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PONTIAC HEARING OFFICER MEETING
47450 WOODWARD AVE., PONTIAC, MI
WEDNESDAY, APRIL 10, 2019
4:00 P.M.

FROM THE CITY:

- George Hartman, Hearing officer
- Dan Kolbe, Building Department Administration
- Dave Moran, Building Inspector

APPEARING OF PROPERTIES:

- Joana Gayton
- Joe Lane
- Elvis Tate and Deshon Elam
- Richard McNabb
- Miranda and Robert Hayes
- Martin Griffiths
- Aaron Kimmerer
- David Perez
- Deborah Sanders and Ori Frizanz
- John Badeen and Oliver Dudley
- Julius Smith
- Tino Pretindo
- Bishop Keith Rogers, Sr.

TRANSCRIBED BY: Mona Storm, CSR# 4460
Notary Public

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1 Pontiac, Michigan

2 Wednesday, April 10, 2019

3 4:03 p.m.

4 HEARING OFFICER: We'll call the meeting to
5 order I'm George Hartman, Hearing Officer.

6 MR. MORAN: Dave Moran, Building Inspector.

7 MR. KOLBE: And Dan Kolbe.

8 HEARING OFFICER: Please rise for the pledge
9 of allegiance.

10 (Pledge of Allegiance recited by all.)

11 HEARING OFFICER: Dan, the first case?

12 MR. KOLBE: Okay. The first case is a quick
13 one, 76 Edison.

14 HEARING OFFICER: Is anybody here from
15 76 Edison?

16 MR. KOLBE: 76 Edison is a duplex. All the
17 permits have been pulled, all the permits have been
18 finalized out. And, to let everyone know there is
19 success stories here, our recommendation is dismissal.

20 HEARING OFFICER: Okay. Very good. Your
21 name, for the record, please.

22 MS. GAYTON: Joana Gayton.

23 HEARING OFFICER: Okay. So your case is
24 dismissed. Thank you.

25 MS. GAYTON: Thank you.

1 MR. KOLBE: 443 Bloomfield. 443 Bloomfield
2 is a single-family home, was posted on 3-27 of '19. It
3 was a vacant, dilapidated dangerous structure. It is
4 open to trespass, crawl space access and there's also a
5 north window that's broke out. Porch, siding, trim and
6 gutters, downspouts are dilapidated, so is the garage.
7 It's overgrown, debris, unkempt, animals undermining,
8 again, broken windows. Railing missing from porch,
9 working without permits because the front window has
10 been replaced. The gas meter is locked out and the
11 electric meter is off.

12 Due to the fact that they have not been able
13 to get a Property Maintenance Inspection or move
14 anything forward, our recommendation is for placement
15 on the demolition list.

16 HEARING OFFICER: Okay. Your name, please.

17 MR. LANE: Joe Lane.

18 HEARING OFFICER: Okay. And is there a
19 reason you haven't called for a Property Maintenance
20 Inspection.

21 MR. LANE: No. I was doing some work in
22 there before the inspector came out. I was putting in
23 some new doors, interior doors and things. And he said
24 that I put in a new window. Yes, I -- last time I was
25 here, we talked about the broken window. I didn't know

1 I had to have a permit just to reinstall a window back
2 into the house. So I did put a window back in. So --
3 so he can see that I am working on it, trying to get
4 things up to par before the inspector come and look at
5 it.

6 HEARING OFFICER: Okay. Well, that's why you
7 have to have the Property Maintenance Inspection,
8 because that will tell you what permit you need for the
9 work you have to do.

10 MR. LANE: Okay.

11 HEARING OFFICER: Okay? So it's important
12 that you get that Property Maintenance Inspection.

13 MR. LANE: All right.

14 HEARING OFFICER: Can you do that within the
15 next seven days?

16 MR. LANE: Not in the next seven days, I
17 can't, no.

18 HEARING OFFICER: How long will it take you?

19 MR. LANE: Well, it will be about a month
20 before I can get that, you know, inspection. I have
21 other financial properties -- financial things I have
22 to get taken care of right now. I just had to pay
23 \$4,500 in taxes on that house.

24 HEARING OFFICER: Okay. So can you get that
25 Property Maintenance Inspection by -- today is the

1 10th?

2 MR. KOLBE: 10th.

3 HEARING OFFICER: Can you have that done by
4 the 10th of May?

5 MR. LANE: Yes, I can.

6 HEARING OFFICER: Okay.

7 MR. LANE: What should I do at that point?

8 HEARING OFFICER: Well, once you have that
9 Property Maintenance Inspection --

10 MR. LANE: Uh-huh.

11 HEARING OFFICER: -- you'll still stay on --
12 on our agenda here until the next meeting.

13 MR. LANE: Okay.

14 HEARING OFFICER: But that inspection will
15 tell you what you need to do.

16 MR. LANE: Okay.

17 HEARING OFFICER: It will also tell you what
18 you need permits for.

19 MR. LANE: Okay.

20 HEARING OFFICER: It may be you don't need
21 permits for anything.

22 MR. LANE: All right.

23 HEARING OFFICER: And then you could continue
24 on working on the home and cleaning it up.

25 MR. LANE: Okay.

1 HEARING OFFICER: So --

2 MR. LANE: And, as far as the brush and
3 things, I'm cleaning that up. I see that they have
4 free dumping at the City from the next -- from the 27th
5 and the following two Saturdays. So that will be taken
6 care of as well.

