

TO: Mayor Thacker; Town Council
FR: Ray Allen
DATE: 2/27/18
RE: 401 Orchard Street

Enclosed please find a response to the letter from the Anson County Building Inspector to the owners of this property. The owner is proceeding with repairs to Building 4 at the present time and indicates plans to renovate Building 5 in 2019. The owner indicates they intend to fence the property due to vandalism problems that they advise has slowed improvements to the property.

Hugh James and I have been out to look at the property and the exposed insulation has been remedied and as the owner indicated repairs are ongoing at Building 4.

ATTACHMENT C
MARCH 5, 2018 MINUTES

Oxygen Rentals, LLC
19 South Lane
Huntington, New York 11743

February 15, 2018

Keith Gaskins, Anson County Chief Building Inspector
Anson County Inspection Department
605 McLaurin Street
Wadesboro, NC 28170

RE: Property Location: 401 Orchard Street, Wadesboro, NC 28170

Dear Inspector Gaskins,

We acknowledge receipt of your preliminary letter to owner that reached our office on February 13, 2018.

We are happy to provide you with our updated plans for the above property for 2018:

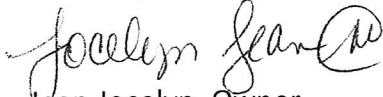
1. Complete the renovation of Building 4, which has already started while maintaining the units that have already been repaired.
2. Completely fence the property to keep out vandals and undesirable guests and spruce up the exterior of all the units by replacing the rotten materials, including the repair of leaks from the roof and repair/replacement of the inoperable appliances.
3. Start the renovation of Building 5 which we anticipate will be completed by mid-2019.

We have already made arrangements to have the old materials taken away. Our original plans were to complete all the renovations during 2017. But we have had many setbacks, among which vandalism, break-ins and thefts. A lot of our materials, water heaters, stoves, etc., intended for the renovation were stolen. New installed window were being broken for no reason and that is one of the reasons why we had to take a step back and reevaluate. Thousands of dollars have already been invested in these properties but our budget has almost doubled due to these unfortunate circumstances, not to mention the difficulty in finding contractors that are willing to work in that area. Our intent was to repair these units to make

them so desirable that they would attract people of different backgrounds and to contribute to restoring the previous desirable condition of Orchard Street.

We will update your department as to our progress. Please feel free to contact us at any time with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Jean Jocelyn". The signature is written in black ink and includes a stylized flourish at the end.

Jean Jocelyn, Owner
Oxygen Rentals, LLC

cc: Scott Forbes, County Attorney
Raymond Allen Interim Town Manager



*Anson County Inspection Department
605 McLaurin Street
Wadesboro, NC 28170
704-694-5818
Fax 704-694-5864*

PRELIMINARY LETTER TO OWNER
GS-160A - 126

OWNER: OXYGEN RENTALS LLC
ADDRESS: 19 South Lane Huntington, NY 11743
PRPOERTY LOCATION: 401 Orchard Street Wadesboro, NC 28170 5 APT. Buildings
PARCEL #: 6474-19-52-1345
DATE: February 6th 2018

To: The Owners of Oxygen Rentals LLC

Article 19 of Chapter 160A of the General Statutes of North Carolina, specifically, GS 160A-126 through 160-134 for Town or GS-153A-366 through 153A-374 County, requires corrective action or the demolition and removal of buildings which constitute fire or safety hazards or are dangerous to life, health or other property. The Town Of Wadesboro has received many complaints from time to time as to hazards created by allowing these abandoned and uninhabited buildings to stand, thus endangering the safety of other structures in the neighborhood as well as being the source of other undesirable situations which are dangerous to life, health, and the general welfare of the public.

1. **Units are not habitable.**
2. **Mold and structural damage to walls and ceiling from water.**
3. **Building debris scattered all over the property.**
4. **Water heaters, HVAC units and appliances are inoperable.**

The General Statutes set up procedures for hearings and where the facts referred to in the statutes are found to exist, provide that the buildings may be ordered to be demolished and removed at the expense of the owner.

I call these things to your attention because on the 5th day of February I made an inspection of your property located at 401 Orchard Street and it appears that this property is in such condition as to fall within the provisions of the above mentioned General Statutes. For that reason, we respectfully request that you comply with the provisions of this statute by Demolition, but if you have any questions pertaining to the extent of the conditions which appear to exist or as to the application or scope of the statutes which I have mentioned, I will be glad to confer with you in this matter. In the meantime, I would appreciate your advising me within the next 14 days as to your plans in connection with this matter.

Thank You,


Keith Gaskins,
Anson County Chief Building Inspector

cc: Scott Forbes, County Attorney
Raymond Allen, Interim Town Manager



Town of Wadesboro, North Carolina 28170

BILL THACKER
MAYOR

Alex Sewell
TOWN MANAGER


JOHN BALLARD JEREMY BURR COMMISSIONERS FRED DAVIS JAMES DAVID LEE BOBBY USREY

January 23, 2018

Mr. Keith Gaskins
Anson County Inspector
605 McLaurin Street
Wadesboro, NC 28170

Dear Mr. Gaskins,

The Town of Wadesboro hereby requests that the Anson County Inspection Department inspect the following property to determine if it warrants condemnation:

| | | | |
|---|--|--|---|
| Account: 070-004-252-00 | Pin: 6474-19-52-1348.00 | Property Location: 401 ORCHARD STREET 5 APT BLDGS | Deed Reference: |
| OXYGEN RENTALS LLC 19 SOUTH LANE HUNTINGTON NY 11743  | Assessed Acres: 2.000 Calculated Acres: 2.000 Deeded Acres: 0.000 Lots: 0 Municipal Code: 7 Fire District: 0 City %: 100 | Personal Value: 0 Senior Citizens Exemption: 0 Total Personal Value: 0 Farm Deferment: No Real Value: 518100 Comment: | 1 B: 100 P: 0104 2 B: 591 P: 137 3 B: 515 P: 0098 4 B: 439 P: 0044 |

Sincerely,

Alex Sewell
Town Manager
Town of Wadesboro
(704) 694-5171
Physical - 124 E. Wade Street
Mailing - PO Box 697
Wadesboro, NC 28170