

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AND ACCESSORY BUILDING AT 1126 MINERAL SPRINGS ROAD PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 12, CHAPTER 160D OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDINGS BEING THE PROPERTY OF SAM GEORGE TSILIMOS FAMILY TRUST U/A DTD 3/17/2016 AS AMENDED C/O KIKI LYNN TSILIMOS, SUCCESSOR TRUSTEE 1205 E. 35TH STREET CHARLOTTE, NC 28205

WHEREAS the dwelling and accessory building located at 1126 Mineral Springs Road in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling and accessory building; and

WHEREAS, said owner(s) have failed to comply in a timely fashion.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that the Code Enforcement Official of the City of Charlotte is hereby ordered to cause the demolition and removal of the dwelling and accessory building located at 1126 Mineral Springs Road in the City of Charlotte in accordance with the Housing Code of the City of Charlotte. This Ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

Senior Assistant City Attorney

IN REM ACTION REQUEST

PROPERTY INFORMATION	
Property Address	1126 Mineral Springs Road
Parcel Identification Number	04708313
Council District	4
Owner(s)	Sam George Tsilimos Family Trust U/A DTD 3/17/2016, as Amended c/o Kiki Lynn Tsilimos, Successor Trustee
Owner Address as listed in public records	1205 East 35 th Street Charlotte, NC 28205
Historic Designation	No
Structure Type re: In Rem Request	Single Family Residential Dwelling and Accessory Building
Structure Age	73 years
Structure Square Feet	3,327
Structure Occupied?	No
Tax Value of In-Rem Structure(s):	\$3,500 (dwelling unit) \$2,700 (420 square foot accessory building)

ACTION REQUEST	
Type of In Rem Requested	Demolition
Estimated Demolition Cost	\$25,140
Lien	Lien will be placed on the property for the cost of demolition
Council Priority Area	Great Neighborhoods; Safe Communities

CODE ENFORCEMENT	
Reason for Inspection	Public Agency (Charlotte Fire Department)
Date of Initial Inspection	The initial inspection was conducted on March 7, 2022.
Violations	The property contains extensive structural, electrical, plumbing, and heating violations. Interior walls and ceiling coverings are missing or fire-damaged. The fire also compromised wall, floor, and roof framing. Electrical wiring and fixtures have been damaged, and plumbing fixtures were affected by the fire as well. Several windows are missing, and the accessory building is not in a safe or substantial condition.
Title Search	8/24/2022,10/16/2023, 4/14/2025
Parties of Interest revealed by Title Search?	The title search revealed a party in interest (see 'Definitions' section).
Owner(s) and party in interest notified of Complaint and Notice of Hearing by certified mail and posting of property:	5/23/2025(owner) 3/10/2025 (party in interest)
Hearing Date for Owner(s) and party in interest:	6/9/2025 (owner) 4/1/2025 (party in interest)
Owner(s) and party in interest attendance at hearing:	No
Owner(s) to demolish structure by:	7/11/2025 (owner) 10/24/2025 (party in interest)
Extension:	No extensions were requested.
Lis Pendens – Complaint Notice of Hearing/Findings of Fact and Order:	7/24/2025
Repair or compliance with order to demolish:	No
Notifications	Owner and parties of interest (if any) have been advised that failure to comply with the Order to Demolish will result in City Council Request for Action to approve demolition by the City and a lien being placed on the property for city's costs.

STAFF RECOMMENDATION

- In Rem Demolition

Recommendation Rationale

- The primary structure sustained a major fire in 2016, resulting in extensive structural and interior damage. The walls, floors, roof framing, electrical systems and plumbing were compromised, and there has been no evidence that repairs have been attempted.
- Structure is dilapidated, unsafe and unfit for human habitation, evidencing a prolonged lack of essential property upkeep, maintenance and repairs, and failure to maintain minimum standards of fitness.
- During the enforcement process, the property owner passed away on 12/5/2023, resulting in an unexpected legal and administrative delay. Because ownership and responsibility for the property were temporarily unclear, enforcement actions could not proceed normally at that time. The property is now held in a family trust. The trust, as the party in interest, has been notified of the enforcement proceedings; however, there has been no response or effort to bring the property into compliance.
- Owner(s) have not repaired structure or complied with the order to demolish.
- City repair cost is conservatively estimated to be \$81,120 (approximately \$24.38 per square foot), which is 2,317% of the structure's current assessed tax value. The \$3,500 assessed tax value of the dwelling unit reflects the severe damage caused by the catastrophic fire, which resulted in a significantly reduced assessed value.
- Action is recommended to address the health and safety issues and other blighted conditions of the structures.
- The garage is unsecured, and interior conditions indicate signs of trespassing and nuisance activity."

Definitions:

Dilapidated: Dilapidated, as it applies to dwellings and rooming houses, means that a dwelling or rooming house is unsafe or unfit for human habitation and cannot be repaired, altered or improved to comply with the minimum standards of fitness at a cost not in excess of 65% of its physical value or 50% of a non-dwelling structure or lodging establishment, as determined by a finding of the inspector, and as set forth in the City of Charlotte Minimum Housing Code (Chapter 11) and Buildings and Building Regulations (Chapter 5)

Lis Pendens. Lis pendens is an official notice to the public that a lawsuit involving a claim on a property has been filed.