7 HEARING OFFICER: Okay. So we'll hold this
8 over until our next meeting.

9 MR. LANE: Okay.

10 HEARING OFFICER: Which is when, Dan?

11 MR. KOLBE: July 10th.

12 HEARING OFFICER: July 10th. Okay. And you
13 pull a Property Maintenance Inspection by May 10th.

14 MR. LANE: The 10th of May, all right.

15 HEARING OFFICER: Okay.

16 MR. MORAN: Just for the record, though,
17 George, the work that you are doing out there with the
18 new entry doors and the new window --

19 MR. LANE: Yeah.

20 MR. MORAN: -- is required to have a building
21 permit.

22 MR. LANE: Not the entry doors. I said the
23 interior doors.

24 MR. MORAN: Oh, interior doors.

25 MR. LANE: Interior doors.

1 MR. MORAN: Again, any time you're altering
2 the structure and we don't know what you're doing,
3 that's why we do a Property Maintenance --

4 MR. LANE: Okay.

5 MR. MORAN: -- to assess what needs to be
6 done and what permits may be required.

7 MR. LANE: Okay.

8 MR. MORAN: But, between now and when you do
9 pull that Property Maintenance Inspection permit --

10 MR. LANE: Okay.

11 MR. MORAN: -- you need to cease all activity
12 inside the house.

13 MR. LANE: Okay, I will.

14 MR. KOLBE: Not cleanup.

15 MR. MORAN: If you're cleaning up the yard
16 and sweeping debris inside the house, that's fine.
17 That's more maintenance than anything.

18 MR. LANE: Okay.

19 MR. MORAN: But any kind of work to be done
20 in the house, just leave it alone until the assessment
21 with the Property Maintenance Inspection.

22 MR. LANE: Okay.

23 MR. MORAN: Okay?

24 MR. LANE: All right.

25 HEARING OFFICER: Thank you.

1 MR. LANE: Thank you.

2 MR. KOLBE: 187 Wall.

3 187 Wall is a single-family property. It was
4 posted on 3-27 of 2019. It's a vacant, dilapidated
5 structure. Some siding and trim are still missing and
6 needing repairs. Sidewalk on South Shirley is still
7 impassable, is still impassable. Overgrown, debris,
8 unkempt. The gas meter is on. The electric meter is
9 on.

10 They have passed all of their rough
11 inspections. They haven't -- they've failed twice
12 their insulation inspection. Recommendation is
13 placement on the demolition list due to lack of forward
14 progress.

15 HEARING OFFICER: Your names, please?

16 MR. TATE: Elvis Tate.

17 MR. ELAM: Deshon Elam.

18 HEARING OFFICER: Is there a reason we can't
19 get the sidewalk clean?

20 MR. TATE: We did work on the sidewalk. As
21 soon as the weather cleared, we did start cutting stuff
22 back and shipping it off. He said it failed an
23 insulation inspection; that's not true. Dave came out
24 on Tuesday and we're calling him back on Friday to
25 finish that out.

1 MR. MORAN: Yeah, it was disapproved because
2 it was incomplete.

3 MR. TATE: You ain't been out there twice for
4 insulation.

5 MR. MORAN: Right.

6 MR. TATE: Just once. He said twice.

7 MR. MORAN: Yeah, I was out there the first
8 time when it wasn't ready. Because I called you from
9 the site and you said it wasn't ready.

10 MR. TATE: That was Monday.

11 MR. MORAN: That was the previous week. And
12 then, when I was there on Tuesday, it was incomplete.

13 MR. TATE: I got you.

14 MR. MORAN: One thing I do want to note is
15 that your building permit does expire today. So you're
16 going to have to renew that. And it appears that your
17 other trade permits are expired as well.

18 MR. TATE: That's fine.

19 MR. MORAN: So we'll need to re --

20 MR. TATE: We'll put it in a letter and wait
21 for you guys to call and we'll do what we normally do,
22 we'll pay and we'll be ready, that's no problem.

23 HEARING OFFICER: The permit expires today.

24 MR. MORAN: Right.

25 HEARING OFFICER: That means, technically,

1 they can't continue working on the house.

2 MR. MORAN: Until they renew their permits,
3 correct.

4 MR. TATE: That's fine. We'll put it in a
5 letter and we have the money. We'll just wait for your
6 guys' approval like always. That's no problem.

7 HEARING OFFICER: So can you get this wrapped
8 up by our next meeting?

9 MR. TATE: Yeah. We've been moving really
10 good. The last, we did two inspections, we passed,
11 except for the insulation that he had to come back out
12 for maybe it will be Monday now, based on the approval
13 for the permits. So we're doing pretty good. We're
14 happy with it.

15 HEARING OFFICER: Does the entire house have
16 to be drywalled?

17 MR. MORAN: Yeah.

18 MR. TATE: Oh, yeah, it will be drywalled.

19 HEARING OFFICER: So do you think you can
20 have this complete or well complete by the next
21 meeting?

22 MR. TATE: We'll have the majority of it
23 done.

24 MR. MORAN: George, just for your
25 information, the original permit was pulled back in '17

1 so it's been slow progress.

2 MR. TATE: Well, we already told you guys
3 it's a marathon, not a race. It's a big project, we're
4 not rushing.

5 MR. MORAN: The permits are only a 180-permit
6 that's issued. So the expectation, when you start that
7 project, it gets completed in 180 days.

8 MR. TATE: And we keep pulling them and do a
9 little bit at a time.

10 MR. MORAN: Okay.

11 MR. TATE: And that's our continued plan.
12 The last meeting, on the record, you guys said have the
13 electrical done. We have the electrical in the
14 building complete. And we've pulled permits and we'll
15 get on the finished insulation will probably be Monday
16 and which will run right into drywall, that's not a
17 problem.

18 HEARING OFFICER: Okay. Can we get the
19 outside of this wrapped up, though?

20 If you want to work on the inside all summer,
21 I guess that's your business but the outside, is there
22 a reason we can't? The weather's clear now.

23 MR. TATE: No, we already jumped on it, yes.
24 We cleared a lot of it off. It was a lot more than
25 when he took this pictures before and after, we did a

1 lot of it. But now that the weather broke, yes.

