

CITY OF PONTIAC
HEARING OFFICER MEETING
DECEMBER 18, 2013
4:00 p.m.

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Agenda:)
)
Petitions from)
Building Inspector,)
Code Enforcement Officer,)
Rick Bolek)
-----)

Meeting before a
Hearing Officer at 47450 Woodward Avenue, Pontiac, Michigan,
on Wednesday, December 18, 2013.

PRESENT:

George Hartman - Hearing Officer
Dan Kolbe - Clerk, City of Pontiac

OTHERS PRESENT:

Natoshya Bridgewater
James Bennett
Jennifer Winstead
Kashka Williams and Joseph Sabota
Peter Torok
Rose Seibert
Eric Laperriere
Marilyn Walker
Larry Keehn
William Clos
Rena Shaw
Antonio and Rocio Garcia-Bahena
David Moran
Brett Mellin
Lester Osby and Nate Stephenson
Roger Amy and Carrie Kite
Pernell Lee and Darius Buggs

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1 Pontiac, Michigan

2 Wednesday, December 18, 2013

3 4:01 p.m.

4 HEARING OFFICER: Okay. I'll call today's
5 meeting to order. I'm George Hartman. I'm the hearing
6 officer today. If we could stand and say the pledge.

7 (Pledge of Allegiance recited by all.)

8 HEARING OFFICER: Gentlemen, would you like
9 to introduce yourselves, please.

10 MR. BOLEK: My name is Rick Bolek. I'm a
11 Building Inspector/Code Enforcement Officer with the
12 Building Department in the City of Pontiac.

13 MR. KOLBE: And I am Dan Kolbe. I am one of
14 the clerks from the Building Department.

15 HEARING OFFICER: Okay. Has everybody signed
16 in?

17 If you haven't, could you please.

18 The first case today is 194 Nebraska Avenue.

19 MR. BOLEK: 194 Nebraska Avenue posted
20 12-5-2013. This property is dilapidated, it was
21 vacant. There appeared to be dogs in the house. Roof
22 on the garage is rotting, garage is collapsing.
23 There's rotting structural members to this building,
24 debris, overgrown, unkempt brush.

25 We are recommending demolition.

1 HEARING OFFICER: Okay. And are you the
2 property owner?

3 MS. BRIDGEWATER: No, I'm representing
4 Urlene Davis.

5 HEARING OFFICER: Okay. And what --

6 MS. BRIDGEWATER: Dr. Urlene Davis. My name
7 is Natoshya Bridgewater. I'm soon to be the owner.

8 HEARING OFFICER: Okay. You are buying the
9 property?

10 MS. BRIDGEWATER: Yes, ma'am -- yes, sir.

11 HEARING OFFICER: Okay.

12 MS. BRIDGEWATER: A couple of things that are
13 not true, as far as structural it is perfect. We had a
14 contractor coming out before we even started the
15 process of buying it.

16 Secondly, as far as upkeep, we had been
17 keeping up the property since May of this year, cutting
18 the grass. We actually got trees trimmed now by
19 Davey Tree. They cut down a tree in the front yard
20 also, as far as the yard itself has been perfect since
21 we had it. There are dogs in the house but there are
22 also people in the house. The light, gas, water,
23 everything's in my name.

24 The only problem around the house is the
25 garage because the tree in the backyard fell in it.

1 But other than that, we're working on it.

2 Construction, as far as it's a pillar in the
3 back that's half messed up, which holds up a back
4 porch, they will be doing it come April. The snow
5 caught them so they was unable to do it but it is
6 supported, it's no structural -- it's perfect.

7 HEARING OFFICER: Okay. Are you going to
8 live in this house or is this going to be a rental?

9 MS. BRIDGEWATER: We live there now.

10 HEARING OFFICER: You live there now?

11 MS. BRIDGEWATER: Yes.

12 HEARING OFFICER: Okay.

13 MS. BRIDGEWATER: And the debris --

14 MR. BOLEK: When did that take place?

15 MS. BRIDGEWATER: Us living there?

16 MR. BOLEK: How long have you been living
17 there is what I should ask you.

18 MS. BRIDGEWATER: Since May.

19 HEARING OFFICER: So you were living there
20 with Mr. Davis?

21 MS. BRIDGEWATER: Her name is
22 Dr. Urlene Davis and no, she does not live there.

23 HEARING OFFICER: The gentleman that we
24 talked with the day we were here -- I'm sorry. I have
25 this confused with another property. My mistake.

1 MS. BRIDGEWATER: It's okay.

2 HEARING OFFICER: Do we need an inspection on
3 this or --

4 MR. KOLBE: Yep.

5 HEARING OFFICER: So a Property Maintenance
6 Inspection?

7 MR. KOLBE: Uh-huh.

8 HEARING OFFICER: And one has not been
9 applied for; is that correct?

10 MR. KOLBE: No.

11 MR. BOLEK: No.

12 HEARING OFFICER: Okay. So what you would
13 need to do is pay for a Property Maintenance Inspection
14 with the City.

15 And Dan, what is the fee for that?

16 MR. KOLBE: \$200.

17 HEARING OFFICER: \$200.

18 MS. BRIDGEWATER: I don't have that right
19 now. Actually, we were homeless for a year and a half
20 because of the City of Pontiac accidentally tearing our
21 house down. So I don't have that type of income right
22 now.

23 HEARING OFFICER: Was the house vacant when
24 you bought it?

25 MS. BRIDGEWATER: Yes, it was.

1 HEARING OFFICER: Or when you moved in, I
2 should say. Right?

3 MS. BRIDGEWATER: Yes.

4 HEARING OFFICER: Because you haven't closed
5 on the property yet.

6 MS. BRIDGEWATER: No, sir.

7 HEARING OFFICER: When will you close on the
8 property, do you know?

9 MS. BRIDGEWATER: Around April, after tax --
10 well, during tax time.

11 HEARING OFFICER: Okay.

12 MS. BRIDGEWATER: Now, before May, we were
13 doing upkeep of the property from about March, March of
14 this year.

15 HEARING OFFICER: Uh-huh.

16 MS. BRIDGEWATER: We went through, we did
17 snow removal, we cut down weeds, we cut grass.
18 Actually, we even got a couple of the older neighbors
19 over there to get out and make a few gardens because I
20 did gardens in the front yard.

21 HEARING OFFICER: Can we hold this one
22 over --

23 MR. KOLBE: If you like.

24 HEARING OFFICER: -- until next meeting?

25 MR. KOLBE: (Nods head.)

1 HEARING OFFICER: The next meeting is?

2 MR. KOLBE: April 9th.

3 HEARING OFFICER: April. So that would give
4 you some time to maybe save a little bit of money to
5 pay for a Property Maintenance Inspection.

6 MS. BRIDGEWATER: I have seven kids so it
7 will be kind of hard.

8 HEARING OFFICER: Uh-huh. What -- what are
9 you going to do with the garage?

10 MS. BRIDGEWATER: Ultimately, the contractor
11 said he can fix the roof because he say the brick --
12 the concrete is perfect.

13 HEARING OFFICER: Uh-huh.

14 MS. BRIDGEWATER: So he's going to fix the
15 roof. Like I said, he's going to try to do it sometime
16 between April and May. So we actually going to work
17 on -- we're going to work on this. I have the
18 shingles. I have the wood. It's just that he can't do
19 anything with the snow right now.

20 We had a tarp over it but, unfortunately,
21 that big old tree back there has two power lines
22 running through it and it's very expensive to get it
23 cut. I did get it trimmed, though. I did get it
24 trimmed.

25 But other than that, it's going to have to

1 come down but that's something that will probably be
2 later on next year.

3 HEARING OFFICER: Okay. And I --

4 MS. BRIDGEWATER: And it was a tarp over it
5 but the wind blew it off.

6 HEARING OFFICER: Yeah. And I'm -- I'm
7 looking at the pictures and I see a pile of lumber
8 garbage in the backyard by the garage. Is that still
9 there?

10 MS. BRIDGEWATER: It will be removed -- the
11 man said he charge \$50 for waste haul.

12 HEARING OFFICER: Uh-huh.

13 MS. BRIDGEWATER: So he said he could
14 probably get to it next week but he's a snow plower,
15 also. So he's plowing know right now.

16 HEARING OFFICER: Okay.

17 MS. BRIDGEWATER: But he said hopefully next
18 week. But that was the lumber from the garage, the
19 inside of the garage.

20 MR. BOLEK: One of my concerns is that if
21 they don't have the money for the Property Maintenance
22 Inspection, how are they going to have money for the
23 repairs that are necessary for this?

24 Do you see where this pillar is holding up
25 the second floor of the house?

1 MS. BRIDGEWATER: I see that.

2 MR. BOLEK: And it's completely rotted at the
3 bottom?

4 MS. BRIDGEWATER: It's not rotted. Actually,
5 I'm an Eastern Star and some of my mason brothers,
6 they're the ones who helping us.

7 HEARING OFFICER: When?

8 MR. KOLBE: When are you supposedly closing
9 on this?

10 MS. BRIDGEWATER: Hopefully mid-April. The
11 sooner I get my taxes, the sooner we pay for it.

12 HEARING OFFICER: Is that a steel column
13 inside?

14 MR. BOLEK: It's a wood column.

15 HEARING OFFICER: It's a wood column?

16 MR. BOLEK: It's a four-by.

17 MS. BRIDGEWATER: And all columns this summer
18 were fixed. They were only displaced by maybe an inch
19 or two. Other than that, the four front pillars are in
20 perfect shape.

21 HEARING OFFICER: Uh-huh.

22 MS. BRIDGEWATER: I'm actually painting them
23 pink.

24 HEARING OFFICER: Yeah. Well, one of the
25 concerns that the Building Department has is on the

1 back of that house with that -- that pillar and, you
2 know, the -- what I'm looking at here in the picture,
3 it doesn't look very stable. Has something been done
4 to kind of shore that up temporarily?

5 MS. BRIDGEWATER: He said something about a
6 stability something. But he said, if need be, if it
7 become too much, it's something he can come out there
8 and do.

9 HEARING OFFICER: Uh-huh.

10 MS. BRIDGEWATER: And that was the bricks
11 that you seen on the front porch.

12 MR. BOLEK: No, this is that --

13 HEARING OFFICER: This is the back of the
14 house.

15 MS. BRIDGEWATER: Right.

16 HEARING OFFICER: Yeah.

17 MS. BRIDGEWATER: That white -- it's a white
18 brick.

19 HEARING OFFICER: Yeah. With the wood post
20 that's rotted out on the inside.

21 MS. BRIDGEWATER: It's still brick at the
22 bottom, holding it.

23 HEARING OFFICER: Yeah. The brick is more
24 decorative than anything. It's the post in the middle
25 that's the concern.

1 MS. BRIDGEWATER: Okay.

2 HEARING OFFICER: Okay?

3 MS. BRIDGEWATER: Uh-huh.

4 HEARING OFFICER: So --

5 MS. BRIDGEWATER: I'll get on top of that as
6 soon as possible.

7 HEARING OFFICER: Well, why don't we hold
8 this over until the April meeting so that will give you
9 some time here and, hopefully, you can get things
10 cleaned up.

11 MS. BRIDGEWATER: Okay.

12 HEARING OFFICER: You'll be -- you'll receive
13 another notice, though, that you'll have to appear in
14 April.

15 MS. BRIDGEWATER: No problem. They just not
16 going to tear the house down, though, right?

17 HEARING OFFICER: That's correct.

18 MS. BRIDGEWATER: Okay. Thank you.

19 HEARING OFFICER: You're welcome. Thank you.
20 Good luck.

21 MS. BRIDGEWATER: Uh-huh.

22 HEARING OFFICER: Next case,
23 51 Gillespie Avenue.

24 MR. BOLEK: 51 Gillespie posted 12-4 of '13.
25 It's a vacant building, roof's rotted, foundation is

1 pushing, collapsing in, siding's dislodged, trashed,
2 debris, overgrown, unkempt, gutters falling off the
3 house, porch steps are rotting, the electric meter's
4 off, gas meter's locked out, animals undermining the
5 porch.

6 We're recommending demolition.

7 HEARING OFFICER: Your name, sir?

8 MR. BENNETT: James Bennett.

9 HEARING OFFICER: Okay. And you're the
10 property owner?

11 MR. BENNETT: I just purchased it, yes.

12 HEARING OFFICER: Okay. And what's your
13 intention with the property?

14 MR. BENNETT: Repair it and resell it.
15 Actually, it's not nearly in as bad of shape as you're
16 making it sound. It's as solid as the building we're
17 standing in. The foundation's got one concrete block.
18 As far as busting it with a hammer, I can't do anything
19 to it until the temperature warms up. The house has
20 been open for at least two to three years before I
21 purchased it. It's locked up, it's tight.

22 HEARING OFFICER: When did you buy the home?

23 MR. BENNETT: Closed on it last Friday. Been
24 in the process about six weeks. I was out of state.

25 HEARING OFFICER: And how long is it going to

1 take you to -- to renovate the house?

2 MR. BENNETT: It depends on the weather. I
3 may sell it before I renovate it. It's for sale now.
4 I buy them, work on them as I go and sell them as I go.
5 It's an empty -- paint's peeling, wallpaper's peeling,
6 needs carpet, it's got a gas heater in it, it's got a
7 furnace in it, electrical's all good. Technically,
8 somebody could probably move in it today if they wanted
9 to, if they wanted to move into those conditions. The
10 garden's a major mess. I spent four hours up there
11 just before it snowed, trimming trees just before you
12 put this on the door.

13 HEARING OFFICER: Uh-huh. Well, I think at
14 the very least what we need is a Property Maintenance
15 Inspection; is that correct?

16 MR. KOLBE: Yes, definitely.

17 HEARING OFFICER: Are you familiar with that?

18 MR. BENNETT: I have no idea what you're
19 talking about.

20 HEARING OFFICER: Okay. It's a Property
21 Maintenance Inspection. The fee is \$200. You apply
22 for that at the Building Department. The Building
23 Department will come out, inspect the home, they'll
24 give you a list of what they see as building code
25 violations or ordinance violations with the property

1 and then you have 180 days.

2 MR. KOLBE: What's that?

3 HEARING OFFICER: On a Property Maintenance
4 Inspection to make the repairs.

5 MR. BOLEK: No.

6 MR. KOLBE: No. You have 30 days after that
7 you have to pull all permits that are necessary.

8 HEARING OFFICER: Thirty days after that, you
9 have to pull all permits that are required. So if you
10 need a -- for instance, a new furnace, you're required
11 to have a permit to do the furnace. If you have to do
12 plumbing work, you'll need a plumbing permit and so
13 forth. Okay? So within 30 days after that Property
14 Maintenance Inspection you'll have to pull those
15 permits.

16 MR. BENNETT: Where do I get that at?

17 HEARING OFFICER: I'm sorry?

18 MR. BENNETT: I spent an hour looking for
19 this place.

20 MR. KOLBE: Building Department.

21 HEARING OFFICER: Building.

22 MR. BENNETT: Where's that at?

23 MR. KOLBE: Downstairs.

24 HEARING OFFICER: Downstairs. Okay.

25 MR. BENNETT: I'm from Texas. I don't know

1 where it is.

2 HEARING OFFICER: Okay. Sure. So Property
3 Maintenance Inspection within?

4 MR. KOLBE: Seven days.

5 HEARING OFFICER: Seven days.

6 MR. BENNETT: I wouldn't count on that in
7 this weather. I'm working out in the cold. The only
8 reason I'm here today and not in bed is because you
9 didn't have a contact number on there. That's why I'm
10 not talking often, I've had a cold. I been down seven
11 days. I'm in Detroit. They sent me home --

12 HEARING OFFICER: How late's the
13 Building Department open?

14 MR. KOLBE: 5:00.

15 MR. BENNETT: I don't know if I could
16 schedule it unless I do it right now.

17 HEARING OFFICER: Well, what you'll do is
18 apply for it and then they'll schedule it when you
19 apply for it. You don't have to have the inspection
20 within seven days, you just have to apply for it. So
21 you can negotiate that down in the Building Department.

22 Is that correct?

23 MR. KOLBE: Correct.

24 HEARING OFFICER: Okay.

25 MR. BENNETT: Okay.

1 HEARING OFFICER: And I believe you're here
2 for another property also.

3 MR. BENNETT: There's a property on here that
4 a friend of mine realtor owns and I'm looking at so...

5 HEARING OFFICER: That's?

6 MR. BOLEK: 98 Roselawn.

7 MR. KOLBE: 98 Roselawn. You're not the
8 owner?

9 MR. BENNETT: Not yet. Like I said, we're
10 negotiating. It's on the corner, right?

11 MR. KOLBE: They had called and said they
12 were going to be running late so I would say let's hold
13 this one until they get here.

14 HEARING OFFICER: We'll hold that one over.

15 MR. BENNETT: All right.

16 HEARING OFFICER: Okay. Thank you.

17 MR. BENNETT: Yep.

18 HEARING OFFICER: Next property 805 South
19 Stirling Avenue.

20 MR. BOLEK: 805 South Stirling Avenue posted
21 12-5 of '13. Building was vacant. There appeared to
22 be, possibly, squatters in the house. The porch is
23 crumbling, siding's missing, rotted framing around the
24 doors, debris, overgrown. The electric service has
25 been cut but the gas meter was on.

1 We're actually recommending postponement
2 until the April 9th meeting as she will be pulling a
3 Property Maintenance Inspection for this property.

