



**Date:** February 15, 2023

**Roll Call:** James Slayton, Police Chief  
Mark Fritz, Fire Chief  
Jeff Dygert, City Manager  
Corporation Counsel is not in attendance today but recommendations were left for specific addresses.

**Minutes:** No corrections

**Motion to approve the minutes for January 2023:** Mark Fritz, Fire Chief, seconded by James Slayton, Police Chief. All approved.

If you have an item you would like to speak about related to a particular address you will have an opportunity to do so by coming up to the podium. The Committee adopted the City Council Rules of Public Speaking which has a limit of 3 minutes on a topic.

**Complaints:**

- 1. 44 Wallace Ave:** The Auburn Police Department has had seven complaints this year and 15 calls last year. Recently, an arrest was made at this address with a subject that is well-known to the Police Department. According to Code Enforcement, this house is condemned which at the time of the arrest the Police Department was unaware of. The Auburn Fire Department and EMS have not been to this address since September 2020. The City Manager explained that Corporation Counsel left a note that the property is condemned and should not be occupied and they are working on vacating this property. Codes have verified this is a condemned property and we will follow up with the property owner. If this doesn't happen, we will continue with further action through the court system. This is the same owner as N. Fulton St. who stepped up and took care of the issues and we are hopeful he will do the same with this property.

**Hearings:** None.

**Other Business:**

We have had a number of properties over the last few months that we have agreed to keep an eye on for the next six months. We do not need to discuss each one but we do have an update on some of these.

1. **11 Madison Ave.:** Joe McCarthy, 9 Madison Ave. representing Noreen Cornall, who has lived there all her life and her family has lived there for over 100 years. A statement has been submitted for our records (see attached).

Dawn Aubin, 19 Madison Ave. Ms. Aubin has lived there for 40 years and has never been so afraid of living there. Ms. Aubin used this property as an example of why her assessment should not be increased. The property is not kept up, there is garbage piled on the east side of the house, they park all over the street blocking sidewalks and driveways, and the front yard has a sinkhole from cars parking in the lawn. They never mow the lawn or shovel their sidewalks. The garbage cans roll around the street for days until the neighbors pick them up. The woman who lives there beats her dog and the dog cries which is inhumane. The place is not kept up and Mr. Flesher, the owner and Scott, the property manager are not paying attention and it is bringing down the neighborhood.

Brian Muldrow, 25 Madison Ave. is here to back up his neighbors and what they have experienced.

The Police Department had one call for service for burglary and an attempt to serve. During the burglary, two arrests were made. The arrest was made, a search warrant was done and the occupants were removed from the house. People have gone back in to help themselves to items that are in the court proceedings and have made arrests. The Police Department has not had any other calls for service since they made the arrest and had the search warrant. Hoping this rectifies the problem other than talking with the landlord. The Auburn Fire Department did respond to a medical incident that was alluded to by the first speaker and has not responded since that call.

The City Manager explained after the last meeting that this property was identified as a nuisance property. The procedure is to provide legal notice to the property owner that this property would be a subject of a hearing. They have hired an attorney but the attorney requested the hearing to be pushed to April 2023. There is a local attorney that has been hired that we can communicate with on some of the complaints.

The Police Department feels we should move forward with the hearing because of the nature of the calls for service at this residence. The Auburn Fire and EMS have not been there recently but history speaks for itself and the residents of the neighbors need to be heard.

**Motion to approve to set a Hearing for April 19, 2023:** James Slayton, Police Chief, seconded by Mark Fritz, Fire Chief. All approved.

2. **67 Franklin St.:** The Auburn Police Department has had two calls for service in front of the address but not for this address and understands it is set to be vacated this month. The Auburn Fire Department and EMS also responded to the same call as the Police Department. The Corporation Counsel's Office has been in continuous contact with this property owner and the eviction is set for February 28<sup>th</sup>. This will satisfy the issues at this property and hopefully, no other business like this will move in there. We have this property on for a hearing on March 15, 2023, unless they vacate the building.

3. **27-29 Madison Ave.:** Brian Muldrow, 25 Madison Ave. Mr. Muldrow feels the neighborhood needs to reclaim the street back to what it used to be. There is little trust in the property manager that things will be fine but it is not. Mr. Muldrow shares a driveway that is continually blocked out of pure meanness. Mr. Muldrow has not been able to enjoy his backyard because of the tenants having multiple people and animals that live at this residence. The dog's waste is left between the two properties and the odor is so strong he has to shut the windows in their house and the tenants also throw the cat litter out their window. There is a neighbor that has lived in his house for over 60 years who has been bullied and has had a lot of confrontations, so he is afraid to leave his house. This is unusual for the culture that we have created on this street. The property manager is visible but ineffective. The tenants have bullied the street, there is constant traffic, and constant fighting. Many of the neighbors do not call the police anymore because they know there is not much they can do once they get there. The living arrangements seem to be that more people are living at this address than there are bedrooms. On a daily basis, there is a lot of traffic and constant fighting. Number 27 is now vacant and the person that lived there previously hit Mr. Muldrow's car because of drunk driving and then broke out into a fight.