2 HEARING OFFICER: I'll hold you over until
3 the next meeting --

4 MR. TATE: That's fine.

5 HEARING OFFICER: -- but we need progress.
6 Okay?

7 MR. TATE: Of course.

8 HEARING OFFICER: Okay. Thank you.

9 MR. TATE: Okay. You have a good one.

10 MR. KOLBE: 750 Scottwood. It's a
11 single-family residence, was posted on 3-27 of 2019.
12 It was a vacant, dilapidated and dangerous structure.
13 Building, plumbing, mechanical and electrical permits
14 have all been pulled. Windows are boarded, it's
15 vacant, siding and trim and chimney are dilapidated,
16 still some debris, unkempt, electrical hazards. The
17 gas meter is gone. The electric meter is on.

18 Due to some progress on the property, our
19 recommendation is postponement until the February -- or
20 July 10th, 2019 meeting.

21 HEARING OFFICER: Okay. Your name, please.

22 MR. McNABB: Richard McNabb.

23 HEARING OFFICER: Okay.

24 MR. McNABB: I don't know what -- gas meter's
25 on. There's gas in the house. So I don't know, when

1 he said the gas meter's off and this and whatever, the
2 gas and the electric's on there. But we had made
3 progress. Like you said, they pulled the electrical
4 permit. They're almost done with the electrical. The
5 furnace is in, the duck work, they're just finishing up
6 a little bit.

7 Anytime Plumbing's doing the mechanical and
8 Streamline Electric is doing the electrical. And, you
9 know, there's only one window that ain't been replaced
10 in the house. All the windows have been replaced but
11 one on the side of the house. There are all new
12 windows in the house. So we're getting there. The
13 chimney is fixed.

14 They eliminated the chimney because the
15 furnace, they ran it to the back of the house and
16 vented it out PVC, so we filled in the whole chimney
17 and shingled it in and put ice/water felt through the
18 chimney itself and a ridge cap and, you know,
19 everything's done on the roof.

20 HEARING OFFICER: Okay.

21 MR. McNABB: So hopefully within the next
22 couple weeks it will be ready to rent.

23 MR. MORAN: A couple weeks? Just for the
24 record, the building permit is expired.

25 MR. McNABB: Okay. But we had an extension

1 but I'm not sure when the extension expires. When the
2 gentleman came out a couple days ago --

3 MR. MORAN: The extension is expired today on
4 the 10th.

5 MR. McNABB: Okay. But they said it was good
6 until the 27th. That's whoever came out, Dave and
7 somebody else came out the other day.

8 MR. MORAN: And, again, you described a lot
9 of progress on the house. But, yet, there was no
10 inspections on any of the permit.

11 MR. McNABB: Right. That's because they just
12 got done yesterday with the furnace. And the
13 electrical company's coming out, they got to put in a
14 few more tamper-resistant outlets and then the
15 electrical will be done, too.

16 MR. MORAN: Okay. Well, if we can just get
17 the building permit back on track.

18 MR. McNABB: Okay. We just need an extension
19 again?

20 MR. MORAN: An extension, yeah.

21 MR. McNABB: Okay.

22 MR. MORAN: And start complying with the
23 requirements of the approvals --

24 MR. McNABB: Right. As soon as --

25 MR. MORAN: -- on --

1 MR. McNABB: Right.

2 MR. MORAN: -- all of the trades inspections.
3 And then the building inspections that are required and
4 keep moving forward.

5 MR. McNABB: They said yesterday,
6 Streamline -- or I mean Anytime Plumbing, that they
7 sent you a copy of the CO2 report or whatever saying
8 that the house is -- you know, because they put the
9 furnace in and it's up and running now.

10 MR. MORAN: We don't have a copy on file yet.

11 MR. McNABB: Okay. They said they were going
12 to send it yesterday but I'll call them tomorrow.

13 HEARING OFFICER: Okay. We'll hold this
14 over, then, until our June meeting.

15 MR. McNABB: June 10th or July?

16 MR. KOLBE: July 10th.

17 HEARING OFFICER: I'm sorry.

18 MR. McNABB: July 10th?

19 HEARING OFFICER: Right.

20 MR. McNABB: So I'll get the extension
21 tomorrow morning, then.

22 MR. KOLBE: That's fine.

23 HEARING OFFICER: Very good.

24 MR. McNABB: Another extending.

25 HEARING OFFICER: Okay. Thank you.

1 MR. McNABB: Thank you very much. Have a
2 good day.

3 MR. KOLBE: Next property is 601 North Perry.
4 It's a multi-family unit, was posted on 3-27 of 2019.
5 It's an extremely dangerous and dilapidated structure.
6 Three of the units are vacant, two of them are
7 occupied. Open to trespass via the rear window. Many
8 windows are boarded up. Roofing, siding, windows,
9 trim, doors, gutters, downspouts, chimney, stairs are
10 all very dilapidated. Overgrown, debris, unkempt
11 abandoned vehicles, missing handrails.

12 The -- they had a team inspection. The Fire
13 Department refused to enter the building due to its
14 condition and, furthermore, stated that it should not
15 be occupied because they would not send people into the
16 building if there was a fire because of the -- because
17 of house, it's dilapidated.

18 Since the posting of the property, it's been
19 sold. The new buyer is now here.

20 MS. HAYES: I'm not the buyer.

21 MR. KOLBE: Oh.

22 MS. HAYES: I'm the resident.

23 MR. KOLBE: Oh.

24 MS. HAYES: The contractor was supposed to
25 come --

1 MR. KOLBE: Oh.

2 MS. HAYES: -- and meet us here so we can
3 figure out what's going on. Because I'm a resident
4 there and I need to know whether I need to move or not.

5 MR. KOLBE: Yes.

6 MS. HAYES: Unfortunately, he's not here so I
7 need to know what's going on.

8 HEARING OFFICER: Can we get your names for
9 the record, please.

10 MS. HAYES: Sure, I'm Miranda Hayes.

11 MR. HAYES: I'm Robert Hayes.

12 HEARING OFFICER: Thank you.

13 MR. KOLBE: I thought you were going to be
14 the representative. We're going to have to hold this
15 until the end of our people here and then we can go
16 back to it, if the owner has not shown up.