4 MS. WINSTEAD: Did so today. The
5 inspection's scheduled for January 2nd.

6 MR. BOLEK: Okay.

7 HEARING OFFICER: And your name is?

8 MS. WINSTEAD: Jennifer Winstead.

9 HEARING OFFICER: And you're the property
10 owner?

11 MS. WINSTEAD: I'm the property manager.

12 HEARING OFFICER: Property manager, okay.

13 Okay. So we'll hold over until April.

14 MR. BOLEK: April.

15 HEARING OFFICER: Okay. Thank you.

16 MS. WINSTEAD: What about the garage?
17 Because --

18 MR. BOLEK: Coming up. There's a garage on
19 this property or there's a garage on a --

20 MR. KOLBE: It's going to be the next --

21 HEARING OFFICER: Next one up?

22 MR. KOLBE: Yeah.

23 Jennifer, could you leave a business card
24 with the Building Department when you leave?

25 MS. WINSTEAD: Sure.

1 MR. KOLBE: I want to make sure I have your
2 information to contact you directly next time.

3 MS. WINSTEAD: Sure.

4 HEARING OFFICER: Okay. No address but
5 South Stirling Avenue.

6 MR. BOLEK: The lot next to 805 South
7 Stirling belongs with this lot and it has an accessory
8 structure on it that is nonconforming and is in a
9 severe state of collapse.

10 We're recommending that this structure be
11 demolished.

12 HEARING OFFICER: Okay. And is that what's
13 going to happen?

14 MS. WINSTEAD: Yes. We actually -- I got all
15 of the information to pull the permit for the
16 demolition so that will be done in the next --

17 MR. KOLBE: She pulled an application -- or
18 hasn't pulled it but she has the application to have it
19 filled out --

20 HEARING OFFICER: Okay.

21 MR. KOLBE: -- so she can take it down.
22 We're going to take it on through this system. But the
23 property owner has all ability to tear it down at any
24 time before we get to it.

25 HEARING OFFICER: Okay. So are we holding

1 this over until April?

2 MR. KOLBE: No, we're going to send this on.

3 HEARING OFFICER: Okay.

4 MR. KOLBE: It will go to the next Board of
5 Appeals meeting and she'll have her application in by
6 then and, even if it's ordered down --

7 HEARING OFFICER: She'll have it done.

8 MR. KOLBE: -- she will very well be able to
9 take it down on her own.

10 HEARING OFFICER: Okay. Thank you.

11 MS. WINSTEAD: Thank you.

12 HEARING OFFICER: The next property
13 636 Lebaron Avenue.

14 MR. BOLEK: 636 Lebaron Avenue posted on 12-5
15 of '13. This structure is -- roof's rotted, garage is
16 rotted, debris, overgrown, gas meter installed without
17 any permits, the gas meter's turned off, though,
18 electric service is cut.

19 We are recommending demolition.

20 HEARING OFFICER: Your name, sir?

21 MR. WILLIAMS: It's Kashka Williams.

22 HEARING OFFICER: And are you the property
23 owner?

24 MR. WILLIAMS: I am.

25 HEARING OFFICER: Okay. And what is your

1 intent with the property?

2 MR. WILLIAMS: Well, first, he just told two
3 lies. The gas -- why do I need a permit to put the gas
4 meter on?

5 MR. BOLEK: You would need a permit to -- you
6 need a mechanical permit to make sure that the fixtures
7 inside are safe for the gas to be turned on.

8 MR. WILLIAMS: Why?

9 MR. BOLEK: Because it's the law.

10 MR. WILLIAMS: What's the law; to have a
11 gas -- there's already a gas meter on the house. What
12 do you mean; what's the law?

13 MR. BOLEK: If there's a fixture or a fitting
14 or something broken inside that allows the gas to
15 escape in the house and cause an explosion --

16 MR. WILLIAMS: What fixture was broken to
17 need that?

18 MR. BOLEK: The Building Department's
19 recommending demolition.

20 MR. WILLIAMS: Okay. So the Building
21 Department that -- somebody's living in the house.
22 They have utilities, gas, electricity in their name.
23 There's nothing wrong with the house at all. It hasn't
24 been cut. He -- there's no reason -- I mean, he's not
25 being honest, first of all. The reason that he put the

1 house up for -- recommended it to be condemned was
2 because I had it boarded up earlier in the summer. So
3 he's not giving you all the information.

4 HEARING OFFICER: Are you renting the house
5 out, then; is that what you're doing?

6 MR. WILLIAMS: No, my brother's staying in
7 the house.

8 HEARING OFFICER: Okay. But you don't live
9 in the house?

10 MR. WILLIAMS: No. But I get down here every
11 week to check the house out.

12 HEARING OFFICER: Okay.

13 MR. KOLBE: Is this your primary residence?

14 MR. WILLIAMS: He just asked me do I live in
15 the house, I said no. My brother lives in the house.

16 MR. KOLBE: Okay.

17 MR. WILLIAMS: There's nothing wrong with the
18 house. I don't need to pull any permits, I don't need
19 any inspections. There's people living there, people
20 been living there. I've owned this house for several
21 years, I haven't had any issues. That's all that -- I
22 boarded up the house earlier this summer for a reason,
23 which my brother was incarcerated so I had to board the
24 house up; that was it.

25 It was boarded up for about a month, just to

1 make sure people don't go in there and break in there
2 and do anything; that's it. There's nothing wrong with
3 the house.

4 MR. BOLEK: Nothing wrong with the house.

5 HEARING OFFICER: Is that inside?

6 MR. BOLEK: Yeah.

7 MR. WILLIAMS: I would like to look at -- I
8 would like to look at the pictures he's showing you.

9 HEARING OFFICER: Sure.

10 MR. WILLIAMS: I don't even know -- this
11 isn't my house. This is a lie. You're giving him fake
12 pictures. That's not my house.

13 MR. KOLBE: 636 Le Baron?

14 MR. WILLIAMS: This ain't 636 Lebaron on this
15 camera -- on this picture right here. This is not
16 636 Lebaron.

17 MR. BOLEK: Is the picture on the front of
18 that a picture of your house?

19 MR. WILLIAMS: Yeah. That, right there,
20 where that board is hanging down is, yes.

21 MR. KOLBE: That's not yours?

22 MR. WILLIAMS: That's my house.

23 MR. KOLBE: They're all taken from the
24 same --

25 MR. WILLIAMS: No, Man. Come on. You did

1 not go in there. That's not my house, this right here.
2 We can go look right now, that's not the inside of my
3 house; that's a lie. Yeah, you all got pictures of the
4 outside and you all trying to put fake pictures of the
5 inside but that's not the inside of my house.

6 HEARING OFFICER: Is that your garage?

7 MR. WILLIAMS: Yes, that garage is -- that's
8 the garage.

9 MR. BOLEK: Sir, we don't have any need to do
10 fake pictures.

11 HEARING OFFICER: That garage is on the
12 property?

13 MR. WILLIAMS: Yes, that's the garage. That
14 stuff is because my brother's girlfriend moved in with
15 him, they moved some stuff out of the house into the
16 garage that should have been taken out. But that's not
17 the inside of my house.

18 MR. KOLBE: They're all time stamped. I
19 don't know how he got to another house and came back to
20 it. I don't know.

21 MR. BOLEK: They're time stamped, sir.

22 MR. WILLIAMS: Man, come on. That's a lie.
23 That is not the inside --

24 MR. KOLBE: The pictures are time stamped and
25 there's a picture --

1 MR. WILLIAMS: I don't care what your
2 pictures say. I wouldn't care if the picture is time
3 stamped or not; you're not about to put a fake picture
4 and say that's the inside of my house when it's not.
5 That's not a picture of the inside -- what room is
6 that? If that's a picture of the inside of my house,
7 what room is that?

8 Because I'm going to tell you what room it
9 is. I'm going to tell you -- when we go in there, I
10 can take pictures of all that.

11 HEARING OFFICER: Sir, we're wondering if
12 that isn't a picture -- another picture of --

13 MR. WILLIAMS: Yeah, it's a picture of
14 somebody else's --

15 HEARING OFFICER: -- the garbage in the
16 garage.

17 MR. WILLIAMS: Okay.

18 HEARING OFFICER: Okay. So --

19 MR. WILLIAMS: Say that, then. That's not
20 the inside of the house.

21 HEARING OFFICER: Yeah. Well, if you're --

22 MR. WILLIAMS: And the garage is not in
23 question here, the house is, correct?

24 MR. BOLEK: Well, it's the property.

25 MR. WILLIAMS: No. We just had a case right

1 here where you all was talking about the garage and the
2 house is separate.

3 MR. KOLBE: Well, that's two different
4 properties.

5 MR. WILLIAMS: Okay. Fine, fine. Let's say
6 that's the garage, there's trash in the garage. Is
7 that a crime? Why don't you just tell me to move the
8 trash out of the garage? I'll do that. You know what
9 I'm saying? "I'm going to demo your house, your house
10 is unsafe because you got trash in the garage. But
11 your house got -- your house is --" this is a
12 nice-looking house, nice house, nothing wrong with my
13 house.

14 HEARING OFFICER: Do we need -- since this
15 isn't his primary home, do we need a rental property
16 inspection?

17 MR. WILLIAMS: No, we don't need a rental
18 property inspection because it's a family member living
19 there. No, we don't. No, we don't.

20 HEARING OFFICER: Sir --

21 MR. WILLIAMS: Show me that in your code.
22 Show me what part of your code that that's in.

23 MR. KOLBE: Joseph, do you know the -- do you
24 know the exact number off the top of your head?

25 MR. SABOTA: I don't recall the citation but

1 if the property's not owner-occupied --

2 MR. KOLBE: It's not, correct.

3 MR. SABOTA: -- it's considered a rental --

4 MR. KOLBE: Correct.

5 MR. SABOTA: -- under City Ordinance.

6 MR. WILLIAMS: All right. Fine. So what you
7 all want me to pay, \$200 to do what?

8 MR. KOLBE: The registration is \$300 --

9 MR. WILLIAMS: All right, \$300.

10 MR. KOLBE: The inspection is \$100 --

11 MR. WILLIAMS: What's the inspection for?

12 MR. KOLBE: They go through and inspect the
13 house, check for smoke detectors, trip hazards, GFI
14 circuits --

15 MR. BOLEK: Safety issues.

16 MR. KOLBE: Safety items.

17 MR. WILLIAMS: So I got to pay \$300 -- so
18 it's a house that my brother is in. I got to pay \$300
19 for to register it as a rental, even though it's not a
20 rental. Regardless of you all -- whatever you all
21 trying to say, it's not a rental. So you want \$300 for
22 that. And then you want me to do \$200 for a team
23 inspection?

24 MR. KOLBE: No, the team inspection would not
25 be required if you register it as a --

1 MR. WILLIAMS: So I got to pay \$300,
2 basically. But you say -- why don't I just give you
3 all \$300 and then you get it off -- you all take it
4 off. And then from now on be fair. If it's something
5 wrong with a house, then say that. Don't just make up
6 stuff to get money. You all just want \$300. If you
7 all wanted to just say, "Hey, you got somebody living
8 there that's not you and you didn't register it as a
9 rental property", say that, then I'll pay the \$300
10 because I'm not registered. Don't put my house on the
11 or demo list or tell somebody -- or have them putting
12 postings and saying that the house is dangerous when
13 it's not. Don't make up stuff.

14 MR. SABOTA: Mr. Chairman or Mr. Hearing
15 Officer, may I make a recommendation? I believe we
16 have another Hearing Officer Meeting coming up in
17 January. If the gentleman claims that the house is
18 occupied as -- according to our Ordinance, as a rental,
19 he registers it and has it inspected as a rental and if
20 it appears as that is the case, then we postpone this
21 until January, we can come back and this can be
22 dismissed.

23 If it's not a rental or if there's issues
24 found during the inspection, then the gentleman will be
25 notified prior to so he knows what to expect when

1 the -- when you actually hear this case.

2 HEARING OFFICER: Thank you.

3 MR. KOLBE: That's fine.

4 HEARING OFFICER: Well, if it's not
5 owner-occupied, it has to be registered as a rental,
6 anyways.

7 MR. KOLBE: Correct.

8 HEARING OFFICER: So, you know, that's City
9 Ordinance.

10 MR. WILLIAMS: That's fine.

11 HEARING OFFICER: That's a requirement so --

12 MR. WILLIAMS: You don't have -- I said I'll
13 pay \$300. That's what you all want is \$300.

14 HEARING OFFICER: So you'll --

15 MR. WILLIAMS: But I'll get down there right
16 now and register it as a rental property.

17 HEARING OFFICER: So seven days to apply for
18 that also, as a PMI?

19 MR. KOLBE: Um-hmm.

20 HEARING OFFICER: So you have seven days to
21 apply for that rental registration and property
22 inspection.

23 MR. BOLEK: Um-hmm.

24 HEARING OFFICER: Can you do that in seven
25 days; is that --

1 MR. BOLEK: Well, we're closed.

2 HEARING OFFICER: Oh, closed --

3 MR. BOLEK: Yeah, we have the holidays coming
4 up so it's going to have to be after the first of the
5 year.

6 MR. SABOTA: January 3rd, I believe.

7 MR. KOLBE: Yeah, by January 3rd.

8 HEARING OFFICER: Can you do that by
9 January 3rd?

10 MR. WILLIAMS: I can't do it right now?

11 HEARING OFFICER: You can do it right now, as
12 long as the offices are open.

13 MR. WILLIAMS: Yeah, I'm going to do it right
14 now.

15 HEARING OFFICER: Yes, sir, you can do that.

16 MR. WILLIAMS: Thanks.

17 HEARING OFFICER: Thank you.

18 129 Judson Street.

19 MR. BOLEK: 129 Judson. This house is
20 dilapidated, it's rotted front porch, rotted roof.
21 There's debris, unkempt, the house needs some repair.
22 However, Mr. Torok, we found the day of posting, is
23 living in the house.

24 The Building Department is recommending
25 either demolition or some -- this house is in a serious

1 need of repair.

2 MR. TOROK: Yes.

3 HEARING OFFICER: Your name, sir?

4 MR. TOROK: Peter Torok.

5 HEARING OFFICER: Okay. And what's your
6 intent with the property?

7 MR. TOROK: Well, I live there. I intend to
8 continue living there, if I can. Since I -- those guys
9 were over, I -- I got ahold of OSHA and I submitted a
10 claim to the Oakland County Home Improvement Loan
11 Association because I'm living on Social Security right
12 now. And I haven't heard back from them, when they're
13 going to come out to take a look at the place to see
14 about loaning me the -- you know, they give you a loan
15 to -- to have improvements done and repairs done.

16 And then OSHA, they scheduled me for January
17 to -- to come out and see what kind of -- I guess they
18 do roofing, siding, insulation and so forth. And I
19 haven't heard back from either one of those. Of course
20 OSHA won't be out until January, so --

21 MR. BOLEK: I think we -- I think we need to
22 postpone it until the April meeting.

23 MR. KOLBE: I was going to say, I think he
24 could do a Property Maintenance Inspection; that way
25 OSHA would know what needs to be done when they come

1 out to do the house. He has 30 days after the Property
2 Maintenance to pull his permits.

3 Well, he will know now what -- you know, what
4 the scope of work that he's going to have to have for
5 OSHA.

6 MR. TOROK: \$200 would be a little rough on
7 me right now because, like I say, I'm on Social
8 Security.

9 HEARING OFFICER: That front porch certainly
10 looks a little dangerous.

11 MR. TOROK: Yeah. When my mother was living
12 there before she passed away, she had the deck part of
13 the porch redone.

14 HEARING OFFICER: Uh-huh.

15 MR. TOROK: And I don't know who did the
16 inspection on it but, if you see, the center part of
17 that porch is sinking. And whoever put the piers in to
18 sport the underside of that porch must not have put a
19 deep enough foundation or something in there and it
20 started -- it started sinking in the middle and it
21 started buckling the decking.

22 And, of course, the -- the roof part of the
23 porch, I know, is in bad shape and the roof -- front
24 porch needs to be completely redone. And if you
25 noticed, I redid the front porch steps. I did that

1 myself. And -- and the rear porch needs to be redone
2 and the roof done on that. And then there's a roof on
3 a little side bump-out that has never been done. But
4 the east side of the roof is -- is -- needs repair real
5 bad and the -- the north and south roof and the west
6 roof is the last ones that were repaired and they seem
7 to be in pretty good shape yet.

8 And then I was getting caught up with all
9 the -- I had tree limbs come down. I was getting
10 caught up getting all the tree limbs cut up in the
11 backyard and everything like that and then Detroit
12 Edison come along and cut a bunch more limbs down and
13 threw them in my backyard and left them. And they -- I
14 understand that they -- they don't have to clean up
15 after themselves. And then I had another limb come
16 down on the west side of the house and it took more of
17 my fence down.

18 And I've got, twice now, people had had car
19 accidents, come over there and destroyed the front
20 corner of my fence. And since nobody caught them, they
21 snuck away and left it that way, so that -- I need that
22 fence stood back up and repaired, too.

