

1 PONTIAC HEARING OFFICER MEETING  
2 47450 WOODWARD AVE., PONTIAC, MI  
3 WEDNESDAY, JANUARY 15, 2020  
4 4:00 P.M.

5 FROM THE CITY:

6 George Hartman, Hearing officer  
7 Dan Kolbe, Building Department Administration  
8 Dave Moran, Building Inspector

9

10 APPEARING ON BEHALF OF PROPERTIES:

11 Lewis Stephens  
12 Dave Sohi  
13 Antoine Kassab  
14 Nadia Chambers  
15 Sherilynn Calhoun  
16 Richard Taylor  
17 Aaron Kimmerer  
18 Robert Mitchell  
19 John Bodeen with Oliver Dudley  
20 Richard McNabb  
21 Jose Castaneda  
22 David Perez

23

24 TRANSCRIBED BY: Mona Storm, CSR# 4460  
25 Notary Public

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1 Pontiac, Michigan

2 Wednesday, January 15, 2020

3 4:06 p.m.

4 HEARING OFFICER: I call today's meeting to  
5 order. I'm George Hartman, the Hearing Officer for  
6 today.

7 Gentlemen?

8 MR. MORAN: David Moran, Building Inspector.

9 MR. KOLBE: Dan Kolbe, Building Department.

10 HEARING OFFICER: Please stand for the Pledge  
11 of Allegiance.

12 (Pledge of Allegiance recited by all.)

13 HEARING OFFICER: First case,  
14 628 North Perry.

15 MR. KOLBE: Just a minute.

16 628 North Perry is a garage, was inspected on  
17 1-2 of 2020, is a dangerous and collapsing structure.  
18 Entire garage structure was open to trespass.  
19 Overgrown, debris, unkempt, broken windows, piles of  
20 debris still around the structure. There's no gas  
21 meter or electric meter.

22 There's been no Property Maintenance  
23 Inspection nor permits pulled, therefore our  
24 recommendation is placement onto the demolition list.

25 HEARING OFFICER: Okay. Your name, sir?

1                   MR. STEPHENS: Lewis Stephens.

2                   HEARING OFFICER: Okay. And this is your  
3 home?

4                   MR. STEPHENS: Yes.

5                   HEARING OFFICER: Okay. And so we need a  
6 Property Maintenance Inspection for this garage or --

7                   MR. MORAN: Well, we need -- we need to  
8 verify what needs to be done structurally. But it  
9 appears it's going to be a demolition project.

10                  MR. STEPHENS: Going to be tore down. I've  
11 already contacted like six different people. Most of  
12 them don't want to build a new garage, they just want  
13 to tear it down. I've got two contractors now that  
14 will tear it down and replace it with a new garage. So  
15 I'll be picking one of the two of those guys to do it.

16                  It should be done by March; that's what  
17 they're telling me. They won't want to start until  
18 warmer weather so they can inspect the concrete and  
19 they should --

20                  MR. MORAN: Do you have a concrete floor in  
21 there?

22                  MR. STEPHENS: Yes. It's concrete floor.  
23 It's --

24                  MR. MORAN: You got a block foundation. I  
25 know it's on a steep slope on the back.

1 MR. STEPHENS: Yeah, yeah.

2 MR. MORAN: So you've got a block foundation  
3 on the back. It's all filled with dirt?

4 MR. STEPHENS: Yep. It was all inspected and  
5 built, oh, seven years ago.

6 MR. MORAN: Okay. So you're going to do all  
7 that under a Building Permit. You're going to make  
8 application for a Building Permit, which will allow you  
9 to demo the garage and rebuild a new one.

10 MR. STEPHENS: Now, I was told when I was  
11 here last time that the contractor had to pull the  
12 permit.

13 MR. MORAN: Well, you're the homeowner.

14 MR. STEPHENS: Yeah.

15 MR. MORAN: So you can pull the permit as  
16 well.

17 MR. STEPHENS: Oh, okay.

18 MR. MORAN: So either/or. You can have a  
19 licensed contractor pull the permit on your behalf.  
20 But, either way, there will need to be a permit to  
21 allow for that work to be done.

22 MR. STEPHENS: Okay.

23 MR. MORAN: Because we're going to want to  
24 inspect it.

25 MR. STEPHENS: Oh, yeah.

1                   MR. MORAN: And you need to do it in two  
2 stages. You do the demolition and then, you know, come  
3 back and do the rebuild at a later date. We want to  
4 make sure that the demolition is done properly and the  
5 foundation is still intact.

6                   MR. STEPHENS: Yeah. I want to have it all  
7 done at one time. The contractor had that one  
8 estimate.

9                   MR. MORAN: Okay.

10                  MR. STEPHENS: The other estimate should be  
11 in by tomorrow.

12                  MR. KOLBE: Okay. So you're planning on  
13 doing this soon?

14                  MR. STEPHENS: Hmm?

15                  MR. MORAN: You're planning on doing this in  
16 the next month, two months?

17                  MR. STEPHENS: Two months. That's what the  
18 con -- both contractors told me they don't like to  
19 start on it until, you know, when it gets a little  
20 warmer weather in case they have to do concrete work  
21 but it will be done.

22                  MR. MORAN: I'm good with that.

23                  HEARING OFFICER: Okay. So we'll hold this  
24 over, then, until our next meeting. Hopefully, by that  
25 time, you've got the garage built and everything's

1 done.

2 MR. STEPHENS: Hopefully, yes.

3 HEARING OFFICER: Okay. Very good.

4 MR. STEPHENS: When is the next meeting?

5 HEARING OFFICER: Next meeting is when, Dan?

6 MR. KOLBE: The next meeting is April 8th.

7 MR. STEPHENS: Oh. I hope to have another  
8 one up by then.

9 HEARING OFFICER: Hopefully so.

10 MR. STEPHENS: Yeah. Thank you.

11 HEARING OFFICER: Thank you.

12 63 North Anderson.

13 MR. KOLBE: 63 North Anderson was posted on  
14 1-2 of '20. All permits have been pulled and finialed  
15 out. Our recommendation is now for dismissal.

16 HEARING OFFICER: Okay. Your name, sir?

17 MR. SOHI: Dave Sohi.

18 HEARING OFFICER: Okay. Have any comments?

19 MR. SOHI: No.

20 HEARING OFFICER: If not, we dismiss your  
21 case.

22 MR. SOHI: I'm sorry, I didn't -- I not  
23 understanding the --

24 MR. KOLBE: You have completed all your work.

25 MR. SOHI: Yeah.



1                   MR. KOLBE: You receive a Certificate of  
2 Compliance on the house. Our recommendation is for you  
3 to be dismissed.

4                   MR. SOHI: Thank you.

5                   MR. KOLBE: Done. All gone.

6                   MR. SOHI: Thank you. All the pictures and  
7 everything is done.

8                   MR. MORAN: Thank you.

9                   MR. SOHI: Thank you.

10                  HEARING OFFICER: 113 Florence.

11                  MR. KOLBE: 113 Florence was posted on 1-2 of  
12 2020. It is a vacant, dilapidated structure, duplex.  
13 It's open to trespass. As the shed is open to  
14 trespass, there's a second-floor windows and door that  
15 is open. The roof, front porch steps are rotted, rear  
16 steps are rotted and missing -- partly missing.  
17 Multiple windows are boarded and missing. It's  
18 overgrown, debris, unkempt, debris in the yard.  
19 Guardrails, handrails are missing. Bricks are falling  
20 off the house. There is a rodent issue. The gas meter  
21 is gone. The electric meter is gone with the lines  
22 having been cut.

23                  There was a -- all the permits except for the  
24 Electrical have been pulled. The Building and Plumbing  
25 Permit have expired. The Mechanical Permit is still

1 open, however there's been no inspections on any of  
2 them until this point.

3 HEARING OFFICER: Okay. Your name, sir?

4 MR. KASSAB: Antoine Kassab.

5 HEARING OFFICER: Okay. And what's the  
6 reason that there's no progress on this project?

7 MR. KASSAB: Really, my -- my biggest issue  
8 was theft. And I had a conversation with Mr. Kolbe. I  
9 wasn't aware of a few things I was allowed to do. Our  
10 next step would be to put the HVAC in, call the  
11 inspection the same day. Because they stole the unit  
12 that was installed less than two days after it was  
13 installed.