Dawn Aubin, 19 Madison Ave. Ms. Aubin has lived on this street for 40 years and has never had to lock her front porch but she does now because people are looking for unlocked doors, searching for items like money or cigarettes and not knowing where the house they are living in is. This property was thought to be condemned and she doesn't understand how people were able to move in and would like this looked into. The police can tell us how many times they are there and at times there are up to three cars. They can't even walk to their neighbor's house because of the dogs that taunt them and they have to be muzzled. Ms. Aubin had to hide behind a vehicle until the people were in their house so she can make it to her house. The tenants do what they want when they want all day and night. The property manager had a young person with him who shared they should all get good locks and cameras.

Brett Tracy, 5 Lawton Ave. Mr. Tracy has a 45-page report that was sent to the owner but as the local agent on record, he did not receive one. Even though he is the local agent on record he does not receive them just the owner does. This makes it harder for him to make an effective change if he is not receiving them. Mr. Tracy shared that the tenants in the rear property have been removed. The courts are very slow in NYS and require a 90-day notice to be served and the people in the rear house were there for three years. Mr. Tracy convinced the tenant that they would prefer them to move because it was faster and they were gone by the first week of December. Within the next month, a dumpster was delivered but access was blocked by the neighbor. Mr. Tracy tried to have the dumpster redelivered but the police said they couldn't do anything and the owner chose not to leave the dumpster because he wasn't comfortable. As far as the junk around both properties, it is being cleaned up today. NYSEG has been very ineffective for a matter of months. The power is supposed to be swapped from their name to the company's name but that didn't happen because they shut the power off. One of the neighbors called codes to tell them that NYSEG red-tagged the meter and codes condemned it without gaining entry. Now Mr. Tracy is not able to turn on the service and begin work. Mr. Tracy now has to get a plumber to test all lines and this will take forever. Mr. Tracy feels the property is vacant which should abate

the nuisance on this one. This notice says it has to stay vacant for up to a year and he is not sure what good that would do because it is vacant now.

The Auburn Police Department responded to 29 different calls for service from standbys and several domestics. The procedure is to have a minimum of two cars for domestics. No other calls for 27 since it has become vacant. The Police department is familiar with these tenants from a previous address in the city.

The Auburn Fire Department and EMS have not responded to this address since the last meeting.

The City Manager explained that a written notice goes out to the owners. The owners are the ones we can take action with not the property manager. We have not received an official notice from the owner or an attorney of the owner. The owner has received the notice but we have not received a response from the owner or an attorney representing the owner. This property has had code enforcement issues before the new ownership. There are code enforcement issues and human behavior issues. The human issues are what we deal with as a Nuisance Abatement Committee and the code enforcement issues we tend to deal with them through a code enforcement process and legal process. This is a larger quality-of-life issue and we had discussed doing a hearing on this property on March 15, 2023.

The Auburn Police Chief would like to hold a hearing due to the fact that this isn't changing until we take some initiative. The Auburn Fire Department also agrees.

**Motion to approve to set a Hearing for April 19, 2023:** James Slayton, Police Chief, seconded by Mark Fritz, Fire Chief. All approved.

4. **64 Grant Ave.:** The Auburn Police Department, Auburn Fire Department and EMS have had no calls for service. There were a couple of legal representatives for the previous owner of the property throughout the last several months dealing with different aspects of this situation. This property has now changed hands and prior to new ownership the property has been vacated and code enforcement issues were being addressed. We will monitor through November 2023.
5. **9-11 Case Ave:** The Auburn Police Department, Auburn Fire Department and EMS had no calls for service. We have been in contact with the TNR Group and the Group is in the final steps to receive the funds that the City had budgeted for. The City is looking at some other options to try and resolve this problem.
6. **12 Seminary St. Rear:** The Auburn Police Department, Auburn Fire Department and EMS had no calls for service. This is a vacant lot where homeless individuals have set up camp. This is a property that is going through a foreclosure process with the City and the owner has expressed no interest in keeping the property. Once we go through the foreclosure process the City will have more control of this property and will discuss what we will do it then. We will monitor through June 2023.

