



DISTRICT 5 **CHARTER-MANDATED** **MEETING**

Mayor Mike Duggan
Tuesday, October 8, 2024

BUILDINGS, SAFETY ENGINEERING, & ENVIRONMENTAL DEPARTMENT



DEPARTMENT OF NEIGHBORHOODS

District 5 Management Team



Joshua Roberson
District 5 Manager
Joshua.Roberson@detroitmi.gov



Keith Butler
District 5 Deputy Manager
Keith.Butler@detroitmi.gov



Your 3rd Precinct Neighborhood Police Officers



NPO Sergeant
Ray Saati



NPO
Dale Dorsey



NPO
Brad Hawkins



NPO
Hadi Hamka



NPO Tamyra Harris-
Hardy



NPO
John Pinchum



NPO
Shanita Hawkins



Your 5th Precinct Neighborhood Police Officers



NPO Sergeant
Ronaldo Turner



NPO
Karen Maxey



NPO
Willie Soles



NPO Deanna
Merriweather



NPO
Dattahn Wade



Your 7th Precinct Neighborhood Police Officers



NPO Sergeant
Romell Randolph



NPO
Shawn Duncan



NPO
Tania Stribling



NPO
Cylvester Hill



NPO
Darryl Davis



NPO
Mia Hannah



NPO
Mina Baxter



Your 10th Precinct Neighborhood Police Officers



NPO Sergeant
Richard Knox



NPO
Nicole Sumpter



NPO
Robert Barber



NPO
Donald Parker



NPO
Roberto Berry



NPO
Brittany McCoy



NPO
Charles Rodgers

Being a Good Neighbor



**Buildings, Safety
Engineering &
Environmental
Department**

**Department of
Appeals & Hearings**



Inspectors

BSEED

- **28** Property Maintenance Inspectors
hired since Fall 2021
- **51** Total Dedicated to Blight Enforcement

Working WITH Residents and Businesses

What We Inspect

- Residential
- Commercial
- Vacant Lots

Enforcement Process

- Complaint Received
- Inspection
- Warning Issued
 - Owner Occupied
 - <10 cubic yard
 - 1st Violation
- Ticket Issued
- Hearing at DAH

Improper Storage of Can Between Collections



Trash in Back Yard



Tall Grass & Weeds



Compliance



In Compliance





Out of Compliance Bulk & Improper Storage of Courville Container



Before



After



Illegal Dumping



Before



After

Auto Related & Scrapyard Enforcement Metrics

Auto Related Use Businesses	1,425					
Properties Closed	73					
	2019	2020	2021	2022	2023	YTD 2024
Certificates of Compliance Increase 2019-2024	1	6	7	175	316	786

Auto Related & Scrapyard Enforcement Summary

ENFORCEMENT PROCESS

- **Inspection**
- **Correction Order**
- **Ticket Enforcement**
- **Repeat Offenders Receive 24-hour Warning Notice**
- **Building Closure**

Non-Compliant Business



Non-Compliant Business



Compliant Business



Compliant Business



Non-Compliant Business



Before



After

Non-Compliant Business



Before



After

Contact Us

- **Property Maintenance**
(313) 628-2451 | PM@detroitmi.gov
- **Environmental Enforcement**
(313) 876-0426 | EnvEnf@detroitmi.gov
- **Improve Detroit** app from Apple Store or Google Play Store
- **DPW offers a Paid Bulk Collection Service to help residents remove unwanted debris. Call DPW Solid Waste Division at (313) 876-0004 for more information.**

Department of Appeals & Hearings (DAH)

Presented by Julianne Pastula, Esq., Director



Blight Administrative Hearings Bureau



- Replaced 36th District Court
- City's "Blight Court"
- 5 Hearing Officers; 6 Clerks
- Provide due process



City of Detroit Blight Violation Notice

No. 24012345DAH

Property Maintenance Code Zoning Ordinance Solid Waste and Illegal Dumping Ordinance

Undersigned says on: **09/13/2024** at 9:55:00 AM

Name (First, Middle, Last)

Betty Blight

Street Address

1 Main Street, Hollywood, FL 33021

Vehicle Description (Year, Make, Color, Type)

Vehicle Plate No.

