

The Tale of 2 Demolition Projects - 2 Administrations - 2010 and 2015

QUESTIONS	<u>RESPONSES</u>	
	181-191 North Avenue Demolition (2010)	117-125 North Avenue Demolition (2015)
When was the notice of unsafe structure first issued?	Violation # 20090025/0 was issued on 4/20/2009 to vacate structure by 4/20/2009 and to demolish structure by 4/20/2009 or correct unsafe condition by 4/30/2009. Violation # 20090068/0 was issued to owner on 11/9/2009 to demolish the structure or correct the unsafe condition by 11/23/2009.	An inspection was conducted on 12/17/2011 and a notice to vacate was issued on 12/19/2011. The structure was ordered to be demolished by 12/20/2011.
When was engineer's structural report issued?	Remington & Vernick issued its structural report on 11/30/2009.	C2E Urban LLC prepared a structural engineer's report for Dexter Humphrey which was provided to City on 1/2/2012. Remington & Vernick issued a second structural report on 2/2/2015.
When was notice of Imminent Hazard issued?	Imminent hazard notice was issued to owner on 4/20/2009 and again 3/24/2010.	Imminent hazard notice was first issued to owner on 12/27/2011 with no further action by the Briggs administration in 2012 or 2013. The Mapp administration pursued the owner from May 2014 through December 2014 to no avail. Mapp administration issued another imminent hazard report on 1/6/2015, ordering demolition of the structure by 1/13/2015.

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When was the decision made to demolish the building?	Earlier records indicate concerns about the building's structural integrity were noted by the City's Construction Official on 1/30/2008. By 11/9/2009, the building had deteriorated to the point that the Construction Official issued an order to demolish the structure.	The Mapp administration made its decision to demolish the building on 1/6/2015.
Was it demolished as an emergency?	Yes, the building was demolished as an emergency.	Yes, the building was demolished as an emergency.
What State agency was notified? Provide a copy of the notice.	My investigation has found no record of state agency involvement (The Plainfield Historic Commission was notified).	The State of New Jersey was notified and approved the emergency demolition.
What State agency approved the demolition? Provide a copy of approval.	No state agency was involved, according to the records I reviewed.	The Department of Environmental Protection, Natural & Historic Resources, Historic Preservation Office.
How many quotes were solicited?	Two quotes were solicited.	Six quotes were solicited, but only two were received.
What companies responded to the request for quotes and when?	Rufus Clean-Ups & Demolition responded on 11/16/2009, and Ovetter Construction, Inc. responded on 3/24/2010.	All Action Demolition responded on 3/4/2015, and Yates Real Estate, Inc. responded on 3/6/2015.
What were the amounts of the quotes that were received?	Rufus Clean-Ups & Demolition submitted a quote for \$165,000 and Ovetter Construction submitted a quote for \$134,348.	All Action Demolition submitted a quote for \$220,000 and YatesReal Estate submitted a quote for \$214,500.

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Which vendor was chosen to perform the demolition?	Oveter Construction (Oliver Brown).	Yates Real Estate, Inc.
When did the demolition occur?	The demolition occurred on 3/24/2010.	The demolition occurred on 3/21/2015.
Was the council informed?	The 2010 council, led by Council President Annie McWilliams, was informed and cooperated fully with the Briggs administration. The council expeditiously adopted the required resolutions to award a demolition contract and provide emergency funding.	The 2015 council, led by Council President Rivers, was informed and remains extremely uncooperative with the Mapp administration, refusing to award a contract for the emergency demolition.
Was there a fully executed contract between the City and the vendor?	Neither the Clerk's office nor the Corporation Counsel can locate a signed contract between Oveter Construction and the City. It appears that no contract was ever signed for the 2010 demolition.	An emergency contract was fully executed by Mayor Mapp and Yates Real Estate, Inc. on the advice of the City's Corporation Counsel.
How much was paid to the vendor?	The Briggs administration paid a total of \$181,153 to Oveter Construction against a quote of \$134,348.	The Mapp administration will pay the vendor in the coming days so as to comply with the laws of the state of New Jersey. Payment will be made based on a percentage of completion.

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Was a lien ever placed on the property for the cost of the demolition?	The Briggs administration never placed a lien on the property to recover the \$181,153 of demolition cost, even though the building was demolished on 3/24/2010. The Mapp administration has prepared a resolution for the May 2015 council meeting to have a lien attached to the property for the cost of the demolition. In addition to the demolition cost, a total of \$444,183.39 in Municipal liens is outstanding on this property as of 4/10/2015.	Upon completion of the demolition project and the final disbursement to the vendor, the Mapp administration will prepare a resolution to attach a lien for the total of the demolition cost.
Can the City foreclose on these properties?	Mayor Mapp has directed his staff to initiate foreclosure proceedings immediately.	The City can foreclose on any municipal lien after 6 months, or it can sell the municipal lien with the approval of the governing body.
Who was the owner of record when the building was demolished?	Our records indicate that the owner of record for 187-191 North Avenue at the time of demolition was Solngu Enterprises, LLC., 1224 New Brunswick Avenue, Piscataway. The property was acquired from Melva Solis on 8/8/2005 at a cost of \$1.00. No other owner of record is listed after the deed was recorded on 9/22/2006.	Dexter Humphrey, 1990 Scenic Ridge Drive, Chino Hills, CA 91707.

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Who is the current owner of the property?	Solngu Enterprises, LLC., is still listed as the owner of the property.	Dexter Humphrey, 1990 Scenic Ridge Drive, Chino Hills, CA 91707.
When was the City Council informed of the plan to demolish the structure?	On Wednesday, 3/24/2010, former City Administrator Bibi Taylor emailed former Council President Annie McWilliams, informing her of the emergency demolition. Council President McWilliams responded to City Administrator acknowledging that this action did not require council action and that this item would be added to the 4/5/2010 Agenda Fixing Session for discussion.	Yes, during the week of March 11, 2015. However, it was determined that council approval was not needed in an emergency. The City Charter and state statute give the Mayor the authority to respond to any emergency.