23 MR. KOLBE: We can hold it over, but -- hold
24 it over just to hold it over.

25 HEARING OFFICER: Yeah.

1 MR. KOLBE: I don't see a --

2 MR. BOLEK: Let's -- let's -- Joseph?

3 MR. SABOTA: Has Oakland County Home
4 Improvement conducted an inspection of the property?

5 MR. TOROK: Not yet. They -- I just recently
6 turned in the -- the forms to them. Do you want a copy
7 of that form?

8 MR. SABOTA: Because they do an inspection
9 without charge for this purpose.

10 MR. KOLBE: Oh, okay.

11 HEARING OFFICER: So that's why I was
12 wondering if they had done it yet.

13 MR. BOLEK: I think he's trying to do what
14 needs to be done. I think we need to give him the time
15 to do it. So my inclination is to hold it over until
16 the April meeting for him, to give him time to see what
17 can happen between now and then. If it gets to April
18 and it's not feasible to get done, we can move forward
19 with it then.

20 HEARING OFFICER: Yeah.

21 MR. BOLEK: But between now and then he
22 should be able to have an idea of what he can
23 accomplish.

24 HEARING OFFICER: All right. We'll hold this
25 over until our April 2014 meeting.

1 MR. TOROK: Do you want copies of this?

2 HEARING OFFICER: Do you want copies of
3 those --

4 MR. KOLBE: Yes.

5 HEARING OFFICER: -- forms?

6 MR. KOLBE: I don't know if the --

7 MR. TOROK: I got copies --

8 MR. KOLBE: Are those extra copies or --

9 MR. TOROK: -- from OSHA and from --

10 MR. BOLEK: Oakland County?

11 MR. TOROK: -- Oakland County Improvement.

12 And that's the dates.

13 HEARING OFFICER: Okay. Are those extra
14 copies?

15 MR. TOROK: Hmm?

16 HEARING OFFICER: Are those extra copies?

17 MR. TOROK: Yeah.

18 HEARING OFFICER: Okay.

19 MR. TOROK: Yeah, I got them. I made the
20 copies of everything.

21 HEARING OFFICER: Okay. So we'll hold this
22 over until our April meeting. That will give you some
23 time, hopefully, to get some answers.

24 MR. TOROK: Okay.

25 HEARING OFFICER: Okay?

1 MR. TOROK: Thank you.

2 HEARING OFFICER: Thank you.

3 Next property, 928 Cameron Avenue.

4 MR. BOLEK: 928 Cameron posted 12-5 of '13.

5 This is a house that has several cats in it.

6 There's -- there's -- there was cat feces inside. The

7 Animal Control and Building Department were called to

8 this house on couple of occasions for nuisance cats.

9 There's holes in the roof, ceilings inside are

10 collapsing, the basement has at least two feet of water

11 or sewage, unsure of what's down there. It's

12 overgrown, debris, unkempt. The interior's -- it's a

13 mess.

14 This -- we're recommending demolition of this
15 house.

16 HEARING OFFICER: Your name, please.

17 MS. SEIBERT: My turn?

18 MR. BOLEK: Yeah.

19 HEARING OFFICER: Yep.

20 MS. SEIBERT: Well, we do have a few problems
21 but somehow or other somebody came out and took all my
22 cats away. Where are my cats?

23 MR. BOLEK: Did they -- I don't know, ma'am.

24 MS. SEIBERT: Well, I had a problem with a
25 leak in the roof but I two nephews who came out and put

1 on a new roof and I haven't had any leaking inside
2 since.

3 As for the water in the basement, one of my
4 nephews came with a pump and pumped the water out --
5 and that was pumped out. There might be a little bit
6 left but I -- it might not even be there by now because
7 it was slowly seeping out. And we would like to try to
8 get the house cleaned up and fixed up but we need some
9 time to do that. I've got some nephews that are going
10 to -- willing to help me now to get it ready so --

11 HEARING OFFICER: Okay. I notice there's a
12 lot of garbage in the yard. Has any --

13 MS. SEIBERT: No, there's not a lot of
14 garbage in the yard.

15 HEARING OFFICER: Well, certainly it looks
16 like it in the pictures.

17 MS. SEIBERT: Well, that's not garbage.

18 HEARING OFFICER: Do you see that?

19 MS. SEIBERT: I can't even see that from
20 here.

21 HEARING OFFICER: Okay.

22 MR. KOLBE: Empty jars.

23 MS. SEIBERT: Oh, well, that's not garbage,
24 that's an -- that's a picnic table and a chair and
25 those things on there are -- I feed the squirrels and

1 I -- and those are bottles of -- plastic bottles that I
2 emptied and I kept them because I'm a rock hound and I
3 was going to fill them up with some rocks. But I don't
4 consider that garbage.

5 MR. BOLEK: What about all these -- what
6 about all that stuff?

7 HEARING OFFICER: What -- do you have the
8 ability to pay for a Property Maintenance Inspection?

9 MS. SEIBERT: And how much is that?

10 HEARING OFFICER: \$200.

11 MS. SEIBERT: Yeah, I could dig it up.

12 HEARING OFFICER: So we --

13 MS. SEIBERT: Yeah.

14 HEARING OFFICER: -- do a Property
15 Maintenance Inspection here.

16 MS. SEIBERT: But I don't consider that
17 garbage.

18 HEARING OFFICER: And then hold this over
19 until April.

20 MR. BOLEK: January.

21 MS. SEIBERT: And what do I need to --

22 HEARING OFFICER: You're going to be tough on
23 January because --

24 MS. SEIBERT: You know, you're having this
25 hearing -- how come you're having a hearing just before

1 Christmas? It's a heck of a time of the year for
2 people. And I do -- I do have some -- some nephews who
3 are willing to help me now and --

4 HEARING OFFICER: I'd like to give you some
5 time to get things straightened out here but I think
6 the first thing we need to do is get a Property
7 Maintenance Inspection here. So, as with the other
8 gentleman, we'll give you until after the first of the
9 year to -- to get that --

10 MR. KOLBE: Property Maintenance Inspection.

11 HEARING OFFICER: -- to pay for that Property
12 Maintenance Inspection so that gives you a couple of
13 weeks.

14 MS. SEIBERT: To get the 200?

15 What do I do, go into the Inspection office
16 downstairs?

17 HEARING OFFICER: You go into the
18 Building Department.

19 MS. SEIBERT: The Building Department?

20 HEARING OFFICER: And they'll schedule --

21 MS. SEIBERT: They call it Building
22 Department now, hmm?

23 HEARING OFFICER: Correct.

24 MS. SEIBERT: Used to be called Inspection.

25 Okay. So you're giving me until the first of the year

1 to pay the 200?

2 HEARING OFFICER: You'll have until after the
3 first of the year.

4 MS. SEIBERT: Until after the first of the
5 year?

6 HEARING OFFICER: Yeah, you know January --
7 Yes, sir?

8 MR. SABOTA: January 3rd.

9 HEARING OFFICER: January 3rd. Thank you.

10 MS. SEIBERT: January 3rd?

11 HEARING OFFICER: Does that give you enough
12 time?

13 MS. SEIBERT: For the 200?

14 HEARING OFFICER: Yes.

15 MS. SEIBERT: Yes.

16 HEARING OFFICER: Okay.

17 MS. SEIBERT: Okay.

18 HEARING OFFICER: So apply for that and then
19 we'll hold this case until our April meeting of 2014
20 and that gives you time to find out what you need to do
21 to fix up the house and clean up the yard, if anything.

22 MS. SEIBERT: I think the house is actually
23 in good -- good shape, as far as like the two-by-fours
24 or two-by-eights and all that stuff.

25 HEARING OFFICER: Okay. And maybe you can

1 get your --

2 MS. SEIBERT: I think we can fix it up.

3 HEARING OFFICER: -- nephews over there to
4 get things moving for you, then, after the first of the
5 year.

6 MS. SEIBERT: Okay.

7 HEARING OFFICER: Okay?

8 MS. SEIBERT: Thank you very much.

9 HEARING OFFICER: You're welcome.

10 MS. SEIBERT: Have a blessed day.

11 HEARING OFFICER: Thank you.

12 MS. SEIBERT: You, too.

13 MR. KEEHN: Ma'am, don't forget your purse.

14 Hey --

15 MR. KOLBE: Rose.

16 MR. KEEHN: Ma'am, ma'am, don't forget your
17 purse.

18 MS. SEIBERT: Oh, yeah. Can't get home
19 without that.

20 MR. BOLEK: Well, you can get home but --

21 MS. SEIBERT: Well, I'm not driving anyway.

22 MR. BOLEK: All right.

23 MS. SEIBERT: I'm glad you gave me until
24 after the first of the year, though. I'm having
25 cataract surgery right after the first of the year,

1 too.

2 HEARING OFFICER: Oh, well --

3 MS. SEIBERT: Everything comes at once.

4 HEARING OFFICER: 413 North Perry.

5 MR. BOLEK: 413 North Perry posted 12-5 of
6 '13. This property has been a nuisance to the Police
7 Department because of squatters. It's open to
8 trespass. The interior's trashed, there's debris,
9 overgrown, squatters have been in and out of the house.
10 There is numerous empty bottles of whiskey around the
11 property. The electricity is turned off.

12 We are recommending demolition of this
13 structure.

14 HEARING OFFICER: Okay. Your name, sir?

15 MR. LAPERRIERE: Eric Laperriere.

16 HEARING OFFICER: Okay.

17 MR. LAPERRIERE: I've been talking with
18 Rick -- we've been talking. The last conversation I
19 had with him was 3rd, 4th -- basically, when I called
20 the police over and we went to board it up, they said I
21 had to go through the whole eviction process. So I
22 went through the eviction process. Of course, they
23 didn't get out. So then I had to file for the
24 eviction. I didn't get the eviction papers until last
25 week. I plow snow, which I'm sure you can tell it's

1 been busy. So today would have been my first day to
2 get over there to evict them but I didn't know how long
3 that going to take and I didn't want to miss the
4 meeting.

5 So basically I can't -- I shouldn't say I
6 can't clean it up. I prefer not to clean it up while
7 they're there. I'm sure you can appreciate that. So
8 the intention is to -- I've got the papers here, if you
9 want to see the eviction papers -- go over, get them
10 evicted, clean it up, board it up and clean it up and
11 then the intent is, I told Rick before, is to either
12 donate it or sell it, which the real estate agents have
13 said -- basically said, "You got to get the stuff out
14 and clean it up", which is the eviction -- I've got
15 multiple -- I mean, I've got the whole form, eviction
16 form here, if you want a copy of that. So that should
17 be, weather-permitting, today -- or I mean tomorrow --
18 Thursday or Friday should pretty much take care of that
19 and then it will be on the market.

20 And, you know, I called Habitat for Humanity
21 as a backup if it doesn't sell they said, "We'll be
22 more than happy to come out." And I'll schedule
23 something with them once I get it cleaned out to take a
24 look at it and see if that's something they're
25 interested in. If it is, they're more than happy to

1 take it.

2 Oakland County says, "Hey, you know, if you"
3 -- come February if worse comes to shove, then they'll
4 take it. So I mean, I've got backup plans but I
5 couldn't do anything until I can actually serve this.

6 HEARING OFFICER: So, considering that --

7 MR. LAPERRIERE: I know Rick and I have been
8 going back and forth on this for --

9 MR. BOLEK: This has been such a problem all
10 summer long. I mean, the enforcement on this thing
11 started back in April.

12 MR. LAPERRIERE: Well --

13 MR. BOLEK: We started getting calls on the
14 squatters.

15 MR. LAPERRIERE: I tried to -- pretty much,
16 as soon as you and I started talking, that's when I
17 went out there and -- so I can't tell you that -- I
18 don't know that it was April when you and I first
19 started talking.

20 MR. BOLEK: I'll have to go back to the --

21 MR. LAPERRIERE: But, like I said, basically
22 what had happened is, when I called the police to do a
23 walk-through because, obviously, I didn't want to go
24 through it, they told me that I had to go through the
25 paperwork of eviction. Luckily, if you want to call it

1 that, is it was the previous tenants so I didn't have
2 to wait 30 days and start the whole process, I was
3 allowed to give them a seven-day, which expedited a
4 little bit. Mediation, blah, blah, blah and --

5 MR. BOLEK: But your -- with your intent
6 to -- to off-load the house --

7 MR. LAPERRIERE: Yes.

8 MR. BOLEK: -- would it not be, then, in the
9 City's best interest to go ahead and move this forward?
10 If somebody then wanted to rehab it, they still can, up
11 until the time it's taken down. It's not going to get
12 to be taken down for a period of time yet. But at
13 least the City would have the opportunity and have
14 the -- the process is in place that, if nobody ends up
15 wanting it, it could be taken down and the -- the
16 hazard removed of the -- of people wanting to squat in
17 it and --

18 MR. LAPERRIERE: Well --

19 MR. BOLEK: -- it being an abandoned house.

20 HEARING OFFICER: Do you --

21 MR. LAPERRIERE: I mean -- I'm sorry.

22 HEARING OFFICER: Do I understand that, if --
23 if you can't sell it, you're -- you're willing to walk
24 away from it for whatever might -- you might get
25 donation-wise on your tax return?

1 MR. LAPERRIERE: Like I said, I've talked to
2 Habitat for Humanity and they're going to go through.
3 Once I get this done is they're going to go through and
4 take a look at it and say yes or no, they'll be
5 interested in it or not.

6 HEARING OFFICER: Yeah. Well, I'd be
7 inclined to agree with Rick on this, that we let the
8 process move forward. By this time this goes through
9 that whole hearing process, you'll -- you should have a
10 real good idea of what's happening with the property,
11 whether you're selling it or donating it. And -- and
12 then anybody can still salvage it from the process.

13 MR. LAPERRIERE: I mean, my only concern is
14 that if I was to buy a property that's scheduled for
15 demolition, I think that's going to be -- it's going --
16 it's tough enough to sell a property now in Pontiac.
17 I'm just concerned that if it's got the demolition
18 process or whatever they call it, people are going to
19 walk up and go "ehhh", you know.

20 HEARING OFFICER: Well, I think we've had
21 enough people here that have bought properties that
22 were on the demo list and we've worked with them so I
23 don't know that that's --

24 MR. LAPERRIERE: I know.

25 HEARING OFFICER: -- an issue.

1 MR. LAPERRIERE: And as far as I know, the
2 electricity was still on the last time I was out there.
3 So I don't know --

4 MR. BOLEK: The electric's turned off.

5 MR. LAPERRIERE: Then it may -- like I said,
6 it may have just been turned off recently, I don't
7 know. Last time I was out there, gas and water -- I'm
8 sorry -- gas and electricity were on because I was out
9 there with sheriffs and they were watching TV and it
10 was warm in the place.

11 HEARING OFFICER: Sir.

12 MR. SABOTA: For everyone's information,
13 assuming that houses presented today are later
14 condemned by the Board of Appeals at a subsequent
15 meeting, March 15th through April 15 is the target date
16 for contracting for demolition. So this group is going
17 to move very fast when it comes to demolition. I have
18 federal funds whose spending deadlines are March 15th
19 and April 15th. So there's not going to be that much
20 of a lag as there had been with the previous
21 demolitions.

22 MR. LAPERRIERE: And my concern is, like I
23 said, Oakland County says by February they'll take it,
24 they'll -- they have no problem with that. So
25 unfortunately that puts me in between your March one

1 and whatever you said the other one was. I mean, I
2 should, in theory, know more in the next couple of
3 days. Like I said, I can go out there -- my
4 understanding is the only reason it's a nuisance is
5 because the people are in it. It will be boarded up
6 and secured. Weather permitting, I'll have it all
7 cleaned up and we can move forward from there. Like I
8 said, I --

9 MR. KOLBE: January meeting is the 15th.

10 HEARING OFFICER: What we'll do is we'll hold
11 this over until our January 15th meeting.

12 MR. LAPERRIERE: Okay. So that will give me
13 time --

14 HEARING OFFICER: Hopefully --

15 MR. LAPERRIERE: -- to get --

16 HEARING OFFICER: -- by that time --

17 MR. LAPERRIERE: -- them out.

18 HEARING OFFICER: -- you'll have a good idea
19 of what condition the home is inside --

20 MR. LAPERRIERE: Right.

21 HEARING OFFICER: -- and where you stand with
22 everything.

23 MR. LAPERRIERE: I mean, obviously, if I
24 could rent it, I would, too. But yeah, like I said, I
25 won't have any idea until I can get in there because

1 now, at this point --

2 MR. BOLEK: You haven't been inside it, then?

3 MR. LAPERRIERE: I haven't been inside it
4 since the police were inside it with me.

5 HEARING OFFICER: Okay.

6 MR. LAPERRIERE: And I can tell you that
7 there's a bunch of stuff.

8 MR. BOLEK: The inside is --

9 HEARING OFFICER: Yeah.

10 MR. LAPERRIERE: Stacked with trash.

11 MR. BOLEK: -- very -- it's not only that.

12 It's the first house that I've ever come out of that I
13 thought it's really bad.

14 MR. LAPERRIERE: They let you in there? I'm
15 shocked.

16 MR. BOLEK: There was nobody there when we
17 were there. So we got -- yeah, we have pictures inside
18 and we were inside.

19 MR. LAPERRIERE: Just for my own curiosity
20 because I know there was a bunch of stuff just inside
21 the door -- trust me, I was -- this is more curiosity
22 than anything else.

23 Yeah, that's -- wow, you got further than I
24 did.

25 MR. BOLEK: No, I sent the other guy. I did

1 not go very far.

2 MR. LAPERRIERE: Well, like I said, because I
3 went in with the police and we got in as far as the
4 living room and, when they said -- you know because I
5 told them, I said, "Could you do the walk-through?"