7. **61 Cayuga St.:** The Auburn Police Department, Auburn Fire Department and EMS had no calls for service. The property has been cleaned up and vacated. We will monitor through March 2023.
8. **35 Mary St.:** The Auburn Police Department, Auburn Fire Department and EMS had no calls for service. This property had an abundance of calls for service but now is vacated. This has also been a code enforcement issue and is in the process of getting cleaned up. We will monitor through May 2023.
9. **4 Van Patten St.:** The Auburn Police Department had some calls for service recently for a proactive approach with search warrants. Auburn Fire Department and EMS have had no calls for service. One of the occupants that created most of the issues is incarcerated at this time. There were some code enforcement issues but it seems to have had some cleanup and no further complaints from neighbors on VanPatten. We will monitor through May 2023.
10. **34 Franklin St.:** The Auburn Police Department, Auburn Fire Department and EMS had no calls for service. This property was vacated several months ago and the city secured the property. This property had several break-ins but it has been several months since this occurred. This is owned by an individual that owns several other properties that have several code enforcement issues and are going through a bankruptcy proceeding. At this time we are not receiving any complaints on these properties. We will monitor through June 2023
11. **255 Grant Ave.:** The Auburn Police Department had four calls for service since January but nothing alarming at this time. The Auburn Fire Department and EMS have had two calls for service for medical problems. Since the last meeting, there was supposed to be a follow-up inspection for a Certificate of Occupancy for approval of full occupancy but there were still outstanding issues and there was a forthcoming inspection. We will monitor through June 2023.
12. **10 Morris St.:** The Auburn Police Department had one call for service for a suspicious vehicle in the driveway that belonged to someone staying there. The Auburn Fire Department and EMS had no calls for service. There was a code enforcement issue and an issue with an occupant. One apartment has been vacated and condemned. We have been notified that the owner is walking away and we have had communication with the bank. We will monitor through June 2023.
13. **25 Lafayette Pl.:** The Auburn Police Department, Auburn Fire Department and EMS had no calls for service. This is the same owner associated with 34 Franklin St. The property is vacant at this time. The Auburn Police Chief and Auburn Fire Chief agreed we will monitor through August 2023. Once we get through the bankruptcy proceedings we can move forward with the owner.
14. **9 E. Genesee St.:** The Auburn Police Department had one call for service to investigate and another call for an accident in front of the address. The Fire Department and EMS had one call for the accident in front of this address. The owner of this property and the

occupancy have changed and will remain on the agenda. There is a court appearance date that is coming up regarding the issues with the sign that was not appropriately approved through code enforcement. There are also some other outstanding code enforcement issues and other issues that are being dealt with at a higher level than the Nuisance Abatement Committee can deal with. We will monitor through June 2023

**15. 87-89 Frances St.:** The Auburn Police Department, Auburn Fire Department and EMS had no calls for services. This was a code enforcement issue and is being foreclosed on by the bank. There are still code enforcement issues with exterior violations with debris. We will monitor through August 2023.

**16. 39 Cayuga St.:** The Auburn Police Department, Auburn Fire Department and EMS had no calls for service. This property is predominantly a code enforcement and zoning issue and it has been going on for several years. Some new revisions to our local code regarding appropriate licensing may impact the activity at this address. We will monitor through June 2023.

**17. 45 Columbus St.:** The Auburn Police Department, Auburn Fire Department and EMS had no calls for service. This is a code enforcement issue that has been a year-long issue regarding the exterior maintenance and collection of items in a residential neighborhood. Code Enforcement is working with the owner to clean it up. We will monitor through March 2023.

**18. 16 Franklin St.:** The Auburn Police Department, Auburn Fire Department and EMS had no calls for service. Since the change of ownership conditions have improved and we have not received any further complaints. We will monitor through March 2023.

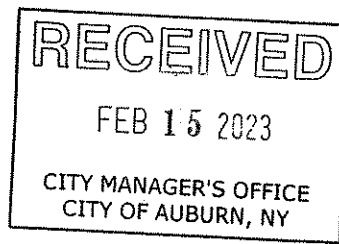
**19. 106 Park Place Apt. #13:** The Auburn Police Department, Auburn Fire Department and EMS had no calls for service. This is a complaint related to a barking dog that went through the court system. We will monitor through May 2023.

**Motion to adjourn the meeting:** Mark Fritz, Fire Chief, seconded by James Slayton, Police Chief. All approved.

**Adjourned: 9:49 a.m.**

**Next Meeting will be held on March 15, 2023 at 9:00 a.m.**

2/15/23



Good morning,

My Name is Noreen Cornall, unfortunately I can not be here this morning because of the prior commitments I have at my employment. I am a nurse, a mandated reporter, and I live at 9 Madison Ave. My house is right next door to the "Drug House" which is also known as 11 Madison Ave which we are all here to discuss tonight.

