

Flushing City Council:

Introduction

In response to a letter I received concerning 518 Chamberlain St. that I purchased January 2018 from the Genesee County Land Bank I have prepared this letter for your viewing.

History of Property

I purchased this home from the Land Bank and the house was in a condition that was less than acceptable. The house and garage were full of debris that had been abandoned by the previous owners and not removed by the Land Bank. Since then, I have removed all the debris from the house, garage, and yard. The yard was severely overgrown and there were bushes that were growing on the house. I cut them down and cleaned up the landscaping. The rear of the house has a 30" depression in the ground from an old pool that was half in the ground. As of 5-25-19, we have removed most of the remaining frame of the pool and started filling in the hole. The back yard is fenced in with a wood fence and a dense tree line. Our plan is to get the hole filled in completely by 7-1-2019.

Intentions

I have not decided what direction I will be taking on the house. I am a licensed builder, who owns properties, and a business, in Flushing Township and, as such, I am sensitive to the makeup of the area, and the condition in which homes should be kept.

Below are the options and timelines I am considering for the property:

Option 1- Rental Home

Install a new kitchen, furnace, water heater, carpet, and paint. I will then market the home and rent it out. Since we did not purchase the home for a lot of money, and I can use my resources in the industry to renovate it at a reasonable cost, I am considering, as a way of giving back to the community, renting the property out to someone on assistance, perhaps, a Section 8 tenant.

The tentative timeline for this option is to have the house complete and ready to rent by 10-1-2019.

Option 2- Remodel Home

Install a new kitchen, furnace, water heater, flooring, painting, new doors, new siding, new roof, and new windows. I will then sell the home through a realtor. This option is in the financial analysis phase, as I must finalize a budget, and then meet with a realtor to determine what the value of the home will be after renovation and decide if it is financially feasible to then sell the property. I am not sure the property values in that area will allow me to recoup the funds invested.

The tentative timeline for this option is to have the house complete and ready for sale by 6-1-2020.

Conclusion

It has been mentioned to me that the City Council *could* deem this home as a dangerous structure. As a licensed builder, I unequivocally disagree that this home is a dangerous structure. Once the old pool hole is filled in, there is no noticeable difference between this house and numerous others throughout the city. The home is completely secure, all doors are shut and locked. All windows are now closed and locked. I am maintaining the lawn, landscaping, and any other issues that could come up (I cannot help if a kid decides to kick in a door) almost immediately. My office is less than 10 minutes away and I live less than 10 minutes away from the property. I am committed to making more improvements to the home as time goes on. I hope the council will accept this letter as a response to its concern. I will also commit to informing the City Manager in writing which option I will be choosing by 7-1-2019.

Thank you for your time on this matter.

Matthew Goss