17 HEARING OFFICER: Okay.

18 MS. HAYES: Okay.

19 HEARING OFFICER: So can you wait around?

20 MS. HAYES: Yes.

21 MR. MORAN: And, for the record, our -- some
22 of our building inspectors, trade inspectors here on
23 behalf of the City refused to enter because of the
24 unsafe conditions of not only the entry, the porch, the
25 steps, so we weren't -- I did go in the building but I

1 also posted it as condemned based on the visual
2 inspection of the premises. So it's now post as a
3 condemned building due to what we discussed here with
4 the building official. So he did instruct me to post
5 it. So, until it gets, you know, to the point of being
6 in compliance, it's now posted as condemned.

7 MR. HAYES: Okay. Because we got several
8 phone calls from this new owner that we don't know him
9 but --

10 MS. HAYES: I've never meet him, never got
11 any paperwork or anything.

12 MR. HAYES: He's demanding money and we don't
13 know what's going on with the property.

14 MS. HAYES: We've been there two years.

15 MR. HAYES: We've been there going on three
16 years.

17 MS. HAYES: Yeah.

18 MR. HAYES: And we're trying to figure out
19 what's going on with the property. I cleaned up all
20 the outside, all around the building.

21 MR. MORAN: We'll talk more after a while.

22 MR. HAYES: All right.

23 MR. MORAN: All right. Thank you.

24 MR. KOLBE: Moving on to 554 East Kennett, a
25 single-family residence, was a dilapidated and rotted

1 structure, both house and garage. It's occupied, holes
2 through the roof, boarded basement window. Roof,
3 siding, soffit and trim are rotted. Gutters fell off,
4 porch is crumbling, overgrown, debris, unkempt.

5 A building permit was pulled, it has expired.
6 The garage roof and rafters have fallen in. The garage
7 needs to be demoed. The gas meters on. The electric
8 meter is on.

9 Our recommendation is to move on to the
10 demolition list as, since the last meeting, nothing's
11 happened. The owner came in to try to pull a new
12 permit. He needs to extend the existing permit as
13 opposed to pulling a new one. He states that -- at the
14 time, that he had family members that was going to come
15 and help him with the roof this coming weekend.

16 MS. HAYES: No.

17 MR. KOLBE: Next weekend.

18 MS. HAYES: Next weekend. The holiday
19 weekend on Friday.

20 MR. KOLBE: Either case, whether we can pass
21 it on to the Board of Appeals, he can still put the
22 roof on. It's just going to make it much easier for
23 the Board of Appeals. I'm leaving that point up to
24 you.

25 HEARING OFFICER: Okay.

1 MR. KOLBE: We've been here since October of
2 2017 and there's not even a tarp on the roof.

3 HEARING OFFICER: Okay. Your name, please.

4 MR. GRIFFITHS: Martin Griffiths.

5 HEARING OFFICER: Okay. And is there a
6 reason we haven't made progress?

7 MR. GRIFFITHS: Health issues, primarily for
8 the last year or so. And I can't get up on the roof
9 anymore so I contacted -- I was going to -- last time I
10 was here, I was going to -- you know, I talked about
11 trying to get a contractor in but I can't afford what
12 they want. And so I contacted some family members.
13 I've got a couple nephews that are willing to help and
14 a couple friends. So we're going to do the roof, get
15 it squared away.

16 HEARING OFFICER: Is this on the house?

17 MR. GRIFFITHS: Yes, yes.

18 HEARING OFFICER: Back of the house?

19 MR. GRIFFITHS: Yeah.

20 HEARING OFFICER: Okay. And you really think
21 that will happen this -- next weekend or --

22 MR. GRIFFITHS: We'll get started on it that
23 weekend. But I don't think it's going to be
24 100 percent finished, you know, because I got to do a
25 bunch of trim and stuff like that. But, you know,

1 we'll get the shingles off. And I'm doing, you know,
2 both sides of the roof, not just the backside which is
3 where the hole is.

4 HEARING OFFICER: Uh-huh.

5 MR. GRIFFITHS: So --

6 HEARING OFFICER: Okay. Is there -- you
7 know, I always try to give everybody the benefit of the
8 doubt here. I hate to move people on to the Board of
9 Appeals because it puts a lot more pressure on them.
10 But is there a reason I should leave this here and not
11 move it on?

12 MR. GRIFFITHS: Well, I -- last time, when I
13 extended the original permit, he said he was only going
14 to do it for three months. So that's why it hasn't
15 been extended again, because that three months ran out.
16 So he didn't, you know, give me the impression that it
17 would be renewed again. So that's why I came down to,
18 you know, put the permit -- you know, get another
19 permit.

20 HEARING OFFICER: Okay. So we need a
21 extension for the roof to be worked on?

22 MR. MORAN: The building permit was expired
23 on January 11th. So the extension is necessary to, at
24 least, continue to move forward.

25 HEARING OFFICER: Okay.

1 MR. MORAN: Because we got the issue not only
2 with the roof but the demolition of the garage as well.

3 HEARING OFFICER: Yeah.

4 MR. MORAN: And, again, like Dan said, this
5 has been going on for two years and we haven't moved
6 off square one.

7 HEARING OFFICER: Yeah, the -- there's a
8 separate permit required for the demolition, correct?

9 MR. KOLBE: Or it could go on this building
10 permit.

11 MR. MORAN: It could be under this building
12 permit. You know, it would be under that umbrella of
13 the permit. So, yeah, it could be done. And it has
14 been under that umbrella permit. But it's up you to
15 whether or not to, you know, continue to allow for
16 this --

17 MR. GRIFFITHS: I did put in ceiling joists
18 inside the house, you know, repaired, you know,
19 replaced some that were rotting. So there has -- you
20 know, I have done work on the house.

21 HEARING OFFICER: Yeah, I see you --

22 MR. GRIFFITHS: Just not extensive, yes.

23 HEARING OFFICER: You've got lumber sitting
24 in the yard.

25 MR. GRIFFITHS: Yes.

1 HEARING OFFICER: You know, I'd like to see
2 that get on the house before it's worthless. So, once
3 the roof is on -- will you replace framing members; or
4 do you have rotted-out rafters on this?

