

STATE OF SOUTH CAROLINA  
COUNTY OF HORRY

CHRISTOPHER J. THOMPSON  
DIRECTOR / CHIEF BUILDING OFFICIAL  
CITY OF MYRTLE BEACH, SOUTH CAROLINA

Complainant.

-VS-

RJI LLC  
208 E CLAREMONT RD  
PHILADELPHIA, PA 19120-1014

PIN # 424-16-01-0078      TMS # 181-03-16-009

LEGAL DESCRIPTION: LT 29 ½ LT 28 BL 2

PROPERTY LOCATED AT: 1101 CARVER STREET  
MYRTLE BEACH, SC

Respondent.

DATED THIS 15<sup>TH</sup> DAY OF MARCH, 2023

NOTICES  
TO THE PROPERTY OWNER AND  
TO THE CITY MANAGER.

A NOTICE OF FAILURE TO COMPLY WITH  
BUILDING OFFICIAL'S ORDER AND

A NOTICE THAT THE MANAGER SHALL  
NOW PLACE THIS FAILURE TO COMPLY  
ON CITY COUNCIL'S AGENDA FOR A RULE  
TO SHOW CAUSE HEARING AS TO WHY  
THE OWNERS OR PARTIES IN INTEREST  
OF PROPERTY KNOWN AS 1101 CARVER  
STREET SHOULD NOT BE ORDERED TO  
BRING THE PROPERTY INTO COMPLIANCE  
WITH ARTICLE 10 OF THE CODE OF  
ORDINANCES OF THE CITY OF MYRTLE  
BEACH.

DATE OF RULE TO SHOW CAUSE  
HEARING BEFORE CITY COUNCIL:  
APRIL 11<sup>TH</sup>, 2023.

**NOTICE OF FAILURE TO COMPLY WITH BUILDING OFFICIAL'S ORDER:**

This notice has been issued due to your failure to make the repairs in the time frame outlined in the Order of Building Official dated May 25<sup>th</sup>, 2022. As per ordinance, this Notice is being provided to you and the City Manager. The property now becomes subject to a Rule To Show Cause Hearing before the City Council of Myrtle Beach. The City Manager shall now place this matter on the agenda at the second meeting that occurs after the date of this Notice, which is APRIL 11<sup>TH</sup>, 2023.

**NOTICE OF A RULE TO SHOW CAUSE HEARING:  
DATE OF HEARING: APRIL 11<sup>TH</sup>, 2023**

**WHY THE OWNERS OR PARTIES IN INTEREST OF PROPERTY KNOWN AS 1101 CARVER STREET SHOULD NOT BE ORDERED TO BRING THE PROPERTY INTO COMPLIANCE WITH ARTICLE 10 OF THE CODE OF ORDINANCES OF THE CITY OF MYRTLE BEACH.**

**IN RE: HEALTH AND SAFETY CODE VIOLATIONS  
UNSAFE STRUCTURES  
1101 CARVER STREET  
TMS # 181-03-16-009/ LT 29 ½ LT 28 BL 2  
BOOKER T WASHINGTON SECTION, CITY OF MYRTLE BEACH, SC**

**YOU ARE HEREBY ORDERED to appear before the City Council of the City of Myrtle Beach, South Carolina, at their regular meeting at the Ted C. Collins Law Enforcement Center, 1101 Oak Street, Myrtle Beach, South Carolina, on April 11<sup>th</sup>, 2023 at 9:00 a.m. or as soon thereafter as this matter may be heard to show cause, if any, why you should not be ordered and required to have the property identified as 1101 Carver Street, Tax Map Parcel # 181-03-16-009, Lot 29 ½ Lot 28 BL 2, of the Booker T Washington Section of the City of Myrtle Beach, brought into compliance with the Building Official's Order of May 25<sup>th</sup>, 2022, which would be in compliance with the applicable provisions of Chapter 10 of the Code of Ordinances of the City of Myrtle Beach by removing or repairing said structure located on the property and cleaning the area of any debris.**

**You have a right to appear before City Council and be heard. If you should fail to appear or to show proper cause as to why your property should not be brought into compliance, or if you fail to comply with the decision of the City Council after proper hearing, the City Council may cause the building to be demolished, removed or repaired and the area cleaned, with the cost of abatement to be assessed and collected as lien against the property.**

