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CITY OF PONTIAC HEARING OFFICER MEETING  
47450 WOODWARD AVENUE, PONTIAC, MICHIGAN  
WEDNESDAY, JANUARY 19, 2022  
4:00 P.M.

FROM THE CITY:  
George Hartman, Hearing Officer  
Dan Kolbe, Building Department Administration  
Dave Moran, Building Inspector

TRANSCRIBED BY:  
Quentina R. Snowden,  
Certified Shorthand Reporter-5519  
& Notary Public

1 APPEARING ON BEHALF OF PROPERTIES:

2 Emory Nichols

3 Helena Melnik

4 Michael Conway

5 Antoine Kassab

6 Cyril Hall

7 Qunnon Cannon

8 ALonzo Munoz

9 Jann Hoge

10 Lewis Stephens

11 Cecilia Lopez (Interpreter)

12 Danyal Azi

13 Tresa McCray

14 Attorney Carie Zanin

15 Attorney Gregory MacKay

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1 Pontiac, Michigan

2 Wednesday, January 19, 2022

3 4:00 p.m.

4 HEARING OFFICER HARTMAN: All right.  
5 We'll call today's meeting to order. I'm George  
6 Hartman. I'm the hearing officer today.

7 MR. MORAN: David Moran, building  
8 inspector.

9 MR. KOLBE: Dan Kolbe, Building  
10 Department.

11 HEARING OFFICER HARTMAN: Let's stand  
12 for the Pledge of Allegiance, please.

13 (Pledge of Allegiance recited by all.)

14 HEARING OFFICER HARTMAN: When your  
15 case is called, please come to the podium and  
16 identify yourself. Dan, do you want to start?

17 MR. KOLBE: Yep. Give me just a  
18 minute here. What do we have here? John Edwards  
19 did not give me an address, I think it's probably  
20 the one on Liberty, but I'm not sure of that.

21 MR. NICHOLS: This is John.

22 MR. KOLBE: Okay. 176 Liberty is a  
23 single-family residence, was posted on 1/5 of 2022.  
24 It is fire-damaged, dangerous, dilapidated  
25 structure. It's vacant. The garage and the area

1 below the porch is open to trespass. Roof, siding,  
2 trim, porch and garage are all dilapidated. It's  
3 overgrown. Debris, unkempt, broken windows. Been  
4 doing some work without permits. New windows,  
5 doors, ground wire, and weather mat is -- so many  
6 items that were done with no permits. The gas  
7 heater is on, the electric heater is on. Our  
8 recommendation is to be placed on the demolition  
9 list.

10 MR. NICHOLS: Okay. My name is Emory  
11 Nichols and I'm the gentleman -- John's been sick.  
12 He lives up in Gladwin, Michigan and he and I have  
13 had an agreement. I'm going to be half-ownership of  
14 the home. And when it first came by, he called me,  
15 and what I did -- he told me it was a mess down  
16 there and he was too sick to come down. We've been  
17 long time friends. We entered into an agreement we  
18 would go to that house and clean up all the debris.

19 So, if you go by there, you can see, I  
20 put new windows -- I need to get a permit. I need  
21 to get a permit. I need to get the inspectors over  
22 there. I want to do all of that as soon as I can,  
23 as soon as you guys can schedule it. But, if you go  
24 by the house now, the house is -- I mean, it's in  
25 real good shape. I cleaned up all of the debris,

1 everything that was outside, everything that was in  
2 the garage, it's just -- it looks real nice, okay?  
3 Okay. The house looks real nice. And it's just a  
4 regular home now.

5 And John was not able to get down  
6 here, so I got a quitclaim deed right here in front  
7 of me, and he and I will be on -- be on the property  
8 together, and I'm willing to do whatever I have to  
9 do to keep the house standing. So, whatever you all  
10 need me to do, I'll do it.

11 HEARING OFFICER HARTMAN: So, I think  
12 first thing, property maintenance inspection. Are  
13 you familiar with that?

14 MR. NICHOLS: Yes, I am. Yes, I am.  
15 I'd like to schedule one. Absolutely, man.

16 HEARING OFFICER HARTMAN: Yeah. So,  
17 the Building Department is open until 4:30 --

18 MR. KOLBE: Until 4:00. However,  
19 until that deed is recorded, is not a legal  
20 document, so the owner of record would have to make  
21 the application. Or -- unless he has a POWER of  
22 Attorney or something that states that he can do --

23 MR. NICHOLS: No. I went out to the  
24 county today, they told me what I had to do. I got  
25 to make an appointment to get in to get this

1 recorded right away. We just signed just a few days  
2 ago.

3 MR. KOLBE: Okay.

4 MR. NICHOLS: I need to get it signed  
5 to make it legal, and I can bring it back and show  
6 it to you guys, but if anybody go by the house right  
7 now, you can see the house is a whole lot better  
8 than what it was at first. It's a mess.

9 MR. KOLBE: You need to stop work.  
10 You can do clean up, but stop all work.

11 MR. NICHOLS: Okay. That's no  
12 problem.

13 MR. KOLBE: Once you record your deed,  
14 you're going to take the deed along with your  
15 property transfer affidavit over to 750 Elizabeth  
16 Lake Road, and have it transferred into both your  
17 names.

18 MR. NICHOLS: I'm familiar with all  
19 that, yes.

20 MR. KOLBE: Okay. Well, that needs to  
21 be done. Once they stamp that property transfer  
22 affidavit, then you can come and make application  
23 for that property maintenance inspection.

24 MR. NICHOLS: Okay. Okay.

25 MR. KOLBE: You don't want to get it



1 done before then, because the county is taking a  
2 while, and when your appointment is from there --

3 MR. NICHOLS: Actually, I called  
4 today. We got an appointment set up for next week,  
5 I think it's next Monday or Tuesday.

6 MR. KOLBE: Okay. But if you're  
7 looking to get started on some work, the owner of  
8 record would have to make application for that  
9 property maintenance inspection.

10 MR. NICHOLS: Okay. But I want to do  
11 something right away, right away. I want to get  
12 something done.

13 HEARING OFFICER HARTMAN: So, let's  
14 hold this over until our next meeting then. You can  
15 get the property transferred --

16 MR. NICHOLS: Yes.

17 HEARING OFFICER HARTMAN: -- into your  
18 name there, and then apply for the property  
19 maintenance inspection and move from there --

20 MR. NICHOLS: Yeah, I'll do whatever I  
21 have to do to take care of and do the right thing.  
22 That's no problem.

23 HEARING OFFICER HARTMAN: Okay. So,  
24 we'll hold this over until our next meeting.

25 MR. NICHOLS: Can you tell me, when

1 would that be?

2 HEARING OFFICER HARTMAN: Yeah, Dan,  
3 when is the next meeting?

4 MR. KOLBE: April 13th.

5 MR. NICHOLS: Okay. And then I'll  
6 come back in here and I'll bring everything you guys  
7 need.

8 MR. KOLBE: I was going to say --

9 MR. NICHOLS: Bring that first.

10 MR. KOLBE: You need to get your  
11 property maintenance inspection scheduled ASAP.

12 MR. NICHOLS: Okay. That's what I'm  
13 going to do.

14 MR. KOLBE: You have until the 13th to  
15 do it.

16 MR. NICHOLS: Should I do that  
17 tomorrow?

18 MR. KOLBE: No. Well, you can't do  
19 it. The --

20 HEARING OFFICER HARTMAN: Until you're  
21 on the title.

22 MR. NICHOLS: Oh, okay.

23 MR. KOLBE: Until you're on the title.  
24 The owner of record can do it today, but I don't  
25 think he's here, but he can do it --

1 MR. NICHOLS: He's not here.

2 MR. KOLBE: But you can't make an  
3 application for that until you can bring a property  
4 transfer affidavit stamped by the county that says  
5 you are now on the deed.

6 MR. NICHOLS: Okay. I'm going to try  
7 to do that right away. Right away. I'll get to it  
8 right away.

9 HEARING OFFICER HARTMAN: Okay. Very  
10 good. Thank you.

11 MR. NICHOLS: Okay. Is that it?

12 HEARING OFFICER HARTMAN: That's it.

13 MR. NICHOLS: Okay. So, you won't put  
14 another -- when would I know --

15 MR. KOLBE: You will get notified just  
16 as you did with this, the property will be posted  
17 and there will be --

18 MR. NICHOLS: Should you get my  
19 address? Or would it be --

20 MR. KOLBE: The property transfer  
21 affidavit, whoever -- wherever you have that tax  
22 bill being sent is where that notification gets sent  
23 to.

24 MR. NICHOLS: Okay. Thank you.

25 HEARING OFFICER HARTMAN: Make sure

1 that you get your address on there so you get the  
2 notices, not that they go to Mr. Edwards.

3 MR. NICHOLS: Okay. Because he's up  
4 in Gladwin, he won't be coming down here. He's  
5 sick.

6 MR. KOLBE: But, again, the address  
7 they're going to be asking for is where you want the  
8 tax bills sent.

9 MR. NICHOLS: Okay. That will be my  
10 property address then, right here in Pontiac.

11 MR. KOLBE: All right. I just want to  
12 make sure that, you know, he was still getting the  
13 tax bills, that's where this notice is going to go.

14 MR. NICHOLS: Okay.

15 MR. KOLBE: If you're getting the tax  
16 bills, then the notice will go to you.

17 MR. NICHOLS: Okay. That would be  
18 fine. Okay. All right. Is that it?

19 HEARING OFFICER HARTMAN: That's it.

20 MR. NICHOLS: Okay. Thank you.

21 MR. MORAN: Thank you.

22 MR. KOLBE: We have 88 Summit, it was  
23 a single-family residence, was posted on 1/5 of  
24 2022. Dangerous and dilapidated structure. It's a  
25 house and garage. The roof, siding, trim and

1 soffits are all dilapidated. Questionable whether  
2 it's occupied or not.

3 It's not open to trespass. Again,  
4 it's overgrown. Debris, unkempt, broken window.  
5 Gas meter is on and the electric meter is on. The  
6 recommendation is to be placed on the demolition  
7 list.

8 HEARING OFFICER HARTMAN: Is the  
9 property owner here? Would you please come up to  
10 the microphone and --

11 MS. MELNIK: Hi, I'm Helena Melnik and  
12 I live there. I'm very low income. I've had a good  
13 deal of vandalism done to the home in the recent  
14 years.