The person named above is in violation of **§ 8-15-104**

of Chapter **8** at **123 Mack**

Detroit, Michigan **48204** as follows:

Excessive weeds or plant growth one- or two-family dwelling or commercial building

1. The fine for this violation is \$ **50.00** repeat offender
2. The fee for this violation is \$30.

3. The Hearing Date/Time: Thursday, October 3, 2024 at 9:00AM

4. Hearing Location: VIRTUAL COURT ROOM

Attend VIRTUAL Hearing: Hearings are virtual only via Zoom. **Attend by one of these methods:**

Desktop PCs & Laptops: Go to <https://zoom.us>. Click on "Join a Call" and enter hearing with Meeting ID: **986 4562 8009**

Tablets and Phones: Install the Zoom App prior to call. At time of call, launch the Zoom App and enter hearing with Meeting ID: **986 4562 8009**

Phone Call Only: Call: 312-626-6799 and enter hearing with Meeting ID: **986 4562 8009**

Pay or Appear: If you wish to admit responsibility and pay your fine and fees, you may pay by mail, phone or online as indicated below, on or before the above hearing date. To admit responsibility with explanation or deny responsibility, you must attend the virtual hearing on the date/time above. **Pay Blight Ticket:** There is a mandated \$10.00 State justice assessment and a \$20.00 City administrative fee for the processing and adjudication of this Blight Violation Notice. A fine paid before the hearing date shall be reduced by 10%. A fine paid after the hearing date shall be increased by 10%. **Payment Methods:** Online: 24 hours a day: www.detroitmi.gov/dahonline. **DivDat Kiosks:** Locations City-wide at: www.divdat.com/location/. **By Phone:** pay with credit card at 313-224-0098. **By Mail:** personal check, certified check or money order payable to Treasurer, City of Detroit, mailed to:

Department of Appeals & Hearings

Coleman A. Young Municipal Center, 2 Woodward Ave, Suite 1004, Detroit, MI 48226

Phone: 313-224-0098 Business Hours: Monday-Friday 8:30 am – 4:30 pm

City of Detroit will provide language translation and [hearing impaired](#) signage. Email crio@detroitmi.gov for these services.

WARNING: You are alleged to be responsible for a blight violation. Your failure to appear, or to admit responsibility, or to pay the scheduled civil fine and fees within the time to appear may result in the entry of a decision and order of default against you for the fine and fees for the violation and for necessary costs to abate the violation.

A copy of this violation notice was served upon the alleged violator by:

Posting and first class mail

I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Authorized local official (printed) **Randolph Jefferson**

Authorized local official (signature)

ID No. **1234**

/s/ Randolph Jefferson

09/13/2024

Corporation Counsel approval for issuance of [third party](#) complaint



Blight Ticket

- Contact BSEED Inspector
- Hearing information
- Option to admit responsibility
- Look up & pay tickets on DAH website

2 Hearing

BEFORE YOUR HEARING DATE

- Test Zoom & upload evidence to your device

AT YOUR HEARING

- Check in with Clerk
- Hearing Officer will swear you in
- Both sides present their case
- Hearing Officer asks questions & makes a decision



3 Judgment

POTENTIAL OUTCOME:

1. Dismissed
2. Not Responsible
3. Responsible
4. Defaulted

STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS AND HEARINGS	DECISION AND ORDER AND JUDGMENT	CASE NO. 24012345DAH
Address: Coleman A. Young Municipal Center - 2 Woodward Ave, Suite 1004, Detroit MI 48226		Telephone No: 313-224-0098
Respondent's Name Address and Telephone No: BETTY BLIGHT 1 MAIN STREET HOLLYWOOD FL 33021	V	Respondent: BETTY BLIGHT Violation Address: 123 Mack Violation Code: 8-15-104
FINDINGS OF FACT		
RESPONDENT: BETTY BLIGHT	PROPERTY ADDRESS: 123 MACK	
LEGAL DESCRIPTION:	E MACK 275 MACK HEIGHTS SUB L84 P62 PLATS, W C R 20/862 36 X 120	
The Respondent is found to be Responsible By Default for violation of 8-15-104 of the Detroit City Code: Excessive weeds or plant growth one- or two-family dwelling or commercial Building		
DECISION AND JUDGMENT		
IT IS ORDERED THAT RESPONDENT SHALL PAY: \$85.00		
Fine \$50.00 10% Discount \$0.00 10% Penalty \$5.00 Costs \$0.00 USA \$10.00 (State Justice Assessment Fee) Admin. Fee \$20.00 (Administrative Fee) Other (Specify) \$0.00 NSF Fee \$0.00		
Judgment \$85.00 (10% Penalty Imposed if Payment Made After Hearing Date)		
Thursday, Oct 3, 2024 Judgment Date	_____ Hearing Officer P12345 Bar-Number	
Any appeal must be filed within 28 days of this judgment date. Judgment must be paid by hearing date or 10% penalty imposed and collection actions commenced, including credit reporting, garnishments and liens. Per MCL 117.4r, a NOTICE OF JUDGMENT LIEN may be filed in 30 days if judgment unpaid.		
CERTIFICATE OF SERVICE		
I certify that a copy of this judgment was served upon the Party(ies) or their attorney(s) by personal service or by ordinary mail at the above address(es) or counsel's address as filed with the Department.		
Monday, Oct 7, 2024 Date	_____ Court Clerk	
Property Tax Identification Number: 2075145	Common Address: 123 MACK	
DAH (11/17) DECISION AND ORDER AND JUDGMENT		

