

University District Housing Court Liaison Report

8/5/2015

#	COURT DATE	Docket #	STREET #	STREET NAME	FIRST NAME	LAST NAME	PROGRESS SINCE LAST COURT DATE	ACTION NEEDED FOR NEXT APPEARANCE	RETURN DATE	CHECK STATUS
1	7/10/2015	554/2014	117	W. Northrup	Raymond	Pawlak	Tarp off of garage roof and painting has been begun. All violations cleared by Inspector of 7/6/2015.with the exception of the garage that needs additional work.	Co-owner is Steven Oliveri who is the ex-Partner of Mr. Pawlak. Foreclosure is still in the works. ACD granted if all repairs and painting is completed by 9/30/15.	N/A	HCL requests that neighbors report any other problems with property ASAP.
2	7/10/2015	5558/2015	442	Woodward	Julio	Garcia	Owner occupied property and all work is finished and needs to be inspected by COB Inspector Laws	ACD granted to owner with the caveat of all work being completed to the satisfaction of the COB Inspector.	N/A	Delaware District
3	7/10/2015	379/2010	22	Zittel	Beaville West LL	Gail Pirincci	Amazing this property has been sold to a Mr. Merchado (?) who has begun to address issues with this property.	ACD granted to owner with the caveat of all work being completed to the satisfaction of the COB Inspector.	N/A	Project Slumlord target property.
4	7/10/2015	315/2015	2926	Main	2926 Main St LLC	Mr. Van Tyne	Formerly Park Florist property. Need to demolish garage and take down old greenhouse. Permits have been pulled on all work...requesting an ACD so that loan may be finalised. Granted based on work completed.	ACD granted to owner with the caveat of all work being completed to the satisfaction of the COB Inspector.	N/A	At the Junction of three Council District but Is University.
5	7/10/2015	7937/2015	19	Shirley	CBW Holdings LLC		Property is abandoned so this is a demo hearing. No show on part of owners.	COB inspection needed by next court date.	8/13/2015 at 9:30 PM	
6	7/10/2015	9353/2015	19	Dunlop	UB Realty Holdings	LLC	This is an Erie County HD case concerning lead paint. Owner on the record is Robert Wendt DDS who also was a co-owner on several of Sheldon Milo Properties..... usually with Sheldon's wife Trudy.	Some old story with this slumlord. Judge initiated a receivership as there was no defendant. Hearing next actuating receiver.	8/12/2015 at 2 PM	
7	7/10/2015	1007/2014	384	Dartmouth	Crystal	Boling	Some progress has been made but is very slow...needs to donate the property.	Next court date with no completion will result in a court date next.	7/17/2015 at 9:30 PM	
8	7/10/2015	100521/2014	57	Minnesota	Linda	Ng	This property is occupied and the owner is a slumlord with many properties in the University District. All have some type of issues..this one is lead paint.	Only work that is ever completed on her properties is because property is in court. Also owns : 210 Lisbon; 74 Minnesota; 69 Minnesota; 96 Minnesota; 162 Minnesota; 22 Englewood; 272 Parkridge. Ms. Ng lives at 138 Bramble Ct. Williamsville NY (Very nice property)	7/24/2015 at 9:30 AM	HCL requests that neighbors report any other problems with her properties ASAP.
9	7/17/2015	6088/2015	359	Parker	Tammy and Vince	Giancola	Inspector Laws did not clear the property on 7/14/2015. The problems with this property are: Paint, hedges, garage and driveway and apron (cracked and crumbled concrete).	Everything that needs contractors is under contract but due to weather they are running behind. Hedges have been trimmed to appropriate length. Progress check at next court date.	8/21/2015 at 9:30 AM	
10	7/17/2015	467/2015	106	Roebling	Buffalo EG Property	Management LLC	Attorney Jeri Wright representing defendant. Enough work has been completed to allow the COB to agree to an ACD .	Judge took the opportunity to point out to this attorney that many of the violations on this property affected QOL and needed to be corrected before being hauled into court.	N/A	HCL requests that neighbors keep a close eye on this property and to report any problems.
11	7/17/2015	01007/2014	384	Dartmouth	Crystal	Boling	Work is being done on the property and the new wrinkle is that she plans on transferring the property to her son..probably not the best long term plan. Her attorney is going to once again recommend donation of the property.	UDCDA is willing to accept a donation of the property at any time. Handrails that the son put up are not to code.... Not surprising.	9/18/2015 at 9:30 AM	
12	7/17/2015	7934/2015	2655	Bailey	George	Smilanich	Pervious tenant selling cars and repairing them without a license. New tenant has the proper credentials.	Property cleared of violations in the 11th hour before court. Rubbish weeds and debris under control. ACD granted with a warning not to be seen in court again.	N/A	
13	7/17/2015	10977/2015	182	Garner	Catherine	George	Also a property under Catherine Rodriguez at 289 Bird (her home). Both issues are lead paint remediating. IN the case of 289 Bird the entire house was sided but not the windows id trim around them	Attorney for owner is James Davis. Adjourned to 7/23 with other cases.	7/23/2015 at 9:30 AM	This property owner is well known to the Project Slumlord folks.