---

**Christopher J. Thompson  
Director / Chief Building Official  
City of Myrtle Beach, South Carolina**

**1101 Carver Street**

**TMS # 181-03-16-009 / PIN # 424-16-01-0078**

**OWNER:  
RJI LLC**

**EXHIBIT # 1**

# SITE MAP

(http://www.horrycounty.org) **horrycounty.org** (https://www.horrycounty.org) GIS Parcel Application

DISCLAIMER (HTTPS://WWW.HORRYCOUNTY.ORG/DETAILS/DISCLAIMER/)

Bookmark
Zoom To
Back to List

Search Results

Owner Name	208 F CLAREMONT RD LLC
PIN	42416010078
TMS	1810316009
Lot	
Parcel Type	2
Zoning Code	NONE
Municipality	MYRTLE BEACH
Zip Code	29577
District	880
Legal Desc. (Description)	: LT 29 1/2 LT 28 BL 2
Square Footage	25433.38
Acreage	0
Dist. (Council) District Name	2
Dist. (Council) District Population	
Owner Address	208 F CLAREMONT RD PHILADELPHIA, PA 19120
Condo Label	
Lots	1.5
Deed Book	
Deed Page	
Date Sold	SUN DEC 31 1899



**PHOTO SITE # 2**



**PHOTO SITE # 3**





**PHOTO SITE # 4**



**PHOTO SITE # 5**



**PHOTO SITE # 6**



**PHOTO SITE # 7**





## PHOTO SITE # 8



## UPDATED PHOTO # 1





## UPDATED PHOTO # 2



## UPDATED PHOTO # 3



**UPDATED PHOTO # 4**



**UPDATED PHOTO # 5**





**UPDATED PHOTO # 6**



**UPDATED PHOTO # 7**





# TITLE

PRECISION  
ABSTRACTING, LLC

## TITLE SUMMARY

February 17, 2023  
Client: City of Myrtle Beach

Purchaser: None  
Owner: RJI, LLC  
Property: Lot 29 & SW 1/2 Lot 28 Block 2 Booker T. Washington Section

TMS/PIN: 181-03-16-009 Pin: 424-16-01-0078  
Plate: PB: 3/84, 9/178

Chain of Title:		Book/Page
Year	Owner	
08	RJI, LLC	3322/2627 (Derivation incomplete)
05	Jessup, etal.	2065/1434 (Deed of Distribution)
05	Estate of Edna T. Ragin	2054/932 (Re-Rec. Deed in Lieu)
04	Estate of Edna T. Ragin	2037/1449 (Deed in Lieu)
**79	Drown & Ragin, Inc	049/310

Mortgages: MB: 5236/475, Assn: 4206/3474  
MB: 691758 (Only Sals in DB: 2654/932), Not Sals. of record.

Real Taxes: Taxes Due For 2022 - See Printouts  
Furniture/SCDDOR Taxes: None

Restrictions/Easements: DB: 417/195

Judgements: None

Lis Pendens: None

Other: \*Estate of Edna T. Ragin - 2001-EG-26-1360  
^Execution and probate dates do not match  
^^Execution, probate and dower dates do not match

Title Searched Through: 2/8/2023  
Updated from: 6/29/1979

This report subject to county records being correctly indexed  
This is a computer generated report and does not constitute an opinion of law.  
Please review all attached documents.

# DEED

Instrument#: 2008000036126, DEED BK: 3322 PG: 2627 DOCTYPE: 001 03/26/2008 at  
12:54:59 PM, 1 OF 9, EXEMPT, GALLERY V. SKIPPER, HORRY COUNTY, SC REGISTRAR OF  
DEEDS

Prepared by and Return to:  
Melody J. E. Bredon, Esquire  
Roe, MacDonald, Winters & Bredon, P.A.  
900 48th Ave. N, Suite 200  
Myrtle Beach, SC 29577

STATE OF SOUTH CAROLINA  
COUNTY OF HORRY

DEED TO REAL ESTATE

\*No Title Search Performed

KNOW ALL MEN BY THESE PRESENTS, that we, DEBRA RAGIN JESSUP, HENRY W. RAGIN, JR. and FERDINAND RAGIN, hereinafter referred to as the "Grantors," in the state aforesaid, for and in consideration of the sum of Five (\$5.00) Dollars and the formation of and contribution to RJI, LLC paid to us by RJI, LLC, A South Carolina Limited Liability Company whose address is 208 East Claremont Road, Philadelphia, Pennsylvania 19120, (Receipt whereof is hereby acknowledged) have granted, bargained, sold and released; and by these presents do grant, bargain, sell and release unto the said RJI, LLC, A South Carolina Limited Liability Company, its successors or assigns as their interests may appear, all right, title, and interest in the following described property to wit:

See attached "Exhibit A" for legal description.

