

**CITY OF KALAMAZOO**  
**COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT**  
**DANGEROUS BUILDINGS BOARD**  
**ANNUAL REPORT**  
**2007**

**Introduction**

The Dangerous Buildings Board (DBB) is a seven member, quasi-judicial citizen body with responsibilities and authority derived from Chapter 9, Article VII of the Kalamazoo Code of Ordinances. Staff in the Community Planning and Development Department provides clerical support, case management, liaison and recording services for this board. Structures with defects or violations making them "dangerous" are subject to hearings before the DBB. Beginning in 2003, most properties come to the DBB through the Anti-Blight Team with significant enforcement histories. After a public hearing to determine the facts of the matter, the DBB may determine that the structure was not or is no longer dangerous or blighted or may order that the property be brought into compliance by the owner or by the City. Compliance may be achieved by demolition or repair. Appeals from any DBB action may be brought before the Circuit Court within 21 (twenty-one) days of that action.

Throughout 2007, the DBB maintained full membership, with one member re-appointed to serve in an expired term due to no applicants to fill the vacancy. All seven of these citizens volunteered for appointment and serve without financial compensation, except for reimbursement of parking costs. The cases heard by the DBB are often complex, balancing the stated interests and evident abilities of the property owner with the more subjective interests of the block, neighborhood, community, and City of Kalamazoo. Each case is also unique and its condition and status are quite fluid. The members who serve on the DBB are well deserving of the appreciation felt by the City and its citizens.

**Meetings and Decisions**

In 2007, the DBB met 12 times. Owners of 56 properties received notice of buildings deemed to be dangerous. The DBB hearing was not necessary for one property who responded in a timely fashion, commenced repairs, and committed to a reasonable compliance schedule. There were 54 property hearings and one re-hearing. Compliance orders were issued for 55 properties.

**Status of Projects**

Compliance was achieved by owners at 17 properties with 11 completing repairs and six completing demolition. The City contracted for 12 demolitions and one exterior blight abatement repair project. Ten property owners are either in court due to non-compliance or because issuance of their ticket is pending. There were no appeals to Circuit Court for 2007 DBB decisions, but one owner has worked out an informal hold on our demolition. The remaining 12 cases have 2008 compliance deadlines.