15 Someone tried to break in several  
16 times. I don't know why they would go on the roof  
17 to try to break in the house, but they made a hole  
18 in the roof, pulled the awning down. I got -- I got  
19 two charge cards, but the limit is so low. And,  
20 unfortunately, I also had problems with (inaudible)  
21 and they kept me charged up to the max, maxed out  
22 the charge cards pretty consistently.

23 A lot of my Social Security checks --  
24 I'm one of those people who never recovered from  
25 2008. My 401(k) went to -- you know, having to live

1 on it, because I couldn't find work. Anyhow, it was  
2 just a very bad time financially. I just couldn't  
3 get -- even the stimulus money, which I held onto,  
4 he got that.

5 I think it was fall -- this is 2021 --  
6 I think it was fall of 2020, a neighbor told me how  
7 some certain repairs were done, and another neighbor  
8 told me that some of the parts and labor just didn't  
9 exist.

10 But anyhow, that's my sad story about  
11 money. I have a broken window, I have -- I put some  
12 Plexiglass over that. That was done by a child.  
13 It's just been very difficult.

14 I have a -- I made a little list.  
15 2020, there was a slow motion vandalism of the front  
16 porch. It was so odd. I put wood cutting on the  
17 handrails, and when I'd go out to get the mail, I'd  
18 notice these little mounds of wood cutting chips  
19 laying just off center of the steps, under the  
20 steps, and sometimes there were wood strips torn off  
21 and laid side-by-side. And I thought well, this is  
22 some ritualistic something or another. And what I  
23 noticed after a few times was every time that  
24 occurred, I had mail in my box. I had had trouble  
25 getting my mail before and I thought it was odd.

1                   And then this year, I think it  
2 was -- oh, yeah, last was the worst. It got  
3 overgrown, it got -- everything. And I hurt my  
4 shoulder twice. That was just a mess. This lawn  
5 seed I ordered didn't come for two months and then  
6 it rained so badly.

7                   Well, anyhow, with the front porch, I  
8 noticed that -- one day that the bottom -- each step  
9 has two slats, I noticed the bottom slat was pulled  
10 up and out, and I wondered if maybe the -- you know,  
11 the slow motion vandalism from the summer before was  
12 escalating. So, I started tracking it. And I made  
13 a note of most of the times I'd find something wrong  
14 with the front porch.

15                   I had my mailbox taken down and  
16 delivery stopped. I went to the Post Office about  
17 that complaint. Oh, she was hostile, the person I  
18 spoke to was very hostile. I had trouble making  
19 sense of it, but I did get a notice -- I think it  
20 was at the end of the summer -- about the  
21 overgrowth. And I called several times to find out  
22 specifics. I called the Building Department.

23                   And then, my neighbor also called on  
24 my behalf, and he -- his calls were never returned.  
25 So, I've just been kind of bouncing around in the

1 meantime, with all of these things happening, 2021  
2 is going to be the new start, I thought January, so  
3 I began making my list and so on and calling around  
4 to non-profits. And I've been doing that on a  
5 pretty steady basis -- well, not so steady, but on  
6 and off since 2018.

7 I -- okay. I called several times,  
8 and my neighbor called for me, and no one returned  
9 my calls. A lot of the non-profits didn't return my  
10 calls, and then when we got on lockdown, some of the  
11 non-profits that I called had busy signals. And  
12 then I heard on the news that you got to wait,  
13 because the phone lines are so flooded that they  
14 were damaged.

15 But anyhow, I'm just trying to convey  
16 that I have been trying, and I -- something done,  
17 some kind of assistance, some kind of direction. I  
18 did -- I was -- in the meantime, I started having  
19 the panic attacks, and -- I don't know, anyhow, I  
20 did get in touch with one charitable organization  
21 that does property repair -- home repair for  
22 low-income people. We have -- there's a lot of back  
23 and forth. Sometimes, I didn't hear from them for a  
24 couple of weeks and then it started getting colder  
25 and colder, so I asked if I could contact them for



1 spring, because January, February, and I thought in  
2 March we'd be back to -- and she said okay, just,  
3 make a list.

4 And I think -- in the end of the  
5 summer, I got a letter from the city about the yard.  
6 I did eventually get that, the yard. I had two  
7 no-show mowers. Like I said, I hurt my shoulder  
8 twice trying to mow the lawn. I did get a  
9 weedwhacker and I thought well, I can at least do  
10 that, all the while, this is costing more money.  
11 The weedwhacker broke, then I hurt my shoulder again  
12 just trying to pull the string on it.

13 Anyhow, when I got the letter from the  
14 city the first time about the yard, some time later,  
15 maybe a week later, I got a suspicious phone call,  
16 or at least I thought it was suspicious, and someone  
17 said -- he sounded very young, and he didn't sound  
18 professional at all, he said, "Has this happened?"  
19 And I said "Yes", he said, "This is Josh." And he  
20 said, "Do you want to sell me your house?" And I  
21 said "No." And I explained, you know, it's the  
22 house I grew up in and what I was trying to do, and  
23 he seemed to be good with that.

24 And after that call, I called and -- I  
25 think it was Mr. (Inaudible) from the city. I

1 called his number again, and again, no call back.

2 So a few days later, it occurred to  
3 me, what if I called Josh and ask him how I could  
4 get the number? I wanted to find out if someone in  
5 the Building Department had given him my information  
6 and my phone number to this person. And when I  
7 tried to call that Josh number, I just got a busy  
8 signal. I don't know if the phone line's been  
9 blocked or not.

10 And then when I saw this thing on the  
11 -- the notice on my house, I was just fascinated,  
12 because, you know, here I thought everything was  
13 going to be okay, in spring, I'm getting back  
14 together with (inaudible), I'll look into some other  
15 things, see if I can find a handyman somewhere, and  
16 in the meantime, because of my erratic response to  
17 the situation -- like, I just felt like maybe it was  
18 the mechanics that set it out. I just felt like  
19 prey.

20 And with these things going on, the  
21 porch steps and the railing -- ever since I went out  
22 one day to get -- put some running plates on the  
23 step, and I went back in the house for something,  
24 and I came back, the plates were gone. And I just  
25 felt like -- so much information.

1                   So in November, I was very fortunate,  
2 I found (inaudible.) Medicare had gone up more than  
3 (inaudible) so I had tried looking for almost a year  
4 for (inaudible). I had -- I -- every other week, I  
5 go to a therapist who is just absolutely wonderful.  
6 And the panic attacks have lessened in at least  
7 their strength until I got (inaudible) the house.  
8 And the depression bouts aren't as heavier and as  
9 great a duration.

10                   Okay. That's my sad story. The other  
11 thing is, I guess because the last three years have  
12 been so nonsensical to me as far as -- I learned  
13 things about human nature I never wanted to know. I  
14 just want to throw this out there that, you know,  
15 there are very progressive ways to deal with these  
16 kinds of situations, and Pontiac has so much  
17 impoverishment. Because of the trouble I've had  
18 trying to get help from these non-profits, I was  
19 wondering if perhaps Pontiac might think of putting  
20 a program together, wouldn't cost them anything, but  
21 a liaison program involving student interns,  
22 apprenticeships and mentor volunteers to go over  
23 some of the demographics and needs of the city, and  
24 work with non-profits to see how they can help each  
25 other help the people of Pontiac.

1           So many of these non-profits say well,  
2 we don't do this, we don't do that. Now, you just  
3 get a voicemail message saying, you know, we're not  
4 taking any more applications until who knows when.

5           MR. KOLBE: Okay.

6           MS. MELNIK: But I just thought, you  
7 know, could something like that be done? I'd be  
8 willing to put in my share.

9           HEARING OFFICER HARTMAN: It's  
10 something you'd have to take up with the political  
11 powers --

12          MS. MELNIK: Who would I contact for  
13 that?

14          MR. KOLBE: Council, your  
15 councilperson.

16          MS. MELNIK: Oh, the council. Okay.

17          HEARING OFFICER HARTMAN: So, this  
18 property, this is the first time this has been in  
19 front of us. And it's habitable --

20          MS. MELNIK: It's habitable.

21          HEARING OFFICER HARTMAN: I would say  
22 the property maintenance inspection --

23          MR. MORAN: We'd have to -- yeah,  
24 further assess it with the property maintenance  
25 inspection, start with that.

1 HEARING OFFICER HARTMAN: Yeah. Are  
2 you familiar with the property maintenance  
3 inspection?

4 MS. MELNIK: No, not --

5 HEARING OFFICER HARTMAN: Okay. So,  
6 Dan, the fee?

7 MR. KOLBE: Of property maintenance  
8 inspection is \$200. The building inspector will  
9 come out, assess the property and give you a list of  
10 what has to be done to occupy the structure, and of  
11 those items, what are going to be required permits.  
12 After the permits are pulled and everything has been  
13 satisfied, it will be dismissed from this file.

14 MS. MELNIK: Pardon?

15 MR. KOLBE: You'll get a certificate  
16 of compliance and it will be dismissed from the  
17 condemnation it's under now.

18 HEARING OFFICER HARTMAN: Do you have  
19 the \$200?

20 MS. MELNIK: No.

21 HEARING OFFICER HARTMAN: Do you think  
22 you would have \$200 in the future?

23 MS. MELNIK: In the future, I've been  
24 scrambling to try to get my property tax money  
25 together before March 1st, because the county has

1 this -- this -- what the hell -- fee of \$235 if you  
2 don't have it paid by that date. So, I've been  
3 scrambling with that. Gosh, I just don't know when  
4 I would have that kind of money. Maybe March or  
5 April.

6 HEARING OFFICER HARTMAN: Okay. Well,  
7 let's do this. Let's hold this over until our next  
8 meeting in April.

9 MS. MELNIK: Okay. In April? I can  
10 try to scuttle to get some money --

11 HEARING OFFICER HARTMAN: So, that's  
12 April 13th, is the meeting.

13 MS. MELNIK: I'm sorry?

14 HEARING OFFICER HARTMAN: April 13th  
15 is the meeting, okay?

16 MS. MELNIK: Okay.

17 HEARING OFFICER HARTMAN: So, we'll  
18 hold this over until our April 13th meeting. Try to  
19 scrape together the \$200. Hopefully, you have some  
20 luck here with the non-profits to get some  
21 assistance.