6 And they said, "Here's basically your
7 paperwork" and they -- yeah, so I already knew by
8 walking in that first entranceway I was going to
9 have -- I mean, I've got a dumpster just waiting to go
10 so --

11 HEARING OFFICER: Well, we'll hold this over
12 until January 15th so you'll have to be back here.

13 MR. LAPERRIERE: Okay.

14 HEARING OFFICER: At which point in time
15 we'll make our decision. If you're -- at that point,
16 hopefully, you'll be able to tell us whether you're
17 going to keep the property.

18 MR. LAPERRIERE: Okay.

19 HEARING OFFICER: If you're going to keep the
20 property, then you have to -- you heard earlier you
21 have to go through the rental property registration.

22 MR. LAPERRIERE: Well, it's already
23 registered.

24 MR. BOLEK: He registered it.

25 HEARING OFFICER: It's already registered?

1 MR. LAPERRIERE: It's already registered.

2 HEARING OFFICER: Okay.

3 MR. BOLEK: He registered it because of
4 enforcement action and tickets that were wrote. So he
5 had to do something.

6 HEARING OFFICER: Okay.

7 MR. LAPERRIERE: Right. Because at that
8 point I was still trying to go through it. And then we
9 went through the boarding up and all that sort of
10 stuff. So will you send me something so I know or do I
11 just --

12 HEARING OFFICER: You will get another
13 notice.

14 MR. KOLBE: You'll get a notice just like
15 you --

16 MR. LAPERRIERE: All right. So basically
17 I've got a stay until --

18 HEARING OFFICER: January meeting.

19 MR. LAPERRIERE: -- hopefully I purchase
20 everything. Now, if I've already sold it and it's not
21 mine anymore, however that works --

22 HEARING OFFICER: If you sell the property,
23 please let Dan know.

24 MR. LAPERRIERE: So just call you and say,
25 "Hey, by the way" --

1 MR. KOLBE: Right. And in a sale of this,
2 there will be an affidavit from them saying the buyer
3 is aware of where the house is at in this --

4 MR. LAPERRIERE: Okay.

5 MR. KOLBE: -- meeting. In other words, they
6 know it's at the Hearing Officer level and, you know --

7 MR. LAPERRIERE: Okay.

8 MR. KOLBE: So they're not just totally
9 blindsided --

10 MR. LAPERRIERE: Caught up.

11 MR. KOLBE: -- by this and saying, "You knew
12 that and you never disclosed that to me."

13 MR. LAPERRIERE: Okay. Perfect.

14 MR. KOLBE: So make sure they're aware of
15 that. And let us know so we can contact them.

16 MR. LAPERRIERE: All right. Am I done?

17 HEARING OFFICER: Yes, sir.

18 MR. LAPERRIERE: Thank you. You guys have a
19 great holiday.

20 MR. BOLEK: Thank you, sir.

21 HEARING OFFICER: Next property,
22 124 Franklin.

23 MR. BOLEK: 124 Franklin Boulevard posted
24 12-4 of '13. This property was vacant, open to
25 trespass, foundation was crumbling, garage roof's

1 collapsing. The interior has trash in it, overgrown,
2 unkempt, porch is rotting, falling, gas meter's been
3 removed, the electric meter's been removed, the metals
4 from the house has been stripped.

5 We're recommending demolition of this
6 structure.

7 HEARING OFFICER: Your name, please.

8 MS. WALKER: My name is Marilyn Walker. I'm
9 representing the owners --

10 HEARING OFFICER: Okay.

11 MS. WALKER: -- of the property. What we
12 were asking for, we'd like to have it registered as a
13 vacant property and then have this dismissed. I see a
14 nod -- at least a frown up there, put it that way. Why
15 not?

16 We do have -- preparing to have the -- you
17 know, the work done with the construction company.
18 It's owned by -- 220 Enterprises owns the property,
19 which also owns Capital Construction, which is a new
20 construction company planning to do the repairs.

21 HEARING OFFICER: Is this a single-family
22 home?

23 MS. WALKER: It was -- not at this point. It
24 was a dance studio the last time, I understand.

25 Is that correct?

1 It was used as -- for something else but no,
2 it isn't.

3 HEARING OFFICER: It certainly looks in very
4 rough shape inside.

5 MS. WALKER: Yes, I -- I'm not disagreeing
6 with that. But we'd like to register it as a vacant
7 property.

8 HEARING OFFICER: And will this be a rental
9 property or a commercial property; what -- what's your
10 intent with it?

11 MS. WALKER: What is my -- commercial
12 property.

13 HEARING OFFICER: Commercial property.
14 Is this in a residential area or a commercial
15 area?

16 MR. BOLEK: It's next to the -- what's that
17 commercial building that's on the corner of Franklin
18 and Orchard Lake? There's a -- is it something to do
19 with the schools there or something?

20 MS. WALKER: Is that the Housing Commission;
21 is that what you --

22 MR. BOLEK: The Housing Commission; that's
23 what it is. It's next door to that on Orchard Lake and
24 Franklin. So it's -- it would probably be considered
25 in a historic district, maybe.

1 MS. WALKER: Yes.

2 MR. BOLEK: No?

3 MS. WALKER: Yeah. I'm agreeing with you,
4 yes.

5 MR. BOLEK: Oh. But I don't know that
6 it's -- without going and looking, I don't know if this
7 is -- actually would be in the commercial district.

8 MR. KOLBE: Well, registering it as vacant is
9 not going to take it off the --

10 MS. WALKER: Won't take it off?

11 MR. KOLBE: No.

12 HEARING OFFICER: So at the very least, we
13 need some type of a property inspection.

14 MR. KOLBE: Property Maintenance Inspection
15 and, you know, move forward.

16 You're talking that you already have a
17 contractor lined up?

18 MS. WALKER: That's correct, we do.

19 MR. KOLBE: Well, I wouldn't think that would
20 be a major problem because he's going to also need to
21 know what has to be done. Now, you can go above and
22 beyond that with your -- whatever work you want to do
23 to it. But to be re-occupied, he will tell -- the
24 building inspector who goes out there will tell you
25 what has to be done to the property in order to

1 reoccupy it. And again, if you want to say -- well,
2 you know, the kitchen's dated but it's fine and you're
3 saying, "Well, no, I want it all redone", you're
4 welcome to go beyond that point but --

5 MR. BOLEK: And even one step further, if you
6 want to do it -- if you want to make this a commercial,
7 one of the first things you have to find out is whether
8 or not you can even -- it's even zoned for commercial
9 there or whether that's a residential historic district
10 that would not allow commercial activity.

11 MS. WALKER: I understand that. But you're
12 indicating that a Property Maintenance Inspection would
13 be the --

14 MR. KOLBE: The first thing.

15 MS. WALKER: -- the first step. And it won't
16 make a difference if we do it as a vacant property.

17 MR. KOLBE: Do you know what you want to put
18 in there? You might want to stop by the Planning
19 Department and see, what Rick said, if it's zoned for
20 what you want to put. If it's rezoned for something
21 else that you can put in, then I would say that the
22 Property Maintenance Inspection would not necessarily
23 be needed.

24 But you would have to go through the building
25 permit process of submitting plans of what you're

1 planning to do and all the corrections would be made
2 under the -- the building permit and mechanical,
3 electrical, et cetera, that you're going to be doing
4 there. But, one way or another, something's going to
5 have to be done.

6 MR. BOLEK: So can we put this off until --

7 MR. KOLBE: I will -- I would have no problem
8 recommending that it be postponed until the -- the next
9 meeting that they're -- something transpires.

10 HEARING OFFICER: Is that the January
11 meeting?

12 MR. KOLBE: Well, we can do it until the
13 January, if they want to. By that time, they should be
14 able to come in and talk to the Planning Department and
15 know what's going on. But they're going to have to be
16 in by the 3rd of January to -- to talk with them
17 because the posting that will take place for that next
18 January meeting will be done on the 3rd of January
19 so --

20 MS. WALKER: Could we have --

21 HEARING OFFICER: If they come in on the 15th
22 meeting and they meet on the 10th of January --

23 MR. KOLBE: Yeah, they would know.

24 HEARING OFFICER: Are we being clear with
25 what we're telling you?

1 MS. WALKER: Yes. Could we have until the
2 February meeting; is that possible?

3 HEARING OFFICER: There is no February
4 meeting; that's the problem.

5 MS. WALKER: Oh. It's every other month?

6 HEARING OFFICER: Well, January and then the
7 next one is April.

8 MS. WALKER: Oh, I see. Okay.

9 HEARING OFFICER: So we'd like --

10 MR. KOLBE: January.

11 HEARING OFFICER: What you're being advised
12 here is that, if you're looking at making this a
13 commercial property, talk to the Planning Department
14 before you apply for a Property Maintenance Inspection
15 because, if you can't do a commercial-type business
16 here, you -- you may be rethinking your -- your
17 property.

18 MS. WALKER: Yes.

19 HEARING OFFICER: Okay.

20 MS. WALKER: I understand that.

21 HEARING OFFICER: And if you're going to keep
22 it as some type of a residential use, then you'll need
23 the Property Maintenance Inspection.

24 MS. WALKER: I see.

25 HEARING OFFICER: Okay.

1 MS. WALKER: All right. Okay.

2 HEARING OFFICER: So we'll hold this over
3 until the January 15th meeting next year, 2014.

4 MS. WALKER: Thank you.

5 HEARING OFFICER: Okay?

6 Thank you.

7 Next property's 34 Carter Street.

8 MR. BOLEK: 34 Carter Street posted on 12-4
9 of '13. This property is vacant, abandoned, it's
10 unkempt, windows were broken out and/or boarded, brush,
11 interior's dilapidated, gas meter missing, electric
12 meter was turned off, the steps are rotted.

13 We're recommending demolition.

14 HEARING OFFICER: Your name, sir?

15 MR. KEEHN: Larry Keehn.

16 HEARING OFFICER: Okay. And are you the
17 property owner?

18 MR. KEEHN: I am not. I own the property
19 next door at 38 Carter and I just come in to speak
20 about the 34. It's been vacant probably three to five
21 years and I boarded that house up myself many a times,
22 just to keep people from going in and causing a fire or
23 whatever else. You're a hundred percent right of all
24 the damage to that house, inside and out. Because
25 I've -- myself and the neighbor, I've mowed the

1 front -- front of that place every summer and cleaned
2 the place up and the neighbor does the back, just to
3 make it look like somebody might be there.

4 But I been looking to see that thing -- the
5 demolition come in there for at least two years, three
6 years and the sooner the better, as far as I'm
7 concerned. And so I'm just commenting --

8 HEARING OFFICER: Okay.

9 MR. KEEHN: -- to come in, to confirm what
10 you're saying because it's -- I've had to run people
11 out of there, board it up, all that stuff.

12 HEARING OFFICER: Uh-huh.

13 MR. KEEHN: You know.

14 HEARING OFFICER: Okay. Well, I appreciate
15 your opinion here. I think we need to move forward and
16 place it on the demolition list.

17 MR. KEEHN: And I was curious besides that in
18 the past I read an article that, you know, sometimes
19 they'll sell the property, it's a small piece, you
20 know, to whoever neighbors or whatever in the area.
21 I'm sure somebody would be interested in that, even
22 myself, you know, because I been keeping the thing up
23 for at least --

24 HEARING OFFICER: Do we know --

25 MR. KEEHN: -- four or five years.

1 MR. KOLBE: The property, if it's owned by
2 the County, is handled at the County level.

3 MR. KEEHN: Okay. I appreciate that.

4 HEARING OFFICER: Do you know if taxes are
5 paid on this?

6 MR. KEEHN: Probably not.

7 HEARING OFFICER: I don't see any liens by
8 the County on here.

9 MR. KOLBE: Yeah, this may not be yet. No.

10 HEARING OFFICER: They're not paid?

11 MR. KOLBE: No, there is no liens.

12 HEARING OFFICER: Oh.

13 MR. KOLBE: They haven't gotten to the County
14 level. The City taxes may not be paid but they haven't
15 gone to the County. They won't go to the County until
16 the first of the year.

17 MR. KEEHN: So when you move forward, I heard
18 him say March 15th until April 15th.

19 HEARING OFFICER: Yeah. So this is now
20 placed on the --

21 MR. KEEHN: Demolition list.

22 MR. KOLBE: It will go to the Board of
23 Appeals next month. And if they concur with the
24 proceedings here, it will be ordered down.

25 MR. KEEHN: Well, I hope it takes place.

1 HEARING OFFICER: Do you know when the
2 meeting is for the Board of Appeals?

3 MR. KOLBE: The Board of Appeals meeting is
4 January 22nd.

5 MR. KEEHN: 22nd?

6 HEARING OFFICER: So you may want to appear
7 at that and voice your opinion one more time.

8 MR. KEEHN: Okay. Where is that at?

9 MR. KOLBE: That is going to be here at 5:00
10 on the 22nd.

11 MR. KEEHN: 22nd?

12 MR. KOLBE: 22nd of January.

13 MR. KEEHN: Okay. Thank you.

14 HEARING OFFICER: Thank you, sir.

15 37 Kimball Street.

16 MR. BOLEK: 37 Kimball Street posted 12-5 of
17 '13. This property is vacant, open to trespass,
18 siding's being stripped, interior's trashed, debris,
19 overgrown, it's unkempt, the electric meter's turned
20 off, the gas meter's locked out, all metals have been
21 stripped from inside the house.

22 We're recommending demolition of the
23 structure.

24 HEARING OFFICER: Your name, sir?

25 MR. CLOS: Good afternoon. William Clos on

1 behalf of the Harbor Portfolio, the owners of the
2 property. This was a land contract. The land contract
3 purchasers have been evicted. We have taken over the
4 property and secured the property. It's my
5 understanding we put new doors on the property.

6 MR. BOLEK: When?

7 MR. CLOS: I don't have a date in front of
8 me, I'm sorry. My understanding, it was fairly
9 recently. When we get these properties back, we have a
10 property maintenance company come out, take a look at
11 it, secure it and then we can kind of take the next
12 step in mediating whatever issues there are.

13 HEARING OFFICER: So these are rental
14 properties?

15 MR. CLOS: They're land contracts. It's not
16 a rental property. It's actually you sell them on land
17 contract. They don't have to be registered as a rental
18 property.

19 MR. KOLBE: In the future, a Memorandum of
20 Land Contract or Land Contract needs to be recorded at
21 the County.

22 MR. CLOS: There's no requirement to record
23 such a memorandum by the State of Michigan --

24 MR. KOLBE: Well --

25 MR. BOLEK: Under the City Ordinance, the

1 City requires that every property in the City be
2 registered as a rental or vacant or 100 percent
3 homesteaded. In order for a land contract to be
4 recognized as a document that can be homesteaded, a
5 memoranda would have to be recorded so that that
6 transaction can take place.

7 MR. KOLBE: By ordinance, if the property
8 owner's not living in it and having it homesteaded,
9 which Harbor's not living in there and having it
10 homesteaded, the person you're selling it to has to
11 have it homesteaded. And the only way they can get it
12 to be homesteaded is if their name is on the title with
13 a Memorandum of Land Contract or the Land Contract
14 recorded.

15 MR. CLOS: Okay. Fair enough. I'll make a
16 note of that for my client.

17 MR. BOLEK: There has been several letters
18 sent to your client that have been unanswered to try
19 and get something done with this house all year. The
20 neighbors have been complaining about the property.
21 The "open to trespass" has been a problem. There's
22 young kids living in the area of this and they have
23 people coming in and out of this house. I was -- it
24 was expressed to me by the neighbors that they were
25 afraid to even go outside at night because of the

1 activity that goes on in this structure. And the
2 letters that were sent to your client went unanswered.

3 MR. CLOS: I understand that. As I said
4 before, we took possession of the property and we were
5 able to secure the property fairly recently.

6 Unfortunately, there's judicial process that has to
7 take place with these things in order for us to go in
8 and actually make repairs and secure the property.

9 Once that process was in place, we had our property
10 maintenance people come out and do that.

11 HEARING OFFICER: Has the site been cleaned
12 up?

13 MR. CLOS: I can't -- I know they --

14 HEARING OFFICER: Have you seen the property?

15 MR. CLOS: I haven't seen the property
16 personally, absolutely not.

17 MR. BOLEK: At what point does -- at what
18 point would Harbor Portfolio consider this a -- a
19 property that it would take so much to make it -- bring
20 it back to compliance that it's not worth it?

21 MR. CLOS: Well, that's an economic decision.
22 Certainly I'm not capable of making that decision on
23 their behalf. They evaluate these properties for what
24 they're worth, the amount of money they would have to
25 put into it to bring it up to code and then they make a

1 decision one way or another.

2 MR. BOLEK: And it's my concern that it's
3 going to take such an enormous amount of money to make
4 this property a viable property, that, I mean, I can't
5 speak for them but this property needs a lot of work.
6 And my concern is, to put this off any longer, will
7 give the neighbors cause to be upset with us because
8 we're not moving through in the process on a property
9 that is in dire need of something happening to it.

10 MR. CLOS: And I understand the City's
11 concern with that. However, as I said, we recently
12 gained possession of the property and that's an
13 economic decision that has to be made at a level higher
14 than myself. I can't tell you today, standing here,
15 what Harbor wants to do with this. They very well may
16 say, "Okay. If we're going to knock it down, it's not
17 worth rehabbing." I don't know.