4 Appeal Options

IF RESPONSIBLE BY DEFAULT

- **21 days to file** Motion to Set Aside Default Judgment & pay fees

IF RESPONSIBLE BY DETERMINATION

- **28 days to file** appeal with DAH and Wayne County Circuit Court & pay fees

If found not responsible on appeal, the bond amount is refunded



5 Collections

- **Reminder notice mailed**
- **After 30 days, sent to collections**

STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS AND HEARINGS	NOTICE OF UNPAID JUDGMENT	CASE NO. 24012345DAH
Respondent name, counsel's address & telephone no. Betty Blight 1 MAIN STREET HOLLYWOOD FL 33021	Respondent: Betty Blight Violation Address:123 Mack Violation Code:8-15-104	

Notice Of Unpaid Judgment

RESPONDENT: Betty Blight Property Address: 123 MACK

The enclosed Decision and Order of Judgment was entered against you on **October 8, 2024** in the amount of **\$85.00**. To date, you have failed to pay the judgment amount.

PLEASE TAKE NOTICE that pursuant to state law, MCL 117.4r and MCL 600.4027, the **City of Detroit has the legal power to institute a collection action in Wayne County Circuit Court for the judgment amount.**

If a collection action is filed in Wayne County Circuit Court, The City of Detroit **will pursue the legal remedies of garnishment of wages and attachment of bank accounts and other assets to satisfy the judgment amount. The City may also obtain a lien against the above real property with the Wayne County Register of Deeds.**

PLEASE TAKE NOTICE that, if the Department of Appeals and Hearings is not in receipt of the judgment amount of **\$85.00** by **October 28, 2024**, then the City will pursue the above legal remedies to collect the judgment above.

PAYMENTS MUST BE MADE BY THE DUE DATE AT DEPARTMENT OF APPEALS AND HEARINGS, AT C.A.Y.M.C., 2 Woodward Ave, Ste 1004, DETROIT MI. 48226, IN PERSON, BY MAIL, PHONE AT 313-224-0098 OR ONLINE <https://app.detroitmi.gov:8443/DAHOnline/>

If you think that you have paid in full or received this notice in error. Please call (313) 224-0098 during business hours

PAY 24 HOURS VIA CREDIT CARD, ONLINE [HTTPS://APP.DETROITMI.GOV:8443/DAHONLINE/](https://app.detroitmi.gov:8443/DAHOnline/); PAY IN PERSON OR BY MAIL AT: 2 WOODWARD AVE, SUITE 1004, DETROIT MI 48226. MAKE CHECK OR MONEY ORDER PAYABLE TO: CITY OF DETROIT TREASURY



Blight Clearances



Why Do I Need One?

Required for:

- ✓ City permits, certificates of compliance or occupancy, variances
- ✓ Bid on or be awarded contracts
- ✓ To participate in Wayne County or Detroit Land Bank Authority property auctions

What Are They?

Certification from DAH that no outstanding blight fines or fees exist

How Do I Apply?

Applications available from our office or website



“Blight Court” By the Numbers

	2022	2023
Tickets Issued	85,508	93,391
Tickets Adjudicated	83,857	81,899

DAH Resource List

Questions about your ticket or to discuss compliance

Contact the ticket issuing department

BSEED

Property Maintenance Division at
313-628-2451, Option 1 or
PM@detroitmi.gov

Environmental Division at 313-876-0426
or EnvEnf@detroitmi.gov

DPD – reach out to your precinct!

Request a translator in advance of your hearing

Contact Language Accessibility Coordinator at
CRIO@detroitmi.gov and provide your hearing
information (date/time/courtroom#/ticket#)

If you have judgment(s) in collections

Contact Linebarger Goggan Blair & Sampson,
LLP at 844-610-4059

Questions about your hearing, motion, judgment, or to pay a ticket

Contact DAH at 313-224-0098
DAH_CS@detroitmi.gov
DivDat Kiosks
CAYMC – Suite 1004
or online at detroitmi.gov/DAH



How to Ask Your Question

STEP 1 Raise your Hand

- Mac/iOS (Press Option-Y on your keyboard or click "raise hand" icon)
- Windows/Android (Press Alt-Y on your keyboard or click "raise hand" icon)
- Telephone: Press *9 on your phone

STEP 2 State your name when recognized by the host

- Residents will be recognized in the order they raise their hand

STEP 3 Ask your question

- To fit in as many as possible, each person will have ONE MINUTE to ask a question
- After ONE MINUTE, you may be muted
- The Mayor or a Department Head will answer your question