



ATTACHMENT A

MEETING DATE: January 29, 2026
TO: Board of Supervisors
FROM: Matt Kelley, Code & Cannabis Compliance Director
SUBJECT: Summary of Current Receivership Case Statuses

CURRENT RECEIVERSHIP CASE STATUS UPDATES:

The County currently has six (6) receivership cases at various stages. A detailed summary is provided below:

1. 14002 Garden Bar — *Completed*

Code Case Status: Closed

Summary:

- Receivership initiated July 2023; full compliance achieved June 2024.
- Property sold in February 2025.
- County received reimbursement checks totaling \$12,720.71.
- All receivership work and cost reconciliation are complete.

Compliance Agreement: Not needed as Receiver brought the property into compliance prior to property being sold to a new owner.

Legal Costs to Date (Jones Mayer): \$14,958.68

Property Sale Price: \$155,00.00

2. 10377 Norambagua Lane — *Active Receivership; Pending Sale Listing*

Code Case Status: Open

Summary:

Receiver appointed October 2023.

- Significant effort required to address multiple occupants; extensive eviction process ordered by the Court.
- County abated approximately 20 inoperable vehicles to assist with site stabilization.
- November 2025, Notice to vacate issued. Property owner and other occupant were previously given multiple local resources for rehousing and other assistance.
- December 2025, the property owner died, and the remaining occupant was rehoused with family. The residence has been secured.
- January 2026, the property will be listed for sale “as-is,” with a compliance obligation placed on the future buyer.

Compliance Agreement: Drafted for future buyer.

Legal Costs to Date (Jones Mayer): \$21,094.05

3. 10638 North Bloomfield — *In Compliance; Pending Litigation Close-out*

Code Case Status: Closed

Summary:

- Receiver appointed February 2025; property sold October 2025.
- New owner signed compliance agreement and has obtained a demolition permit; cleanup and burn-debris testing underway.
- New owner brought the property into compliance in December 2025.

Compliance Agreement: Signed by buyer for site cleanup. Compliance was verified approximately 20 days after the expiration of the Compliance Agreement.

Legal Costs to Date (Jones Mayer): \$17,479.27

Property Sale Price: \$52,000

4. 16069 Shannon Way — *Active Receivership; Pending Court Direction*

Code Case Status: Open

Summary:

- Receiver appointed April 2025.
- Motion hearing scheduled for 1/2/2026 to approve the Receiver's plan.
- Receiver will recommend selling the property "as-is," with a compliance obligation placed on the future buyer.

Compliance Agreement: Pending approval of Court to sell property

Legal Costs to Date (Jones Mayer): \$11,952.95

5. 10121 Valley Drive — *Pending Court Appointment*

Code Case Status: Open

Summary:

- During the 11/21/2025 hearing, Judge granted the probate administrator an extension to rehab the property.
- Hearing scheduled for 2/27/2026 on the County's petition to appoint a Receiver.
- Court may appoint, continue, or deny depending on evidence presented.

Compliance Agreement: Pending approval of Court to sell property

Legal Costs to Date (Jones Mayer): \$20,755.39

6. 11847 Lime Kiln Road — *Voluntary Compliance by New Owner*

Code Case Status: Open

Summary:

- Property sold before the County filed for receivership.
- New ownership group specializes in purchasing distressed properties.
- Compliance agreement executed; new owner is making progress with some delays.

Legal Costs to Date (Jones Mayer): \$5,636.46

- Half of legal costs have been reimbursed by the new owner; remaining payment is expected by 2/1/2026.

Compliance Agreement: Signed by the new property owners.

FINANCIAL SUMMARY:

Total Legal Expenditures to Date (Jones Mayer):
\$91,876.77

Costs continue to be recovered through property sales, owner payments, and the Receivership Estate, consistent with the standard statutory process.

ANALYSIS AND PROGRAM ASSESSMENT:

Receiverships remain a critical tool for addressing the County's most dangerous, complex, and resource-intensive nuisance properties. The current portfolio demonstrates:

Effectiveness

- Properties that have remained noncompliant for years are now either rehabilitated or in escrow.
- Receiverships have resulted in successful sales and reimbursements to the County.

Risk Reduction

- Immediate threats—such as solid waste accumulation, unsafe structures, substandard living conditions, and fire hazards—have been mitigated through court-ordered control.

Consistency and Due Process

- The Receiver acts independently under Court supervision, reducing County liability and ensuring fairness and transparency.

STRATEGIC OUTLOOK FOR THE RECEIVERSHIP PROGRAM:

Looking ahead, the Code & Cannabis Compliance Department will continue leveraging receiverships as a focused enforcement tool for the County's most complex and hazardous nuisance cases. Staff anticipate initiating **two to three receiverships per year**, ensuring that the most severe violations, particularly those posing ongoing threats to health and safety, are addressed through a structured, court-supervised process.

This targeted approach will enable the County to:

- Maintain consistent progress in resolving long-standing nuisance properties.
- Maximize cost recovery through the Receivership Estate and property sales.
- Reduce community blight and improve neighborhood safety; and

- Strengthen public confidence in the County's enforcement transparency and accountability.

By continuing to apply this method judiciously, the Department will balance the need for strong enforcement with fairness, fiscal responsibility, and the County's broader goal of fostering safe, compliant, and sustainable communities.