22 MS. MELNIK: Yeah, I --

23 HEARING OFFICER HARTMAN: In the  
24 meantime, can you clean up some of the garbage and  
25 just clean up the site outside?

1 MS. MELNIK: The trees there -- some  
2 trees in the front that have to be cut. I started  
3 taking down a plastic greenhouse at the side of the  
4 house, but I remember I saw some -- and it was in  
5 the back, and I made another call to the city  
6 office, because I just got so befuddled. I thought  
7 is this what he means? Does he mean something else?  
8 I mean, I just got no answers. I don't understand  
9 why I got no callbacks. Even my neighbor didn't.

10 MR. KOLBE: Well, the letter that you  
11 got probably came from Code Enforcement. They're  
12 not part of the Building Department, so you need to  
13 call Code Enforcement on that.

14 MS. MELNIK: Okay.

15 HEARING OFFICER HARTMAN: So, we'll  
16 hold this over until April 13th, you'll get another  
17 notice in the mail, correct, Dan? But in the  
18 meantime, if you can start cleaning up around the  
19 property, please, that will be a big help.

20 MS. MELNIK: Okay.

21 HEARING OFFICER HARTMAN: Okay.

22 MS. MELNIK: But, again, I'd have to  
23 point it out, but what do you want me to clean up?  
24 I mean, it's winter and there are leaves and  
25 branches. I guess I can take down that --

1 HEARING OFFICER HARTMAN: Well,  
2 whatever you can do --

3 MS. MELNIK: Okay.

4 HEARING OFFICER HARTMAN: -- to start  
5 cleaning things up. And then the car that's there,  
6 is that --

7 MR. MORAN: Appears to be plated and  
8 running.

9 HEARING OFFICER HARTMAN: Plated and  
10 running. Okay. Good.

11 MS. MELNIK: I'm sorry, but, you know,  
12 that's why -- okay. And how do I contact my  
13 councilperson? I don't even know who the  
14 councilperson is.

15 HEARING OFFICER HARTMAN: Is there  
16 somebody --

17 MR. KOLBE: Clerk's office. Contact  
18 the clerk's office, they can tell you.

19 MS. MELNIK: Is that downstairs?

20 MR. KOLBE: Yes.

21 MS. MELNIK: Oh. Well, thank you for  
22 being so patient. Thank you for being so kind.  
23 Thank you very much.

24 HEARING OFFICER HARTMAN: Thank you.

25 MS. MELNIK: Bye-bye.



1 MR. KOLBE: 580 Fourth Street or  
2 Fourth Avenue. It's a single-family residence.  
3 Posted on 1/5 of 2022. House and garage is vacant.  
4 Dangerous fire damage, dilapidated structure.  
5 Appears to have squatters in it. Windows in the  
6 house are open. House and garage, again, open,  
7 making it open to the elements. Siding, trim,  
8 gutters appear fire-damaged, are all making it  
9 dilapidated. Overgrowth, debris, unkempt, again,  
10 broken windows. Open electrical meter box. The gas  
11 meter is locked out and the electric meter is gone  
12 with lines cut. Our recommendation, due to the fact  
13 that we've had no forward movement on anything, and  
14 we've still got squatters in the house, is to remain  
15 on the demolition list.

16 HEARING OFFICER HARTMAN: Your name,  
17 please?

18 ATTORNEY CONWAY: My name is -- excuse  
19 me -- Michael Conway. I'm an attorney and I  
20 represent Service Portfolio Servicing who is now the  
21 owner a week and a half ago. They took title to  
22 this property, they've foreclosed, and they are now  
23 the titleholder of record.

24 I've been before this body on a couple  
25 of occasions, as you remember. At that point, the

1 lender -- I appreciate the courtesies that have been  
2 extended to my client.

3           Listening to the conversations here, I  
4 believe what -- I believe this property maintenance  
5 inspection is one of the things that my clients  
6 should apply for and pay the \$200 fee for doing  
7 that.

8           HEARING OFFICER HARTMAN: Correct.

9           ATTORNEY CONWAY: They will do that  
10 and make arrangements for whatever has to be done to  
11 this property. But we were able to gain access to  
12 it a week and a half ago on the 6th of January.

13           HEARING OFFICER HARTMAN: Okay. So,  
14 we'll apply for the property maintenance  
15 inspection --

16           ATTORNEY CONWAY: That will go out  
17 within ten days.

18           HEARING OFFICER HARTMAN: We'll hold  
19 this over until --

20           MR. MORAN: Is there any way we can  
21 make an effort to secure the property?

22           ATTORNEY CONWAY: Sure.

23           MR. MORAN: I know it's been a  
24 challenge over there.

25           MR. KOLBE: We were there about a day

1 or two after it snowed and the tracks going in and  
2 out of the house through the window were not just  
3 one or two.

4 ATTORNEY CONWAY: I will make sure  
5 that that's communicated to these owners.  
6 Gentlemen, I've represented to you, I've represented  
7 these people on various occasions, this company.  
8 They seem to be honorable and they meet their  
9 obligations.

10 HEARING OFFICER HARTMAN: Very good.

11 ATTORNEY CONWAY: I tell you that as a  
12 lawyer and representing them. This will be  
13 communicated by tomorrow afternoon, and I'll get a  
14 response, and I'll notify your department.

15 HEARING OFFICER HARTMAN: Thank you  
16 very much.

17 MR. KOLBE: They can get the  
18 application online at the City of Pontiac's website.

19 ATTORNEY CONWAY: Okay. Very good.

20 HEARING OFFICER HARTMAN: Thank you.

21 ATTORNEY CONWAY: And then we're  
22 adjourning this over until the 13th of April?

23 HEARING OFFICER HARTMAN: April 13th,  
24 yes, sir.

25 ATTORNEY CONWAY: Thank you very much.

1 HEARING OFFICER HARTMAN: You're  
2 welcome.

3 MR. MORAN: Thank you.

4 MR. KOLBE: 113 Florence is a single  
5 -- is a duplex being converted into a single-family.  
6 Was posted on 1/5 of 2022. Vacant, dangerous, and  
7 dilapidated structure. Shed is open to trespass.  
8 The roof and front porch steps are rotted. Rear  
9 stairs are rotted and missing steps. Multiple  
10 windows are boarded or missing. Overgrown. Debris,  
11 unkempt, animals undermining. Guardrails and  
12 handrails are missing. The bricks are falling off  
13 the house. The gas meter is gone, the electric  
14 meter is gone and the line has been cut. They have  
15 pulled their building, plumbing and mechanical  
16 permit, but no activity has gone. Because their  
17 permits are so active, we will consider postponement  
18 until the April 13th hearing officer to allow work  
19 to begin, get going, and get something done.

20 HEARING OFFICER HARTMAN: Okay. Your  
21 name, please?

22 MR. KASSAB: Antione Kassab.

23 HEARING OFFICER HARTMAN: Okay. And  
24 when do you expect to start working?

25 MR. KASSAB: We're working on the

1 inside currently. The next step on the outside is  
2 the third week of February for the roof, and then  
3 after that will be electrical, plumbing and HVAC.

4 HEARING OFFICER HARTMAN: Okay. All  
5 right. So, we'll hold this over until April 13th so  
6 that you can make progress.

7 MR. KASSAB: Sounds great.

8 HEARING OFFICER HARTMAN: Thank you.

9 MR. MORAN: And real quick, you have  
10 to bring your permits up-to-date. The only active  
11 permit is the building permit, so you have to  
12 contact your trades, plumbing, mechanical.

13 MR. KASSAB: Are they expired?

14 MR. MORAN: They're expired. And I  
15 don't even see an electrical permit here.

16 MR. KASSAB: No, we've done plumbing  
17 and HVAC. Yeah, I'll have the electrician here when  
18 we're ready for him.

19 MR. MORAN: Okay. So, the plumbing  
20 and mechanical --

21 MR. KASSAB: Yeah, I'll have them  
22 extend that -- those things.

23 MR. MORAN: Do you have contractors  
24 for those?

25 MR. KASSAB: Yes, sir.

1 MR. MORAN: Just contact them and tell  
2 them to bring their permits up to date.

3 MR. KASSAB: Will do.

4 HEARING OFFICER HARTMAN: Thank you.

5 MR. KASSAB: Thank you, gentlemen.  
6 Have a good evening.

7 MR. KOLBE: Also for everyone, get  
8 some inspections in, inspections are mile markers  
9 that show you're actually moving down the road and  
10 not still at the starting point.

11 So, if you're going along before  
12 April's meeting, we'll expect to have some  
13 inspections done to show that you are making some  
14 progress, okay?

15 MR. KASSAB: Thank you.

16 MR. KOLBE: 817 (sic) Victory. It's a  
17 single-family residence posted on 1/5 of 2022.

18 MR. KASSAB: Would it be 118?

19 MR. KOLBE: 118, I'm sorry. 118  
20 Victory. Dangerous, dilapidated structure. It's  
21 occupied. Garage is open. Windows, siding, trim,  
22 garage and fencing are dilapidated. Block wall at  
23 the rear of the house is failing. Overgrown, a lot  
24 of debris. Unkempt. No backyard access. The gas  
25 and electric meter -- the gas meter is on, electric

1 meter appears to be on. Again, we don't have access  
2 to the backyard to confirm that. They have finaied  
3 (sic) out the mechanical and electrical permits.  
4 Pulled a building permit and said oh, work's done,  
5 but can't seem to get the inspection to get this  
6 thing done. Our recommendation, sadly, is to move  
7 maybe to the Board of Appeals to see if, from that  
8 vantage point, we can get some inspections and get  
9 it moved on. We're just trying to get it finished.

10 HEARING OFFICER HARTMAN: Your name,  
11 please.

12 MR. HALL: Thank you very much. Cyril  
13 Hall, owner of the property. So, on December 2nd --  
14 I was talking to these people in November.

15 December 2nd, what's going on?  
16 Haven't heard from you. No response. Then,  
17 December 9th, I haven't heard from you, what's going  
18 on? What are we going to do about this? Then,  
19 January 2nd, never heard about the plumbing permit.  
20 What are you guys going to do to close it out? This  
21 is obviously before it was -- it was posted.