Together with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the said RJI, LLC, A South Carolina Limited Liability Company, its successors and assigns forever.

And the Grantors do hereby bind themselves and their heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said RJI, LLC, A South Carolina Limited Liability Company, its successors and assigns, against ourselves and our heirs and assigns and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

## **VIOLATIONS**

- **108.1.1 Unsafe Structures**
- **301.3 Vacant structures and land**
- **302.4 Weeds**
- **304.2 Protective treatment**
- **304.6 Exterior walls**
- **304.7 Roofs & drainage**
- **304.12 Handrails and guards**
- **304.13 Window, skylight & door frames**
- **304.13.1 Glazing**
- **305.3 Interior surfaces**

## **VIOLATIONS CONTINUED**

- **306.1.1.4.3 Unsafe conditions**
- **308.1 Accumulation of rubbish or garbage**
- **308.2 Disposal of rubbish**
- **308.3 Disposal of garbage**
- **604.3 Electrical system hazards**
- **R105.1 Permits required**

# EXHIBIT # 2

## ORIGINAL LETTER

STATE OF SOUTH CAROLINA  
COUNTY OF Horry  
CHRISTOPHER J. THOMPSON, CBO  
DIRECTOR / CHIEF BUILDING OFFICIAL  
CITY OF MYRTLE BEACH, SOUTH CAROLINA

-vs- Complainant.

NOTICE OF COMPLAINT

RJ LLC  
208 E CLAREMONT RD  
PHILADELPHIA, PA 19120-1014

PH # 424-16-01-0078 TNS # 181-03-16-009

LEGAL DESCRIPTION: LT 29 VS LT 28 BL 2

PROPERTY LOCATED AT: 1101 CARVER STREET  
MYRTLE BEACH, SC

Respondents.

### TO: PROPERTY OWNER AND OTHER INTERESTED PARTIES.

On April 22<sup>nd</sup>, 2022 an on-site inspection was made at the address listed above by Jody Lewis, Property Maintenance Inspector, Construction Services Department, City of Myrtle Beach, South Carolina (843-918-1197).

Public tax and land records show that you are the owner or other interested party in connection with the property.

The public officer found the structure / land to be in violation of the Codes and/or Ordinances as adopted by the City of Myrtle Beach in one or more of the following particulars:

**108.1.1 Unsafe structures.** An unsafe 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 by not providing 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.

**101.3 Vacant structures and land.** Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided



# RETURN RECEIPT OWNER

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> C. Date of Delivery 05/04/2022</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>PIN # 424-16-01-0078 RJI LLC 208 E CLAREMONT RD PHILADELPHIA, PA 19120-1014</p>	<p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Mail Restricted Delivery</p>
<p>2. Barcode</p> <p>9590 9402 3816 8032 9898 69</p> <p>7017 1450 0001 6369 4204</p>	
PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt

# ORDER OF BUILDING OFFICIAL

<p>STATE OF SOUTH CAROLINA COUNTY OF HORRY</p> <p>CHRISTOPHER J. THOMPSON, CBO DIRECTOR / CHIEF BUILDING OFFICIAL CITY OF MYRTLE BEACH, SOUTH CAROLINA</p> <p>Complainant.</p> <p>--VS--</p> <p>RJI LLC 208 E CLAREMONT RD PHILADELPHIA, PA 19120-1014</p> <p>PIN # 424-16-01-0078 TMS # 181-03-16-009</p> <p>LEGAL DESCRIPTION: LT 29 1/2 LT 28 BL 2</p> <p>PROPERTY LOCATED AT: 1101 CARVER STREET MYRTLE BEACH, SC</p> <p>Respondents.</p>	<p>Order of Building Official</p> <p>2022-1.P-26-00332</p>
<p>WHEREAS, on April 22<sup>nd</sup>, 2022 an inspection was made by the Construction Services Department of Myrtle Beach identifying the following Property Maintenance Code Violations:</p>	
<p><u>108.1.1 Unsafe structures.</u></p> <p><u>301.3 Vacant structures and land.</u></p> <p><u>302.4 Weeds.</u></p> <p><u>304.2 Protective treatment.</u></p> <p><u>304.6 Exterior walls.</u></p> <p><u>306.1.1.d.3 Unsafe conditions.</u></p> <p><u>304.7 Roofs and drainage.</u></p> <p><u>304.12 Handrails and guards.</u></p> <p><u>304.13 Window, skylight and door frames.</u></p> <p><u>304.13.1 Glazing.</u></p> <p><u>305.3 Interior surfaces.</u></p> <p><u>308.1 Accumulation of rubbish or garbage.</u></p>	