14 So -- and then get an extension on the  
15 Plumbing Permit, get that inspection on the same day  
16 that it's installed.

17 HEARING OFFICER: Okay. Can we get this  
18 house boarded up so that it's not --

19 MR. KASSAB: Absolutely. They keep kicking  
20 in the top floor. I don't even know how they get up  
21 there because it's missing -- the first eight steps are  
22 missing on the balcony.

23 HEARING OFFICER: Yeah. So we've got permits  
24 that are expired on this?

25 MR. KOLBE: Building and Plumbing Permit have

1 both been applied for and expired. The Mechanical  
2 Permit is still good through I think it's the 5th of  
3 April.

4 MR. KASSAB: The 5th of April, correct. So  
5 what I'll do, I'll get the extension on the Plumbing  
6 Permit, get that done right away, install the new HVAC  
7 system, get the inspection done the same day and then  
8 remove the HVAC system. I wasn't aware I was allowed  
9 to do that.

10 HEARING OFFICER: Okay. When do you expect  
11 to have this all complete?

12 MR. KASSAB: Realistically, probably 60 days.

13 HEARING OFFICER: Okay. Because this has  
14 been in front of me for two-and-a-half years.

15 MR. KASSAB: It's been about 12 months now,  
16 yeah. It's my first project ever so I've learned a lot  
17 along the way.

18 HEARING OFFICER: Yeah. I hate to move  
19 people on to the demolition list when they've made an  
20 investment, so --

21 MR. KASSAB: No, we have thousands of dollars  
22 involved.

23 HEARING OFFICER: -- we'll hold you over  
24 until our next meeting.

25 MR. KASSAB: For April 8th?

1 HEARING OFFICER: April 8th, yes, sir.

2 MR. KASSAB: Thank you very much.

3 HEARING OFFICER: You're welcome.

4 99 Monterey.

5 MR. KOLBE: 99 Monterey is a single-family  
6 dwelling, was posted on 1-2 of 2020. It had a Property  
7 Maintenance Inspection back in November. At that time,  
8 Plumbing and -- I'm sorry, Building and Mechanical  
9 permits were needed. They have not been applied for.

10 It's dangerous and dilapidated structure.  
11 The roof and -- is -- and windows are dilapidated as is  
12 the siding. It's overgrown, debris, unkempt, broken  
13 windows, abandoned vehicle, working without permits.

14 Our recommendation, due to the fact of any  
15 lack of activity, is placement onto the demolition  
16 list.

17 HEARING OFFICER: Okay. Your name, ma'am?

18 MS. CHAMBERS: Nadia Chambers.

19 HEARING OFFICER: Okay. And is this your  
20 house?

21 MS. CHAMBERS: Yes.

22 HEARING OFFICER: Okay. I see it listed as  
23 CJ Watson Enterprises. Is that you?

24 MS. CHAMBERS: Well, it's through my -- I pay  
25 a mortgage on the home.

1 HEARING OFFICER: Okay.

2 MS. CHAMBERS: So it's through -- his name is  
3 CJ.

4 HEARING OFFICER: Okay. And is there a  
5 reason you haven't pulled any permits or made any  
6 progress fixing the house up?

7 MS. CHAMBERS: Well, right now, we are fixing  
8 the inside of the home as well as the outside. But a  
9 lot of places aren't doing anything outside because of  
10 the weather.

11 HEARING OFFICER: Okay.

12 MS. CHAMBERS: But we just need extended time  
13 to get it taken care of.

14 MR. KOLBE: But you have no permits. I don't  
15 know what you mean by "fixing the inside". But there's  
16 no permits, so --

17 MS. CHAMBERS: Well, I did -- we did get an  
18 inspection saying that we needed smoke detectors,  
19 things like that. And so I do have someone coming in  
20 to install that.

21 HEARING OFFICER: Do we know what's on the  
22 inspection list for the interior of the home?

23 MR. MORAN: Yeah. I mean, I can't pull it up  
24 right now. For some reason, I can't get into the  
25 virtual network. But my recollection was just a lot of

1 the general safety-related stuff, like smoke alarms and  
2 carbon monoxide. But it seems to me there was a  
3 problem with the water heater that was located in the  
4 kitchen.

5 MS. CHAMBERS: Yes. And I'm getting that  
6 removed.

7 MR. MORAN: I think that was the main reason  
8 for the Plumbing. It wasn't venting right. So, again,  
9 that's a life safety issue and concern that you have to  
10 have a licensed contractor help you with.

11 MS. CHAMBERS: Right.

12 MR. MORAN: Because -- and that's something,  
13 you know, that's not weather-related.

14 MS. CHAMBERS: Right. Like I said, I'm --

15 MR. MORAN: I mean, you could have a licensed  
16 contractor pull that permit and go in there and do it  
17 tomorrow.

18 MS. CHAMBERS: Right. But I got to get the  
19 money first.

20 MR. MORAN: Well, when was the Property  
21 Maintenance Inspection, back in September?

22 MR. KOLBE: November.

23 MR. MORAN: November. So it's already been  
24 60 days. And it seemed to me there was a Building  
25 Permit that was needed, too.

1 MR. KOLBE: Yes.

2 MR. MORAN: And, again, I don't have access  
3 to the information that the Building -- as related to  
4 the Building Permit. But I'm sure that has some of the  
5 stuff that required -- might have to do with the  
6 exterior as well. I know there was an issue with the  
7 roof. It looked like you did some work on the roof but  
8 there's still some remaining work that needs to be done  
9 on the roof.

10 MS. CHAMBERS: Just a little bit of the -- I  
11 guess the shingle part that needs to be put --

12 MR. MORAN: Yeah. And, you know, the roofing  
13 contractors are out there working every day. We have  
14 them -- they'll do -- they submit a permit and they get  
15 permit approvals on, you know, every day of the week.  
16 So, again, you need to, you know, take the initial  
17 responsibility of pulling the required permits under  
18 that Property Maintenance Inspection letter that I sent  
19 you.

20 MS. CHAMBERS: Okay.

21 MR. MORAN: And, once you start with that,  
22 you really got to attack and start getting that stuff  
23 done and getting the required inspections, approvals on  
24 them.

25 MS. CHAMBERS: Okay.

1 HEARING OFFICER: Can -- can you get the site  
2 cleaned up?

3 MS. CHAMBERS: Yes, yes.

4 HEARING OFFICER: Because most -- it looks  
5 like most of the stuff here would probably --

6 MR. MORAN: You've got an abandoned vehicle.  
7 You know, that has to go.

8 MS. CHAMBERS: I can get that removed as soon  
9 as possible.

10 MR. MORAN: You know, a lot of the debris in  
11 the yard.

12 MS. CHAMBERS: I do have like a lot of  
13 branches that are bigger than me back there. So -- but  
14 I can try to get that.

15 MR. MORAN: I mean, there's Owen's Tree  
16 Service right there on South Boulevard. I'm sure, you  
17 know, it's not their busy time of year. But I'm sure  
18 that they would go in and take care of that business  
19 that you've got in your yard.

20 MS. CHAMBERS: Okay.

21 MR. MORAN: That needs to be done. I'm sure  
22 they would be a great contractor to do that kind of  
23 work.

24 MS. CHAMBERS: Okay. I can get all of that  
25 taken care of.



1 HEARING OFFICER: So we'll hold you over  
2 until our next meeting. But we need to see some  
3 progress and you do need to get your permits in place.

4 MS. CHAMBERS: Permits?

5 HEARING OFFICER: Okay?

6 MS. CHAMBERS: Okay. I'll definitely get  
7 that, too.

8 HEARING OFFICER: Okay. Thank you.

9 MS. CHAMBERS: Thank you.

10 HEARING OFFICER: 1221 Dufrain.

11 MR. KOLBE: 1221 Dufrain is a single-family  
12 residence. It was posted on 1-2 of 2020. It's a  
13 vacant, fire-damaged structure. The fire occurred back  
14 in May of 2019. It's vacant, some windows have been  
15 boarded, garage door and -- is open to trespass.  
16 Siding, trim, chimney and garage door are all  
17 dilapidated, overgrown, debris, unkempt, again, broken  
18 windows. The gas meter is locked out. The electric  
19 meter is on.