18 HEARING OFFICER: Well, I think one of the
19 concerns here is that what might happen is that this
20 gets put back out for sale as a land contract and we go
21 through this process year after year after year on a
22 property. So is that what would typically happen with
23 this; would you sell it the way it is?

24 MR. CLOS: If we have a willing buyer. We
25 have buyers that come in sometimes and say, "Okay.

1 We'll just buy the property and rehab it ourselves." I
2 mean, certainly if the property's in as dire shape as
3 you represent, and I have no reason to think otherwise,
4 I think it would be extremely difficult to find a buyer
5 who wouldn't -- you know, who would take the property
6 and just, you know, leave it as it is, there's -- you
7 know, not livable, it doesn't make sense to me.

8 HEARING OFFICER: Well, I think at this point
9 we need to have this move forward in the process to the
10 Board of Appeals.

11 MR. BOLEK: Right. There's always the
12 opportunity at the Board of Appeals to have it
13 overturned. But at least it's starting the process
14 forward for the City's side. This puts the onus on
15 Harbor Portfolio to do something with the house, to
16 either -- to either get it rehabbed or to make an
17 economic determination for them on whether or not it's
18 viable to rehab this property.

19 MR. CLOS: Well, again, we've recently gained
20 possession of the property. And we've secured the
21 property; we're going through that process right now.
22 To move this along, I think, would be premature at this
23 point. My client's, you know, just kind of getting on
24 board with this, just getting their feet under them and
25 being able to determine what they want to do with this

1 property.

2 MR. BOLEK: And again --

3 HEARING OFFICER: And I think -- I think
4 you've got -- this would end up on the January?

5 MR. BOLEK: 22nd.

6 MR. KOLBE: Yeah.

7 HEARING OFFICER: Board of Appeals meeting so
8 you have a month here to do your inspection of the
9 property and determine what course of action you'd like
10 to take with that.

11 MR. BOLEK: And at --

12 HEARING OFFICER: And at the Board of Appeals
13 you can present your case and your program. They could
14 potentially give you additional time and additional 30,
15 60, 90 days, whatever they might deem necessary if
16 you've got a program in place to -- to execute that
17 program.

18 MR. CLOS: And again, I'd just like to make a
19 record. I believe that's premature, as my client's
20 just gained possession of the property. They've made
21 good faith efforts to remediate some of the issues we
22 have here, including securing the property, including
23 putting new doors on the property so we don't have the
24 trespass issue. This is their property and they're
25 taking a vested interest in it and they're trying to

1 figure out what to do with the property.

2 HEARING OFFICER: Yeah. Okay.

3 MR. BOLEK: You know, if it was vacant for
4 just a couple months, I -- but this has been vacant for
5 what appears to be at least over a year.

6 MR. CLOS: But unfortunately, in the State of
7 Michigan, we have to forfeit the land contract and
8 require a judgment to do so, most of the time, to
9 evict.

10 My client has gotten bitten on that before
11 where they tried to evict, somebody comes back and
12 says, "You've dispossessed me of my property." At that
13 point, you know, it puts my client at liability to that
14 individual. We have a process, unfortunately governed
15 by State law, that we have to go through to take
16 possession of these properties.

17 HEARING OFFICER: Yeah. And I think we all
18 understand that -- that process. It's not that we're
19 ignoring it. It's just that we -- we feel, with the
20 condition of the property, that we should move this
21 along the next step. And like I say, at the January
22 meeting, with the Board of Appeals, you have the
23 opportunity to -- to at least show some improvement.

24 You've -- if you look at the yard, the yard
25 is a mess. And even though the house might be boarded

1 up, if the yard isn't cleaned up, the neighbors have to
2 look at that day in and day out. There's siding that's
3 coming off the building. There is -- I see a lot of
4 issues here.

5 And I -- I don't want to speak for your
6 client but there's certainly a large financial
7 investment to try and salvage this. The last thing we
8 want to see is this sold on another land contract to
9 somebody who promises to fix it up and we're here a
10 year from now with the home in the same condition or
11 worse.

12 So I think at this point we should move this
13 on to the Board of Appeals and be prepared at that
14 meeting to -- when you come in, to say, "Look, we've
15 got a program in place. We've had our inspections.
16 Here's what we need to do. It meets our budget. We're
17 going to move forward and fix the home up", if that's
18 what you choose.

19 MR. CLOS: Okay. If that's the ruling of
20 this, certainly, you know, I respectfully disagree but
21 I respect the decision. Thank you.

22 HEARING OFFICER: Thank you.

23 MR. CLOS: Will we get notice of the next
24 hearing?

25 HEARING OFFICER: Yes, you will.

1 MR. KOLBE: Yes.

2 MR. CLOS: Thank you.

3 MR. KOLBE: Also, there's a tax bill owed on
4 this that needs to be cleaned up by that time, too.

5 MR. CLOS: Okay. I believe two years' taxes.

6 MR. KOLBE: Uh-huh.

7 MR. CLOS: Back taxes. Thank you.

8 HEARING OFFICER: Thank you.

9 HEARING OFFICER: 582 Second Avenue.

10 MR. BOLEK: 582 Second Avenue posted 12-5 of
11 '13. This structure is -- we're -- the Building
12 Department's recommending postponement until the
13 April 9th meeting as the owner has come in and obtained
14 the necessary permits to complete the renovation and
15 the -- finish this house.

16 MR. KOLBE: And garage.

17 MR. BOLEK: And garage.

18 HEARING OFFICER: Your name, ma'am?

19 MS. SHAW: Hi. Rena Shaw.

20 HEARING OFFICER: Okay. So we're
21 recommending that this be held over --

22 MR. KOLBE: Until our April meeting.

23 HEARING OFFICER: -- until our April meeting
24 to give you time for progress. You've apparently
25 pulled your --

1 MR. KOLBE: She's very active, come in and
2 pulled her --

3 MS. SHAW: Yeah, I pulled my permits and the
4 house is 90 percent done. I was getting the roof done
5 when I seen the papers on the door.

6 HEARING OFFICER: Okay.

7 MS. SHAW: So my contractor, he pulled the
8 permit to get the roof done on the garage. So all I'm
9 here is just for the garage.

10 HEARING OFFICER: Yeah.

11 MR. KOLBE: Yeah.

12 HEARING OFFICER: Okay. So we'll hold this
13 over --

14 MS. SHAW: I got -- I mean, the paperwork of
15 how much it is and he pulled a permit yesterday.

16 MR. KOLBE: Yep, yep.

17 MS. SHAW: Yeah, I talked to him.

18 MR. KOLBE: That's why we're recommending
19 postponement.

20 MS. SHAW: Okay.

21 MR. KOLBE: Because you took care of the
22 business.

23 MS. SHAW: Okay.

24 MR. KOLBE: All right.

25 MS. SHAW: So I have until what?

1 HEARING OFFICER: April.

2 MR. KOLBE: 9th.

3 HEARING OFFICER: April 9th is our next
4 meeting. So hopefully by that time you've had the roof
5 fixed and --

6 MR. KOLBE: If you've got everything taken
7 care of, then the recommendation at that time will be
8 dismissal.

9 MS. SHAW: Okay.

10 HEARING OFFICER: Okay.

11 MS. SHAW: Thank you.

12 HEARING OFFICER: Thank you.

13 Okay. 56 Florence Avenue.

14 MR. BOLEK: 56 Florence posted 12-4 of '13.
15 This building is recommended for postponement until the
16 April 9th meeting as the new property owner's came and
17 got the Property Maintenance Inspection scheduled and
18 paid for and they want to have time to rehab this
19 property.

20 HEARING OFFICER: Your name, sir?

21 MR. BAHENA: Antonio, I'm present and my
22 wife, which is Rocio.

23 HEARING OFFICER: Okay.

24 MR. BAHENA: And we bought the house in
25 auction, which it was in October. And we move in

1 November. The house, it was very much okay. I mean,
2 we got to clean the house but other than that, it was
3 everything okay. And I get the notice from the City on
4 what, it was December 6. So we came yesterday and then
5 we got the paper for inspection -- inspection. So we
6 got it on the -- on Monday, Monday the 23rd.

7 HEARING OFFICER: Okay.

8 MR. BAHENA: So the inspector was going to
9 come to my house and look at it and, you know, make
10 sure it's safety and all that stuff. And then I got
11 the -- because in the paper it says, like taxes,
12 property, so I go to the 1200 and they bring me a
13 paper, too, and it says, you know, zero because --

14 MR. KOLBE: Right.

15 MR. BAHENA: -- I'm the new owner.

16 MR. KOLBE: Right.

17 MR. BAHENA: So then I just got to pay for my
18 winter and summer taxes. But we know we have until,
19 like, February 14, I think. We already received the
20 other ones.

21 HEARING OFFICER: Okay.

22 MR. BAHENA: And then, yeah, like I say, just
23 wait for the inspector, you know, come to the house.
24 If we got to do some work, we will take care of it.

25 MR. KOLBE: That's why we're recommending

1 postponement.

2 HEARING OFFICER: So --

3 MR. KOLBE: Because they basically had gotten
4 everything that we would ask for here. He's already
5 come in and got everything taken care of.

6 HEARING OFFICER: So we're going to hold this
7 over until our April 2014 meeting.

8 MR. BAHENA: Okay.

9 HEARING OFFICER: If you have everything
10 taken care of by that meeting, then we'll close the
11 proceedings and you'll be all done.

12 MR. BAHENA: Okay.

13 HEARING OFFICER: Okay?

14 MR. BAHENA: All right.

15 HEARING OFFICER: Thank you.

16 MR. BAHENA: Thank you, sir. Can you tell me
17 the date again?

18 HEARING OFFICER: April 9th.

19 MR. BAHENA: April 9th?

20 MR. KOLBE: Yes, April 9th.

21 HEARING OFFICER: And you'll get a notice.

22 MR. BAHENA: Oh, okay.

23 HEARING OFFICER: Okay?

24 MR. BAHENA: Yeah. Thank you.

25 HEARING OFFICER: Thank you.

1 You have?

2 MR. BOLEK: 691 Kenilworth is the next one.

3 HEARING OFFICER: 691 Kenilworth.

4 MR. BOLEK: 691 Kenilworth posted 12-5 of
5 '13. This building is vacant, dilapidated, boarded by
6 the federal programs. Siding's been removed. There's
7 rotted substructures, it's overgrown, boarded, deck on
8 the rear is rotten. No permits are in the system for
9 the addition that was started on the back. The
10 electric meter's been removed, the gas meter's been
11 removed. We're recommending demolition.

12 HEARING OFFICER: Okay. Your name, sir?

13 MR. MORAN: David Moran. I'm the Qualifying
14 Officer for Home Renewal Systems, Director of
15 Construction.

16 HEARING OFFICER: Okay.

17 MR. MORAN: We have tried to donate this
18 house. We've tried to sell it. And we agree, this is
19 on our demo list as well. But we would like to control
20 that process of demolition, which you mentioned
21 earlier, about some of these homes that follow this
22 process, about people acquiring them. How does that
23 work?

24 HEARING OFFICER: I'm -- I'm sorry?

25 MR. MORAN: You had mentioned earlier that

1 some of these houses that follow this process of
2 demolition between, you know, when you deem it as being
3 a demo and by the time it gets to the actual demolition
4 stage, that some people actually acquire these homes.

5 MR. KOLBE: Most of them are acquired through
6 the County.

7 MR. MORAN: The County?

8 MR. KOLBE: Oakland County Treasurer when
9 they have back taxes.

10 HEARING OFFICER: Tax foreclosures.

11 MR. KOLBE: At this point in time that the
12 property has been condemned and is awaiting clearance,
13 if someone comes in and wants to rehab the house, they
14 have to enter into a Property Maintenance Agreement
15 first.

16 MR. MORAN: How can I install this house into
17 that process?

18 MR. KOLBE: Well, just by letting it go on
19 through the process, it will go on through to being
20 condemned. But, with the -- when it's -- after it has
21 been condemned and it's awaiting clearance, if someone
22 wants to rehab the house, they come into the City and
23 they have to enter into a Property Maintenance -- or a
24 rehab agreement, the first step is to post a cash bond.
25 At this point in time, the cash bond is in the amount

1 of \$8.93 per square foot of structure.

2 After they've posted the bond, they'll sign
3 the agreement, it's recorded against the Deed at the
4 1200 Building at Oakland County. They'll come back,
5 pull the Property Maintenance Inspection, do their --
6 pull their permits and the clock is ticking at this
7 point in time.

8 They have six months to rehab the house, get
9 their final C of C and all their permits finalized out.
10 If they fail to do such in that six-month period of
11 time, they're going to take the cash bond and use that
12 to tear the house down.

13 MR. MORAN: Yeah, this is -- this is not
14 going to be a viable investment for anybody; that's why
15 we haven't rehabbed it or sold it.

16 MR. KOLBE: That's --

17 MR. MORAN: So we agree, it's on our demo
18 list as well. So --

19 MR. KOLBE: If you want to demo, I would
20 suggest that we go ahead with the system. You are
21 welcome to apply for a demolition permit. As they
22 said, you'll have until basically March to apply for
23 the demolition and have it torn down and do it
24 yourself. Beyond that time, the City will be doing it
25 and putting it onto the taxes. So I mean, it does

1 allow you but it's going to give you a time restraint.
2 You're going to have to --

3 MR. MORAN: Yeah, no problem.

4 MR. KOLBE: -- move on doing it.

5 MR. MORAN: I'm just taking one down in
6 Harper Woods, too, right now so, I mean, I'm familiar
7 with the process. We can control it a little bit
8 better and probably more cost effectively.

9 HEARING OFFICER: Okay.

10 MR. MORAN: So --

11 HEARING OFFICER: Well, this will move on to
12 the Board of Appeals, then.

13 MR. MORAN: Very good.

14 HEARING OFFICER: Our January 22nd meeting.
15 So you'll receive notice for that.

16 MR. MORAN: So if I apply for the demo permit
17 between now and then, you won't need to continue that
18 process beyond that point?

19 MR. KOLBE: We will continue the process
20 along.

21 MR. MORAN: Okay.

22 MR. KOLBE: But when it gets to the point
23 where the City is letting out a contract for it, you've
24 already pulled your permit and they're going to
25 probably put it on hold because you're -- you're

1 actively trying to tear it down.

2 MR. MORAN: I'll probably have it down by
3 March, anyway, so --

4 MR. KOLBE: Okay. That's most of them, when
5 they pull the permit, they're proactive on getting it
6 down because they don't want the liability.

7 MR. MORAN: Very good. Thank you.

8 MR. BOLEK: Thank you.

9 961 Kenilworth.

10 961.

11 HEARING OFFICER: 961 Kenilworth.

12 MR. BOLEK: 961 Kenilworth posted 12-5 of
13 '13. This is a vacant, abandoned house, boarded by the
14 Federal programs, porch is rotted, debris, overgrown,
15 unkempt, front porch is unsafe. The electric meter is
16 damaged and not working. The gas meter's locked out.

17 We're recommending demolition of this
18 structure.

19 HEARING OFFICER: Your name, sir?

20 MR. MELLIN: Good evening. Brett Mellin here
21 on behalf of City Mortgage, who is -- just has a
22 mortgage interest on the property. They're not the
23 owner of the property. The owner of the property is
24 Mark P. Gordon. That is confirmed by the City of
25 Pontiac's Assessor's website. I don't know if you

1 had -- who was listed as the owner, according to you
2 guys?

3 MR. BOLEK: Mark P. Gordon.

4 MR. KOLBE: Mark P. Gordon is.

5 MR. MELLIN: Okay, great. Then I guess we're
6 all on the same page here. City isn't really
7 contesting any of your findings or the demolition
8 process. They just wanted to make the Board aware that
9 they only hold the mortgage interest at this time and
10 are not the owner of the property, as such, should be
11 responsible for --

12 MR. KOLBE: Right. When we get the
13 information, the owner is notified and anyone who has a
14 financial stake in that property --

15 MR. MELLIN: Absolutely.

16 MR. KOLBE: -- from the guy who put the
17 windows in and has a lien because he didn't get paid,
18 they're all in there.

19 MR. MELLIN: Absolutely. Okay. Glad you
20 follow the correct process. I think we're all on the
21 same page and, you know, I defer to your decision.

22 HEARING OFFICER: Yeah. Well, this will move
23 on to the Board of Appeals. We're recommending
24 demolition of the property. You'll get a notice again
25 for the January 22nd meeting. If you care to be in

1 attendance at that, obviously you'll have the
2 opportunity.

3 MR. MELLIN: Great. Thank you, gentlemen.

4 HEARING OFFICER: Thank you very much.

5 92 Wesson.

6 MR. BOLEK: 92 Wesson Street posted 12-5 of
7 '13. The building's vacant, it's dilapidated, bricks
8 are crumbling, chimney's collapsing, foundation is
9 settling in places. There's a rotted stair assembly on
10 the back, the electric meter is on but the gas meter's
11 locked out.

12 We're recommending demolition.

13 HEARING OFFICER: Your name, sir?

14 MR. OSBY: Lester Osby.

15 HEARING OFFICER: Are you the property owner?

16 MR. OSBY: No, I'm the new -- that's a church
17 right there. That's a church building. It was the
18 former minister was Reverend Jean Hollis, she just
19 passed Saturday. I'm taking over the church. What you
20 see, as far as the bricks coming off of the chimney,
21 that was they just redid. The roof was just redone on
22 that property.