22 Then -- so then, I find out I'm having  
23 a meeting and say I'm having a meeting. So, then  
24 the guy calls me today to say that oh, yeah, we're  
25 going to have the final inspection on the plumbing

1 on January 25 between 3:00 and 4:00. I received  
2 that message at 2:43.

3 MR. KOLBE: Okay. Once your plumbing  
4 has been finaied (sic) out, how long is it going to  
5 take you to get the building inspection done?

6 MR. HALL: Well, I could do it  
7 immediately, but I didn't know that we were having  
8 the issues --

9 MR. KOLBE: Well, but the building  
10 cannot be finaied out until plumbing is done. It's  
11 the first domino that has to stand up, it's the last  
12 one that gets knocked over.

13 So, once we get all of the trades  
14 done, which mechanical and electric are already  
15 done, when we get the plumbing finaied, then you can  
16 call in for your final building, and we can then  
17 have it dismissed. My question being now, at this  
18 point, is if you think it's -- you know, we got a  
19 final build or final plumbing scheduled for next  
20 week on the 25th, do you feel that the final  
21 building can be done in the next -- within the next  
22 month?

23 MR. HALL: Of course.

24 MR. KOLBE: Then, if that's the case,  
25 George, my recommendation would be dismissal, if he



1 has his final inspections by end of February. We'll  
2 give him that long.

3 HEARING OFFICER HARTMAN: Is there a  
4 reason that we can't get the garbage cleaned up?

5 MR. HALL: No. That's the first  
6 time -- I don't live in it. That's the first time I  
7 heard about that --

8 HEARING OFFICER HARTMAN: Yeah, it  
9 looks terrible.

10 MR. MORAN: Have you visited the  
11 property in the last few months?

12 MR. HALL: No. But I'll have somebody  
13 else go there.

14 HEARING OFFICER HARTMAN: Well, if  
15 there's -- if you've got your plumbing all done and  
16 you're ready for your final plumbing, what's left on  
17 the building? What -- I have no clue what was  
18 buying done on the building. Is all of your  
19 building work done?

20 MR. HALL: Yeah, the roof --

21 MR. MORAN: Guardrails, handrails,  
22 trim around the top of the house and the doors,  
23 garage door replacement, siding on the house and  
24 garage door.

25 MR. HALL: There's new siding on that

1 house.

2 MR. MORAN: Window replacement to  
3 repair broken windows, floor and kitchen repairs,  
4 interior finishes.

5 MR. HALL: It's all done.

6 MR. MORAN: So, that was the initial  
7 application for the building permit. The  
8 challenging part, too, is that we don't have any  
9 inspections under that building permit, which is  
10 expired. I don't have a rough inspection subsequent  
11 of trade inspections or anything.

12 So, you're going to rely on everything  
13 being inspected on the final. If there's things  
14 that can't be verified at that final inspection,  
15 then, you know, we're going to have some other  
16 challenges, but we should be able to work through  
17 it.

18 But, yeah, somebody is going to have  
19 to pay attention to the property itself, because I'm  
20 not going to be to final that out with all of the  
21 debris and -- again, just follow the -- the  
22 instructions based on the building permit  
23 application, which you submitted.

24 So, you just follow that information  
25 that you submitted on your own application, complete

1 that work as necessary, and we should be fine, but  
2 you're going to have to have your plumbing  
3 inspection -- or your -- is it plumbing.

4 MR. HALL: Plumbing.

5 MR. MORAN: Right before the final  
6 building.

7 HEARING OFFICER HARTMAN: So, if  
8 you're all set, get your plumbing inspection, get  
9 your final building inspection, please clean up the  
10 site, we'll hold this over until April. April comes  
11 around, you pass your inspections, we close this  
12 out.

13 MR. HALL: Thank you.

14 HEARING OFFICER HARTMAN: Okay. Very  
15 good. Thank you.

16 MR. KOLBE: 750 Lounsbury. It's a  
17 single-family dwelling, it was posted on 5/6 of  
18 2022. It's a house and garage. Dilapidated and  
19 dangerous structure. Vacant. Roof, siding trim,  
20 soffits, and rear elevation are all exposed, making  
21 it also dilapidated. Debris, unkempt. Gas meter is  
22 on and the electric meter is on. Now, this  
23 particular house had a major bulge in the back of it  
24 one time --

25 MR. CANNON: Yes, we replaced the

1 whole back wall, replaced the roof.

2 MR. MORAN: Lack permits. You need a  
3 permit for all the work that was done, there's been  
4 no permits pulled.

5 HEARING OFFICER HARTMAN: I'm sorry,  
6 sir. Your name, please?

7 MR. CANNON: Qunnon Cannon.

8 HEARING OFFICER HARTMAN: Thank you.

9 MR. CANNON: I pulled the permit first  
10 when we first started doing work.

11 MR. MORAN: The only building permit I  
12 see that was pulled was --

13 MR. CANNON: I paid for a permit.

14 HEARING OFFICER HARTMAN: When did you  
15 pull the permit, sir?

16 MR. MORAN: Back in 2000 -- it looks  
17 like 8/21 of 2020. 2020. It's expired, but it does  
18 look like there's a note here on rebuilding the wall  
19 section.

20 MR. CANNON: We rebuilt the wall and  
21 two windows. Yes, we rebuilt the whole back wall,  
22 the whole roof is new, all beams and --

23 MR. MORAN: I don't see any window  
24 openings on the back.

25 MR. CANNON: Right, right. I'm just

1 not finished with the work, I just need a little  
2 time to finish the work. But, we put everything  
3 new, the whole pack walls are new, the whole roof is  
4 set. Once that -- whole roof is brand new,  
5 everything is new. All the beams, everything is  
6 brand new. Everything is closed in. But you can  
7 see that we did all the work. I put a lot of money  
8 into it already, a lot of money, too, so he's going  
9 to come back and finish -- I just need some time  
10 just for him to finish it. And the drywall --

11 HEARING OFFICER HARTMAN: Okay. Do  
12 you have new singles on the roof now or not --

13 MR. CANNON: New shingles on the side.  
14 New shingles on the side, but all beams and the  
15 whole back part, everything is new, brand new. The  
16 whole roof, all of the beams of the roof,  
17 everything, all they got to do is put the siding on  
18 there, the siding and the shingles.

19 HEARING OFFICER HARTMAN: I've got  
20 some pictures here from a little over a week ago and  
21 it looks like there's tarps on the roof.

22 MR. CANNON: No, just that one spot.  
23 So, he had the black tarp, the black thing on there,  
24 it didn't have the shingles on there, so the water  
25 was kind of running down, so we just put the blue

1 tarp over it just until we put the shingles on  
2 there. We put all of the tarping on the roof.

3 HEARING OFFICER HARTMAN: Okay. So,  
4 you need to put the shingles on?

5 MR. CANNON: We need to put the  
6 shingles on the back side, but the rest of it is  
7 finished. I put a lot of money into it to close  
8 everything in. Everything is brand new. You can  
9 see it. You can see it.

10 HEARING OFFICER HARTMAN: So, you need  
11 an inspection before the shingles go on.

12 MR. MORAN: Yeah, I was going to say,  
13 the first thing I would recommend you do is you have  
14 to renew your building permit. Once you do that, we  
15 do require -- and it's right on your permit card  
16 that was issued when you pulled the permit -- the  
17 requirement for an open roof inspection, we want to  
18 see some of the elements of that roof work prior to  
19 the shingles down -- going down.

20 MR. CANNON: Okay. I'll tell him.

21 MR. MORAN: Putting more shingles on  
22 until we --

23 MR. CANNON: If you want to come and  
24 inspect --

25 MR. MORAN: I would also like to see

1 some of the work that you've have done not only on  
2 the exterior, but the inside of the house.

3 MR. CANNON: Okay.

4 MR. MORAN: Once we get to that point,  
5 then you'll be back on track.

6 MR. CANNON: Okay. So --

7 HEARING OFFICER HARTMAN: So, renew  
8 your permit --

9 MR. CANNON: Okay.

10 HEARING OFFICER HARTMAN: -- then call  
11 for your inspection --

12 MR. CANNON: Okay.

13 HEARING OFFICER HARTMAN: -- and we'll  
14 hold this over until our April meeting.

15 MR. CANNON: Okay. All right. We can  
16 start doing the work once I get the permit, but I'll  
17 let you look at it first.

18 MR. MORAN: Renew the permit, and  
19 yeah, call for a couple of inspections.

20 MR. CANNON: Okay.

21 MR. MORAN: Thank you, sir.

22 MR. KOLBE: Make sure all the work  
23 that you're doing, the permit covers all that work.

24 MR. CANNON: Okay.

25 MR. KOLBE: Thank you, man. 208

1 State.

2 HEARING OFFICER HARTMAN: Did you skip  
3 one?

4 MR. KOLBE: Yes.

5 HEARING OFFICER HARTMAN: Okay.

6 MR. KOLBE: It is a single-family  
7 residence. Was vacant, dilapidated, fire-damaged.  
8 Dangerous structure. Fire was back in 2017. Lower  
9 walkout is still open to trespass. Many broken  
10 windows. Roof -- siding, trim, soffits, doors, and  
11 windows are all dilapidated. Major cleanup work has  
12 been done on the house, but it's still unkempt,  
13 animals undermining, again, broken windows.  
14 Foundation is a concern. Open meter box. The gas  
15 meter is gone, service has been locked out and the  
16 electric meter is gone, the wires cut. They had  
17 their property maintenance inspection, all permits  
18 are needed. There's a commitment to when we're  
19 going to be getting started. We would consider  
20 postponing this to the April 13th meeting.

21 HEARING OFFICER HARTMAN: Okay. Your  
22 name, please?

23 MR. MUNOZ: Alonzo Munoz.

24 HEARING OFFICER HARTMAN: Okay. And  
25 is there a reason you haven't pulled your permits



1 yet?

2 MR. MUNOZ: We're still in collections  
3 right now. We talked to the attorney today and he's  
4 available to jump on the phone right now with us,  
5 but if you want him to be here present, he can do  
6 that at the next meeting.