5 MR. GRIFFITHS: Yes, yes. Not all of them
6 but some.

7 HEARING OFFICER: Are you tearing those off
8 completely or are you going to just --

9 MR. GRIFFITHS: Tearing off the rotted
10 rafters and replacing them. And, some of the others,
11 I'll just sister, you know, to stiffen them up.

12 HEARING OFFICER: Okay. And then you've got
13 new plywood you're putting on the roof?

14 MR. GRIFFITHS: Yeah, it's got -- the
15 original roof, it's got what they call skip sheathing,
16 which is one-by-six or one-by-eight, then a gap and
17 another board, you know. And then it has cedar shakes.
18 I want to take all the cedar shakes and the asphalt
19 shingles off, put a whole new -- you know, skin it over
20 with by wood --

21 HEARING OFFICER: Okay.

22 MR. GRIFFITHS: -- on top of the skip
23 sheathing, then put -- it's all new -- you know, a new
24 roof.

25 MR. MORAN: And, again, that's part of -- one

1 of our concerns as well. Because this isn't, you know,
2 a weekend warrior project. When you're dealing with,
3 you know, rafters, structural framing members that need
4 to be inspected and approved --

5 MR. GRIFFITHS: I --

6 MR. MORAN: -- you can't just come in on a
7 weekend --

8 MR. GRIFFITHS: I used to be a carpenter.
9 One of my nephews is a carpenter.

10 MR. MORAN: We need to look at that stuff
11 before you could just cover it up with new sheathing on
12 the roof. We need to look at the framing members.
13 There's a process here.

14 HEARING OFFICER: Can --

15 MR. MORAN: So --

16 HEARING OFFICER: Can you --

17 MR. GRIFFITHS: Well, they told me before to
18 call for a rough framing when, you know, the framing's
19 done.

20 MR. MORAN: Right.

21 HEARING OFFICER: Can you see the underside
22 of the roof, the rafters, from inside the house?

23 MR. GRIFFITHS: No, you got the ceiling
24 there.

25 HEARING OFFICER: The ceiling's in the way?

1 MR. GRIFFITHS: Yeah.

2 HEARING OFFICER: So how -- how far can this
3 gentleman go?

4 Let -- let's say -- let's say he's got a good
5 crew out here on a weekend and they can pull off the
6 shingles, they can put in the new rafters.

7 MR. MORAN: There's two inspections that need
8 to occur. The framing of the structural members or the
9 rafters, the soffits, the trim, that -- anything that's
10 going to be held to get -- create that portion of the
11 structure of the roof, that needs to be inspected.

12 Then, prior to putting the shingles in, we'll
13 have to look at the sheathing, the ice and water
14 shield. We have to talk -- have a discussion about how
15 they're venting the attic space. That's what we call
16 an open roof inspection.

17 MR. GRIFFITHS: Um-hmm.

18 MR. MORAN: So you have the structural member
19 inspection or the framing inspection and then the open
20 roof inspection; those both need to occur before he
21 puts the shingles back on the roof.

22 HEARING OFFICER: Okay. So --

23 MR. MORAN: And, to do it on a weekend, we're
24 not open on a weekend.

25 MR. GRIFFITHS: No, I'm not -- it's not all

1 going to happen in one weekend; I understand that. I
2 know that.

3 HEARING OFFICER: So let's just say, in the
4 best of conditions, you get the rafters replaced,
5 you've got the old roof stripped off, you've got your
6 new sheathing on. Are you going to cover this up; do
7 you have tarps or something to cover so the new work
8 doesn't get ruined?

9 MR. GRIFFITHS: I've got one tarp but I can
10 probably get a couple more.

11 HEARING OFFICER: So you --

12 MR. GRIFFITHS: I've got one that will cover
13 the backside.

14 HEARING OFFICER: So you can make the
15 backside watertight?

16 MR. GRIFFITHS: Yeah.

17 HEARING OFFICER: And then you'd have to
18 remove that or -- so you -- do you want to actually see
19 the plywood on the roof or do you want to see the
20 ice --

21 MR. MORAN: We --

22 HEARING OFFICER: -- and --

23 MR. MORAN: -- always --

24 HEARING OFFICER: -- water --

25 MR. MORAN: -- like --

1 HEARING OFFICER: -- shield?

2 MR. MORAN: -- to see the new wood on the
3 roof before the shingles go down.

4 HEARING OFFICER: Okay.

5 MR. MORAN: And we also, you know, like to
6 see the ice and water shield. It's required to have
7 the ice and water within inside the living space
8 actually two feet inside the living space. So,
9 typically, they're running two rows of ice and water,
10 three foot per row. So two rows would bring you six
11 feet up the roof. And, generally, on your roof would
12 be further than two feet inside the living space. So
13 that's what we would recommend.

14 But that's the kind of discussion we have out
15 there during the inspection. So -- but, yeah, the
16 framing inspection and then the open roof inspection
17 are the two separate inspections that will have to
18 occur. And, if he is only doing half at a time, you
19 know, that's going to be, you know, two inspections
20 each for the front and the back.

21 MR. GRIFFITHS: No, before I call for the
22 inspection, I'm going to peel off the whole roof on the
23 front and back.

24 MR. MORAN: All right.

25 MR. GRIFFITHS: I'm going to build up the --

1 I'll do the back first, you know, build it up, not
2 shingle it but just get it, you know, sealed. Then
3 I'll peel off the front and then just, you know, sheath
4 the front. And then I'll call you guys to be --

5 MR. MORAN: We can coordinate that. I'm not
6 concerned about -- you know, I'll work with you on
7 however you're doing it, you know, that's not the crux
8 of the issue. I think the issue is literally getting
9 it done.