Parties in Interest. Parties in interest are parties other than property owners that are identified in the Title Search as having an interest in the property. Examples include mortgage holders, banks, and other lien holders.

Reason for Inspection. There are several ways a property inspection can be initiated:

- a tenant can file a complaint if they believe there are violations in their unit.
- a petition signed by five individuals can be submitted to the city.
- a public agency referral can be received (e.g., from CMPD, CFD, CMS, DSS, Mecklenburg County Health, etc.); or
- a field observation by Code Enforcement Staff can occur.

Title Search. A title search is the process of examining public records to determine and confirm a property's legal ownership and identify any claims or liens against it.



Front of structure



Interior



Kitchen



Bathroom

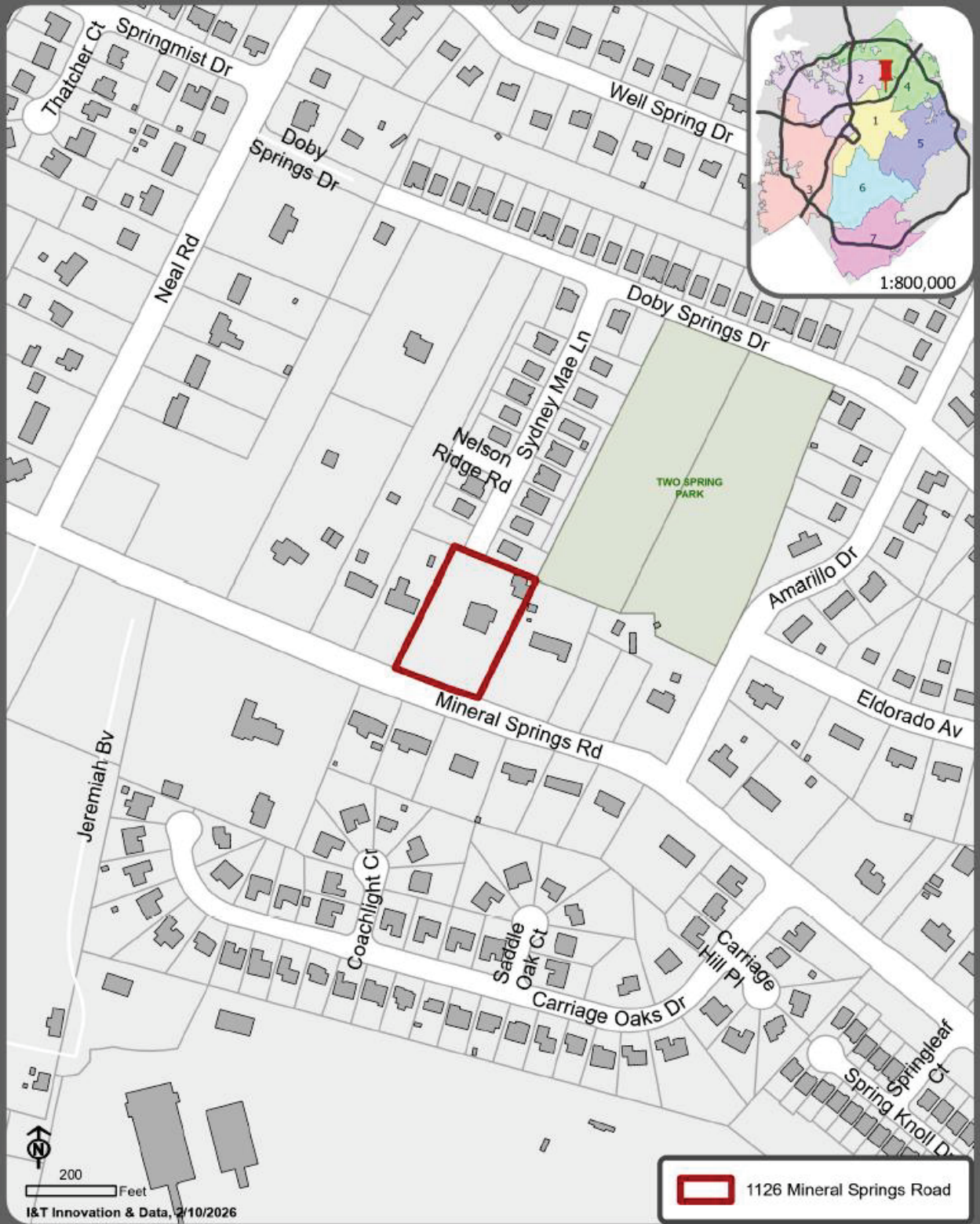


Garage



Rear entrance

1126 Mineral Springs Road



Reference – In Rem Process Following City Council Approval

The following overview is intended to provide further explanation for the process of In Rem actions that are approved by City Council.

- Following In Rem approval by City Council, Housing and Neighborhood Services Code Enforcement Staff initiate Enforcement of the approved action.
- Quotes for contractor services are requested from pre-approved firms chosen through a Request for Proposals (RFP) based on qualifications, experience, cost and responsiveness to RFP requirements.
- Upon receiving quotes for the approved In Rem services, staff authorize the selected firm to proceed with the approved work. Note that if the structure is occupied, relocation of occupants occurs prior to demolition.
- Once the contractors have completed the In Rem services, they submit an invoice to the city and city processes the payment.
- A lien is placed on the property for the city's expenses related to the approved activities, and the lien is filed in the public records.