7 HEARING OFFICER HARTMAN: Refresh my  
8 memory on this one.

9 MR. MUNOZ: We're taking them to  
10 court.

11 HEARING OFFICER HARTMAN: The?

12 MR. MUNOZ: The contractor.

13 HEARING OFFICER HARTMAN: Okay.  
14 Because you paid money up front and you're trying to  
15 get that money back; is that --

16 MR. MUNOZ: He took the insurance  
17 money. He took \$98,000.

18 HEARING OFFICER HARTMAN: Okay.

19 MR. MUNOZ: And we're taking him to  
20 court.

21 MR. KOLBE: You've taken him to court.  
22 The Court has sided on your behalf, but he hasn't  
23 paid it, correct?

24 MR. MUNOZ: Yes.

25 MR. KOLBE: So, you're basically --

1 now, the proceedings are basically pay the money  
2 that the Court said you're due?

3 MR. MUNOZ: Yes. The judge ruled in  
4 our favor and we're going after him. Due process of  
5 law.

6 MR. KOLBE: Okay. Timetable?

7 MR. MUNOZ: Hopefully soon. I can't  
8 tell you.

9 MR. KOLBE: Okay.

10 HEARING OFFICER HARTMAN: Yeah. All  
11 right. Well --

12 MR. MUNOZ: But as far as the Judgment  
13 Creditor Department, if you look up what that means,  
14 you'll find out with that means.

15 HEARING OFFICER HARTMAN: Yep. So,  
16 the -- keep the site clean, secure.

17 MR. MUNOZ: It is.

18 HEARING OFFICER HARTMAN: And we'll  
19 hold this over again until April. I don't know what  
20 else to do.

21 MR. KOLBE: Yeah, and I'd have them  
22 bring the attorney in, but I would like to have  
23 something from them stating some sort of a timetable  
24 or what's going on with court, you know, court dates  
25 or whatever, you know, for the next meeting. I'm

1 not going to make you pay to have the attorney come  
2 to the meeting, I think that's kind of money that's  
3 still on the wasted side, but I would like to see  
4 something that -- you know, where he feels you're  
5 at, and where -- how much longer he thinks this is  
6 going to drag out.

7 MR. MUNOZ: Absolutely.

8 MR. KOLBE: Is it a matter of weeks,  
9 months, years?

10 MR. MUNOZ: The next meeting --

11 MR. KOLBE: By April, he should have a  
12 good Ouija Board idea of what's going on.

13 HEARING OFFICER HARTMAN: Okay. So,  
14 we'll postpone until April, okay? Thanks a lot.  
15 Thank you.

16 MR. MUNOZ: Thank you.

17 MR. KOLBE: 63 Miami, it is a  
18 single-family residence. Historical district. It  
19 was posted on 1/6 of 2022. Vacant, dilapidated.  
20 The roof structure -- or garage roof structure is  
21 completely rotted, pretty much gone. Again, holes  
22 in the garage, making it open to the elements.  
23 Overgrowth, debris, unkempt. The building permit  
24 has been issued. The electrical and plumbing permit  
25 -- or electrical permit has been issued. The

1 plumbing permit is not applied for. Had some  
2 discussion with the contractor, he's going -- was  
3 supposed to come in today, but I have not seen him  
4 to pay for his permit. But, once that is done, he  
5 can request to get some inspections and get moving  
6 on the plumbing.

7 Our recommendation is for postponement  
8 to the April 13th meeting, but we really need a  
9 strong commitment moving forward.

10 HEARING OFFICER HARTMAN: Okay. Your  
11 name, please?

12 MS. HOGE: Jann Hoge.

13 HEARING OFFICER HARTMAN: Okay. And  
14 you're here representing Mr. Dudley?

15 MS. HOGE: Correct.

16 HEARING OFFICER HARTMAN: Is Mr.  
17 Dudley living in the home anymore or --

18 MS. HOGE: No.

19 HEARING OFFICER HARTMAN: No. But he  
20 had a family member that was going to move in, or  
21 what was --

22 MS. HOGE: Well, after it's all fixed  
23 up, but it's currently not ready.

24 HEARING OFFICER HARTMAN: Yeah. Okay.

25 MS. HOGE: So, the situation -- the

1 current situation is we are -- I hate to say stalled  
2 out. We've had a lot of problems with this plumbing  
3 contractor. We had good progress with the roof  
4 replacement, the electrical work, but we have been  
5 wrangling with this plumber since July when he told  
6 me that he had pulled a permit. And I talked to Mr.  
7 Kolbe and I find out that they applied for the  
8 permit, but they never paid for the permit. So,  
9 there was an issue. But when I asked them about it,  
10 they said well, that's not true, he's not telling  
11 you the truth, we did. So then, okay, well then  
12 just, if you did, maybe there's a mistake, go show  
13 proof that you paid, and that's been going back and  
14 forth.

15 So, honestly, of course, I know that  
16 Mr. Kolbe is telling the truth, but it's taken  
17 awhile for me to really figure out what's going on,  
18 and I still don't know, because they continue to try  
19 to call me or text me, and then Joe and Chris each  
20 tell me different things, but then when I, you know,  
21 find out the truth -- so today they're still trying  
22 to see -- just call me to get on the same page, but  
23 I started a couple weeks ago saying I need you to  
24 have communication in e-mail, and I copied it to Dan  
25 Kolbe so that we can be on the same page.

1           So, I understood that they were  
2 supposed to pay it today. I was afraid they  
3 wouldn't, but I think we're getting close, because  
4 I'm -- it's gone on so long and now it's all in  
5 writing. So, I'm hopeful that maybe by Friday  
6 they'll pay it. And then they say they've done  
7 almost all the work. What have they been doing?

8           HEARING OFFICER HARTMAN: So, this  
9 plumbing permit is inside the home? It's not for  
10 the garage?

11           MR. KOLBE: No. It's water  
12 distribution lines inside the home and the water  
13 heater is not -- there's still more plumbing work  
14 that will have to be added to a permit, but their  
15 permit, as of right now, is for the distribution  
16 lines in the home and the water heater.

17           HEARING OFFICER HARTMAN: Okay. Where  
18 does the garage stand in this? Is that -- has the  
19 Historical Committee approved this or --

20           MR. KOLBE: Basically, it's gone  
21 through the Historical Committee. They were talking  
22 of just taking the garage down, but Historical is  
23 not in favor of that at all. But, the garage is  
24 secure as far as open to trespass. You would have  
25 to scale the wall to get into it, but as you can see

1 by the garage roof, it's standing on a --

2 HEARING OFFICER HARTMAN: Yeah.

3 MR. KOLBE: Not a whole lot up there.

4 MS. HOGE: So, representatives of the  
5 Historical Committee met with me. It was, you know,  
6 before the pandemic, so it's been a while, but they  
7 said that they would be happy to even -- they  
8 connected me with a contractor, but they suggested,  
9 and I'm not sure whose recommendation this was, but  
10 get the house done first so you can get -- you know,  
11 get somebody living there, and then the garage.

12 MR. KOLBE: That was the comment --  
13 the talk of the time was, you know, concentrate on  
14 the house and get it livable, we can possibly give  
15 them a certificate of compliance for the house, and  
16 then as the income from the rent would help them,  
17 we'd have the garage ready.

18 HEARING OFFICER HARTMAN: Right.

19 Okay. Well, we'll hold this over. I --

20 MR. KOLBE: But, again, you know, our  
21 reluctance is we need to get things moving.

22 HEARING OFFICER HARTMAN: The plumbing  
23 contractor, he's done with his work or says he is?

24 MS. HOGE: He says it's almost done.

25 I don't know what's almost done, so --

1 HEARING OFFICER HARTMAN: Is this a  
2 reputable company or --

3 MS. HOGE: Well, Capital Plumbing,  
4 yeah, through Home Advisor, they were recommended.  
5 I don't see them as reputable at all, because they  
6 have told me things that are just straight out not  
7 true. Like, we paid for the permit. Well, it's not  
8 true. So -- but I think they're getting pushed into  
9 a corner, because I made it very clear in the  
10 e-mail, number one, you have to pay the permit so  
11 you can get it issued. Number two, you have to  
12 finish the work, which you say isn't much. And  
13 number three, you need to get an inspector. And,  
14 you know --

15 MR. KOLBE: I talked to the plumbing  
16 inspector and -- you know, so I realize there's  
17 problems between the contractor and the owner, but  
18 if they pull their permit and call for an  
19 inspection, the plumbing inspector can do a rough  
20 plumbing for this work just like it was a new house,  
21 the only problem would be is the -- he needs the gas  
22 turned on for the -- to approve the water heater.

23 HEARING OFFICER HARTMAN: Okay.

24 MR. KOLBE: To do an inspection on  
25 there. But, we talked to Jann, and she's aware of



1 what she's going to have to do in order to be able  
2 to final out this plumbing permit. But after it's  
3 been finaled out, that will put the plumber to the  
4 side, and if she wants to continue on with them,  
5 fine, if she wants to find another plumber, at this  
6 point, they can start over from this point and go  
7 forward. All of the plumbing that has been done has  
8 been approved.

9 HEARING OFFICER HARTMAN: All right.  
10 Well, we'll hold this over until our next meeting,  
11 again, and good luck.

12 MS. HOGE: Okay. Thank you.

13 HEARING OFFICER HARTMAN: Thank you.

14 MS. HOGE: Thank you, Dan, for being  
15 the bad guy to the contractor. That helps just, you  
16 know, because they haven't been listening to me. I  
17 think they're going to get serious now.

18 HEARING OFFICER HARTMAN: Thank you.

19 MR. MORAN: Thank you.

20 MR. KOLBE: 628 North Perry is a  
21 garage. Dangerous, dilapidated structure. The  
22 entire garage is falling in. Pile of debris in and  
23 around the garage. Overgrown, debris, unkempt.  
24 Broken windows. There is no gas meter or electric  
25 meter. He had a permit from November 2020 and have

1 had absolutely no forward movement whatsoever on it.  
2 Our recommendation is placement on the demolition  
3 list, hoping that, from the vantage point of the  
4 Board of Appeals, we might be able to get something  
5 started. We have nothing going.

6 HEARING OFFICER HARTMAN: Name,  
7 please.

8 MR. STEPHENS: My name is Lewis  
9 Stephens.

10 HEARING OFFICER HARTMAN: Okay.

11 MR. STEPHENS: I have been working on  
12 it, but the weather has put me back. I don't get  
13 around that well, but I'm still working on the side.  
14 I've got cut and everything ready for the pillar to  
15 come down -- that wall to come down, and I'm working  
16 on the roof. There shouldn't be any overgrowth  
17 outside, because we always maintain that. The piles  
18 and everything, I can't afford a dumpster at the  
19 moment. So, that's why the piles been there.

