



Las Vegas

Agenda Item No.: 71.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: APRIL 7, 2010

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN KUHARSIN

☐ Consent ☒ Discussion

SUBJECT: Public Hearing to consider a request for a waiver and/or reduction of fees for the property located at 622 West Monroe Avenue in the amount up to \$366,885.30. PROPERTY OWNERS: CHASE HOME FINANCE LLC (Warrior Barlow)

Fiscal Impact

☐

No Impact

☐ Augmentation Required

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Budget Funds Available

Amount:

Funding Source:

Dept./Division: Neighborhood Services/Response

PURPOSE/BACKGROUND:

Today's hearing is a request from John Bailey, Bailey Kennedy LLP, to consider a request for a waiver and/or reduction of fees imposed on the parcel at the City Council meeting on April 15, 2009 in the amount of \$355,550.00. The case was generated on October 30, 2006. There was an abatement conducted on this property on November 8, 2008. The lien(s) were recorded at Clark County recorders office on April 23, 2009. Neighborhood Services received a Request for Waiver and/or Reduction of Civil Penalties Application dated October 16, 2009 on behalf of John Bailey, Bailey Kennedy LLP, is requesting the civil penalties be waived.

RECOMMENDATION:

No Recommendation.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Request for Waiver and Reduction Application
3. Location Maps
4. Spreadsheet of Charges Accrued
5. Hearing Notification Letter

Motion made by RICKI Y. BARLOW to Approve the payment of \$11,356.75 and waive the daily civil penalties

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS, STAVROS S. ANTHONY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

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Minutes:

MAYOR GOODMAN declared the Public Hearing open.

LISA MORRIS HIBBLER, Deputy Director of Neighborhood Services, went over the dates action was taken on this property, fees incurred, payments made and the outstanding amount owed. She outlined the fees staff recommended be paid.

ATTORNEYS JOHN BAILEY and DENNIS KENNEDY, 8984 Spanish Ridge, appeared representing Chase Home Finance, from which MATTHEW CAULFIELD, Vice President of Field Operations, was present.

ATTORNEY BAILEY agreed to staff's recommendation. MR. CAULFIELD informed the Council that extensive dialogue was held with MR. SMITH and the representative from the Ohio office was supposed to pay the amount, but failure to do so resulted in accrual of civil penalties. The demolition was not protested because the house was not salvageable nor could it be rebuilt. The case, along with the civil penalties, began long before Chase foreclosed the house. He apologized and indicated he was ready to pay the approximately \$1,000 by check.

TODD FARLOW, Las Vegas resident wondered how much effort is being made by Chase to reconcile loans for the property of CAULFIELD. He suggested the Council not have any mercy on Chase if they are not merciful to the property owners.

In response to MR. FARLOW'S concerns, ATTORNEY BAILEY answered that Chase has a robust program with loan modification and follows federal guidelines, noting that not all of the numerous properties serviced by Chase are in foreclosure and that MR. CAULFIELD has made a personal commitment to be available for staff regarding any Chase properties in the City.

ATTORNEY BAILEY urged the Council to accept payment in the amount of \$11,356.75 and donation of the property in lieu of imposing any civil penalties.

COUNCILMAN BARLOW asked ATTORNEY BAILEY and MR. CAULFIELD to work with staff and the City Attorney on donation of the property in lieu of waiving the daily civil penalties as it was not placed on the agenda. The Councilman accepted payment of \$11,356.75.

MAYOR GOODMAN declared the Public Hearing closed.