23 MR. BOLEK: Were there permits pulled?

24 MR. STEPHENSON: Yeah, permits were pulled.

25 MR. OSBY: Permits were pulled.

1 MR. KOLBE: There were? You got a permit
2 number on that?

3 MR. OSBY: The roof was done --

4 MR. BOLEK: From Pontiac.

5 MR. OSBY: -- by American Standard Roofing,
6 12-10-2010 a roof, it's a brand new roof on there.

7 MR. STEPHENSON: And it's posted.

8 MR. OSBY: And it's posted. Because it was
9 posted on the door. That chimney came down during that
10 storm that -- that bad storm that came up here. That's
11 from the chimney but we're going to -- this is the
12 Deacon. I'm the new Reverend that's going to be up
13 there. We're going to have that brick, that chimney
14 tore up because we don't need the chimney anymore
15 because the new furnace that's going in the building
16 is --

17 MR. STEPHENSON: 90 percent efficiency.

18 MR. OSBY: It's 90 percent efficiency. It's
19 going to be vented through the wall. They told us we
20 don't need the --

21 MR. STEPHENSON: Chimney.

22 MR. OSBY: -- chimney no more so we're going
23 to get rid of that. The foundation is good on that
24 building. Now, that back porch, I just talked with
25 American Standard yesterday and the back thing you was

1 talking about, he -- they said they would come out,
2 look at that and they will -- he told me he can do the
3 work on that, on that -- that back -- that back
4 landing. He said that he can do the work on that
5 landing. And the reason -- like I said, reason why
6 we're -- we just were able to get up into this because,
7 like I said, the pastor just passed Saturday, I'm
8 taking over and we're going to get the building up.

9 HEARING OFFICER: Are you -- so you haven't
10 purchased the property yet?

11 MR. STEPHENSON: No.

12 MR. OSBY: The property's owned by the
13 association. I'm being appointed up there.

14 HEARING OFFICER: What association?

15 MR. OSBY: Universal Hagers Spiritual Church.
16 They've been in Pontiac for -- since the '30s at that
17 site.

18 MR. KOLBE: So basically, you're -- the
19 building isn't changing hands?

20 MR. OSBY: No.

21 MR. KOLBE: Just the leadership of the
22 organization --

23 MR. OSBY: The leadership of the
24 organization.

25 MR. KOLBE: -- who owns the building is

1 changing?

2 MR. OSBY: Just of that -- that particular
3 building, right. Because, like I said, the pastor just
4 died Saturday.

5 MR. KOLBE: Since 2008, there was no permits
6 of any type pulled on this building. So if you got a
7 new roof on it, they didn't pull a permit.

8 MR. OSBY: It was a permit posted on that
9 door.

10 MR. STEPHENSON: December of 2011 -- I'm
11 sorry -- it was one. I mean, I have -- I don't know if
12 I have a picture of it in my phone but they actually --
13 American Standard --

14 MR. OSBY: American Standard did it.

15 MR. STEPHENSON: But why would they post?

16 MR. BOLEK: You can't get inside, it's locked
17 up. You can't get inside.

18 HEARING OFFICER: Is this a two-story
19 building?

20 MR. STEPHENSON: It has an upstairs.

21 HEARING OFFICER: It has a second floor?

22 MR. STEPHENSON: It has an upstairs.

23 MR. OSBY: Yeah.

24 MR. STEPHENSON: Yes.

25 HEARING OFFICER: And we've got -- they got

1 an assembly use here.

2 MR. STEPHENSON: And the electric is left on
3 because --

4 MR. OSBY: We had been working.

5 MR. STEPHENSON: -- we've been getting some
6 work done. You know, you can't work without electric.
7 You know what I mean?

8 HEARING OFFICER: Sure.

9 MR. KOLBE: What's the structure used for?

10 MR. STEPHENSON: It's a church.

11 MR. BOLEK: How long has it been vacant?

12 MR. OSBY: It's never been vacant. When you
13 came, just nobody was up there.

14 MR. STEPHENSON: You came on a day -- because
15 I come by there. If you notice --

16 MR. OSBY: The grass has been cut.

17 MR. STEPHENSON: -- the grass is normally
18 always cut, the snow is always removed and salted all
19 the time.

20 HEARING OFFICER: Does anybody live there?

21 MR. STEPHENSON: No, it's not a residence.

22 MR. OSBY: It's a church.

23 HEARING OFFICER: The second floor is used
24 for offices?

25 MR. STEPHENSON: No, that's the kitchen.

1 MR. OSBY: It's, like, a little kitchen area.

2 MR. STEPHENSON: They have, like, a kitchen.

3 MR. OSBY: And a bathroom area is up there.

4 MR. STEPHENSON: And the restrooms.

5 MR. KOLBE: By looking at the architecture,
6 we think this might have been a fire station at one
7 time.

8 MR. STEPHENSON: Fire station?

9 MR. OSBY: I think it was back in 19- what?

10 MR. STEPHENSON: 1927.

11 MR. OSBY: The brick on the top says 1927 and
12 the church is at that building -- Universal Hagers
13 Spiritual Church has been at that building since
14 probably the '30s or --

15 MR. KOLBE: But because of the architecture
16 of it, it lended (sic) itself as a large door and a
17 small door that would have been the fire truck and
18 living quarters above. The architecture looks like it
19 might have been a fire station at one point in time.

20 MR. STEPHENSON: It's possible.

21 MR. KOLBE: Could have been even when there
22 was the horse-drawn variety.

23 MR. OSBY: Right. It was way before my time.

24 MR. KOLBE: Yeah.

25 MR. OSBY: That was --

1 MR. STEPHENSON: Excuse me. How recent are
2 those pictures there?

3 HEARING OFFICER: I'm sorry?

4 MR. STEPHENSON: How recent are those
5 pictures there?

6 MR. KOLBE: Taken December 5th.

7 MR. STEPHENSON: Okay. Is it possible I
8 could see it?

9 HEARING OFFICER: Sure.

10 MR. KOLBE: Sure.

11 MR. STEPHENSON: I believe on the front it
12 should be still posted in plastic where the guy pulled
13 the permit. Yeah, see, it was right about right up
14 here in this area because we had a dumpster even back
15 in 2011. Because, see, we replaced all these windows.
16 This where it says "1927" up here.

17 MR. KOLBE: Yeah, right.

18 MR. STEPHENSON: And, like I said, you see
19 the property. I mean, it's not like it's -- you know
20 what I mean -- not taken care of.

21 MR. KOLBE: One thing we're looking at is
22 this huge crack.

23 MR. STEPHENSON: We're working --

24 MR. KOLBE: On this level.

25 MR. STEPHENSON: We talked to the guy.

1 MR. KOLBE: And the chimney's falling.

2 MR. STEPHENSON: The reverend live here. I
3 live in Detroit.

4 MR. KOLBE: But all these things require
5 permits.

6 MR. STEPHENSON: Right. And we haven't done
7 that yet.

8 MR. KOLBE: But the windows, you said, you
9 replaced.

10 MR. STEPHENSON: No, no, one of the service
11 guys did storm windows, not like new windows, no, it's
12 just replacing the glass is what I'm saying.

13 MR. KOLBE: Okay. You put new glass in the
14 same sash?

15 MR. STEPHENSON: Yeah, new glass.

16 MR. KOLBE: Okay. That's -- that's fine.

17 HEARING OFFICER: How often -- how often do
18 you hold service or --

19 MR. OSBY: Every Sunday.

20 HEARING OFFICER: Every Sunday?

21 MR. OSBY: Yeah.

22 HEARING OFFICER: Do you do things during the
23 week at all, bible studies or anything?

24 MR. OSBY: Like, in the summer, during the
25 week on Wednesdays, we have bible study, Thursday is a

1 service, Friday is a service and then Sunday.

2 HEARING OFFICER: How many people in your
3 congregation or does it vary?

4 MR. OSBY: It varies. Some -- you know,
5 right now, because of the -- I would say about 25, 30,
6 maybe.

7 HEARING OFFICER: Uh-huh.

8 MR. STEPHENSON: We're not a large
9 congregation at all.

10 HEARING OFFICER: Yeah.

11 MR. OSBY: It used to be larger but not now.

12 MR. STEPHENSON: It used to be larger but the
13 thing is I've been at that church -- let me see. I
14 been through Reverend -- I'm sure you know Jean Hollis,
15 I'm sure. She used to do real estate and she's
16 synonymous throughout the whole City of Pontiac. She
17 just passed because, actually, the address that you
18 sent it to --

19 MR. OSBY: You sent it to her home.

20 MR. STEPHENSON: -- 56 Carr Street -- I think
21 it was sent to Carr Street -- that was her residence
22 over in the Knolls. And I happened to see this so I
23 contacted the Reverend to say, "Hey, we need to have a
24 date." We don't have a date. But if it's any possible
25 way we can appeal to the Board and ask can we have some

1 time because I keep hearing this April date.

2 MR. BOLEK: Let's postpone this until April.
3 That gives us time for the Building Department to work
4 with them and try to come up with some repairs for some
5 of these things that we're showing, the chimney getting
6 taken care of.

7 HEARING OFFICER: Yeah, here -- just so you
8 understand, we're -- we've got some concerns here but
9 we've also got some roadblocks.

10 MR. OSBY: Okay.

11 HEARING OFFICER: The property hasn't changed
12 hands.

13 MR. OSBY: No.

14 HEARING OFFICER: So the ownership is still
15 the same here. But we have a building that is being
16 used as what's referred to as an assembly use. Okay?
17 And that has to do with the Building Code. We see some
18 things here that don't meet the Building Code but we
19 don't know that we have the power to do anything about
20 that but it's something that we need to research here
21 with the Building Department. So we're going to hold
22 this over until the April -- April 9th, 2014 meeting.
23 So that gives you some time to get up to speed here
24 since you're now in control.

25 MR. OSBY: Right.

1 HEARING OFFICER: But there are some things
2 that we see here that are a concern.

3 MR. STEPHENSON: Do we have to come pull
4 permits? I'm sure, right?

5 HEARING OFFICER: Yeah. So -- go ahead,
6 Rick.

7 MR. BOLEK: I just think, at this point, at
8 this time if you come in after the first of the year,
9 after January 3rd, and meet with the Building
10 Department, the building official and -- and we'll talk
11 about what we need to do to -- to be able to take this
12 off from the demolition list. Whether we need to pull
13 permits or not, we don't know tonight. We need to sit
14 down with you with the building official and maybe with
15 the Zoning because with -- with this being the church
16 for the number of years that it has, there's some
17 grandfather clauses and things like that --

18 MR. STEPHENSON: Right.

19 MR. BOLEK: -- that come into effect. So we
20 want to make sure that you get the right things done
21 and we want to make sure we do it the right way.

22 MR. STEPHENSON: All right.

23 MR. BOLEK: And we can't do that tonight.

24 MR. STEPHENSON: It's only three people on
25 that. You know, it's the bus yard next door, our

1 church and then you have Trinity across the street. We
2 take up -- they take our parking lot from one side and
3 then we have our yard, the church and then we have the
4 aerial view. So I mean, it's no neighbors making any
5 concessions on it.

6 MR. BOLEK: But what are these?

7 MR. STEPHENSON: But my question is -- I'm
8 sorry. My question is would we be able to -- before
9 April, be able to make these proper corrections?

10 MR. BOLEK: Absolutely.

11 MR. STEPHENSON: And then, when it comes up
12 in April --

13 MR. BOLEK: It could be dismissed.

14 MR. KOLBE: It could be dismissed.

15 MR. STEPHENSON: -- then it would be
16 dismissed --

17 MR. BOLEK: Yep.

18 MR. STEPHENSON: -- and we'll be all good,
19 right?

20 MR. BOLEK: Yep.

21 HEARING OFFICER: Yes.

22 MR. KOLBE: Do you have a business card?

23 MR. OSBY: No. I'm actually at work right
24 now. I was supposed to have been gone but it's cool.

25 MR. STEPHENSON: But is it that I first have

1 to speak with the City?

2 MR. BOLEK: I would start the process by
3 coming in sometime the 3rd, 4th or 5th sometime at the
4 first of the year and talk with Mike Wilson, the
5 building official --

6 MR. STEPHENSON: Right.

7 MR. BOLEK: -- and/or myself and we'll get
8 the process started there.

9 MR. KOLBE: Yeah.

10 MR. BOLEK: I mean, we'll --

11 MR. KOLBE: And if you could contact the
12 Building Department tomorrow, give us -- or if you want
13 to write it down today -- your contact information so
14 we can get ahold of you.

15 MR. OSBY: I can give you mine right now.

16 MR. KOLBE: Okay. Yeah.

17 HEARING OFFICER: And if you're doing any
18 work, please check to make sure that, if you're
19 required to have a building permit, you get the permit
20 or a heating permit.

21 MR. STEPHENSON: But there should have been a
22 permit pulled for the roof already.

23 HEARING OFFICER: Well, and we don't have
24 that information.

25 MR. STEPHENSON: Right.

1 HEARING OFFICER: If it was. So, if you're
2 required to have a permit, please -- please do so.

3 MR. STEPHENSON: Okay.

4 HEARING OFFICER: Okay? So otherwise we'll
5 hold this over until April of 2014. All right.

6 MR. OSBY: Thank you.

7 HEARING OFFICER: Thank you.

8 MR. STEPHENSON: Very good.

9 MR. OSBY: What all do you need?

10 MR. KOLBE: Your name, phone number, the
11 address for future correspondence. Because I said, we
12 go by what the property owner has for taxes. And they
13 were having a tax bill sent to her. One of the things
14 you might want to do -- are you Roselawn?

15 MR. LEE: Yes.

16 MR. KOLBE: Okay. You're up next.

17 MR. OSBY: He's saying you're sending a tax
18 bill?

19 MR. KOLBE: Yes, we need an address where the
20 tax bill would normally be sent to.

21 HEARING OFFICER: 98 Roselawn Street.

22 MR. BOLEK: 98 Roselawn --

23 MR. AMY: We're here.

24 MR. BOLEK: -- posted 12-5 of '13. This
25 structure is vacant, dilapidated, open in the upper

1 windows, the siding's being stripped, interior's
2 destroyed, debris, overgrown, unkempt, brush, the
3 electric meter's been removed, the gas meter's been
4 removed. This structure is in dire needs.

5 We're recommending demolition.

6 HEARING OFFICER: Okay. Your name, please?

7 MR. AMY: My name is Roger Amy.

8 HEARING OFFICER: Okay. And are you the
9 property owner?

10 MR. AMY: Carrie.

11 MS. KITE: Hi. My name is Carrie Kite.

12 Roger Amy is the property owner.

13 HEARING OFFICER: Okay.

14 MR. AMY: Okay. I purchased this property --
15 I just purchased this property not too long ago. It
16 was -- it was -- I seen the property sitting out there.
17 I working in Pontiac on a maintenance property -- I'm a
18 maintenance tech myself. I got -- I'm in college, just
19 getting ready to graduate with a heating and cooling
20 degree. I've been doing maintenance for 30 years and
21 came out of Atlanta, Georgia, came here in 2003.

22 But I saw this property that was just sitting
23 there and there's no doors on the property, it had
24 garbage all the way through the property upstairs,
25 downstairs. There's no -- it had this tubing and wires

1 stuff in it which has been removed and the plumbing's
2 been removed. And so what we did was got dumpsters and
3 got all that debris out of the inside. It was all down
4 through the basement, through the inside and the
5 upstairs.

6 I have keys to the -- burglar bar doors. We
7 purchased burglar bar doors and put up to them. The
8 guy across the street had been cutting the grass and
9 he -- the guy directly across -- the neighbor directly
10 across the street, I hired him to cut down all the
11 debris and stuff that was in the backyard. The
12 backyard was overgrown with trees and bushes. All
13 that's been taken care of.

14 At this point, what we're looking at doing is
15 purchasing a permit, probably if we could, a
16 homeowner's permit and -- and begin there and get the
17 job done.

18 HEARING OFFICER: How long have you owned the
19 property?

20 MR. AMY: I think it was about August. We
21 just got the property and they told us when we
22 purchased the property that the property might be on
23 some kind of demo list, they thought the property had
24 already been tore down. But I liked the property,
25 that's why I -- I went on and put up the money for the

1 property.

2 Now, since then, what we've been trying to do
3 is to get the property up. And what happened was Boss
4 got laid off on a maintenance tech job in Pontiac. I
5 live in Detroit. We have a five-bedroom house in
6 Detroit that we live in at this point. And what we
7 plan on doing is probably renting that property out and
8 coming up here and living in this property.

9 But we got to get it up. And that's where
10 we're at. We're not --

11 MR. BOLEK: I'm concerned about the
12 foundation. These pictures are of the foundation walls
13 crumbling. I mean, that house is going to have to be
14 raised up, foundation repaired. This house is going to
15 take a lot of work and I'm concerned that he's -- he's
16 putting money into a house that he's never going to get
17 any return on investment.

18 MS. KITE: Excuse me, sir. A lot of work we
19 can do ourselves. I know certain things that, as far
20 as electrical and plumbing, I know we had to get a
21 licensed contractor to do that. But a lot of the work
22 we do ourselves so --

23 MR. AMY: Actually, I'm EPA certified,
24 universal EPA certified.

25 HEARING OFFICER: Uh-huh.

1 MR. AMY: And I've been EPA certified, got
2 new EPA certification in 2009. But I was EPA certified
3 since 1980 in Atlanta.