20 HEARING OFFICER HARTMAN: When do you  
21 think you can get a dumpster in here and get this  
22 cleaned up?

23 MR. STEPHENS: Probably the end of  
24 March, but right now, I cut a little bit of it up  
25 and I take it out to a friend's house and burn it.

1 But, the rest of the wall and the ceiling, I'm going  
2 to have to wait until the weather changes or  
3 something, because if I get out there and mess  
4 around too much, I'll be back on a walker again.

5 HEARING OFFICER HARTMAN: Yep.

6 MR. STEPHENS: But, I'm working on it,  
7 I'm working on the inside out first. So, right now,  
8 I can -- I can take the door down, I can take the  
9 front of the door down, the whole front of the  
10 garage is coming down, but if I do that, then it's  
11 going to open it up for more people messing around.  
12 So, I'd like to get it to the point where I can just  
13 take it all down at one time.

14 HEARING OFFICER HARTMAN: Okay. Well,  
15 I hate to see you out there in the snow and ice,  
16 so -- but we do have to make some progress here.

17 MR. STEPHENS: I will.

18 HEARING OFFICER HARTMAN: I'm going to  
19 hold this over one more time until April, and  
20 hopefully by that time, you've got a dumpster in  
21 there and you've got the site cleaned up, okay?

22 MR. STEPHENS: Okay. I appreciate it.

23 HEARING OFFICER HARTMAN: Okay. Thank  
24 you.

25 MR. STEPHENS: You have a good day.

1                   MR. KOLBE: 441 North Saginaw, it's a  
2 single-family residence. Was posted on 1/5/2022.  
3 Was a vacant, dilapidated, and dangerous structure.  
4 Front entry door was making it open to trespass.  
5 Upper windows in north elevation are making it open  
6 to the elements. Roof, siding, board, windows,  
7 soffit, trim, overhang, porch, and chimney are all  
8 dilapidated. Overhang, debris, unkempt -- or I'm  
9 sorry, overgrown. Debris, unkempt, animals  
10 undermining, broken windows. Electric main service  
11 is open. The gas meter is locked out. The electric  
12 meter is off. The panel is open. They had a  
13 property maintenance inspection in October. All  
14 permits were needed, however, none have been pulled.

15                   HEARING OFFICER HARTMAN: Okay. Your  
16 name, please?

17                   MS. LOPEZ: Cecelia Lopez.

18                   HEARING OFFICER HARTMAN: Okay. And  
19 are you going to go move ahead with repairing the  
20 house?

21                   INTERPRETER FOR MS. LOPEZ: She has an  
22 open process with Habitat for Humanity for a -- so  
23 they can help her, because she doesn't have the  
24 resources to do it herself. She has contacted help  
25 with Habitat for Humanity for the project.

1 HEARING OFFICER HARTMAN: Do you know  
2 when Habitat for Humanity will begin work or apply  
3 for permits.

4 INTERPRETER FOR MS. LOPEZ: No, not  
5 yet. She has submitted application on November 3rd  
6 and they are checking it.

7 HEARING OFFICER HARTMAN: Okay.

8 INTERPRETER FOR MS. LOPEZ: And she  
9 does want to know too, somebody approached her and  
10 asked her if she would be interested in selling.  
11 So, she wants to take -- to see if that is an option  
12 that she can go as a plan B.

13 HEARING OFFICER HARTMAN: Okay. Is  
14 the -- if the homeowner sold the house, is  
15 there -- what happens?

16 MR. KOLBE: A property in this state,  
17 in order to make a legal sale, the seller would have  
18 to do a sworn affidavit that the buyer is going to  
19 sign stating what the condition of the house is in,  
20 what's going to have to be done in order to reoccupy  
21 it, i.e. a property maintenance inspection,  
22 satisfying the property maintenance inspection, and  
23 then they can move in.

24 HEARING OFFICER HARTMAN: Does that  
25 make sense to --

1 MR. KOLBE: Without that -- the buyer  
2 signing an affidavit, he can, at a later date, back  
3 out on that sale, because he can claim, well, I had  
4 no clue that this house was -- you know -- it  
5 doesn't take it off of this docket, it just changes  
6 the name of where the paperwork gets sent. So, he  
7 has to -- or she has to be made aware of what  
8 they're getting themselves into.

9 INTERPRETER FOR MS. LOPEZ: Okay.

10 MR. KOLBE: And without them signing  
11 that, they can come along and, again, the deal in  
12 the City of Pontiac would be classified as illegal,  
13 and they could go take you to court and have it  
14 reversed.

15 INTERPRETER FOR MS. LOPEZ: Okay. So  
16 she is -- she's not -- by the city, is she allowed  
17 to sell? Just sign an affidavit saying the  
18 condition of the house is in, and how they are  
19 deciding to buy it?

20 MR. KOLBE: Correct. The buyer would  
21 have to sign the affidavit stating that they  
22 understand the -- you know, what has to be done, and  
23 I don't know how long the -- when the property  
24 maintenance inspection was done, but, the results to  
25 that property maintenance inspection would be a good

1 basis for an attachment to that sworn affidavit,  
2 because it's telling you what has to be done in  
3 order to reoccupy the home, and I'm sure that letter  
4 also states what permits are going to have to be  
5 pulled.

6 INTERPRETER FOR MS. LOPEZ: Okay.

7 MR. KOLBE: The only thing would be if  
8 there's been work deteriorated -- or the house has  
9 deteriorated since then, those property maintenance  
10 inspections are only good for a window of time.

11 INTERPRETER FOR MS. LOPEZ: Okay.

12 MR. KOLBE: So it's -- you know --

13 HEARING OFFICER HARTMAN: The point  
14 is, if you have somebody that wants to buy the  
15 house, make full disclosure of the situation that  
16 you have here, and they have to make sure they sign  
17 and accept it to protect yourself, okay? So, we're  
18 not saying you can't sell the house. You can.  
19 We'll hold this over again until April 13th, too,  
20 because you've got Habitat working on this, and  
21 hopefully, you'll have a positive response by then.

22 INTERPRETER FOR MS. LOPEZ: Okay.

23 HEARING OFFICER HARTMAN: Okay?

24 MR. KOLBE: I would also request that  
25 you -- you keep saying you talked to different

1 charities. When you come back, if you can get a  
2 lighting -- you know, if you haven't sold it, that  
3 yes, here is, you know, where we're at so that there  
4 is -- you know, we know where we're headed.

5 INTERPRETER FOR MS. LOPEZ: Yeah, for  
6 the work. Okay. Thank you so much.

7 HEARING OFFICER HARTMAN: Thank you.  
8 Good luck.

9 MS. LOPEZ: Thanks.

10 MR. KOLBE: Sir? What property?

11 MR. AZI: Tacoma. 26 Tacoma.

12 MR. KOLBE: 26 Tacoma was a  
13 multiple-family unit. Was posted on 1/6 of 2022.  
14 Was a non-compliant structure that is not properly  
15 registered. Rear door was open to trespass.  
16 Siding, trimming, roof, and shingles are all making  
17 it open to the elements. It's also the overhang,  
18 roof, citing, soffit, trim, and porches are making  
19 it -- are all dilapidated. Overgrown, debris,  
20 unkempt, broken window. Guardrails and handrails  
21 are missing. The electric meters are all on, gas  
22 meters are all on. Recommendation is to be placed  
23 on the demolition list.

24 HEARING OFFICER HARTMAN: Your name,  
25 please?



1 MR. AZI: Danyal Azi.

2 HEARING OFFICER HARTMAN: Okay. And  
3 this property is vacant?

4 MR. AZI: No.

5 HEARING OFFICER HARTMAN: No?

6 MR. AZI: No.

7 HEARING OFFICER HARTMAN: It's  
8 occupied?

9 MR. AZI: Right.

10 HEARING OFFICER HARTMAN: But it's not  
11 registered as a multiple family?

12 MR. AZI: Yeah.

13 MR. KOLBE: It was -- you know, should  
14 have had an inspection procedure, and nothing has  
15 taken place.

16 HEARING OFFICER HARTMAN: How long  
17 have you owned this?

18 MR. AZI: We've owned it for quite a  
19 while now. We had the last inspection -- I think it  
20 was 2017. We were able to review all the permits,  
21 but we never finalized those out. So, that's what  
22 needs to be done, that's what we're looking to do.  
23 Some of the things that -- the -- I remember having  
24 the team inspection, and the inspector had gone  
25 through and he pointed out some of the things that

1 needed to be done. For whatever reason, I can't  
2 seem to find that online right now, but I do  
3 remember quite a bit of those things; covering on  
4 the outside for the electrical sockets. And so that  
5 needs to be put -- what needs to be done is all the  
6 permits would have to be -- and I'm willing to do  
7 that, I'll permit, application and final inspection.

8 HEARING OFFICER HARTMAN: Okay. So --

9 MR. KOLBE: You made an application  
10 for a team inspection?

11 MR. AZI: I made application for team  
12 inspection, and also -- currently, just recently.

13 MR. KOLBE: Yes.

14 MR. AZI: And I think there was  
15 payment made as well.

16 MR. KOLBE: Did you make the payment  
17 online?

18 MR. AZI: No, it was a check that was  
19 attached.

20 MR. MORAN: The payment hasn't gone  
21 through, it's still showing as an old fee for the  
22 team, and therefore, it's not scheduled yet.

23 MR. AZI: So, do you know if, once the  
24 check clears, then it will be --

25 MR. KOLBE: Correct. And I don't know

1 exactly when it was done, but very likely, it's in  
2 the paperwork to go to or is at the charger's  
3 office. Once they process it, then it will come  
4 back to us and we'll be able to issue the team  
5 inspection permit.

6 MR. AZI: Okay.

7 MR. KOLBE: At that point, we'll  
8 schedule the team inspection, they're only done on  
9 Tuesdays and Thursdays. I don't know how far out  
10 they are. There was a couple fatality fire in  
11 Pontiac and it pushed a lot of the fire suppression  
12 inspections and a lot of -- out, because of the  
13 investigation that had to be done by the Fire  
14 Department Tuesday for that fire.

