



## Legislation Text

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**File #:** 210754., **Version:** 1

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### **Request to Release Lien at 1448 SW 25<sup>th</sup> PL**

This item is a request for the City Commission to consider a lien reduction or rescission for 1448 SW 25<sup>th</sup> Place. The property was found in violation of City Ordinance Section 13-95 Holes in the Ceiling, 13-113(a) Leaking Plumbing, 13-141(b) Air Conditioning not working properly, 13-97(b) Leaking Refrigerator. As the violations were not corrected, the case was heard on June 13, 2019 by the Special Magistrate and a guilty verdict was obtained, with the violation to be corrected by July 4, 2019 or a fine of \$50.00 a day assessed, plus Administrative Costs of \$104.63. The property was placed in compliance on November 16, 2021. Fines accumulated to \$43,300 plus the Administrative Costs.

On December 17, 2021, Pete Backhaus, Neighborhood Enhancement Manager and Department of Sustainable Development Director Andrew Persons met with Alvin Young, representative of Blue Oceans Holdings, LLC via phone. Mr. Young advised that his company came into possession of the property via a Guardianship sale in May of 2021; the owner of record was not able to care for the property.

Mr. Young advised that he was aware of the lien at the time of the purchase. His company invested approximately \$40,000 to fix up the condo. The amount of the lien was discussed and agreed that a reduction to \$2,000 would be appropriate.

The Administrative Costs of \$104.63 were paid.

#### **Strategic Connection:**

Goal 3 of the City Commission's Strategic Plan Concerns making Gainesville a great place to live and experience.

The current lien amount totals \$43,300. The City has recovered \$104.63 in Administrative Costs.

The City Commission accept the Magistrate's recommendation and reduce the lien to \$2,000 and authorize the City Manager to execute a release of lien.