10 MR. GRIFFITHS: Yeah.

11 HEARING OFFICER: Is there an attic access to
12 get up and look into the attic space?

13 MR. GRIFFITHS: There's just a little
14 three-by-three hole or whatever.

15 MR. MORAN: That should be plenty.

16 MR. GRIFFITHS: Not even that but --

17 HEARING OFFICER: So you could see the
18 framing?

19 MR. MORAN: I could see the framing. That's
20 fine, you know, as long as we can get a commitment
21 that, you know, it's going to get done this time.

22 HEARING OFFICER: And I think that's what we
23 need here, is a positive commitment that you're --
24 you're going to make progress.

25 MR. GRIFFITHS: Yeah.

1 HEARING OFFICER: So I -- like I say, I'd
2 hate to move on to the Board of Appeals because that
3 puts you one step closer to not coming back, you know.
4 And I'd rather see you make some progress. So I'll
5 hold this over until our next meeting again.

6 MR. GRIFFITHS: Okay.

7 HEARING OFFICER: But next meeting, if
8 nothing's been done, we're going to move you on to the
9 Board of Appeals.

10 MR. GRIFFITHS: So now you're saying you just
11 want me to extend the permit that I've already had
12 before?

13 MR. KOLBE: Yes.

14 HEARING OFFICER: Yes.

15 MR. GRIFFITHS: Okay. Because last time he
16 said he was only going to do it for three months and
17 that was it.

18 MR. KOLBE: I'll talk to him.

19 MR. GRIFFITHS: That's why I came in the
20 other day, on Friday, to pull a new permit because I
21 thought that's what I had to do.

22 MR. MORAN: We'll see what Mike wants to do.
23 We'll talk to him.

24 MR. GRIFFITHS: Okay.

25 HEARING OFFICER: Get enough family members

1 out there.

2 MR. GRIFFITHS: So you want me to come back
3 tomorrow to do the permit, then?

4 MR. KOLBE: (Nods head.)

5 MR. GRIFFITHS: Okay. Thank you.

6 MR. KOLBE: Next property is 60 Kemp. It's a
7 single-family residence, was a vacant, fire-damaged
8 structure. Garage roof has collapsed, is extremely,
9 extremely dangerous. Boarded windows, missing railings
10 in the front porch, soffits and trim. Overgrown,
11 debris, unkempt. Gas meter was not found. The
12 electric meter is not only gone but it had been jumped.
13 All the permits have been pulled. I'm assuming that
14 he's taken care of the jumped meter.

15 Therefore, our recommendation, continuing
16 along, is postponement.

17 HEARING OFFICER: Okay. Your name, please.

18 MR. KIMMERER: Erin Kimmerer.

19 HEARING OFFICER: Okay. And --

20 MR. KIMMERER: I just bought the property a
21 couple months ago. So all this stuff he's mentioned
22 was like that when I bought it. The garage is torn
23 down. I tore the garage down like last week.

24 HEARING OFFICER: Okay.

25 MR. KIMMERER: And I'm making progress. I

1 got all my permits except for the HVAC but -- I mean
2 except for plumbing. So I've owned the house about two
3 months and I've made a lot of progress, so --

4 HEARING OFFICER: Okay. How far do you think
5 you'll be in three months?

6 MR. KIMMERER: I should be close to being
7 finished.

8 HEARING OFFICER: All right. We'll hold this
9 over until our next meeting, then.

10 MR. KIMMERER: All right. Thanks.

11 HEARING OFFICER: Thank you.

12 MR. KOLBE: 639 South Sterling, a
13 single-family residence, was posted on 3-27 of 2019.
14 It's a vacant, dilapidated structure. Siding is being
15 stripped. The siding, trim, deck, porch, porch steps
16 and fence are all dilapidated. Boarded garage door,
17 debris, unkempt. The main electric cable service is
18 too low. Gas meter's locked out. The electric meter
19 is on but the -- it's an open meter box.

20 This property had a Property Maintenance
21 Inspection back in February and I think they did pull
22 some permits but have did nothing. I mean, they went
23 that far. Therefore, in a year's time, it's back
24 before the Hearing Officer.

25 HEARING OFFICER: Okay. Your name, please.

1 MR. PEREZ: David Perez.

2 HEARING OFFICER: Okay.

3 MR. PEREZ: I'm here to represent
4 Jose Igeles (sp) Hernandez. He couldn't make it here
5 today.

6 HEARING OFFICER: Okay.

7 MR. PEREZ: So I'm helping him with his
8 property. We did the roofing. The roof is completely
9 done. And we did electrical, some is done as well.
10 All the permits are expired. I did talk to the owner
11 yesterday because the Building Inspector called me and
12 talked to me about his property. So I am going to take
13 over and help him out.

14 I basically let him know, you know, exactly
15 what's going on. And he said he wanted to come up with
16 the money this weekend. And, hopefully, we can get it
17 done in the next three months.

18 HEARING OFFICER: Okay.

19 MR. PEREZ: So the whole thing, you know, I
20 kind of let him know has going on.

21 HEARING OFFICER: Okay. Did -- is there a --

22 MR. MORAN: He did a property maintenance in
23 '18. And I did do the inspections on the work that
24 David had presented, you know, including the roof. He
25 did some interior framing and corrections there --

1 MR. PEREZ: Yes.

2 MR. MORAN: -- as well, if I recall; is that
3 correct?

4 MR. PEREZ: Yeah.

5 MR. MORAN: Yeah. And I had worked with
6 David around the City as well on other projects and
7 I've got the confidence he will get it done. We do
8 need to start by updating all the expired permits.

9 MR. PEREZ: We will.

10 MR. MORAN: Once we get to that point, you
11 know, you can proceed with the work at hand, and then
12 start getting all the other required permits in the
13 chronological order that's listed.