15 MR. AZI: Okay. So, it might be  
16 delayed?

17 MR. KOLBE: It could -- I'm going say  
18 very likely may not be able to be done this month,  
19 may go into February by the time they can do the --  
20 they only do so many -- team fire suppression alarm  
21 inspections are only done on Tuesdays and Thursdays,  
22 and there are only so many they will schedule in a  
23 day, usually two or three depending on the size of  
24 the building or the team inspection, whatever  
25 they're looking at.

1 HEARING OFFICER HARTMAN: Okay. So,  
2 we need the team inspection.

3 MR. KOLBE: Yep.

4 HEARING OFFICER HARTMAN: And then  
5 apply for or renew any permits that are required  
6 based on that team inspection.

7 MR. KOLBE: Correct.

8 MR. MORAN: Correct.

9 HEARING OFFICER HARTMAN: And correct  
10 me if I'm wrong, I'm looking at the outside of this,  
11 I don't see anything that's significantly bad on  
12 this.

13 MR. AZI: The back door, the tenants  
14 are going in and out, they're leaving it accessible.  
15 I guess it's open to trespass, anyone can walk in  
16 from the back door, but they can't --

17 MR. MORAN: It's general overall  
18 compliance.

19 MR. AZI: Okay. I understand.

20 HEARING OFFICER HARTMAN: Okay. So,  
21 we'll hold this over until April.

22 MR. AZI: Okay.

23 HEARING OFFICER HARTMAN: Get the team  
24 inspection, pull the necessary permits that -- based  
25 upon the team inspection, okay? So, we'll hold this

1           until April 13th.   Okay?   Thank you.

2                       MR. AZI:   Okay.

3                       MR. MORAN:   Thanks, Daniel.

4                       MR. KOLBE:   217 East Wilson was the  
5           next one in.   It is a single-family residence.   Was  
6           posted on 1/6 of 2022.   It's a vacant, dangerous,  
7           dilapidated, fire-damaged structure.   Garage, rear  
8           door, and windows, and motor home are open to  
9           trespass.   Roof, siding, windows, doors, porch, and  
10          soffits, trim, are all dilapidated.   Overgrown.   A  
11          lot of debris.   Unkempt.   Animals undermining.  
12          Abandoned vehicles.   Work done without permits.   Gas  
13          meter is locked out, the electric meter is off, the  
14          wires cut.   An open service meter box.   They have a  
15          property maintenance inspection.   Building and all  
16          trade permits are needed.   They did come in  
17          yesterday with an application for a building permit.  
18          They need to make some revisions to it.   I didn't  
19          see them today to see if they've gotten that.   But,  
20          our recommendation will be postponement to the  
21          April 13th, 2022 meeting.   If they get their  
22          building permit pulled, we'll give them to the end  
23          of the month to do that.

24                      HEARING OFFICER HARTMAN:   Okay.   Your  
25          name, please?

1 MS. McCRAY: Tresa McCray.

2 HEARING OFFICER HARTMAN: Okay. Can  
3 you get the issue with the building permit  
4 straightened out?

5 MS. McCRAY: Yes.

6 HEARING OFFICER HARTMAN: Okay. And  
7 then, I know that there was a lot of debris in  
8 the -- I don't know if that's the driveway side,  
9 but --

10 MS. McCRAY: It's getting moved, yes.

11 HEARING OFFICER HARTMAN: Can you get  
12 that cleaned up?

13 MS. McCRAY: Yep. We're getting that  
14 moved as well as the camper and the other vehicle.  
15 We'll be doing that as well.

16 HEARING OFFICER HARTMAN: Okay. All  
17 right. We'll hold this -- straighten out that  
18 permit issue and we'll hold this over until April  
19 13th, okay?

20 MS. McCRAY: Thank you very much.  
21 Have a great day. Someone left their glasses.

22 MR. KOLBE: No, they were there. 164  
23 Cadillac.

24 ATTORNEY SAN-ZANIN: 164 Cadillac and  
25 90 Virginia, are they both on?

1 MR. KOLBE: Yes. 164 Cadillac, it's a  
2 single-family residence. Was posted on 1/5/2022.  
3 It was a non-compliant structure. Renovations done  
4 without permits. It is occupied. Overgrown,  
5 debris, unkempt, siding and trim on the porch are  
6 making it dilapidated. There is an abandoned  
7 vehicle. Missing handrails and guardrails. The gas  
8 meter and electric meter are both on. There was a  
9 property maintenance inspection done on 1/29 of  
10 2019. Building, plumbing, and electrical permits  
11 are all needed. The building permit has since been  
12 pulled. Because of that, our recommendation is  
13 postponement to the April 13th, 2022 hearing officer  
14 meeting.

15 HEARING OFFICER HARTMAN: Okay. Your  
16 name, please?

17 ATTORNEY SAN-ZANIN: Carie Zanin.

18 HEARING OFFICER HARTMAN: Okay. And  
19 are you ready to proceed with work?

20 ATTORNEY SAN-ZANIN: I'm ready to  
21 delegate the work, yes. Actually, I'm their  
22 attorney. I'm the owner's attorney, okay?

23 HEARING OFFICER HARTMAN: Okay.

24 ATTORNEY SAN-ZANIN: I'm the one who  
25 was designated to come this evening. Yes, they're

1 working towards getting completed what needs to be  
2 completed.

3 HEARING OFFICER HARTMAN: Okay. So,  
4 we'll hold this over then until April 13th.

5 MR. MORAN: So, we still need the  
6 electrical and plumbing permits to be pulled, and  
7 again, these should be -- based on the work that was  
8 inspected and verified during the property  
9 maintenance inspection, it should be a pretty  
10 routine inspection. There's a lot of just, you  
11 know, faucet replacements, things like that.

12 ATTORNEY SAN-ZANIN: Right.

13 MR. MORAN: But we need to verify  
14 through that the process of compliance.

15 ATTORNEY SAN-ZANIN: You said the  
16 electrical and the --

17 MR. MORAN: Plumbing.

18 ATTORNEY SAN-ZANIN: -- plumbing.

19 MR. MORAN: You have a building  
20 permit, so we need to, you know, get to the plumbing  
21 and electrical, call for the inspections, get those  
22 approved, and then you call for a final building.  
23 This should be a formality, but there are some  
24 things that will have to be paid attention to based  
25 on our inspection here recently.



1 ATTORNEY SAN-ZANIN: Okay. Will do.

2 HEARING OFFICER HARTMAN: We'll hold  
3 that over until April 13th.

4 MR. KOLBE: Next property was 90  
5 Virginia Street. Single-family residence. Posted  
6 on 1/5 of 2022. Dangerous, non-conforming, occupied  
7 structure. Garage was open to trespass. Roofing,  
8 siding, trim, chimney, garage, and fencing are all  
9 dilapidated. Overgrown. Debris, unkempt. Animals  
10 undermining. Guardrails, handrails are missing.  
11 Smoke detectors are not working. Gas meter is on,  
12 electrical meter is on. They had a property  
13 maintenance inspection in 2021 for building, and  
14 electric and plumbing permits were needed. They  
15 have pulled their building permit and, like the  
16 other house, our recommendation is for postponement  
17 to the April 13th, 2022 hearing officer for the  
18 other permits to be pulled and work to continue.

19 HEARING OFFICER HARTMAN: Okay. Would  
20 you state your name one more time for the record,  
21 please?

22 ATTORNEY SAN-ZANIN: Carie Zanin.

23 HEARING OFFICER HARTMAN: Thank you.  
24 All right. Dave, any comments on this one?

25 MR. MORAN: This one seems to be a

1 little more challenging property for you.  
2 Especially the exterior. And I know there's a  
3 number of pets in there too, and I know that's  
4 probably even more challenging. But, something has  
5 to move off of ground zero. You know, this has been  
6 kind of lingering around. And even though we have a  
7 building permit, we still need to make application  
8 for the plumbing and electrical again.

9 ATTORNEY SAN-ZANIN: Okay.

10 MR. MORAN: But that exterior, I would  
11 recommend starting with that, get some organization.  
12 Looks like these guys are landscapers or into some  
13 kind of construction industry, and they're using it  
14 almost as a warehousing yard. That should not be  
15 happening.

16 ATTORNEY SAN-ZANIN: I'm trying to see  
17 if I have actually an eviction notice. I might not.

18 MR. MORAN: I think that was the case.

19 ATTORNEY SAN-ZANIN: I think I have an  
20 eviction, I think it's pending. I think the tenant  
21 is Jose Lopez, and I don't know --

22 MR. MORAN: It's a big house with a  
23 lot of elements to manage, and I understand that,  
24 but we need to start doing just that.

25 ATTORNEY SAN-ZANIN: And I have

1 notated that we should start on the exterior ASAP,  
2 and then the other permits need to be pulled as  
3 well.

4 MR. MORAN: Okay.

5 HEARING OFFICER HARTMAN: Definitely  
6 get the site cleaned up. It's a mess.

7 MR. MORAN: Yeah.

8 ATTORNEY SAN-ZANIN: Okay.

9 HEARING OFFICER HARTMAN: The house  
10 itself doesn't look bad.

11 MR. MORAN: No, no. And that's why  
12 I'm recommending that.

13 ATTORNEY SAN-ZANIN: Yeah.

14 HEARING OFFICER HARTMAN: If these  
15 guys are doing landscape work, I see some little  
16 tractor or not whatnot, they can easily throw that  
17 stuff in a dumpster and get the site cleaned up.  
18 Okay?

19 ATTORNEY SAN-ZANIN: Okay.

20 HEARING OFFICER HARTMAN: Okay.

21 MR. KOLBE: Use the garage for storage  
22 and not just --

23 HEARING OFFICER HARTMAN: So, we'll  
24 hold this over until April 13th.

25 ATTORNEY SAN-ZANIN: Thank you so

1 much, everybody.