# RETURN RECEIPT OWNER

USPS Tracking®

FAQs >

Tracking Number:  
**7017145000163692781**

Copy Add to Informed Delivery  
(<https://informedelivery.usps.com/>)



### Latest Update

Your item was delivered to an individual at the address at 5:10 pm on June 2, 2022 in PHILADELPHIA, PA 19120.

Get More Out of USPS Tracking:  
USPS Tracking Plus®

**Delivered**  
Delivered, Left with Individual  
PHILADELPHIA, PA 19120  
June 2, 2022, 5:10 pm  
[See All Tracking History](#)

- Text & Email Updates v
- USPS Tracking Plus® v
- Product Information v

[See Less ^](#)

# ORDER OF BUILDING OFFICIAL POSTED ON SITE



# EXHIBIT # 3

## NOTICE OF FAILURE TO COMPLY

STATE OF SOUTH CAROLINA  
COUNTY OF HORRY

CHRISTOPHER J. THOMPSON  
DIRECTOR / CHIEF BUILDING OFFICIAL  
CITY OF MYRTLE BEACH, SOUTH CAROLINA

Complainant.

-VS-

RJI LLC  
208 E CLAREMONT RD  
PHILADELPHIA, PA 19120-1014

PIN # 424-16-01-0078 TMS # 181-03-16-009

LEGAL DESCRIPTION: LT 29 ½ LT 28 BL 2

PROPERTY LOCATED AT: 1101 CARVER STREET  
MYRTLE BEACH, SC

Respondent.

DATED THIS 15<sup>TH</sup> DAY OF MARCH, 2023

NOTICES  
TO THE PROPERTY OWNER AND  
TO THE CITY MANAGER.

A NOTICE OF FAILURE TO COMPLY WITH  
BUILDING OFFICIAL'S ORDER AND

A NOTICE THAT THE MANAGER SHALL  
NOW PLACE THIS FAILURE TO COMPLY  
ON CITY COUNCIL'S AGENDA FOR A RULE  
TO SHOW CAUSE HEARING AS TO WHY  
THE OWNERS OR PARTIES IN INTEREST  
OF PROPERTY KNOWN AS 1101 CARVER  
STREET SHOULD NOT BE ORDERED TO  
BRING THE PROPERTY INTO COMPLIANCE  
WITH ARTICLE 10 OF THE CODE OF  
ORDINANCES OF THE CITY OF MYRTLE  
BEACH.

DATE OF RULE TO SHOW CAUSE  
HEARING BEFORE CITY COUNCIL:  
APRIL 11<sup>TH</sup>, 2023.

### NOTICE OF FAILURE TO COMPLY WITH BUILDING OFFICIAL'S ORDER:

This notice has been issued due to your failure to make the repairs in the time frame outlined in the Order of Building Official dated May 25<sup>th</sup>, 2022. As per ordinance, this Notice is being provided to you and the City Manager. The property now becomes subject to a Rule To Show Cause Hearing before the City Council of Myrtle Beach. The City Manager shall now place this matter on the agenda at the second meeting that occurs after the date of this Notice, which is APRIL 11<sup>TH</sup>, 2023.



# NOTICE OF RTSC HEARING


NOTICE OF A RULE TO SHOW CAUSE HEARING:  
DATE OF HEARING: APRIL 11<sup>TH</sup>, 2023

WHY THE OWNERS OR PARTIES IN INTEREST OF PROPERTY KNOWN AS 1101 CARVER STREET SHOULD NOT BE ORDERED TO BRING THE PROPERTY INTO COMPLIANCE WITH ARTICLE 10 OF THE CODE OF ORDINANCES OF THE CITY OF MYRTLE BEACH.