14 MR. PEREZ: Okay.

15 HEARING OFFICER: Okay.

16 MR. PEREZ: Yeah.

17 HEARING OFFICER: So we'll hold this over,
18 then, until our July meeting.

19 MR. PEREZ: Okay.

20 HEARING OFFICER: Thank you.

21 MR. PEREZ: Appreciate you guys.

22 MR. KOLBE: 32 Waldo, a single-family -- or
23 I'm sorry. It's a duplex, posted on 3-27 of 2019, a
24 dangerous, dilapidated structure. Vacant. Siding,
25 roofing, trim, chimney, stairs to the upper level and

1 porch are all dilapidated. Overgrown, debris, unkempt,
2 animals undermining, missing guardrail and handrails,
3 porch roof is falling in. Gas meter is on. The
4 electric meter is on.

5 He does have a Property Maintenance
6 Inspection scheduled for the 12th, which is this
7 Friday. Our recommendation is postponement to the
8 July 10th meeting, provided that that Property
9 Maintenance Inspection does take place. If it doesn't,
10 then --

11 HEARING OFFICER: Okay.

12 MR. KOLBE: -- recommendation is to move on.

13 HEARING OFFICER: Is there a reason you
14 wouldn't be there for the Property Maintenance
15 Inspection?

16 MS. SANDERS: Oh, no. He actually gave me
17 Power of Attorney, Limited Power of Attorney on April
18 the 3rd. And, since then, I've gotten the property
19 taxes up to date and then I went in and I scheduled the
20 inspection. So I'm very new at this but, most
21 definitely, I'll be there.

22 HEARING OFFICER: Okay.

23 MS. SANDERS: We'll be there. He is actually
24 the property manager. His name is Chris.

25 HEARING OFFICER: Okay.

1 MS. SANDERS: And so he'll be the one that
2 will be pulling the permits when the time comes.

3 HEARING OFFICER: And --

4 MS. SANDERS: His name is Chris White.

5 HEARING OFFICER: And your name, please.

6 MS. SANDERS: My name is Deborah Sanders.

7 HEARING OFFICER: Okay. So we'll hold this
8 over, then, if the Property Maintenance Inspection
9 takes place.

10 MS. SANDERS: And they said they will call me
11 in the morning, the morning of to schedule that time.

12 MR. MORAN: I will. I'll make that phone
13 call.

14 MS. SANDERS: All right.

15 MR. MORAN: I'll be doing the inspection,
16 too.

17 MS. SANDERS: Oh, okay.

18 MR. MORAN: Should I expect to meet you
19 there?

20 MS. SANDERS: You'll meet us both there.

21 MR. MORAN: Okay. I'll call you on Friday
22 morning.

23 MS. SANDERS: On Friday morning, you'll call
24 me?

25 MR. MORAN: Yeah.

1 MS. SANDERS: Okay. And I'll be coming from
2 downtown Detroit, so --

3 MR. MORAN: Okay. So did you prefer morning
4 or afternoon?

5 MS. SANDERS: I prefer whatever time you give
6 me, I'll be there.

7 MR. MORAN: Okay. Well, let's shoot for the
8 morning.

9 MS. SANDERS: Okay.

10 MR. MORAN: Between 9:00 and 12:00 but I'll
11 tighten up that window.

12 MS. SANDERS: Is that okay?

13 MR. NEXTONE: Yes yeah.

14 MS. SANDERS: Okay.

15 MR. MORAN: So we're going to do both, upper
16 and lower.

17 MS. SANDERS: Yes.

18 MR. MORAN: They'll be under two different
19 permits --

20 MS. SANDERS: Yes.

21 MR. MORAN: -- as you --

22 MS. SANDERS: I did --

23 MR. MORAN: -- well know.

24 MS. SANDERS: -- them both.

25 MR. MORAN: And you paid for both?

1 MS. SANDERS: Yes.

2 MR. MORAN: But I'll call you on Friday and
3 give you a tighter window.

4 MS. SANDERS: Okay.

5 HEARING OFFICER: 9all right.

6 MS. SANDERS: All right.

7 HEARING OFFICER: Thank you.

8 MR. FRIZANZ: Thank you.

9 MS. SANDERS: Thank you.

10 MR. KOLBE: And 63 Miami is a single-family
11 residence, vacant, dilapidated structure. The garage
12 roof is extremely rotted and has fallen in. Siding,
13 trim and garage all are dilapidated. Overgrown,
14 debris, unkempt. Gas meter is off. The electric meter
15 was not found. They have pulled their building permits
16 but the plumbing, mechanical and electrical permit are
17 still needed. They finished the roof.

18 Our recommendation is postponement until the
19 7-10 Hearing Officer Meeting if the activity increases
20 and we get some permits pulled.

21 MR. BADEEN: Good afternoon. John Badeen
22 appearing on behalf of Oliver Dudley who stands at my
23 right. So, just a quick update. The -- to address the
24 garage issue, my client has met with several
25 contractors. They have gotten a verbal quote that

1 basically told them that it will be much better to
2 repair the structure rather than do a complete teardown
3 which should help with the Historic Commission. We
4 don't have a written quote yet, just because we need to
5 match materials to whatever the original was. So that
6 should be happening shortly, as well as I have other
7 outdoor projects so it's hard to get people in the
8 winter.

9 We have a quote and we'll be scheduling
10 somebody, I assume, under a new permit that currently
11 expires in two weeks to do the siding and gutters and
12 the outside trim. And that will be a match, so there
13 will be no Historic Commission issue.

14 The most of the work has been done, which
15 you'll see permits for soon, I believe, was remedial --
16 or mold remediation throughout the inside of the home
17 they did encounter asbestos and that's been the holdup
18 on finishing that project. Apparently, the tiling and
19 pipe insulation is asbestos-built. So the contractor
20 is currently pulling the relevant State permits. And I
21 don't know there a City permit for that --

22 MR. KOLBE: No.

23 MR. BADEEN: -- to do the asbestos
24 remediation. So couple more weeks in the works.

25 When we discussed the electrical issues

1 before, the meter is inside.