20 There has been no Property Maintenance  
21 Inspection on the property. Our recommendation is  
22 to -- placement on the demolition list.

23 HEARING OFFICER: Okay. Your name, please?

24 MS. CALHOUN: Sherilynn Calhoun.

25 HEARING OFFICER: Okay. And you're the

1 property owner?

2 MS. CALHOUN: Yes.

3 HEARING OFFICER: Okay. And, Dave, you  
4 haven't been in the house, have you?

5 MR. MORAN: I have not been in the house.

6 HEARING OFFICER: What condition is the  
7 outside of the house in?

8 MS. CALHOUN: The kitchen and the living room  
9 got burnt pretty bad but that's about it.

10 HEARING OFFICER: Okay. And are you planning  
11 on fixing the house up or --

12 MS. CALHOUN: I'm in the process of selling  
13 it right now. I'm working with a real estate company.  
14 I've got several offers on the table right now. I'm  
15 just trying to figure out the money that the City has,  
16 the 12,000 -- 1,200 -- it's 12,000 -- I'm sorry -- who  
17 that goes to when the house gets sold.

18 MR. KOLBE: When the house -- it goes back to  
19 the policyholder. No matter who was on title, it goes  
20 back to the policyholder.

21 MS. CALHOUN: Okay. I do have some offers on  
22 the table right now that I'm working with.

23 MR. KOLBE: Okay. And the house is  
24 condemned. In the City of Pontiac, it's against the  
25 law to sell a house in a condemned condition without

1           having the buyer sign a notarized affidavit, stating  
2           that they know the condition of the house and what has  
3           to be done.

4                     MS. CALHOUN: Okay.

5                     MR. KOLBE: I'd strongly suggest that you do  
6           a Property Maintenance Inspection. It's a great  
7           attachment to that document so they know what's going  
8           to be needed to be done to fix the house up and  
9           reoccupy it.

10                    MS. CALHOUN: Okay.

11                    MR. KOLBE: All right?

12                    MS. CALHOUN: Where do I get that from?

13                    MR. KOLBE: Building Department.

14                    MS. CALHOUN: Okay.

15                    HEARING OFFICER: That's what, \$200?

16                    MR. KOLBE: \$200.

17                    HEARING OFFICER: Is that doable?

18                    MS. CALHOUN: Yep.

19                    HEARING OFFICER: Okay. So I don't want to  
20           jeopardize a sale here. If we move this on to the  
21           demolition list, does that -- is that going to impact  
22           you trying to sell this house?

23                    MS. CALHOUN: Yes. I do have offers on the  
24           table right now.

25                    MR. MORAN: Well, it would just be moved on

1 to the Board of Appeals, not the demo list yet.

2 MR. KOLBE: Yeah. It wouldn't be condemned  
3 awaiting clearance, it would just go to the Board of  
4 Appeals. But they would have to have something take  
5 place before that meeting in February.

6 MR. MORAN: With the Board of Appeals. But  
7 getting the Property Maintenance Inspection would  
8 define what it would take to bring that house back into  
9 compliance, safety, habitability and the ability of  
10 somebody to occupy it. That's what you need to have as  
11 part of your affidavit, like Dan said, to be able to  
12 explain to the -- to the buyer what they're going to  
13 need to do to comply and bring that back into fold.

14 MS. CALHOUN: Okay.

15 MR. MORAN: So it will be important.

16 MR. KOLBE: How long do you think it's going  
17 to be before you have a signed purchase agreement?

18 MS. CALHOUN: Within the next month, six  
19 weeks, four weeks, four to six weeks.

20 MR. KOLBE: Oh.

21 MR. MORAN: Yeah. Your realtor called me  
22 about some information, too, and I explained to him the  
23 same thing. But I agree with Dan. I think you should  
24 do a Property Maintenance Inspection, get some clarity  
25 as to what we're going to expect to have you bring that

1 house into compliance or the seller or the buyer --

2 MS. CALHOUN: Okay.

3 MR. MORAN: -- to bring it into compliance so  
4 everybody's on the same page.

5 MS. CALHOUN: Okay.

6 MR. MORAN: Again, it's not going to hurt to  
7 move them to the Board of Appeals because they've got,  
8 you know, that time frame to --

9 HEARING OFFICER: Your potential buyers,  
10 they've been through the house?

11 MS. CALHOUN: Yes, they have.

12 HEARING OFFICER: And they're well aware of  
13 the condition of it?

14 MS. CALHOUN: Yes, they are.

15 HEARING OFFICER: And their intent is to fix  
16 it up, as far as you know?

17 MS. CALHOUN: Yes.

18 HEARING OFFICER: So, if -- if we move on to  
19 the Board of Appeals and a sale is made, does that  
20 start the process all over again?

21 MR. KOLBE: No.

22 HEARING OFFICER: I don't want to shortchange  
23 a potential buyer.

24 MR. KOLBE: It will be onto the Board of  
25 Appeals. But, again, if she's, by that time, had her

1 Property Maintenance Inspection, I think we could  
2 probably recommend postponement to give her three  
3 months from that point to have the sale go through and  
4 then the new buyer can represent them at the Board of  
5 Appeals.

6 HEARING OFFICER: Okay. Are you good with  
7 that?

8 MS. CALHOUN: Yes.

9 HEARING OFFICER: Okay. So we'll move you on  
10 to the Board of Appeals. Please get the Property  
11 Maintenance Inspection and then we'll go on from there.

12 MS. CALHOUN: Okay.

13 HEARING OFFICER: Okay. Thank you very much.

14 MS. CALHOUN: Yep.

15 MR. KOLBE: 118 Victory --

16 MR. TAYLOR: Yes.

17 MR. KOLBE: -- is a single-family residence,  
18 was posted on 1-2 of 2020. It's a vacant, dangerous  
19 and dilapidated structure. The garage door was open to  
20 trespass, broken and boarded windows. Windows, siding,  
21 trim, garage, fencing are all dilapidated. Siding is  
22 being stripped. Let's see. I think siding's now, at  
23 this point, starting to go back up.

24 Overgrown, debris, unkempt, was unable to  
25 access the rear yard for good observation because of a

1 large amount of debris in front of the -- the gate, to  
2 allow it to be open to go back there. There was  
3 electrical hazards. There was an open meter box. The  
4 gas meter's not visible. Again, couldn't get really  
5 access to backyard to verify a lot of the stuff now.

6 Our recommendation, though, because they have  
7 pulled their Building Permit and things are progressing  
8 on the outside, need to get the Plumbing, Mechanical  
9 and Electrical Permits pulled. Because I'm assuming  
10 there's no electrical work been done because there was  
11 no Electrical Permit pulled on it. So that would have  
12 been done without a permit and that wouldn't have been  
13 good.

14 So our recommendation is postponement to the  
15 next meeting to allow work to progress and permits to  
16 get pulled.

17 HEARING OFFICER: Okay. Your name, please?

18 MR. TAYLOR: My name is Richard Taylor. I'm  
19 here on behalf of the homeowner on that particular  
20 property, Mr. Cyril Hall.

21 HEARING OFFICER: Okay.

22 MR. TAYLOR: And, as indicated, there were  
23 permits initially pulled and an inspection that was  
24 done. Unfortunately, the contractor that was solicited  
25 to do the work kind of abandoned us on the work and

1 left us -- pretty much, the property in condition that  
2 it was found. We -- and, as it relate to there was a  
3 hot water heater that was stolen as well as the furnace  
4 was stolen.

5 But we're prepared to pull whatever permits  
6 we need to pull at this point in time to rectify  
7 whatever situations that are pending on the property.