IN RE: HEALTH AND SAFETY CODE VIOLATIONS  
UNSAFE STRUCTURES  
1101 CARVER STREET  
TMS # 181-03-16-009/ LT 29 ½ LT 28 BL 2  
BOOKER T WASHINGTON SECTION, CITY OF MYRTLE BEACH, SC

YOU ARE HEREBY ORDERED to appear before the City Council of the City of Myrtle Beach, South Carolina, at their regular meeting at the Ted C. Collins Law Enforcement Center, 1101 Oak Street, Myrtle Beach, South Carolina, on April 11<sup>th</sup>, 2023 at 9:00 a.m. or as soon thereafter as this matter may be heard to show cause, if any, why you should not be ordered and required to have the property identified as 1101 Carver Street, Tax Map Parcel # 181-03-16-009, Lot 29 ½ Lot 28 BL 2, of the Booker T Washington Section of the City of Myrtle Beach, brought into compliance with the Building Official's Order of May 25<sup>th</sup>, 2022, which would be in compliance with the applicable provisions of Chapter 10 of the Code of Ordinances of the City of Myrtle Beach by removing or repairing said structure located on the property and cleaning the area of any debris.

You have a right to appear before City Council and be heard. If you should fail to appear or to show proper cause as to why your property should not be brought into compliance, or if you fail to comply with the decision of the City Council after proper hearing, the City Council may cause the building to be demolished, removed or repaired and the area cleaned, with the cost of abatement to be assessed and collected as lien against the property.

  
Christopher J. Thompson  
Director / Chief Building Official  
City of Myrtle Beach, South Carolina

# RETURN RECEIPT OWNER

USPS Tracking®

FAQs

Tracking Number:

**70160910000174595560**

Remove

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

## Latest Update

Your item was delivered to an individual at the address at 5:16 pm on March 18, 2023 in PHILADELPHIA, PA 19120.

Get More Out of USPS Tracking:

USPS Tracking Plus®

## Delivered

Delivered, Left with Individual  
PHILADELPHIA, PA 19120  
March 18, 2023, 5:16 pm

[See All Tracking History](#)

# RETURN RECEIPT LENDER

USPS Tracking®

Fi

Tracking Number:

**70160910000174595553**

Remo

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

## Latest Update

Your item was returned to the sender on March 17, 2023 at 6:50 am in LORIS, SC 29569 because the addressee moved and left no forwarding address.

Get More Out of USPS Tracking:

USPS Tracking Plus®

### Alert

**Moved, Left no Address**  
LORIS, SC 29569  
March 17, 2023, 6:50 am

**Departed USPS Regional Facility**  
COLUMBIA SC PROCESSING CENTER  
March 16, 2023, 6:19 pm

# RETURN RECEIPT REGISTERED AGENT

USPS Tracking®

FAC

Tracking Number:

**70160910000174595577**

Remov

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

## Latest Update

Your item could not be delivered on April 6, 2023 at 7:01 am in MYRTLE BEACH, SC 29577. It was held for the required number of days and is being returned to the sender.

Get More Out of USPS Tracking:

