CITY OF PORT ST. LUCIE

Finance Department

Marcia Dedert, Finance Director/Treasurer

"A City for All Ages"

COUNCIL ITEM 13B
DATE 5/14/12

MEMORANDUM

To: Greg Oravec, City Manager

Thru: Ed Fry, Assistant Finance Director EMF

From: Charlie Proulx, Staff Accountant CP

Date: 4/19/12

Subject: Code Lien Legal Action

Attached to this document are 3 code liens that have been selected by our collection company, Unifund, to go through legal actions. These accounts were picked for their availability of employment and home assets and have been scrubbed to verify they are legally accountable and collectable. All expenses will be on a 30% contingency basis with any other legal fee assumed by Unifund. Pursuant to Ordnance 10-25 the City may collect the contingency on top of what is initially owed causing zero expenses to the City. I request that the above liens be submitted to Unifund for legal action in order to increase City revenues and uphold current City code.

Regards,

Charlie Proulx, Staff Accountant
City of Port St Lucie
Finance Department
772-871-5201
cproulx@cityofpsl.com

New Business
w/ Presentation
YJO

RECEIVED
MAY 08 2012
City Manager's Office

Code Liens Selected By Unifund For Legal Action

	Case Number	First Name	Last Name	Address	$ Due to City	$ Due to Unifund	Homesteaded	2011 Property Value	Where Debtor Currently Resides			Violation
									Address	City	State	
1	06-13620	GARU	MILLER	305 SW Tulip Blvd	$5,390.00	$1,617.00	Yes	$43,900	19413 WOOTTON AVE	POOLESVILLE	MD	inoperative vehicle, camper on side of home with flat tire, inoperative pickup in rear yard, open storage
2	09-13437	CHRISTINE	SCHAFFER	2033 SE Erwin Rd	$5,390.00	$1,617.00	No	$158,900	2921 PINE SPRING RD	FALLS CHURCH	VA	unmaintained swimming pool with black water
3	08-00002621	JAYNE	GALL	1726 SE Cascella Ct	$3,332.00	$999.60	Yes	$38,000	197 FOX RUN DR	MUNROE FALLS	OH	roof in need of repair & open storage
					$14,112.00	$4,233.60						

prepared by Charlie Proulx

COLLECTION OF CODE ENFORCEMENT FINES THROUGH LEGAL ACTION

"A City for All Ages"

COLLECTION OF CODE ENFORCEMENT FINES THROUGH LEGAL ACTION

History of Revenue Collections

Code Enforcement Procedure

Cases Selected for Legal Action

Process for Legal Action

Revenue City Would Receive

REVENUE COLLECTIONS

1.3 million dollars collected in the last 3 years

Hiring collections company

Centrally locating liens in the Finance Department

Streamlining order and modification process

OVERVIEW OF CODE ENFORCEMENT PROCEDURE

Complaint is filed

1st inspection – 1st day after complaint

2nd inspection – 6th day after 1st inspection

Notice of violation

3rd inspection – 10 days after notice of violation

Notice of hearing

4th inspection – 5 days prior to the hearing

Special Magistrate hearing

Notice of lien

5th inspection – 20 days after SM hearing

Collections – 90 days after SM hearing

Total days from complaint to collections = 116

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5th inspection – 20 days after SM hearing

Collections – 90 days after SM hearing

Total days from complaint to collections = 116

Conservative est. of average cost to the City = $650

CASES SELECTED

305 SW TULIP BLVD

1726 SE CASCELLA CT

2033 SE ERWIN RD

305 SW TULIP BLVD

Violation Timeline

5/9/2002 – Inoperative Vehicle

4/11/2003 – Open Storage

2/4/2005 – Inoperative Vehicle

12/20/2006 – Inoperative Vehicle & Open Storage

8/06/2008 – High Grass & Weeds

9/24/2008 – Mold & Mildew

6/11/2010 – Confined Dog – Animal Control

1//7/2011 – Mold & Mildew and Open Storage

3/2/2012 – High Grass & Weeds and Open Storage

Cost to City

$650 x 9 cases = $5,850

305 SW TULIP BLVD

12/20/2006 – Inoperative Vehicle & Open Storage

Inoperative Vehicle – Camper

305 SW TULIP BLVD

12/20/2006 – Inoperative Vehicle & Open Storage

Inoperative Vehicle – Truck

305 SW TULIP BLVD

12/20/2006 – Inoperative Vehicle & Open Storage

Open Storage – Wood and Debris on Side of Home

1726 SE CASCELLA CT

Violation Timeline

3/14/2002 – Open Storage

9/10/2002 – Inoperative Vehicle

3/12/2004 – Inoperative Vehicle

10/7/2005 – Open Storage

3/1/2006 – Open Storage

10/23/2006 – Inoperative Vehicle

3/5/2008 – Roof in Need of Repair and Open Storage

Cost to City

$650 x 7 cases = $4,550

1726 SE CASCELLA CT

3/5/2008 – Roof in Need of Repair and Open Storage

Roof in Need of Repair – Shingles Missing

1726 SE CASCELLA CT

3/5/2008 – Roof in Need of Repair and Open Storage

Open Storage – Buckets Wood & Debris

1726 SE CASCELLA CT

3/5/2008 – Roof in Need of Repair and Open Storage
Open Storage – Wood & Debris

1726 SE CASCELLA CT

3/5/2008 – Roof in Need of Repair and Open Storage

Open Storage – Wood & Debris

2033 SE ERWIN RD

Violation Timeline

12/28/2004 – Cars in Yard & Open Storage

2/10/2005 – Garage Door in Need of Repair & Mold and Mildew

4/1/2005 – Animal Case – Dog Impounded

7/27/2005 – Inoperative Vehicle & Torn Screens

11/15/2005 – Animal Case – Dog Returned

11/17/2005 – Animal Case – Dog Returned

5/18/2009 – Unmaintained Pool

9/11/2009 – Unmaintained Pool

Cost to City

$650 x 7 cases = $5,200

2033 SE ERWIN RD

9/11/2009 – Unmaintained Pool

2033 SE ERWIN RD

9/11/2009 – Unmaintained Pool

2033 SE ERWIN RD

9/11/2009 – Unmaintained Pool

LEGAL ACTION PROCESS

Cases forwarded to pre-approved attorney

Attorney will send demand letter

Cases filed with the court

Judgment signed by judge

Proceed with post judgment execution

FUNDS CITY WOULD COLLECT

	City	Collections
305 SW Tulip Blvd -	$5,390	$1,617
1726 SE Cascella Ct -	$3,332	$999.60
2033 SE Erwin Rd -	$5,390	$1,617
Total =	$14,112	$4,233.60

Zero cost to City!

FUNDS CITY WOULD COLLECT

	Revenue	Expenses
305 SW Tulip Blvd -	$5,390	$5,850
1726 SE Cascella Ct -	$3,332	$4,550
2033 SE Erwin Rd -	$5,390	$5,200
Total =	$14,112	$15,600

FEEDBACK

Questions

Comments

Concerns