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14	7/24/2015	212/2015	36	Custer	James	Joyce	Property is being repaired by the owner. Foundation issues as well as the front porch issues are being addressed. COB has an order of interior inspection.	Attorney states that the property is vacant and will be rented as soon as repairs are made. Blames all the issues on the most convenient target... the PM that his client ordered. Return for update.	10/16/2015 at 9:30 AM	HCL that neighbors keep and eye on this and 311 any new problems.
15	7/24/2015	8446/2015	298	Davidson	Alfred	Green	This is an interesting case of a 6 year foreclosure situation where Citi Bank recently notified Mr. Green that their lien had been satisfied (for a fraction of what they told him that he owed) by FHA. It is unknown if FHA will or has filed a lien on this property.	Mr. Green was advised to put the property up for sale and to make sure that the sale price at least covers the price on the FHA purchase which was \$29K. Return for update on sale etc.	8/28/2015 at 9:30 AM	
16	7/24/2015	361/2015	194	Huntington	Jonathan & Mary	Daniels	Fax requesting an adjournment as the work has been completed. COB Inspector agrees that work is completed but it is not of the highest quality.	Return for final update as well as a new report from COB with pictures.	8/21/2015 at 9:30 AM	Delaware District
17	7/24/2015	329/2015	49	Minnesota	John W Johnson	Joanne Graham	CM Wyatt had requested that the demo order be delayed so that a buyer can be found. However attempts to contact the owner is Australia have gone unanswered. Without the owners cooperation the Bank will not deal with anyone.	Duestche Bank filed a lis pendens years ago but never completed the foreclosure process. COB granted a renewed demo order and both of the owners found guilty in absentia and fined \$15K with an immediate personal judgement.	N/A	
18	7/24/2015	101/2015	187	Norwalk	Edward Taublieb	Nancy Taublieb	COB complaint about paint and weeds as well as height of bushes has been addressed.	Requested an adjournment for today but will be available on 7/31 to offer photos of completed work. Everyone will be glad when this is done....!!	7/31/2015 at 9:30 AM	Delaware District
19	7/31/2015	101/2015	187	Norwalk	Edward Taublieb	Nancy Taublieb	All work completed. COB wanted maximum fine due to the defendants arrogant disregard for COB process even though he was a COB Corporation Council.	Judge issued an ACD over COB Inspections with the caveat that he not show up in court again	N/A	This is a Delaware District property and HCL asks that neighbors keep a close watch and report any issues to 311
20	7/31/2015	Multiple cases	498	West Ferry	Beaville West LLC	Gail Pirincci	Good news all around in so far as of the 25 Properties that were originally in this derelict portfolio only 4 remain to be resolved. Attorney Mary Chen somehow was able to convince the owner that due to the ongoing gentrification of the Westside that it would be profitable to fix, rent or sell the properties in question.	COB requested fines on all of these properties due to the extraordinary amount of Inspector and Court time amassed over the period of time (in some cases four years). Judge instructed Ms. Chen and the COB attorney to come up with an agreeable sum covering all of the properties. Return for Inspection updates on all remaining issues.	10/6/2015 at 9:30 AM	