4 MR. BOLEK: Do you have an idea how much
5 money you think you're going to have to put into this
6 house to rehab it?

7 MR. AMY: Well --

8 MS. KITE: No, not really. We just did an
9 inspection and then, from that point, we'll take it
10 from there.

11 MR. KOLBE: They need to do a Property
12 Maintenance Inspection. They may bail out at that
13 time.

14 MS. KITE: Pardon?

15 HEARING OFFICER: One of the inspector's
16 concerns here is the condition of the foundation of the
17 home.

18 MS. KITE: Yes.

19 HEARING OFFICER: That's crumbling.

20 MS. KITE: Okay.

21 HEARING OFFICER: And you know that's a lot
22 of money to try to repair. Do -- there has not been a
23 Property Maintenance Inspection?

24 MR. KOLBE: No, no.

25 HEARING OFFICER: Should we do this as a --

1 MR. KOLBE: That's --

2 MR. BOLEK: Probably to give it time.

3 HEARING OFFICER: I think what we need to do
4 is probably apply for a Property Maintenance
5 Inspection. And I think you've sat here and heard that
6 the cost is \$200?

7 MS. KITE: Yes.

8 HEARING OFFICER: So you -- you have until
9 January 3rd to do that. Is that something you can do
10 by that time? And that's just apply for it. It
11 doesn't mean you have to have the inspection by that
12 time.

13 MS. KITE: Okay.

14 HEARING OFFICER: Can you do that --

15 MS. KITE: Yes.

16 HEARING OFFICER: -- before January 3rd?

17 MR. AMY: Yes, we can. We can.

18 HEARING OFFICER: Okay.

19 MR. KOLBE: What's going to happen is the
20 Building Inspector will come out walk the property with
21 you and tell you what's going to have to be done to
22 rehab it.

23 MS. KITE: Okay.

24 MR. KOLBE: At that point in time, you may
25 say, "You know what? It's way beyond the scope that we

1 ever thought" and step back at that time and say, you
2 know, "Do you want to go forward on it?"

3 MS. KITE: Yes.

4 MR. KOLBE: He'll tell you what needs to be
5 done and what of those items are going to require
6 permits.

7 MS. KITE: Yes.

8 MR. KOLBE: Okay. So, you know, for the
9 \$200, you're going to be able to get your head around
10 the fact of, again, what has to be done.

11 MS. KITE: Right.

12 MR. KOLBE: You may want to go beyond that,
13 totally up to you. But, you know, I'd say one of the
14 big things is going to be the foundation. You may want
15 an engineer to, you know, say, "How are you going to
16 fix this foundation?" Again, that's building
17 inspectors handle that but --

18 MS. KITE: Uh-huh.

19 MR. KOLBE: -- that's the --

20 MR. AMY: I have a licensed foundation and
21 footing man that I had been talking to about -- about
22 that little side. See that little side over there?

23 MR. KOLBE: Um-hmm.

24 MR. AMY: We had went down and he was showing
25 me some things that need to be happening with that

1 basement area right there.

2 MR. KOLBE: Okay.

3 MR. AMY: Yeah, it's -- it's a project.

4 Okay.

5 MR. KOLBE: Yeah.

6 MR. AMY: I -- you know, at some point we'll
7 probably even, you know, be purchasing property, you
8 know. But we wanted to get in and get going.

9 MR. BOLEK: All we're trying to avoid is
10 making sure the person understands what they're getting
11 into. Because we don't want to -- we don't want to see
12 somebody put six months' worth of work and \$20,000 into
13 it only to realize it's going to take another \$40,000
14 and another year and a half to finish and they walk
15 away from it and then the City is then -- again, has
16 this in the same situation we're at today.

17 So I mean we're willing to work with you.
18 We'd like to see it get done. But we just -- we want
19 to make sure it's done properly and done safely.

20 MR. KOLBE: And don't want you to put your
21 life savings into a house that you all of a sudden
22 figure out, "We can't go any farther. We don't have
23 the financial or the -- you know, time to do it."

24 MR. AMY: Okay.

25 MR. KOLBE: And -- but you've thrown a lot of

1 money --

2 MR. AMY: So what if we do that -- okay.

3 What if we do that and we found out that it was not
4 something that we could finish or pursue and we came
5 back, at that time, and said, "Okay. Well, this is
6 where we at"; what -- what do you guys suggest or what
7 procedure would you suggest that we do at that point?

8 MR. BOLEK: I think, at this point, let's --
9 let's get the Property Maintenance Inspection
10 scheduled. Let's get that done and we'll make that
11 determination before we come back to our next meeting.

12 MS. KITE: Okay.

13 MR. AMY: Okay. When is -- when is this next
14 meeting after we get --

15 MR. KOLBE: The next meeting will be --

16 MR. AMY: -- the Property Maintenance
17 Inspection?

18 MR. KOLBE: -- April 9th.

19 MR. AMY: April the 9th?

20 MR. KOLBE: Yes.

21 MR. AMY: Okay. All right.

22 HEARING OFFICER: Okay.

23 MS. KITE: Another thing, too, could you
24 please send the notice out to 8436 -- do you want me to
25 write it down, sir?

1 MR. KOLBE: Yes.

2 MS. KITE: All right. Thank you.

3 Thank you, guys. You all have a merry
4 Christmas and God bless you.

5 HEARING OFFICER: Thank you, too, and good
6 luck.

7 What property are you here for?

8 MR. BUGGS: 286 Raeburn.

9 MR. LEE: 286 Raeburn.

10 HEARING OFFICER: 286 Raeburn.

11 Okay. 286 Raeburn?

12 MR. LEE: Yes.

13 MR. BOLEK: 286 Raeburn posted 12-4 of '13.
14 This building was vacant, it had been boarded by
15 others. The siding is stripped off, debris -- it was a
16 lot of debris but Oakland County came in and cleaned it
17 up.

18 MR. LEE: No, we cleaned it up.

19 MR. BUGGS: Yes, I cleaned it up myself.

20 MR. LEE: We bought a dumpster.

21 MR. BUGGS: Yeah, we bought a dumpster and
22 cleaned it up.

23 MR. LEE: Yeah.

24 MR. BUGGS: And the only thing that's going
25 on with the house, it's just the siding. And we just

1 purchased the house. Just the siding was stripped --

2 MR. LEE: Somebody took --

3 MR. BUGGS: Somebody took --

4 MR. BOLEK: Give me one minute to finish.

5 The electric meter's turned off, the gas meter was
6 locked out.

7 MR. LEE: Yeah.

8 MR. BOLEK: At this point, the Building
9 Department's recommending demolition. But now I'd like
10 to hear your story.

11 MR. LEE: No. I just purchased the house,
12 what, at the last --

13 MR. BUGGS: Auction.

14 MR. LEE: -- auction.

15 MR. BOLEK: I was going to say, it wasn't
16 that long ago.

17 MR. BUGGS: When we purchased the house, it
18 was full of debris. We went through, cleaned out all
19 the debris. The inside is livable. The only thing
20 going on, the major problem with the house was the
21 side.

22 MR. LEE: The side.

23 MR. BUGGS: Once the side done, the house is
24 livable again. The walls on the inside is just
25 magnificent, the house is clean. We can take them

1 through it. The house is magnificent.

2 HEARING OFFICER: Are we going to be renting
3 the house out?

4 MR. LEE: No.

5 HEARING OFFICER: It's going to be your
6 house?

7 MR. LEE: Yes.

8 HEARING OFFICER: So we need a Property
9 Maintenance Inspection.

10 MR. BOLEK: A Property Maintenance
11 Inspection.

12 MR. KOLBE: All right.

13 HEARING OFFICER: \$200.

14 MR. LEE: Okay.

15 HEARING OFFICER: Apply by January 3rd.

16 MR. LEE: Okay.

17 HEARING OFFICER: And we'll hold this over,
18 then, until our January 2014 meeting, then.

19 MR. BUGGS: Okay.

20 HEARING OFFICER: You know, get everything
21 done, we close it out, you're all set.

22 MR. BUGGS: All right.

23 HEARING OFFICER: Okay. Thank you.

24 MR. BOLEK: Thanks guys.

25 HEARING OFFICER: Have a good night.

1 Okay. Let's see. I've got to get this in
2 the right order.

3 MR. KOLBE: Go right straight down.
4 7 Allison.

5 HEARING OFFICER: 7 Allison.

6 MR. BOLEK: 7 Allison posted 12-4 of '13.
7 This property is vacant, open to trespass, rotted
8 siding, roofing, the interior's destroyed, unkempt,
9 electric meter's off, no gas meter. The structure's
10 collapsing. All metals have been stripped from the
11 house.

12 We're recommending demolition.

13 HEARING OFFICER: Are we doing seven days or
14 thirty days on -- to demolish the property, give the
15 owner?

16 MR. KOLBE: They basically get seven days.

17 HEARING OFFICER: Seven -- yeah, we're seven
18 days --

19 MR. KOLBE: Uh-huh.

20 HEARING OFFICER: -- to demolish or improve.

21 MR. KOLBE: Uh-huh.

22 HEARING OFFICER: Okay. So ordered.

23 34 Allison.

24 MR. BOLEK: 34 Allison Street posted 12-4 of
25 '13. It's vacant, open to trespass, boarded by others.

1 The roof is leaking, siding's deteriorated, roofing is
2 deteriorated, it's a dilapidated structure, unkempt,
3 overgrown, debris, rotted porches and steps. The
4 electricity's turned off. There's no gas meter. There
5 has been partial collapse of the structure.

6 At this time, we're recommending demolition.

7 HEARING OFFICER: So ordered.

8 231 South Anderson.

9 MR. BOLEK: 2 -- do we do 72 North Anderson
10 first?

11 HEARING OFFICER: Oh.

12 MR. BOLEK: I got it right here.

13 HEARING OFFICER: I don't have that one.

14 MR. BOLEK: 231 South Anderson?

15 231 South Anderson posted 12-4 of '13. This
16 property's vacant, abandoned, holes in the roof, roof
17 rotted, siding's rotted, interior's trashed, there's
18 rotted structural members, debris, overgrown, unkempt.
19 The gas meter's been removed.

20 We're recommending demolition.

21 HEARING OFFICER: So ordered.

22 MR. KOLBE: You don't have 72?

23 HEARING OFFICER: We just did it, didn't we?

24 MR. BOLEK: No, we did 231.

25 MR. KOLBE: You did 231.

1 MR. BOLEK: Oh.

2 HEARING OFFICER: No, we -- we did
3 72 Anderson previously. No?

4 MR. KOLBE: Uh-uh.

5 MR. BOLEK: We just read -- we just read
6 231 --

7 HEARING OFFICER: And what we've done --

8 MR. BOLEK: -- South Anderson.

9 HEARING OFFICER: I'm sorry. I jumped one
10 ahead of you. That was me.

11 MR. BOLEK: Yeah.

12 HEARING OFFICER: So 72.

13 MR. BOLEK: Now we're going to read
14 72 North Anderson.

15 HEARING OFFICER: North Anderson.

16 MR. BOLEK: 72 North Anderson posted 12-4 of
17 '13. This building is vacant, abandoned, boarded by
18 the Federal programs but open to trespass in the rear
19 door, siding's being removed, interior's trashed, the
20 garage is collapsing, debris, unkempt, overgrown.
21 There's several tires on the site, no electric or gas
22 meters and all the metals have been stripped.

23 We're recommending demolition.

24 HEARING OFFICER: So ordered.

25 35 Bennett.

1 MR. BOLEK: 35 Bennett posted 12-5 of '13.
2 This structure's vacant, in a very dilapidated state,
3 siding's being stripped. There was water running from
4 busted pipes in the house. We called to have
5 United Water turn that off. Debris, overgrown,
6 unkempt, gas meters locked out, the electric -- the
7 electric service has been cut to the house.

8 We're recommending demolition to the
9 structure.

10 HEARING OFFICER: So ordered.

11 499 Bloomfield Avenue.

12 MR. BOLEK: 499 Bloomfield posted 12-4 of
13 '13. This structure is vacant, it was boarded by
14 others but open to trespass in the rear door. There's
15 rotted soffits and fascia. The roof is sagging,
16 debris, overgrown, unkempt, the copper's been stripped,
17 electric meter removed. This house has electric heat.
18 Animals are undermining the foundation.

19 We're recommending demolition.

20 HEARING OFFICER: So ordered.

21 140 West Brooklyn.

22 MR. BOLEK: 140 West Brooklyn posted 12-5 of
23 '13. This structure's vacant, broken windows, debris,
24 overgrown, unkempt, porch rotted, collapsing, the
25 electric meter's off, the gas meter's removed.

1 We're recommending demolition.

2 HEARING OFFICER: Have you been inside there?

3 MR. BOLEK: We did not get inside. There
4 should be some pictures through the window, though.

5 HEARING OFFICER: It doesn't look overly bad
6 from the outside.

7 MR. BOLEK: From the outside, it didn't.
8 From the inside, it was --

9 HEARING OFFICER: Trashed?

10 MR. BOLEK: It was trashed.

11 HEARING OFFICER: So ordered.

12 19 Clark Street.

13 MR. BOLEK: 19 Clark Street posted 12-4 of
14 '13. This property is vacant, open to trespass, open
15 in the rear doors, windows are broken out, siding's
16 being stripped, interior's destroyed, debris, unkempt,
17 overgrown, porch is crumbling, power is cut to one of
18 the meters. This is actually a duplex. The other
19 meter's turned off. The gas is locked out. All metals
20 have been stripped from the house, all the mechanicals
21 are gone from the house.

22 We're recommending demolition.

23 HEARING OFFICER: So ordered.

24 1149 Cloverlawn.

25 MR. BOLEK: 1149 Cloverlawn Drive posted 12-5

1 of '13. This structure's vacant, the interior's full
2 of mold, stripped of metals, garage roof is rotted
3 through, it's vacant, overgrown, siding is now being
4 stripped. The electric is turned off. The gas meter's
5 locked out.

6 We're recommending demolition.

7 HEARING OFFICER: So ordered.

8 248 Cottage Street.

9 MR. BOLEK: 248 Cottage Street posted 12-4 of
10 '13. This house is vacant, abandoned, in a dilapidated
11 state. It's open to trespass in most all openings.
12 All interior's destroyed, siding's been removed,
13 overgrown, unkempt, debris, front porch is collapsing,
14 the electric meter's off, gas meter's locked out. All
15 metals have been stripped.

16 We're recommending demolition of this
17 structure.

18 HEARING OFFICER: So ordered.

19 63 Dakota Street.

20 MR. BOLEK: 63 Dakota Street posted 12-4 of
21 '13. This structure's fire damaged, vacant, boarded by
22 the Federal programs, the siding is falling off,
23 debris, unkempt, front porch is crumbling. The rear
24 deck was built without permits, the electric meter's
25 been removed, the gas meter's turned off.

1 Recommending demolition.

2 HEARING OFFICER: So ordered.

3 31 and 33 Dwight Avenue.

4 MR. BOLEK: 31 and 33 Dwight, duplex, posted
5 12-4 of '13. This is a vacant, abandoned structure,
6 it's open to the elements in the windows, windows are
7 rotted, soffits and fascias are rotted. There's fire
8 damage to this structure, debris, unkempt, rotted
9 structural members, no electric meter, gas meter is off
10 but not locked out.

11 We're recommending demolition of this
12 structure.

13 HEARING OFFICER: So ordered.

14 35 Dwight Avenue.

15 MR. BOLEK: 35 Dwight posted 12-4 of '13.
16 This vacant is -- this property is vacant, open to
17 trespass, dilapidated. It's open to trespass in the
18 rear door. Doors and windows are open, rotted roof,
19 interior's trashed, debris, overgrown, unkempt, gas
20 meter's locked out, the electric meter's on. There
21 were dead animals inside the structure and metals being
22 stripped.

23 We're recommending demolition of this
24 structure.

25 HEARING OFFICER: So ordered.

1 64 Dwight Avenue.

2 MR. BOLEK: 64 Dwight Avenue posted 12-4 of
3 '13. This structure's vacant, interior's destroyed,
4 rotting framing members, rotted roof and soffits,
5 debris, overgrown, unkempt, electric meter's off, gas
6 meter's locked out, all metals are stripped.

7 We're recommending demolition of this
8 structure.

9 HEARING OFFICER: So ordered.

10 68 Dwight Avenue.

11 MR. BOLEK: 68 Dwight Avenue posted 12-4 of
12 '13. This is a vacant, abandoned building, open to
13 trespass in the rear door, interior's destroyed, the
14 roof is rotted, chimney's crumbling, debris, overgrown,
15 unkempt, electric meter's turned off, all metals are
16 stripped from the structure, the animals are
17 undermining the foundation.

18 We're recommending demolition of this
19 structure.

20 HEARING OFFICER: So ordered.

21 51 North Eastway Drive.

22 MR. BOLEK: 51 North Eastway Drive posted
23 12-5 of '13. This structure is a vacant, dilapidated
24 abandoned, basement windows are open, roof leaks,
25 roof's dilapidated and covered in tattered tarps,

1 foundation crumbling, boarded windows, debris,
2 overgrown, unkempt, rotted structure. The garage is
3 full of debris. The electric meter's removed. The gas
4 meter's removed. All material -- all metals have been
5 stripped.

