

Consideration of Waiving Fees and/or Penalties Information Sheet

Ward 3 - Councilman Coffin

121 Pico Way

Description: SFD/Vacant

Main Cross Streets: Bruce/Ogden

Zip Code: 89101

Requested By: Rudy Rodriguez

Foreclosure: No

Since:

Registration Status:

Current Ownership: Rudy Rodriguez

11/20/2013 Meets Registration Req. Yes___ No X

Ownership at time of Abatement:

Registered: Yes___ No___

Edward J. & Dafina Woods

5/16/2005 Lender Notified: Yes___ No___

Case Opened: 8/15/2011

Notice & Order Issued: 8/18/2011

Certified Mail

Owner X

Case Closed: 1/19/2012

Signed By:

Agent

Abatement Completed: 1/19/2012

Returned

City Council Hearing: 2/15/2012

Abatement of: Securing of all open doors and windows by boarding, removal of refuse, waste, high weeds, grass, removal of all graffiti from walls and fences.

of Completed Inspections: Total (7); Failed (6); Passed (1)

OUT-OF-POCKET COSTS	ASSESSED	PAID	OUTSTANDING
ABATEMENT COST	\$1,400.00	\$0.00	\$1,400.00
(15% of Abatement Contract Price)	\$210.00	\$0.00	\$210.00
4% Tax Roll Fee	\$1,747.48	\$0.00	\$1,747.48
Interest	\$152.91	\$0.00	\$152.91
INSPECTION COSTS RECOVERY FEE (\$0 for first 2 Inspections; \$120 for 3rd Inspection; \$180 for Each Inspection Thereafter)	\$840.00	\$0.00	\$840.00
LATE FEES (10% of Inspection Fees):	\$84.00	\$0.00	\$84.00
TOTAL OUT-OF-POCKET COSTS:	\$4,434.39	\$0.00	\$4,434.39
CIVIL PENALTIES	ASSESSED	PAID	OUTSTANDING
DAILY CIVIL PENALTIES (\$1000 Per Day From Notice of Violation until Award of Abatement Contract)	\$41,000.00	\$0.00	\$41,000.00
TOTAL CIVIL PENALTIES	\$41,000.00	\$0.00	\$41,000.00
TOTAL OUTSTANDING COSTS, LATE FEES AND PENALTIES			\$45,434.39

Property Value Per Zillow.com: \$59,000

As of: 12/30/2013

STAFF RECOMMENDATION: CITY COUNCIL DENY THE WAIVER REQUEST

NOTE: If City Council is desirous of granting a 90% reduction of Civil Penalties, the following amounts would be applicable:

100% of Out-of Pocket Expenses	\$4,434.39
10% of Civil Penalties	<u>\$4,100.00</u>
Total	\$8,534.39

Request all costs be paid within 30 days or original amount remains due.

**Request for Waiver/Reduction of Fees
121 Pico Way**

**Notice and Order &
Code Enforcement Lien Chronology**

<u>Activity</u>	<u>Date</u>
1. Notice and Order Issued to Property Owner-	August 18, 2011
2. Notice and Order recorded	August 24, 2011
3. City Abatement Completed	January 19, 2012
4. City Council Approved Code Enforcement Lien	February 15, 2012
5. Code Enforcement Lien Recorded	March 19, 2013
6. Breach & Election to Sell	5/21/2013
7. Notice of Trustee Sale	9/25/2013
8. Trustee Deed - Rudy Rodriguez	11/20/2013