2 HEARING OFFICER HARTMAN: Thank you.

3 ATTORNEY SAN-ZANIN: Have a good  
4 night.

5 HEARING OFFICER HARTMAN: You, too.

6 MR. KOLBE: 1182 Dudley is a  
7 single-family residence. It's vacant. Dangerous,  
8 dilapidated structure. It was posted on 1/5 of  
9 2022. It's open to trespass. Front door and rear  
10 basement windows are making it open to both  
11 trespassers as well as the elements. Roof, siding,  
12 trim, soffits, porch, and chimney are all  
13 dilapidated. Overgrown, debris, unkempt. Again,  
14 broken windows. Electric service meter is -- and  
15 cable is detached from the house and laying on the  
16 ground. The electric meter is on. The gas meter  
17 is -- or, yeah, the gas meter is not visible. Our  
18 recommendation is to be moved to the demolition  
19 list.

20 HEARING OFFICER HARTMAN: Okay. Your  
21 name, sir?

22 ATTORNEY MACKAY: Gregory R. MacKay on  
23 behalf of the plaintiff -- on behalf of the bank.

24 HEARING OFFICER HARTMAN: We've --

25 MR. KOLBE: They had a contract with

1 the property owner. Didn't come.

2 ATTORNEY MACKAY: We have an  
3 understanding to believe that she's living in Oak  
4 Park, 24730 Parklawn in Oak Park, Michigan,  
5 according to our searches. I talked to my client  
6 about it. They feel that they can't move to close  
7 or (inaudible) the property because it's not -- it's  
8 not (inaudible).

9 HEARING OFFICER HARTMAN: But nobody  
10 has heard --

11 MR. KOLBE: The deed holder has not  
12 made any effort to contact the office or to --

13 HEARING OFFICER HARTMAN: Do we know  
14 if there's any squatters in the house? Is there any  
15 sign of that?

16 MR. KOLBE: There was no footprints in  
17 the snow.

18 ATTORNEY MACKAY: I don't know.

19 MR. MORAN: When I was there, George,  
20 no footprints coming up to it. Front door was open,  
21 there was just a screen there. In fact, you can see  
22 it in one of the pictures. The front door is wide  
23 open and the whole foyer is snow. So, if somebody  
24 stepped in, you'd be able to see the footprints in  
25 the snow.

1 HEARING OFFICER HARTMAN: So, if this  
2 moved onto the demolition, to the Board of Appeals,  
3 how does that affect your client?

4 ATTORNEY MACKAY: It might influence  
5 them in their position about moving to secure it,  
6 because they're in danger -- technically, would be  
7 endangering their security, security in their  
8 subject property.

9 HEARING OFFICER HARTMAN: I look at  
10 this with the electric meter laying on the ground,  
11 that's a safety hazard.

12 MR. MORAN: Absolutely.

13 HEARING OFFICER HARTMAN: Something's  
14 got to be done with that.

15 MR. MORAN: It's just prime for  
16 squatters to come in, so --

17 HEARING OFFICER HARTMAN: We don't  
18 know the physical or mental condition of the  
19 property owner, right?

20 ATTORNEY MACKAY: No.

21 MR. KOLBE: We send the notices to the  
22 address that they're having the tax bill sent, and  
23 -- at that address.

24 HEARING OFFICER HARTMAN: Your client  
25 has no legal standing to enter the property, or they

1 don't feel they do?

2 ATTORNEY MACKAY: It's their opinion.  
3 After I advised them, they feel it's not -- they  
4 don't have the contractual obligation and power to  
5 secure the property.

6 MR. MORAN: That's crazy.

7 HEARING OFFICER HARTMAN: Yeah. Well,  
8 I think, you know, based upon the fact that we don't  
9 know if the electric meter -- or if the gas meter is  
10 there, right?

11 MR. KOLBE: Right.

12 HEARING OFFICER HARTMAN: Buried  
13 somewhere, the electric --

14 MR. MORAN: It might be in the  
15 basement.

16 HEARING OFFICER HARTMAN: Might be in  
17 the basement. That could pose a safety risk to the  
18 public, so I feel compelled at this point, we've  
19 tried several times now to -- to delay this, but I  
20 think it's best to move this on to the Board of  
21 Appeals, reluctantly. So, we'll move this on to the  
22 Board of Appeals. That -- I don't think that  
23 comprises your client in any respect. It may be  
24 beneficial.

25 ATTORNEY MACKAY: Is there a date on

1 that, prospective date for the Board of Appeals?

2 MR. KOLBE: It's the third Wednesday  
3 in February.

4 MR. MORAN: Posted on the 2nd. It  
5 would be the 16th. February 16th.

6 MR. KOLBE: That's a Wednesday.

7 ATTORNEY MACKAY: Thank you.

8 HEARING OFFICER HARTMAN: Thank you.

9 MR. KOLBE: 233 South Edith,  
10 single-family home. Was posted on 1/2 of '22.  
11 Vacant, dilapidated structure. Roof, siding, and  
12 windows are all dilapidated, are open to elements.  
13 Chimney, porch, doors, windows are all dilapidated.  
14 Overgrown, debris, unkempt, animals undermining.  
15 Guardrails and handrails are missing. The gas meter  
16 is locked out. The electric meter is off. They had  
17 a property maintenance inspection. Building permit  
18 and all trade permits are needed, however, none have  
19 been applied for. Recommendation is to place this  
20 on the demolition list.

21 HEARING OFFICER HARTMAN: So ordered.

22 MR. KOLBE: 51 Feneley is a duplex.  
23 Was posted 1/5 of 2022. Vacant, dilapidated,  
24 dangerous structure. The shed is open to trespass.  
25 Roof, siding, soffits, trim, doors, windows are all



1 dilapidated. Rear stairs are now gone. Overgrown,  
2 debris, unkempt. Structurally unstable building due  
3 to the water intrusion and dismantling of the  
4 interior substructure. Electrical hazards. The gas  
5 meter is gone. The electric meter is gone. They  
6 had a property maintenance inspection. They have a  
7 building permit that has been pulled. All of their  
8 trade permits were needed, none have yet been pulled  
9 yet. The property maintenance inspection was from  
10 back in 2020. Still haven't pulled any trade  
11 permits. Due to lack of activity, our  
12 recommendation is to be placed on the demolition  
13 list.

14 HEARING OFFICER HARTMAN: So ordered.

15 MR. KOLBE: 307 North Perry is a  
16 multiple-family unit. It was three units. Fire  
17 damage, dangerous and dilapidated structure, was  
18 posted on 1/5 of 2022. Roof, siding, doors,  
19 windows, and trim are all making it open to the  
20 elements. They are boarded and -- doors and  
21 windows. Porch, siding, trim, roof, gutters,  
22 windows, chimney, and railing are all dilapidated.  
23 Overgrown. Debris, unkempt. Again, broken windows.  
24 Abandoned vehicles. An RV there. Fire department  
25 report -- reports from 11/1 of 2022 and December

1 27th -- let me back up.

2 From November 1st of '21 and December  
3 27th of '21 are on file. They also stated that the  
4 watermain -- or waterline inside the building has  
5 been cut. Service entry cable is hooked up  
6 illegally through the electric service wire. The  
7 gas meters are not visible. The electric meter is  
8 gone and the boxes are locked out. Our  
9 recommendation is to be placed on the demolition  
10 list.

11 HEARING OFFICER HARTMAN: So ordered.

12 MR. KOLBE: 774 Robinwood is a  
13 single-family structure. Was -- was posted on 1/5  
14 of 2022. Vacant, dangerous and dilapidated  
15 structure. Rear porch and garage are open to  
16 trespass. Roof, siding, trim, doors, windows are  
17 all making it open to the elements. Again, roof,  
18 siding, trim, windows, doors, chimney, garage, are  
19 all dilapidated. There's boarded windows.  
20 Overgrown, debris, unkempt. Missing handrails. Gas  
21 meter is off and the electric meter is off. Our  
22 recommendation is to be placed on the demolition  
23 list.

24 HEARING OFFICER HARTMAN: The cars I  
25 see in this one picture, is that the neighbor's

1 cars?

2 MR. KOLBE: Yeah.

3 HEARING OFFICER HARTMAN: Okay.

4 Placement on the demolition list.

5 MR. KOLBE: 118 University is a  
6 multiple-family unit. It was posted on 1/6 of 2022.  
7 Fire-damaged, dangerous and dilapidated structure.  
8 Upper windows are open to trespass. Again, the  
9 upper windows, boarded doors and windows are making  
10 it open to the elements. Roof, siding, doors,  
11 windows, porch, trim, stairs, et cetera are all  
12 dilapidated. Overgrown, debris, unkept. Animals  
13 undermining. Broken windows. Are all making it an  
14 unattractive nuisance, as well as the homeless  
15 person on the porch. Guardrails, handrails,  
16 foundation, open meter box and stairs are all  
17 dangerous conditions. The gas meters were blocked  
18 out. The electric meters are both gone, and the  
19 service boxes are open. Our recommendation is to be  
20 placed on the demolition list.

21 HEARING OFFICER HARTMAN: Placement on  
22 the demolition list.

23 MR. KOLBE: And 321 West Walton is a  
24 commercial building, car wash. It's a vacant,  
25 fire-damaged, dilapidated and dangerous structure.

1 It had a team inspection. The building permit for  
2 the bulk of the exterior work was pulled and  
3 finalized. There is a lot of work yet to be done on  
4 the outside as well as the inside. Therefore, we're  
5 not asking for dismissal, but we are asking for the  
6 postponement to the April 23rd, 2022 hearing officer  
7 so that the new permits can be pulled for the  
8 interior work.

9 HEARING OFFICER HARTMAN: What's their  
10 delay on this? I mean, you've got a business here  
11 that would be generating income.

12 MR. MORAN: You'd think.

13 HEARING OFFICER HARTMAN: But at least  
14 the outside has been cleaned up, it looks --

15 MR. KOLBE: It's been cleaned up much  
16 better. I mean, put the garage doors and replace  
17 the windows, you probably wouldn't -- you know, we'd  
18 be honking your horn, why aren't you open?

19 HEARING OFFICER HARTMAN: Right.

20 MR. KOLBE: But, we're going to give  
21 some latitude.

22 HEARING OFFICER HARTMAN: Postponement  
23 until the April 13th meeting. And that is all we  
24 have.

25 HEARING OFFICER HARTMAN: That

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concludes tonight's hearing.

(Meeting adjourned at or about the  
hour of 5:29 p.m.)

Minutes certified by:



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/s/ Quentina Rochelle Snowden, CSR-5519  
QRS Court Reporting, LLC  
800.308.0068, 810.691.4226  
Dated: February 12, 2022