8 HEARING OFFICER: Okay.

9 MR. TAYLOR: So --

10 HEARING OFFICER: That's fine. Can we get  
11 the site cleaned up a little bit here?

12 MR. TAYLOR: Absolutely.

13 HEARING OFFICER: To make it safe?

14 MR. TAYLOR: Absolutely.

15 HEARING OFFICER: Okay. Very good. Then  
16 we'll postpone this until our next hearing in April.

17 MR. TAYLOR: And I heard the date earlier.

18 HEARING OFFICER: April 8th.

19 MR. TAYLOR: All right. Thanks so much.

20 HEARING OFFICER: Thank you.

21 60 Kemp.

22 MR. KOLBE: 60 Kemp is a single-family  
23 residence, was posted on 1-2 of 2020. It's vacant, was  
24 a fire-damaged structure. Fire was back in 2017. The  
25 garage has been demolished, boarded windows. Front



1 porch railings are missing, so are some soffits and  
2 some siding. Overgrown, debris, unkempt. The electric  
3 meter and gas meter are both on.

4 The Building and all trade permits have been  
5 pulled. No inspections at this time have taken place.  
6 Our recommendation is postponement if work picks up.

7 HEARING OFFICER: Okay. Your name, please?

8 MR. KIMMERER: Aaron Kimmerer.

9 HEARING OFFICER: Okay. And is there a  
10 reason for the slowdown in the work or --

11 MR. KIMMERER: I've just been really busy  
12 with my own -- I own a construction company; that's  
13 what I do for a living. So it's been a busy year and  
14 I've been trying to get over there. But I'm in a  
15 situation now where I can finish it up before  
16 summertime.

17 HEARING OFFICER: When do you think you'll be  
18 done?

19 MR. KIMMERER: I'm back over there working  
20 now. I came in today to renew the Electrical Permit.  
21 So I'm going to get that inspection next week and the  
22 heating. I'm still in a situation where I got to hire  
23 a plumber. So I'm probably going to be until the next  
24 meeting probably to finish but I'm going to do my best  
25 to finish it before the next meeting, I think.

1 HEARING OFFICER: I'm looking at some  
2 pictures from back in September that had a lot of  
3 debris.

4 MR. KIMMERER: And that's been cleaned up.

5 HEARING OFFICER: That's been cleaned up?

6 MR. KIMMERER: Yeah. There's no boarded  
7 windows or no debris. The siding's finished.  
8 Everything on the outside is finished except for the  
9 gutters.

10 MR. MORAN: Well, you've got your siding and  
11 porch.

12 MR. KIMMERER: Everything's finished  
13 siding-wise. I got to put the rails up still.

14 MR. MORAN: Well, I have steps to grade from  
15 that side door on the west elevation.

16 MR. KIMMERER: I got a little deck to build  
17 on the one side door there, yeah.

18 MR. MORAN: Then, also, I want you to  
19 doublecheck the height of your porch on the front, too.  
20 Anything over 30 inches is going to have to -- you're  
21 going to have to put a guardrail on there.

22 MR. KIMMERER: Yeah, I'll have them put a  
23 railing on there.

24 MR. MORAN: Okay.

25 MR. KIMMERER: Okay.

1                   MR. MORAN: Other than that, it looks great.  
2                   I mean, you've done a great job. We just want to see  
3                   it buttoned up.

4                   MR. KIMMERER: Yeah, I want to get it done,  
5                   also. Like I said, I just haven't had time to work on  
6                   it.

7                   MR. MORAN: All right. Well, get it done.

8                   MR. KIMMERER: All right.

9                   HEARING OFFICER: Okay. We'll postpone it  
10                  until the next meeting.

11                  MR. KIMMERER: All right.

12                  HEARING OFFICER: Thank you.

13                  305 South Boulevard.

14                  MR. KOLBE: 305 South Boulevard is a  
15                  single-family residence, was posted on 1-2 of 2020, was  
16                  a vacant, dilapidated and dangerous structure. It has  
17                  trim, siding, porch and chimney and gutters all  
18                  dilapidated. There's overgrowth, debris, unkempt. The  
19                  gas meter is on and locked out. The electric meter is  
20                  on. Our recommendation is placement onto the  
21                  demolition list.

22                  HEARING OFFICER: Okay. Your name, please?

23                  MR. MITCHELL: Well, none of that's accurate.  
24                  And I don't know when you looked at it but there's gas  
25                  and electric on at that place. And I applied for the

1 siding. I was putting siding on. There is no -- there  
2 hasn't -- since -- since I bought that house on  
3 July 9th, there hasn't been -- it's not open to  
4 trespass, there's not -- there's no high grass. I go  
5 by there every day. And here's the pictures of it --

6 HEARING OFFICER: Okay.

7 MR. MITCHELL: -- from today.

8 HEARING OFFICER: Okay. Could --

9 MR. MITCHELL: Inside and out.

10 HEARING OFFICER: Could we have your name for  
11 the record, please.

12 MR. MITCHELL: Robert Mitchell.

13 HEARING OFFICER: Thank you.

14 MR. MITCHELL: And that's not accurate. And  
15 I asked for them to tell me why this was posted on  
16 there and nobody can give me an answer. Because that's  
17 not accurate.

18 HEARING OFFICER: Well, I've got pictures  
19 here from January 9th. When were yours taken?

20 MR. MITCHELL: Today.

21 HEARING OFFICER: Okay.

22 MR. MITCHELL: And it's been like this since  
23 July, if you gentlemen want to look at it.

24 MR. MORAN: Well, Dan did not state that it  
25 was open to trespass.

1                   MR. MITCHELL: There's no high grass there.  
2                   The gutters, I applied for the gutters and siding which  
3                   would have been done by now.

4                   MR. MORAN: You've got trim -- trim,  
5                   siding --

6                   MR. MITCHELL: I applied for that. Here's  
7                   the application that was signed.

8                   MR. MORAN: Application of what?

9                   MR. MITCHELL: For my Building Permit.

10                  MR. MORAN: A Building Permit. Then why are  
11                  you holding onto it?

12                  MR. MITCHELL: It was signed but they  
13                  wouldn't let me pay for it.

14                  MR. MORAN: Who wouldn't let you pay for it?

15                  MR. MITCHELL: The Building Department.

16                  MR. MORAN: Because of --

17                  MR. MITCHELL: He was there. Nobody could  
18                  tell me why. They couldn't tell me why.

19                  MR. KOLBE: I don't remember you being up  
20                  there because I wasn't part of that conversation.

21                  MR. MITCHELL: Well, 305, do you recognize  
22                  that house?

23                  MR. KOLBE: Yeah, I recognize that house  
24                  because I did the paperwork.

25                  MR. MITCHELL: And you agreed, you said that

1           you don't know why and nobody could tell me. You said  
2           you just post that stuff, you are not the person or  
3           party that --

4                       MR. KOLBE: Um-hmm.

5                       MR. MITCHELL: I agree. And nobody could  
6           tell me why.

7                       MR. MORAN: Because he's at the Hearing  
8           Officer and he didn't have a Property Maintenance  
9           Inspection, probably that's why.

10                      MR. MITCHELL: Didn't require one at that  
11           time.

12                      MR. MORAN: Yes, it does.

13                      MR. MITCHELL: No.

14                      MR. MORAN: You need to start with a Property  
15           Maintenance Inspection.

16                      MR. MITCHELL: Why? It shouldn't have been  
17           unsafe, it shouldn't have been tagged.

18                      MR. MORAN: Well, I don't know when it went  
19           to the Hearing Officer.

20                      MR. KOLBE: It was a dangerous building back  
21           in like before July. Because I had Tammy put it in.