6 We're recommending demolition of this
7 structure.

8 HEARING OFFICER: So ordered.

9 823 Emerson Avenue.

10 MR. BOLEK: 823 Emerson Avenue posted 12-5 of
11 '13. This is a vacant structure, it's open to trespass
12 in the front door, but boarded by the Federal programs.
13 Shingles are coming off, debris, abandoned vehicles in
14 the yard, unkempt, front porch is crumbling. Gas
15 meter's locked out. Electric meter had been removed
16 and jumped; DTE was called on that.

17 We're recommending demolition of this
18 structure.

19 HEARING OFFICER: So ordered.

20 961 Emerson.

21 MR. BOLEK: 961 Emerson posted 12-5 of '13.
22 This is a vacant structure, the foundation was
23 crumbling, the chimney's -- the chimney's falling down
24 to the -- the chimney's falling, vacant, animals
25 undermining the foundation. Electric service is cut,

1 gas meter removed.

2 We're recommending demolition.

3 HEARING OFFICER: So ordered.

4 965 Emerson.

5 MR. BOLEK: 965 Emerson posted 12-5 of '13.

6 This is a vacant, dilapidated structure. The roof
7 leaks, roof has holes and rotted. Structural members,
8 foundation settling, tree limbs falling on the roof,
9 overgrown brush, porch posts are rotting. The electric
10 service is cut. There's no gas meter.

11 We're recommending demolition.

12 HEARING OFFICER: So ordered.

13 42 Franklin Boulevard.

14 MR. BOLEK: 42 Franklin Boulevard posted 12-4
15 of '13. We're recommending postponement of this
16 structure. They had a Property Maintenance Inspection
17 done. They needed to pull a building permit. The
18 property's in a historical district and needs
19 historical districts approvals.

20 So we're recommending to postpone it until
21 the July meeting to allow time for that to happen.

22 HEARING OFFICER: That's a beautiful house.

23 MR. BOLEK: It is.

24 MR. KOLBE: Uh-huh. And it's all one house.

25 MR. BOLEK: If you look at some of the

1 pictures, though --

2 HEARING OFFICER: I know, all those.

3 MR. BOLEK: -- it needs some work. But this
4 is a gorgeous, gorgeous structure.

5 HEARING OFFICER: Gorgeous Georgian home.

6 MR. BOLEK: Uh-huh.

7 HEARING OFFICER: Wow. The porch doesn't
8 look original but -- maybe it is.

9 MR. BOLEK: Um-hmm.

10 HEARING OFFICER: We'll hold over until the
11 April meeting.

12 438 Franklin Boulevard.

13 MR. BOLEK: 438 Franklin posted 12-4 of '13.
14 This property's vacant. There are rotted windows,
15 plaster wall covering are deteriorating, debris,
16 overgrown, the shed is collapsing. The rear porch on
17 the structure's in danger of collapsing. The
18 foundation is crumbling, electric meter's removed.
19 There were some roofing, it looks like, had been done
20 but no permits pulled.

21 We're recommending demolition.

22 HEARING OFFICER: So ordered.

23 25 and 27 Henry Clay Avenue.

24 MR. BOLEK: 25/27 Henry Clay is a duplex
25 posted 12-4 of '13. This is a vacant, abandoned

1 structure. There is rotted frame, it's abandoned,
2 debris. There was "stop work" orders posted some time
3 ago, nothing done with those. Electric's turned off.

4 We're recommending demolition.

5 HEARING OFFICER: So ordered.

6 69 West Hopkins Avenue.

7 MR. BOLEK: 69 West Hopkins posted 12-5 of
8 '13. This structure's vacant, open to trespass,
9 gutters are falling off. There appears to be squatters
10 on the inside, debris, overgrown, fences are falling
11 down. There appears to have been decks built without
12 permits. The electric meters are off, gas meter's off.
13 All metals inside have been stripped.

14 We're recommending demolition.

15 HEARING OFFICER: So ordered.

16 402 Irwin.

17 MR. BOLEK: 402 Irwin Avenue posted 12-5 of
18 '13. And this structure's vacant, abandoned, open to
19 trespass in the rear windows, chimney's crumbling,
20 trees are falling on the structure, overgrown, animals
21 undermining the porches, gas meter's removed. The
22 electric meter's turned off.

23 We're recommending demolition.

24 HEARING OFFICER: So ordered.

25 96 North Johnson.

1 MR. BOLEK: 96 North Johnson posted 12-4 of
2 '13. This structure's vacant, abandoned, it's rotting,
3 roof leaks, windows on the second floor is open, front
4 porch is rotted, siding is becoming dislodged. The
5 garage is dilapidated, windows boarded, electric meter
6 off, gas meter's turned off.

7 We're recommending demolition.

8 HEARING OFFICER: So ordered.

9 710 Kenilworth.

10 MR. BOLEK: 710 Kenilworth posted 12-5 of
11 '13. This structure's vacant, dilapidated, boarded by
12 the Federal programs. The roof has holes in it,
13 gutters falling off, abandoned -- vacant, unkempt, the
14 service -- electric service has been cut.

15 Recommending demolition.

16 HEARING OFFICER: So ordered.

17 714 Kenilworth.

18 MR. BOLEK: 714 Kenilworth posted 12-5 of
19 '13. This is another vacant structure, boarded by the
20 Federal programs, debris, overgrown, unkempt. The
21 service to the house is cut. The gas meter's locked
22 out.

23 We're recommending demolition.

24 HEARING OFFICER: So ordered.

25 912 Kenilworth.

1 MR. BOLEK: 912 Kenilworth posted 12-5 of
2 '13. This is vacant, abandoned, boarded by the federal
3 programs. Siding's being stripped, gutters are falling
4 off, electric meter is on, the gas meter's been
5 removed.

6 However, we're recommending demolition.

7 HEARING OFFICER: So ordered.

8 4 Liberty Street.

9 MR. BOLEK: 4 Liberty posted 12-4 of '13.
10 Structure's vacant, abandoned and open to trespass.
11 It's open to trespass on the second floor fire escapes,
12 windows are broken out, roof is rotted, debris,
13 unkempt, overgrown, metals are being stripped.

14 We're recommending demolition.

15 HEARING OFFICER: So ordered.

16 93 Lincoln.

17 MR. BOLEK: 93 Lincoln Street posted 12-4 of
18 '13. This is vacant, dilapidated, open to trespass,
19 open in the rear doors, interior's trashed. The metals
20 are gone, debris, overgrown, unkempt. Gas meter's
21 locked out. Animals are undermining porches and
22 foundation and the electric meter -- electric meter
23 is -- is -- the electric meter was there but the panel
24 was stripped out so we called DTE to turn the power off
25 because it was unsafe.

1 We're recommending demolition.

2 HEARING OFFICER: So ordered.

3 582 East Mansfield.

4 MR. BOLEK: 582 East Mansfield posted 12-5 of
5 '13. This property's vacant, not maintained, boarded
6 by a property service company. The interior's trashed,
7 debris, overgrown, unkempt, abandoned trailers. The
8 fences are falling down, gas meter's locked out, the
9 electric's turned off.

10 We're recommending demolition.

11 HEARING OFFICER: So ordered.

12 333 South Marshall.

13 MR. BOLEK: 333 South Marshall posted 12-4 of
14 '13. This property's vacant, abandoned, the side doors
15 had been kicked in. There was numerous complaints.
16 Interior's trashed, debris, unkempt, overgrown, garage
17 door is missing, electric meter's off, gas meter's
18 removed.

19 Recommending demolition.

20 HEARING OFFICER: So ordered.

21 775 Melrose.

22 MR. BOLEK: 775 Melrose posted 12-5 of '13.
23 This structure's vacant, boarded by the Federal
24 programs, though the front door has been opened. The
25 kitchen is trashed, metals are missing, copper

1 stripped, debris, unkempt, gas meter's locked out, the
2 electric meter's turned off.

3 We're recommending demolition.

4 HEARING OFFICER: So ordered.

5 810 Melrose.

6 MR. BOLEK: 810 Melrose posted 12-5 of '13.

7 This structure's vacant, boarded by the Federal
8 programs, access through the crawl space door
9 currently. The foundation is settling, roof's rotting,
10 debris, overgrown, electrical -- electric service is on
11 but the gas meter's been removed.

12 We're recommending demolition.

13 HEARING OFFICER: So ordered.

14 846 Melrose.

15 MR. BOLEK: 846 Melrose posted 12-5 of '13.

16 This is a vacant, abandoned structure, boarded by the
17 Federal programs. However, it's open to the elements
18 in the rear upper windows, siding's being stripped,
19 roof has holes in it, debris, vacant, unkempt, gutters
20 are falling off, very unsafe rear porch cap, electric
21 meter's on, gas meter's removed.

22 We're recommending demolition.

23 HEARING OFFICER: So ordered.

24 61 North Merrimac.

25 MR. BOLEK: 61 North Merrimac posted 12-5 of

1 '13. This is a vacant structure, open to trespass in
2 the side doors, doors and windows are broken out,
3 canopy on the front porch is falling, interior's
4 trashed and possible mold, debris, overgrown, unkempt.
5 It's a -- electric meters have been removed, gas
6 meter's locked out.

7 We're recommending demolition.

8 HEARING OFFICER: So ordered.

9 16 Murphy Avenue.

10 MR. BOLEK: 16 Murphy Avenue, this property
11 is -- it was posted 12-4 of '13. This structure's
12 vacant, abandoned, boarded by the Federal programs,
13 roof's rotted, soffits and fascias are rotted, boarded
14 by others, front porch is crumbling, debris, overgrown,
15 gas meter locked out and electric meter gone.

16 We're recommending demolition.

17 HEARING OFFICER: So ordered.

18 270 Prospect.

19 MR. BOLEK: 270 Prospect posted 12-5 of '13.
20 This structure's dilapidated, open to trespass, open to
21 trespass in doors and windows, interior's trashed, the
22 foundation has a bow in it, debris, unkempt, overgrown.
23 Loads of debris inside and outside of the structure.
24 Gas meter's locked out. Electric meter was on.
25 However, we called DTE to cut the power because the

1 panel was very unsafe.

2 We're recommending demolition.

3 HEARING OFFICER: So ordered.

4 189 Raeburn.

5 MR. BOLEK: 189 Raeburn posted 12-4 of '13.

6 This structure's vacant, dilapidated, open to trespass.

7 Front porch has been ripped from the house and

8 collapsed, debris, overgrown, unkempt, graffiti sprayed

9 on the house. Electric meter locked out, gas meter

10 locked out.

11 We're recommending demolition.

12 HEARING OFFICER: So ordered.

13 MR. BOLEK: First time we posted on a roof.

14 HEARING OFFICER: 325 Raeburn.

15 MR. BOLEK: 325 Raeburn posted 12-4 of '13.

16 This structure's vacant, dilapidated, abandoned. The

17 house was boarded by others. The roof leaks, siding's

18 being stripped, windows are boarded, foundation's

19 settling, roof rotted, debris, graffiti, overgrown, gas

20 meter removed, electric meter removed.

21 Recommending demolition.

22 HEARING OFFICER: So ordered.

23 348 Seward, Seward.

24 MR. BOLEK: Seward.

25 HEARING OFFICER: Seward.

1 MR. BOLEK: 348 Seward Street posted 12-5 of
2 '13. This is a fire-damaged house, siding is stripped,
3 interior's trashed with damage, steps are crumbling.
4 The house is actually moved off the foundation.
5 Electric meter's off, gas meter's removed. Animals are
6 undermining the foundation.

7 We're recommending demolition.

8 HEARING OFFICER: So ordered.

9 771 South Stirling.

10 MR. BOLEK: 771 South Stirling posted 12-5 of
11 '13. This is a vacant structure. The foundation is
12 crumbling. Roof, rotted soffits and fascia. Gutters
13 are falling off, roof is sagging, unkempt, electric
14 meter removed, gas meter removed.

15 We're recommending demolition.

16 HEARING OFFICER: So ordered.

17 795 South Stirling.

18 MR. BOLEK: 795 South Stirling posted 12-5 of
19 '13. It's a vacant structure, boarded by the Federal
20 programs, roof is rotted, chimney's crumbling, gutters
21 falling off, debris, overgrown, unkempt, abandoned
22 vehicles. Electric meter's off, gas meter's locked
23 out.

24 We're recommending demolition.

25 HEARING OFFICER: That's a decent car.

1 MR. BOLEK: It's the neighbor's car. They
2 parked it underneath that.

3 HEARING OFFICER: Oh. That's a new meter?

4 MR. BOLEK: It's off. There's a lot of them
5 like that.

6 HEARING OFFICER: Is it?

7 MR. BOLEK: They're off.

8 HEARING OFFICER: Okay. So ordered for
9 demolition.

10 81 Thorpe.

11 MR. BOLEK: 81 Thorpe posted 12-4 of '13.
12 This structure's vacant, abandoned, boarded by the
13 Federal programs, however, the second story windows are
14 open. Siding's missing, the windows have been broken
15 out where the plywood's been removed, debris,
16 overgrown, unkempt, stairs are rotted and collapsing,
17 electric meter removed, gas meter off, animals
18 undermining the foundation.

19 We're recommending demolition.

20 HEARING OFFICER: So ordered.

21 83 Thorpe.

22 MR. BOLEK: 83 Thorpe posted 12-4 of '13.
23 Structure's vacant, interior's been destroyed, soffits
24 and fascia rotted, windows were broken out, overgrown,
25 unkempt, porch steps not to code, electric meter's off,

1 gas meter's locked out, metals are stripped.

2 We're recommending demolition.

3 HEARING OFFICER: So ordered.

4 158 Thorpe.

5 MR. BOLEK: 158 Thorpe posted 12-4 of '13.

6 This structure's vacant, open to trespass in the rear
7 door, all fixtures and metals inside have been
8 stripped, roof is rotted, debris, overgrown, unkempt,
9 porch settling, gas meter removed, electric meter
10 turned off.

11 We're recommending demolition.

12 HEARING OFFICER: So ordered.

13 190 Wall Street.

14 MR. BOLEK: 190 Wall Street posted 12-4 of
15 '13. This structure's vacant, abandoned, a mess. This
16 is boarded by the Federal program. There's roof
17 collapse on the rear of the structure, siding is
18 dislodged, roof and -- rotted soffits and fascia, loads
19 of debris on this property. It's overgrown, electric
20 meter is -- electric service is cut from the house and
21 the gas meter's been removed.

22 We're recommending demolition.

23 HEARING OFFICER: So ordered.

24 45 Warner.

25 MR. BOLEK: 45 Warner posted 12-5 of '13.

1 This structure's vacant, dilapidated, open to trespass,
2 open in the front door, structural members are rotting,
3 roof is rotting, floor system's collapsing, chimney's
4 crumbling, debris, overgrown, unkempt. There's a tree
5 leaning on the house. The -- the lean-to is
6 collapsing. All metals have been stripped, electric
7 meter's removed, gas meter's removed.

8 We're recommending demolition.

9 HEARING OFFICER: So ordered.

10 MR. BOLEK: Actually, it will just be
11 cleaning up once it finishes falling down.

12 HEARING OFFICER: 444 Whittenmore.

13 MR. BOLEK: 444 Whittenmore?

14 HEARING OFFICER: Yes.

15 MR. BOLEK: Whittenmore Street posted 12-4 of
16 '13. This structure's vacant, abandoned, windows are
17 boarded, siding's dilapidated, overgrown, debris,
18 unkempt. The electric meter's turned off, the gas
19 meter's locked out.

20 We're recommending demolition.

21 HEARING OFFICER: So ordered.

22 306 East Wilson.

23 MR. BOLEK: 306 East Wilson posted 12-5 of
24 '13. This structure's vacant, boarded by the Federal
25 programs, abandoned, overgrown, brush, debris, unkempt,

1 front porch pillar's settling, electric meter appears
2 to have been a new service installed, the gas meter's
3 locked out.

4 We're recommending demolition.

5 HEARING OFFICER: So ordered.

6 268 West Wilson.

7 MR. BOLEK: 268 West Wilson posted 12-5 of
8 '13. This is a vacant, dilapidated structure, open to
9 trespass in the rear door. The interior's destroyed
10 and full of debris, rotted structural members in
11 several places, abandoned vehicles, debris, overgrown,
12 the foundation is failing, metals are stripped.

13 We're recommending demolition.

14 HEARING OFFICER: So ordered.

15 873 Woodland Avenue.

16 MR. BOLEK: 873 Woodland Avenue posted 12-5
17 of '13. This is a vacant structure, open to trespass
18 in the rear window. The roof is deteriorating, the
19 interior's trashed, the garage roof is rotted through,
20 debris, overgrown, unkempt, the electric meter's turned
21 off, the gas meter's locked out. All metals have been
22 stripped from the building.

23 We're recommending demolition.

24 HEARING OFFICER: So ordered.

25 And that is the last home that I have.

1 MR. BOLEK: Good, because it's the last one I
2 got.

3 HEARING OFFICER: Okay. Any other business?

4 MR. KOLBE: No.

5 HEARING OFFICER: Okay. That ends tonight's
6 meeting.

7 MR. BOLEK: Adjourned?

8 HEARING OFFICER: Adjourned.

9 (Meeting adjourned at 6:16 p.m.)

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C E R T I F I C A T E

I, Mona Storm, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the above-entitled matter at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of (132) pages, is a true and correct transcript of my said stenographic notes.

Date



Mona Storm
CSR-4460



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