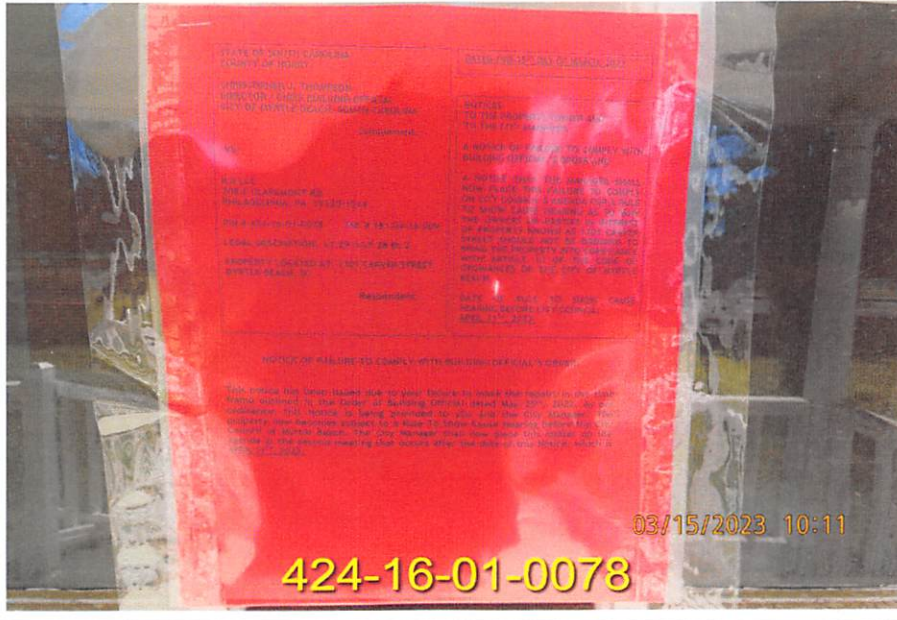
USPS Tracking Plus®

### Alert

**Unclaimed/Being Returned to Sender**  
MYRTLE BEACH, SC 29577  
April 6, 2023, 7:01 am

**Reminder to Schedule Redelivery of your item**  
March 27, 2023

# RTSC POSTED ON SITE



# RTSC IN SUN NEWS

McCLATCHY

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36820	396999	Print Legal Ad-IPL0143370 - IPL014337		\$508.00	2	16 L

**Attention:** Brandon Hancock  
 CITY OF MYRTLE BEACH LEGALS  
 PO BOX 2468  
 DENISE MCKINNEY - A/P  
 MYRTLE BEACH, SC 29578

State of South Carolina  
 County of Horry

1. Tara Pennington, makes oath that the advertisement, was published in The Sun News, a newspaper published in Myrtle Beach, State and County aforesaid, in the issue(s) of

2. Invention(s) published on  
 03/17/23 - 03/24/23

*Tara Pennington*

Sworn to and subscribed before me this 24th day of March in the year of 2023

*Stephanie Hatcher*  
 Notary Public in and for the state of Texas, residing in Dallas County

STEPHANIE HATCHER

My Notary ID # 133534406  
 Expires January 15, 2026

Extra charge for lost or duplicate affidavits.  
 Legal document please do not destroy!

## **MARKET VALUE**

- Land                      \$ 97,660
- Structure                61,900
  
- Total Value        \$159,560

## **CLOSING STATEMENT**

NOW THEREFORE, I request that the Council issue its Order of Abatement, and The City Council does herein make the following findings of fact and conclusions of law:

1. Based upon the enabling legislation in Title 31 and Title 5 of the South Carolina Code of Laws, the City may address unsuitable structures, and abate public nuisances.
2. The City has enacted a process to address public nuisances in Chapter 10 of its Code, and authorized the Building Official to investigate and seek enforcement, under Chapters 6 and 10 of the City Code.
3. The evidence establishes adequate investigation, and reflects ample notice to the owner and/or the parties in interest to the addresses that they have provided to the public record of Horry County.
4. The evidence establishes that the Building Official has provided opportunities to contest the findings, be heard and address the problems identified and the owner and/or parties in interest have failed to do so.
5. As a result of the owner's and/or parties' in interest failure to address the Building Officials complaint, the Building Official is compelled to place this matter before Council and this City Council has provided this hearing for the owners and parties in interest to appear and be heard.
6. Based on the evidence presented to the City Clerk at the hearing, and our findings on the credibility of the witness(es), the evidence shows that the building and/or grounds are in violation of the International Property Maintenance Code as adopted in Chapter 6, and referenced in Chapter 10 of the City Code, and the violations constitute a public nuisance affecting public health, safety and welfare, as defined in Chapter 10.

# **CLOSING STATEMENT**

## **PAGE 2**

7. While the cost of compliance **CANNOT** be made at a reasonable cost in relation to the building value, and that repairs or demolition are necessary for the public welfare, the burden of performing the necessary repairs or demolition is the sole responsibility of the owner, and that any repairs or demolition contemplated by the City would be in its legislative discretion, and should repairs not be made, the City may demolish. In light of the legal complications, risks and liabilities arising acting as a contractor, the city shall not refurbish, repair, remodel any interior of a structure. In its discretion, the City may board any structure and make weather tight.
8. Council herein orders the owners and/or parties in interest to get the necessary permits within twenty (20) days to make the necessary repairs to bring the building into compliance with the IPMC, or demolish.
9. The permit shall become invalid unless work on site is commenced within thirty (30) days after its issuance, or if the work authorized by the permit is suspended or abandoned for a period of thirty (30) days after the time the work is commenced, as determined by the Building Official.
10. If the permit is not issued or it becomes invalid as set forth above, the City Manager is authorized and directed to execute one or more contracts to either bring the structure into compliance or demolish the structure and take all actions permitted by law to collect the cost of such contracts from the owner or parties in interest, including as necessary the filing of a lien against the property, and bringing that lien to judgment so that the property may be sold for the collection of costs.