22                      MR. MORAN: That's why they probably didn't  
23           accept your application for the Building Permit is  
24           because you have to start with a Property Maintenance  
25           Inspection. We have to go in there and verify and

1 determine what --

2 MR. MITCHELL: Why?

3 MR. MORAN: Because we --

4 MR. MITCHELL: Why was it tagged?

5 MR. MORAN: We haven't been in there and it's  
6 been vacant.

7 MR. KOLBE: It came from the Code Enforcement  
8 Officer. Did you talk to Tammy as they told you to?

9 MR. MITCHELL: That's a whole nother story.

10 MR. KOLBE: Okay.

11 MR. MITCHELL: But --

12 HEARING OFFICER: Okay. Sir, does this house  
13 have a basement?

14 MR. MITCHELL: Yes.

15 HEARING OFFICER: It has a basement?

16 MR. MITCHELL: Yes.

17 HEARING OFFICER: And the furnace and water  
18 heater are in working condition?

19 MR. MITCHELL: Yes.

20 HEARING OFFICER: Okay. Do you have -- do we  
21 need a Property Maintenance Inspection on this?

22 MR. MORAN: We need a Property Maintenance  
23 Inspection.

24 MR. MITCHELL: I don't know why.

25 MR. MORAN: We start with --

1 MR. MITCHELL: I may sell it but --

2 MR. MORAN: Because we have to go in and  
3 verify; that's what we do as a --

4 MR. MITCHELL: Why was it tagged; why was it  
5 marked unsafe?

6 MR. MORAN: I don't get involved in that.  
7 I'm not the Code Enforcement Officer.

8 MR. MITCHELL: Well, nobody can tell me.

9 MR. MORAN: But once it becomes our issue and  
10 concern and you're now at the Hearing Officer, we have  
11 to go in and verify.

12 MR. MITCHELL: You can't arbitrarily just --

13 MR. KOLBE: The old window before this was  
14 put in was all busted out.

15 MR. MITCHELL: That was busted out the day  
16 after I bought it.

17 MR. KOLBE: Okay.

18 MR. MITCHELL: And I fixed that immediately.

19 MR. KOLBE: By putting a new window in.

20 HEARING OFFICER: When did you buy this  
21 house, sir?

22 MR. MITCHELL: 7-9, 7-9.

23 HEARING OFFICER: Do we know when it was  
24 posted?

25 MR. MITCHELL: This year.



1 MR. KOLBE: July sometime.

2 MR. MITCHELL: No, it was not. It was just  
3 posted -- here it is right here.

4 MR. KOLBE: No, for the Hearing Officer. But  
5 when it went to the dangerous building list --

6 MR. MITCHELL: Well, I can do a FOIA.

7 HEARING OFFICER: Look, we can dispute this  
8 all day long. So are you willing to apply for a  
9 Property Maintenance Inspection?

10 MR. MITCHELL: No, not at this time. I just  
11 came back from out of state.

12 MR. MORAN: Stay right there.

13 MR. MITCHELL: I need my pictures. I just  
14 came back from out of state, flew back here because I  
15 got over 30,000 into this house and because this, which  
16 seems like a Subpoena.

17 HEARING OFFICER: Well, we've got -- I've got  
18 two options here. I --

19 MR. MITCHELL: It shouldn't have been tagged.

20 HEARING OFFICER: I have nothing to do with  
21 that. I don't know --

22 MR. MITCHELL: Well, that's the problem;  
23 nobody knows why it was tagged.

24 MR. KOLBE: It's a vacant, dilapidated  
25 structure; that's why it was tagged.

1 MR. MITCHELL: That looks dilapidated?

2 MR. MORAN: Yep, yep.

3 MR. MITCHELL: Oh.

4 MR. MORAN: It's vacant and we want to be  
5 able to go in and assess and make sure it's compliant  
6 with the requirements of the Michigan Residential Code.  
7 In order to do that, we need a Property Maintenance  
8 Inspection. It's a quick inspection. And if it's in  
9 good condition like you're describing, it will be a  
10 very quick inspection and we'll all be on the same  
11 page, understanding what it's going to take to make  
12 that house safe and habitable again. That's all we  
13 need.

14 HEARING OFFICER: Are you planning on  
15 re-siding the whole home?

16 MR. MITCHELL: Yes.

17 HEARING OFFICER: Are you putting a new roof  
18 on it?

19 MR. MITCHELL: No, it doesn't need a roof.

20 HEARING OFFICER: The roof is good?

21 MR. MITCHELL: The roof --

22 HEARING OFFICER: I can't tell from the  
23 pictures.

24 MR. MITCHELL: Yes, the roof is excellent.

25 HEARING OFFICER: I do see some trim missing

1 around some windows outside.

2 MR. MITCHELL: Yes. So the window got busted  
3 because, once I bought it, the guy went and said, "I'm  
4 kicking everybody out. You all going to get out of  
5 here" and he broke the front window. I repaired that  
6 7-11.

7 HEARING OFFICER: Okay. So I've got two  
8 options here. One is, if you agree to do the Property  
9 Maintenance Inspection for \$200, I can postpone you  
10 until our next hearing.

11 MR. MITCHELL: I'm not -- I will be -- I'll  
12 leave.

13 HEARING OFFICER: If you don't want to do  
14 that, I'll move you on to the Board of Appeals.

15 MR. MITCHELL: That's your call.

16 HEARING OFFICER: Okay.

17 MR. MITCHELL: I already retained an attorney  
18 anyway.

19 HEARING OFFICER: We'll move you on to the  
20 Board of Appeals, then.

21 MR. MITCHELL: Fine.

22 HEARING OFFICER: This is the one we can't  
23 read.

24 MR. KOLBE: Somebody here other than for  
25 Miami or --

1 HEARING OFFICER: Who signed in Number 9; is  
2 anybody --

3 MR. KOLBE: Who has signed in?

4 You're fine, Mr. --

5 MR. BODEEN: There was an older  
6 African-American gentleman who signed in ahead of me,  
7 he had a cane. I'm 63 Miami.

8 MR. KOLBE: Yeah, you're 63 Miami and I've  
9 got 750 Scottwood. And somebody signed in with a  
10 penmanship that we cannot --

11 HEARING OFFICER: 63 Miami, then.

12 MR. KOLBE: 63 Miami is a single-family  
13 residence, was posted on 1-2 of 2020, was a vacant,  
14 dilapidated structure. The garage roof is extremely  
15 rotted and starting to cave in. The garage was open to  
16 trespass. Again, holes in the garage roof. Siding has  
17 been repaired on the house. It's still a bit  
18 overgrown, debris, unkempt. The garage is about to  
19 collapse. The electrical service and cables are  
20 inside; we've gone over that before. The gas meter is  
21 still off and locked out. Electric meter is inside the  
22 house.

23 The property was on the agenda of the  
24 Historical Commission last night about tearing down the  
25 garage. Because it's in the historical district, they

1 can't just demo the garage; they have to have  
2 permission. In talking to Jann, also was talking about  
3 they don't know what the budget's going to be. They  
4 may end up rebuilding the garage down the road when  
5 they're done.

6 So they kind of amended their petition last  
7 night was to -- if they decide to rebuild the garage,  
8 that it would be built on the same footprint, have the  
9 same architectural structure, using the same roofing  
10 from the house, siding from the house.

11 The Historical Commission tabled it only in  
12 the fact that they'd like to see if the garage can in  
13 some way be --

14 MR. BODEEN: Rehabbed.

15 MR. KOLBE: Well, rehabbed but made safe. In  
16 other words, boarded up so it's not open to trespass  
17 until such time as they find out, no, the budget's just  
18 not there to do something with the garage and then have  
19 it torn down. But they don't like the idea of tearing  
20 it down only to have it, "Oh, gosh, wish we could have  
21 rehabbed it and built it." So they're willing to --  
22 they wanted to table it until their next meeting so  
23 that they have an opportunity to look at it.

24 Our recommendation, because the outside of  
25 the house has improved greatly from what it was, they

1           made application -- though it's not on here, the  
2           electrical contractor was here and made application for  
3           the electrical work that they want to get done.