The people, the neighbors, the generations of friends that live on this street were brought together to fight a difficult and burdensome battle against a sinister problem that this absentee landlord allowed to fester and become septic to our street. Mr Fletcher, the absentee landlord, showing no regard for anything but the silver lining in his pocket along with his unfit "manager" who was also involved with the grim problem within this sad, decomposing "drug house".

My calls to the owner, Mr. Fletcher, the absentee landlord fell upon deaf ears, he returned only one of my many calls, by then, his illegal substance dependent tenants had already been arrested twice not because of Mr Fletcher, the absentee landlord or his impotent manager who was in that house EVERYDAY that this was going on but because of the dedicated and driven neighbors on this street.

I truly thought that after these sombering events associated with his name, that Mr Fletcher the absentee landlord, would reach out to the neighbors and and reform his house....BUT MR FLETCHER HIMSELF HAS DONE NOTHING TO THIS HOUSE TO IMPROVE IT SINCE THIS SIGNIFICANT EVENT TRAUMATIZED THIS STREET. THE TENANT THAT REMAINS IN THE UPPER APARTMENT STILL REMAINS AS WELL. FALLING ON DEAF EARS AGAIN AND THE USELESS MANAGER DOES NOTHING ABOUT MULTIPLE COMPLAINTS WE HAVE MADE ABOUT HER.SHE TOO HAS ALSO BEEN REPORTED TO THE SPCA FOR ANIMAL CRUELTY, SHE IS

LOUD AND DISRESPECTFUL TO ANY NEIGHBOR THAT HAS APPROACHED HER ABOUT ISSUES, THERE IS DOG FECES ALL OVER THE YARD FROM HER DOGS, SHE CONTINUES TO DRIVE, PARK AND DESTROY THE YARD, AND SHE HAS CURRENTLY STARTED TO PARK ONE OF HER 3 VEHICLES ON PROPERTY THAT IS UP FOR SALE WITHOUT PERMISSION.

THE CITY, COUNTY AND STATE POLICE HAD TO TAKE CARE OF HIS TENANTS THAT WERE ENDAGERING AND TAKING ADVANTAGE OF THE VULNERABLE POPULATIONS THAT LIVE WITHIN A 2 BLOCK RADIOUS OF HIS HOUSE. THE UNITY HOUSE TENANTS UP THE STREET, CHILDREN ON THE STREET, THE LOW-INCOME HOUSING AT THE OLD WEST MIDDLE SCHOOL, THE ELDERLY AND FINALLY GENESEE ST SCHOOL.

I RECOMMEND THAT ALL LANDLORDS MAKE THEIR NUMBERS AVAILABLE AND BE AVAILABLE TO LISTEN TO THE CONCERNS OF THE PEOPLE NEAR THEIR PROPERTY.

I RECOMMEND THAT WE MAKE AN EXAMPLE OUT OF MR FLECTCHER AND ALL LANDLORDS WHO FEEL THAT IT IS OK TO NEGLECT THE DESPERATE CRIES AND CONCERNS OF THE NEIGHBORHOOD.

I RECOMMEND THAT MR FLECTCHERS PROPERTIES BE WATCHED MORE CAREFULLY AND HE BE MADE TO PARTICIPATE IN A SUBSTANCE ABUSE EDUCATION CLASS SO THAT HE CAN RECOGNIZE THE PROBLEMS OF THE PEOPLE THAT HE HIRES AND RENTS TO WHICH IN TURN MAY ELEVATE, IMPROVE AND MAY EVEN SAVE SOMEONES LIFE.

I RECOMMEND THAT MR FLECTHERS PROPERTY MANAGER SCOTT, NOT BE ALLOWED ON THIS PARTICULAR PROPETY DUE TO THE PROBLEMS THAT HE CREATED. THAT MR FLETCHER FINDS A "FRESH SUPPORT SYSTEM" FOR HIS PROPERTY.



THIS NEIGHBORHOOD HAS EXPERIENCED A LOT OF BAD SITUATIONS OVER THE YEARS BUT NEVER HAVE I SEEN SUCH LACK OF CONCERN OR DISRESPECT FROM A PROPERTY OWNER, OR MAYBE I SHOULD JUST CALL HIM A BUSINESSMAN WHO IS JUST THAT, A BUSINESS MAN THAT ONLY CARES ABOUT HIS POCKETS.

*Thank you*

*Noreen A. Cronin*