, MN
55427

PROPERTY PRESERVATION

AUG 2 2024

Please be informed that the City of Troy Building Official performed a site inspection for 18 BELHAVEN and we found that there are multiple building code violations and under the powers given by the State of Michigan. The property is now considered a Dangerous Building under Chapter 82 of the City of Troy property maintenance code. I have included the letter that was posted at 18 BELHAVEN directed to the home owner of record Newman Janice Jean. We understand that you may or may not have an interest on the property and the City of Troy is sending you this notice as curtesy. If you have further questions or concerns, you can contact me and I will be glad to help.

Thank you



Sincerely

Salim Huerta
Building Official | City of Troy
O: 248.524.3354
C: 734.363.0823



500 West Big Beaver
Troy, MI 48084
troymi.gov

Planning Department
248 524-3364

07/24/2024

NEWMAN, JANICE
JEAN 18 BELHAVEN
TROY, MI 48085

Subject: 18 BELHAVEN (Parcel# 88-20-15-102-001)

Dear NEWMAN, JANICE JEAN

Inspections performed, as recently as April 22, 2024, indicate the following conditions that violate City Code Chapter 82 Property Maintenance (hereafter referred to as "Code"):

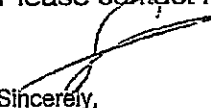
1. Missing window
2. Significant failure of interior surfaces including ceilings, walls, and chimney
3. Evidence of animals entering the structure
4. An open exterior door
5. Improperly surface coated exterior walls and other surfaces

The Building Official has determined that these conditions deem the building manifestly unsafe for the purpose for which it is intended to be used. Section 108.1.1 of the Code states that a dangerous building is one which is manifestly unsafe for the purpose for which it is intended to be used. Section 108.1a of the Code states that it is unlawful for any owner to keep or maintain any building in a dangerous or unsafe manner, as set forth in Section 108.1.1 of the Code.

By **August 26, 2024**, a Demolition Permit must be obtained from the City. Demolition, including all debris removal, must be completed within 30 days of the Permit Date.

If compliance is not achieved, the City or its agents will, subject to City Council approval, enter the property to demolish the building, and charge the property all related costs. Unpaid costs will become a lien upon the property and enforced as a special assessment. You have the right to appeal this determination to Troy City Council. An appeal shall be filed in writing to the Building Official within ten (10) days of service of the notice.

Please contact me if you have any questions.

Sincerely,

Salim O. Huerta
Building Official
(248)5243354
Salim.Huerta@troymi.gov