4                     Our recommendation is postponement to the  
5           April meeting to allow the other permits to be done and  
6           the Historical Commission to decide exactly what  
7           they're going to require if -- if the possibility of  
8           securing the garage. The concern is the garage door is  
9           about three feet, four feet up from being closed. If  
10          that could be closed so no one could get inside of the  
11          garage, in the event that something would happen to the  
12          roof, they couldn't possibly get hurt because they're  
13          not inside. That was kind of talking with Jann --

14                    MR. MORAN: They could even board it up.

15                    MR. KOLBE: Yeah, could be boarded up. If --

16                    MR. BODEEN: Make it safe.

17                    HEARING OFFICER: Your name for the record,  
18          please?

19                    MR. BODEEN: John Bodeen appearing on behalf  
20          of the homeowner, Oliver Dudley, who stands at my  
21          right. So, starting from the top, as you mentioned,  
22          the Electrical Permit was pulled. That work was  
23          performed today. My understanding is the inspection on  
24          it is scheduled for tomorrow --

25                    MR. MORAN: For the main service.

1                   MR. BODEEN: The main service. The meter was  
2 moved outside.

3                   MR. MORAN: Perfect.

4                   MR. BODEEN: A new box installed and I don't  
5 know what the technical term is where the electricity  
6 comes into the house was completely rewired.

7                   MR. MORAN: Perfect. Okay. That's good.

8                   MR. BODEEN: The electrician assures us it is  
9 up to code. Obviously, that is subject to your own  
10 approval. My client has a meeting Friday with  
11 Donovan Smith from the Historical Commission and  
12 several other members, I'm not sure who those would be  
13 to talk about options regarding the garage. He did  
14 have a contractor lined up for demolition but, as it  
15 came up, the Historical Commission is really trying to  
16 avoid that if at all possible. So options are being  
17 explored there.

18                   I think we can make arrangements to get some  
19 kind of border or barrier put up outside of the garage  
20 door as best we can. Obviously, it's not functional at  
21 the moment.

22                   HEARING OFFICER: All right. Well, we'll  
23 postpone this, then, until our April 8th meeting. And  
24 hopefully we've got some good direction by then.

25                   MR. BODEEN: It's going slowly but steady.

1 Slow but steady.

2 MR. MORAN: What's going on with the work on  
3 the inside? I haven't been on the inside in a long  
4 time.

5 MR. BODEEN: The mold and asbestos  
6 remediation went through but they haven't actually done  
7 any of the interior construction yet. All of the focus  
8 has been primarily on the outside so that we can get  
9 from this stage on to the next.

10 MR. MORAN: Very good.

11 MR. BODEEN: So the interior work so far has  
12 just been that electrical, the moving of the interior  
13 meter to the outside and putting in the new circuit  
14 breaker panel that's up to modern standards.

15 MR. MORAN: Very good.

16 MR. BODEEN: Thank you very much.

17 HEARING OFFICER: Thank you very much.

18 MR. BODEEN: Thank you.

19 MR. KOLBE: And the last one we have is  
20 750 South -- or Scottwood. It's a single-family  
21 residence, was posted on 1-2 of 2020. It's a vacant,  
22 dilapidated, dangerous structure. It's missing trim  
23 around windows and doors. It's boarded windows, siding  
24 and foundation cracks. It's overgrown, debris,  
25 unkempt, animals undermining. Dogs were behind the



1 house. Electrical hazard, missing guardrails and  
2 handrails at front steps. Gas meter is on. The  
3 electric meter is on.

4 All the permits have been pulled. It has  
5 passed the rough plumbing inspection. Plumbing and  
6 Mechanical expired -- Permits have expired as well as  
7 the Electrical Permit. Recommendation is for  
8 postponement. But you need to get things moving.

9 MR. McNABB: We are. We are.

10 HEARING OFFICER: Your name, please?

11 MR. McNABB: We've done a lot of work. My  
12 name's Richard McNabb and I am the Property Manager.

13 Now, the yard is kept up nice. The guy next  
14 door cut a bunch of trees down on the fence and threw  
15 them in our yard. So we just haven't had time to cut  
16 them up yet. But, other than that, the lawn's nice and  
17 mowed. There is no siding missing. There is no  
18 boarded-up windows. All the windows have been  
19 replaced. The siding's brand new on the whole house.

20 There is some trim missing around the  
21 windows, I agree. And then we've got to replace the  
22 section of fence that runs along the side street  
23 because it's all -- where the tree line is, it's all  
24 broke up.

25 But we are working on it. I had an

1 inspection on Tuesday for the drywall. The drywaller's  
2 going to come out and look at all the drywall. But now  
3 we're just replacing bad pieces of drywall that has  
4 holes in it and stuff like that. The house has been  
5 carpeted. It's got new kitchen cabinets, a new  
6 counter, a new sink. It's just a vanity has to be  
7 hooked up, you know, because we had -- we've had all  
8 the rough inspections, rough framing passed except for  
9 the rough electrical.

10 We had to get one of them guys to come out  
11 and test it because the house caught on fire and they  
12 wanted to make sure none of the wires were broke. And  
13 we had that test done for \$1,500 and then I turned it  
14 into the City and that's the only rough inspection that  
15 hasn't been done.

16 The rough heating mechanical's been done.  
17 The rough carpentry work from the fire damage has been  
18 approved and done and the rough plumbing has been done.  
19 So we just need the rough electrical.

20 And I'm aware that we have to renew the  
21 Plumbing -- I think I talked to Dan there -- for \$100  
22 and the Mechanical's 150 and the Electrical's another  
23 hundred. So I need \$350 to get these permits extended;  
24 is that what it is?

25 MR. MORAN: Extended for a 90-day period --

1 MR. McNABB: Okay.

2 MR. MORAN: -- maximum.

3 MR. McNABB: Because we already came in and  
4 got the extension again. So I'll talk to the homeowner  
5 and have them give me a check for this. Like I did for  
6 the extension, I'll come in and pay it and we're back  
7 on the house, working.

8 HEARING OFFICER: Okay. Very good. We'll --

9 MR. McNABB: And I appreciate their patience  
10 because they have been real good to me. They've been  
11 real patient with me and we're doing our best. Like  
12 the gentleman said, we've probably got \$30,000 into  
13 this house now.

14 HEARING OFFICER: We'll postpone you, then,  
15 until our next meeting, which is April 8th.

16 MR. McNABB: Okay. And we'll get busy. So  
17 I'll be in in the next couple days to get these  
18 permits, the extensions on them. And then we'll get an  
19 electrician to come out -- I mean your inspector to  
20 give us the rough okay on that. And then we'll start  
21 getting everything else done.

22 HEARING OFFICER: Very good. Thank you very  
23 much.

24 MR. McNABB: Okay. Thank you. Thank you,  
25 guys. Have a blessed day.

1 HEARING OFFICER: I don't know who was in  
2 first but --

3 MR. CASTANEDA: 34 Gingell, Gingell Court.

4 MR. KOLBE: And you're?

5 MR. MORAN: 845 Scottwood.

6 MR. PEREZ: I'm for 845 Scottwood.

7 MR. KOLBE: Okay. 34 Gingell, duplex, was  
8 posted on 1-2 of 2020, vacant, dilapidated structure.  
9 Soffits, siding and trim and porch are all dilapidated.  
10 There's debris, unkempt, missing handrail on the front  
11 porch. No gas to the house. Gas meter is not visible.  
12 All three electric meters are on.

13 Our recommendation is to be placed on the  
14 demolition list.

15 HEARING OFFICER: Okay. Your name, please?

16 MR. CASTANEDA: Jose Castaneda.

17 MR. MORAN: Well, you're the new owner?

18 MR. CASTANEDA: Yeah.

19 HEARING OFFICER: When did you buy the  
20 property?

21 MR. CASTANEDA: I want to say late November  
22 or first week in December.

23 HEARING OFFICER: Okay. So --

24 MR. MORAN: I've actually got him on my  
25 docket tomorrow to go back and look through this house

1           again under the Property Maintenance Inspection.

2                   HEARING OFFICER:   Okay.

3                   MR. MORAN:   So that, I believe, occurred  
4           since we posted it.

5                   HEARING OFFICER:   Okay.

6                   MR. MORAN:   So I think we can give him the  
7           opportunity --

8                   HEARING OFFICER:   Yeah.

9                   MR. MORAN:   -- to go through the walk-through  
10          and see.   Because this house is actually in pretty good  
11          shape.   From my recollection, it's just we haven't had  
12          any contact with the previous owner.   But, being that  
13          he's the new owner --

14                   MR. CASTANEDA:   And the holidays came in and  
15          kind of put a big break in everything, you know.  
16          Because shortly after I got it, you know, we were kind  
17          of on a recess for the holidays.   And we're back on  
18          board now and let's see what we need to do.   I did have  
19          the -- one thing I did do is I did get on the list for  
20          Consumers Energy for the new gas line.   Because I  
21          called and the old gas line had been discontinued.  
22          They -- I am on their schedule to get a new gas line  
23          ran from the road to the house and the meter replaced.

