

BUILDING CODE BOARD OF APPEALS  
2800 Third Street  
Trenton, Michigan 48183

February 4, 2015

Honorable Mayor & City Council Members,

The Building Code Board of Appeals met on January 29, 2015, at Trenton's city hall, for a scheduled hearing of an appeal of the condemnation of the buildings located at 150 Truax, in the City of Trenton. The Board of Appeals was asked to evaluate the findings of the City's Building Official as to the condition of the property and the Order of Codemnation and Demolition.

After reviewing all documents submitted by the City and NABA Management, LLC, the owners of the property, the board finds the following:

NABA Management shall submit a completed application with all site and construction plans, as relating to the continued development of the Professional Buildings know as 2171 W. Jefferson. All documents shall be submitted to the City Engineering department, and schedule a meeting with the City's Planning Commission by March 9, 2015.

NABA Management shall submit to the City of Trenton the "Certificate of Need" required to continue the development of the property at 150 Truax. The document shall be submitted by April 30, 2015.

If the "Certificate of need" is provided by April 30, 2015, then NABA Management shall submit all State and Local approvals and have valid construction permits issued and begin construction by January 29, 2016. All properties shall be maintained free of all property maintenance violations and properly secured to prevent trespassing while the permitting process is continuing forward. Property maintenance issues shall include but not be limited to grass, weeds, vegetation, open and delapidated buildings and general site appearance.

If the "Certificate of Need" is not submittited to the City by April 30, 2015, this Building Code Board of Appeals affirms the findings of the city's Building Official and hereby orders the buildings and surrounding property to be demolished and razed. All demo work shall be completed by June 15, 2015.

All Property Maintenance issues shall be corrected by NABA Mangement during and after all dates outlined above.

Sincerely,

  
Charles Earl

  
Russell Wittman

RECEIVED

FEB 04 2015

CITY OF TRENTON  
ENGINEERING & BLDG. DEPT.

A-1  
FEB 17 2015