24                   MR. MORAN:   Part of what they're doing now  
25          with the gas lines because people are breaking off the

1 lock -- they usually would just put a lock on the gas.

2 HEARING OFFICER: Right.

3 MR. MORAN: People are just breaking them  
4 off. So the gas company is going into the public  
5 right-of-way, digging it up and actually disconnecting  
6 it from the valve.

7 MR. CASTANEDA: Right.

8 MR. MORAN: So, in order for him to get  
9 service again, he's got to get Consumers and get on  
10 that docket to come up there and actually hook it up at  
11 the valve again.

12 MR. CASTANEDA: Yeah, they charge you by the  
13 foot to dig. You know, I think I paid like 600 bucks.  
14 That's a new line to dig it from the road up to the  
15 house again. Because they said after certain months  
16 that it's not active, they'll just come out and like  
17 discontinue the whole line. And I guess you can't  
18 really turn it on, it's not a switch. It's physically  
19 turned off.

20 HEARING OFFICER: Okay.

21 MR. MORAN: So it's becoming more and more of  
22 a problem with some of the properties we have out here,  
23 you know, people -- because they just dig it up in the  
24 public right-of-way and we don't know anything about  
25 it. Then it takes them months, sometimes four, five or

1 six weeks at least to get that gas service hooked up.

2 But I'll call you in the morning and we'll  
3 schedule a time to go over there and get back on track  
4 of what you need to do --

5 MR. CASTANEDA: Yeah.

6 MR. MORAN: -- and what permits might be  
7 required --

8 MR. CASTANEDA: Sure.

9 MR. MORAN: -- to make that house safe and  
10 habitable again.

11 MR. CASTANEDA: All right.

12 HEARING OFFICER: So we'll postpone this  
13 until our April meeting. Hopefully, at that time, this  
14 comes off our docket.

15 MR. CASTANEDA: Yeah, I think so.

16 HEARING OFFICER: Great. Thank you.

17 MR. CASTANEDA: Okay. Thank you.

18 MR. MORAN: Mr. Perez?

19 MR. PEREZ: Yeah.

20 MR. MORAN: 845 Scottwood. We did the  
21 Property Maintenance Inspection. He's got to read -- I  
22 guess he's got to read the testimony still.

23 HEARING OFFICER: Yeah.

24 MR. MORAN: So, apparently, we'll -- while  
25 Dan is going to get the testimony sheet, I don't know

1           what the confusion was with that. But we did post this  
2           on January 2nd.

3                     MR. PEREZ: Yes.

4                     MR. MORAN: The owner was in the hospital;  
5           that's why there's been a problem.

6                     MR. PEREZ: Uh-huh.

7                     MR. MORAN: From my understanding, the owner  
8           was in the hospital and hasn't been active on the  
9           property. David's the contractor working on behalf of  
10          the client.

11                    MR. PEREZ: Yes.

12                    MR. MORAN: The owner.

13                    MR. PEREZ: Chris.

14                    MR. MORAN: He paid for a Property  
15          Maintenance Inspection. I did that Property  
16          Maintenance Inspection -- yesterday?

17                    MR. PEREZ: I believe so.

18                    HEARING OFFICER: That's what it says --

19                    MR. MORAN: So --

20                    MR. PEREZ: Yeah, I --

21                    MR. MORAN: We've got a list.

22                    MR. PEREZ: I just applied for the Building  
23          Permit today.

24                    HEARING OFFICER: Okay.

25                    MR. PEREZ: Yeah, he's ready to rock'n'roll.



1                   MR. MORAN: He made application for the  
2 Building Permit. I did approve that yesterday as  
3 well -- or this morning -- no, it was yesterday.

4                   MR. PEREZ: Yes, yesterday.

5                   MR. MORAN: So he's got all the elements of  
6 allowing us to be able to postpone it. But Dan's going  
7 to have to, you know, read the testimony sheet.

8                   HEARING OFFICER: Okay.

9                   MR. MORAN: Is there work on the inside of  
10 the house?

11                  MR. PEREZ: Yeah, we have to --

12                  MR. MORAN: Work that needs to be done?

13                  MR. PEREZ: Yeah, we got to do some of the  
14 electrical, plumbing, mechanical and all that. But we  
15 needed to get the Building Permit first in order to get  
16 the rest of the permits so --

17                  MR. MORAN: He needs a whole new kitchen.  
18 He's missing a furnace, water heater.

19                  HEARING OFFICER: Okay.

20                  MR. PEREZ: Yeah.

21                  MR. MORAN: So he needs Mechanical,  
22 Electrical, Plumbing and, of course, the Building.

23                  MR. PEREZ: Yeah.

24                  MR. MORAN: He's putting new siding on it.  
25 He's got some other elements that is going to fall

1 under the Building Permit as well. But, you know, I'm  
2 satisfied with allowing them to move.

3 MR. PEREZ: Yeah, I should have time to meet  
4 up with the owner today and he's willing to do just  
5 what we got to do.

6 HEARING OFFICER: Okay.

7 MR. PEREZ: Like I said, we got the Building  
8 Permit today. So, in the next couple days, we're going  
9 to send the rest of the guys to get the rest of the  
10 Mechanical, Electrical and Plumbing Permits. So we can  
11 move in and, you know, get it done.

12 MR. MORAN: Your client, is he still in the  
13 hospital?

14 MR. PEREZ: No, he's out. But he's not doing  
15 too well, so -- he's got to carry a machine for his  
16 heart. Yeah, he's trying but he don't want to lose his  
17 house. He's got a few properties here in Pontiac. But  
18 he wants the best for the community, you know. But his  
19 health is not all that great; that's why I'm here.  
20 He's got to keep that thing with the battery and carry  
21 it.

22 MR. MORAN: That's crazy.

23 MR. PEREZ: But I'm here to help. So, hey,  
24 I'll try my best.

25 MR. MORAN: Well, you're doing the right

1           thing, so -- we'll just wait for Dan because he's got  
2           to read this testimony sheet just for the record.

3                       MR. PEREZ: Okay.

4                       MR. KOLBE: The property owner came in and  
5           had a Property Maintenance Inspection. And I replaced  
6           the front sheet. I believe that was the wrong sheet  
7           that it got replaced with.

8                       So 845 Scottwood is a single-family  
9           residence, was posted on 1-2 of 2020. It's a vacant,  
10          dilapidated and dangerous structure. Rear windows on  
11          north elevation and shed are all open to trespass. The  
12          roof, soffit, siding, trim, windows and porch are all  
13          dilapidated. Overgrown, debris, unkempt. Again,  
14          broken windows, has been working without permits and  
15          was posted cease and desist. The gas meter is missing.  
16          The electric meter is on.

17                      They came in to do -- a Property Maintenance  
18          Inspection was performed on the 14th. Building,  
19          Electrical, Mechanical, Plumbing and -- like I say, all  
20          trade permits are needed. Our recommendation because  
21          they did come in with a Property Maintenance is  
22          postponement until the April 8th hearing to allow  
23          permits to be pulled and work to commence.

24                      HEARING OFFICER: Okay. Postponed until the  
25          next hearing.

1 MR. PEREZ: All right.

2 HEARING OFFICER: All set. Thank you.

3 MR. PEREZ: Thank you.

4 MR. MORAN: That you, sir.

5 HEARING OFFICER: 466 Cesar Chavez.

6 MR. KOLBE: 466 Cesar Chavez is a  
7 single-family residence, was posted on 1-2 of 2020.  
8 It's a vacant, dilapidated and dangerous structure. It  
9 is missing -- has windows missing and boarded windows.  
10 Siding, soffit, fascia, trim, windows, porch in the  
11 front and rear all make it dilapidated. There is  
12 abandoned vehicles, overgrown, debris, unkempt, animals  
13 undermining. The gas meter is gone. The electric  
14 meter is off.

15 Our recommendation is to be placed on the  
16 demolition list.

17 HEARING OFFICER: So ordered.

18 286 Harrison Street.

19 MR. KOLBE: 286 Harrison is a single-family  
20 residence, again posted on 1-2 of 2020. It's a vacant,  
21 dilapidated and dangerous structure. Rear windows on  
22 the east side and the roof make it open to the  
23 elements. The roof, siding, trim, windows, porch and  
24 steps are all dilapidated. Overgrown, debris, unkempt,  
25 animals undermining. The gas meter is gone. The

1 electric meter is on.

2 They had a Property Maintenance Inspection  
3 back in May of 2019. At that time, all permits were  
4 required. None have been pulled to date. Our  
5 recommendation is placement onto the demolition list.

6 HEARING OFFICER: So ordered.

7 502 Harvey Avenue.

8 MR. KOLBE: 502 Harvey is a single-family  
9 residence -- just a minute here -- was posted on 1-2 of  
10 2020. A Property Maintenance Inspection was  
11 conducted -- wasn't that the one we just done?

12 MR. MORAN: Yeah, Monday.

13 MR. KOLBE: I was going to say, this hasn't  
14 been updated. It was a dilapidated, dangerous  
15 structure. It is occupied. Windows and gutters and  
16 trim are dilapidated, porch is settling, overgrown,  
17 unkempt, unsafe. Gas meter is on. Electric meter is  
18 on.

19 There was a Property Maintenance Inspection.  
20 I believe we decided to postpone this --

21 MR. MORAN: Right, right.

22 MR. KOLBE: -- to allow work to be done.

23 MR. MORAN: It came in late last week and we  
24 performed a Property Maintenance Inspection on Monday  
25 the 13th.

1 MR. KOLBE: 13th, yeah.

2 HEARING OFFICER: Okay. So we'll postpone  
3 this, then, until our April meeting.

4 407 Highland Avenue.

5 MR. KOLBE: 407 Highland is a single-family  
6 residence. It is a vacant, dangerous and dilapidated  
7 structure. Broken window, tarps on the roof. The roof  
8 siding, trim and porch are all dilapidated. It's  
9 overgrown, debris, unkempt, animals undermining. Was a  
10 large dog in the yard, which limited some aspects of  
11 the inspection. A missing handrail on the porch,  
12 security bars on the windows. Gas meter is gone. The  
13 electric meter is gone and the lines have been cut.

14 It had a Property Maintenance Inspection and  
15 the Building Permit was pulled. There's still Plumbing  
16 and Electrical Permits that are required. Due to the  
17 fact that the property owner's just gotten back -- if  
18 you remember, the nephew was representing the property  
19 owner. He was away.

20 HEARING OFFICER: Oh, correct.

21 MR. KOLBE: He has gotten back and pulled the  
22 Building Permit. He was unable to make the meeting  
23 because he's limited to his ability to leave the --  
24 leave where he's at.

25 HEARING OFFICER: Okay.

1                   MR. KOLBE: Our recommendation is  
2                   postponement until April to allow him to get work done  
3                   and kind of prove his ability to --

4                   HEARING OFFICER: Okay.

5                   MR. KOLBE: -- proceed.

6                   HEARING OFFICER: We'll postpone it until the  
7                   April meeting.

8                   435 Irwin Avenue.

9                   MR. KOLBE: 435 Irwin is a single-family  
10                  residence, was posted on 1-2 of 2020. It's a vacant,  
11                  dilapidated structure. The shed is -- door is falling  
12                  off. Siding, soffits and trim, some parts are still  
13                  missing. Interior was gutted, missing handrails,  
14                  overgrown, debris, unkempt, piles of brush in the rear  
15                  yard. The gas meter is locked out. The electric meter  
16                  is on.

17                  They've pulled their Building and Electrical  
18                  Permit. The Plumbing and Mechanical have not been  
19                  pulled yet.

20                  And your recommendation was to postpone --

21                  MR. MORAN: Postpone --

22                  MR. KOLBE: -- until April?

23                  MR. MORAN: -- as long as they pull permits  
24                  and continue progress.

25                  HEARING OFFICER: Okay. Have you talked to

1           them?

2                       MR. MORAN: Unfortunately, I have not heard  
3           anything from these guys at all, these -- the owner. I  
4           don't know what's going on. I don't know if there  
5           was -- I don't know if he's still in the States or not.  
6           So, you know, he did a lot of work and everything looks  
7           great, what they're doing. But everything's come to a  
8           complete standstill. So I think we postpone it and try  
9           to --

10                      HEARING OFFICER: We'll postpone --

11                      MR. MORAN: -- offer them more time.

12                      HEARING OFFICER: -- it until April. And  
13           hopefully, by that time, they're back in business.

14                      MR. MORAN: Hopefully.

15                      HEARING OFFICER: 39 Ivy Street.

16                      MR. KOLBE: 39 Ivy was a single-family  
17           residence, posted on 1-2-2020. It's a dilapidated,  
18           fire-damaged structure. Doors, windows and garage door  
19           make it open to trespass. A completely fire-damaged  
20           structure, overgrown, debris, unkempt. Gas meter is  
21           gone. The electric meter is gone and wires have been  
22           cut.

23                      Our recommendation is placement onto the  
24           demolition list.

25                      HEARING OFFICER: So ordered.



1                   MR. KOLBE: 198 Ogema is a single-family  
2                   residence, was posted on 1-2 of 2020. It's a vacant,  
3                   dilapidated, dangerous structure. The basement and  
4                   south side elevation windows are making it open to  
5                   trespass and to the elements. Siding, trim, soffit,  
6                   chimney, porch and deck are all dilapidated. It's  
7                   overgrown, debris, unkempt, broken windows. Electrical  
8                   meter box are open with live wires. Both electrical  
9                   meters are gone. The gas meter is not visible.

10                   Our recommendation is placement onto the  
11                   demolition list.

12                   HEARING OFFICER: I have to ask. I look at  
13                   the picture of the front of the house and it doesn't  
14                   look like it's in bad shape or anything.

15                   MR. MORAN: It's just been neglected. It's  
16                   just -- you know, it's dilapidated and continues to  
17                   deteriorate and nobody --

18                   HEARING OFFICER: Nobody shows up.

19                   MR. MORAN: -- takes the initiative to make  
20                   anything happen. It's hard to imagine that, if this is  
21                   in the Historic District, that they'll allow it to  
22                   be --

23                   MR. KOLBE: Demoed.

24                   MR. MORAN: -- demoed.

25                   HEARING OFFICER: Is this historical?

1                   MR. KOLBE: I do not know if it's -- I don't  
2 know if it's in the Historical District.

3                   MR. MORAN: I don't know either for sure.

4                   MR. KOLBE: Not all the homes up in that area  
5 are in.

6                   HEARING OFFICER: Placed on the demo list.

7                   MR. KOLBE: And the last one is 203 Seward.  
8 It is a single-family residence, was posted on 1-2 of  
9 2020. It was a vacant, dilapidated and dangerous  
10 building. Rear entry door had made it open to trespass  
11 and open to the elements as well as some boarded  
12 windows. Siding, soft, trim and roof, porch all make  
13 it -- are all dilapidated. Overgrown, debris, unkempt,  
14 abandoned camper in the yard. There's gas meter's  
15 locked out. The electric meter is covered.

16                   The recommendation is placement onto the  
17 demolition list.

18                   HEARING OFFICER: So ordered.

19                   Any other business?

20                   MR. KOLBE: Not at this time.

21                   HEARING OFFICER: Next meeting, April 8th.

22                   MR. KOLBE: April 8th.

23                   HEARING OFFICER: That concludes tonight's  
24 meeting.

25                   (Meeting was concluded at 5:04 p.m.)

## 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 meeting at the time and place hereinbefore set forth. I do further certify that the foregoing transcript, consisting of (59) pages, is a true and correct transcript of my said stenographic notes.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mona Storm  
CSR-4460