2 MR. KOLBE: Yeah. I --

3 MR. BADEEN: And it should be off. But it's
4 an old-enough house so --

5 HEARING OFFICER: Okay.

6 MR. BADEEN: We're satisfied coming back on
7 July 10th.

8 HEARING OFFICER: Okay. We'll hold this
9 over, then, until July 10th.

10 MR. BADEEN: All right. Perfect.

11 HEARING OFFICER: Good luck.

12 MR. BADEEN: All right. Thank you very much.

13 MR. KOLBE: I was going to say, check with us
14 on the building permit for the garage, to make sure
15 that that's -- you know, what you're doing is included
16 in your present building permit.

17 MR. BADEEN: She did pull an extension --

18 MR. KOLBE: Okay.

19 MR. BADEEN: -- just a moment ago but still
20 based on the October 26th issuance. And so it's set to
21 expire on 4-24, so we're going to be --

22 HEARING OFFICER: Okay.

23 MR. BADEEN: -- pushing it out.

24 HEARING OFFICER: All right.

25 MR. BADEEN: Thank you.

1 MR. KOLBE: 310 Jessie, a single-family
2 residence, was posted on 3-27 of 2019, was a dangerous,
3 dilapidated, incomplete structure, boarded windows.
4 Trim, soffit and rear porch steps missing, guardrail
5 and handrails are missing. Chimney is bent over,
6 debris, unkempt, abandoned vehicle. Gas meter's on.
7 The electric meter is on. The plumbing, electrical and
8 mechanical permits have been finalized out. We're just
9 awaiting the building permit to get finalized. And we're
10 just kind of in a holding pattern, apparently, on
11 trying to get the building permit finalized out.

12 HEARING OFFICER: Okay. Your name, please.

13 MR. SMITH: Julius Smith.

14 HEARING OFFICER: Okay. What -- what needs
15 to be done to final out this building permit?

16 MR. SMITH: Hmm?

17 HEARING OFFICER: Looks look you need some
18 siding finished up outside.

19 MR. SMITH: That's about the only thing that
20 needs is the siding.

21 MR. MORAN: Guardrails, handrails and all
22 that stuff.

23 MR. SMITH: My doctor told me don't worry
24 about you all and don't be doing what you all tell me
25 to do when I'm sick. I came here about four, five

1 times to tell you all I'm sick. And, if I'm sick, I
2 can't do this work. And the City done came back and
3 seen the work. I done had five God damn --

4 HEARING OFFICER: Excuse me.

5 MR. SMITH: I done had ten strokes. They
6 know I'm sick -- seven -- six strokes. You never had a
7 stroke.

8 HEARING OFFICER: Okay. So it's --

9 MR. MORAN: There are some safety -- life,
10 safety issues that need to be addressed.

11 MR. SMITH: I fixed that --

12 MR. MORAN: You've got stairs.

13 MR. SMITH: I fixed that.

14 MR. MORAN: You've got steps that don't --

15 MR. SMITH: I took --

16 MR. MORAN: -- that don't have guardrails.

17 MR. SMITH: I took the bricks all the way off
18 and put wooden steps.

19 MR. MORAN: Okay.

20 MR. SMITH: So I done took all them away.
21 That's why I went back to the hospital just five days
22 ago.

23 MR. MORAN: I understand, Julius. But
24 sometimes you may have to consider hiring this stuff
25 out so that you can get it done. We just -- we're

1 not --

2 MR. SMITH: When you have a stroke, your
3 brain ain't -- ain't doing that. Your brain don't do
4 nothing.

5 MR. MORAN: Well, we've talked about a few
6 times. We just need to kind of get it wrapped up, not
7 only, you know, making that house safe and habitable
8 for everybody but also people that come visit. And
9 it's just a matter of getting some of those few things
10 done. But it seems to be lingering on and on and on.
11 And, if you can't get it done, you need to consider
12 hiring contractors that can help get it done. Not only
13 the issues with the guardrails and handrails and the
14 trim, those are minor. The trim stuff is minor but it
15 needs to be done --

16 MR. SMITH: Right.

17 MR. MORAN: -- for me to be able to close out
18 your building permit. The other thing is that you've
19 got a lot of junk and debris still around the property
20 and the abandoned vehicle we talked about. All of that
21 needs to be done for us to final out this building
22 permit.

23 MR. SMITH: And that thing ain't not been
24 there, it's not. My son, I sold it to him. He went
25 and bought the thing for it what he need. And this

1 week when he -- this month, when he get his check, he
2 going to buy it.

3 MR. MORAN: Okay. But --

4 MR. SMITH: But --

5 MR. MORAN: But, at the time of our
6 inspection out there a couple weeks ago, it was
7 considered an abandoned vehicle. It was not plated, it
8 was not running.

9 MR. SMITH: Now it run.

10 MR. MORAN: Okay.

11 MR. SMITH: That's why --

12 MR. MORAN: When we go out there and verify
13 next time, we'll be able to take that off the list.

14 MR. SMITH: Oh, okay.

15 MR. MORAN: But, at the time of our
16 inspection, that wasn't the case.

17 MR. SMITH: Just like the what-you-call-it,
18 the dump truck, I done got rid of the dump truck. I
19 done got rid of my things then.

20 MR. MORAN: You're making headway; that's
21 good.

22 MR. SMITH: Okay. So if I'm doing it and
23 then I go to the hospital. And you all know I'm trying
24 to do my best, you know.

25 MR. MORAN: I understand.

1 HEARING OFFICER: Okay. So we'll -- we're
2 going to hold this over until the next meeting to give
3 you more time.

4 MR. SMITH: Next week?

5 HEARING OFFICER: No, three months from now.

6 MR. SMITH: Three weeks?

7 HEARING OFFICER: Three months.

8 MR. SMITH: Three months. Okay.

9 HEARING OFFICER: Okay?

10 MR. SMITH: Okay.

11 MR. KOLBE: You'll get a notice.

12 HEARING OFFICER: To give you more time.

13 MR. SMITH: Okay.

14 HEARING OFFICER: All right.

15 MR. SMITH: Okay.

16 MR. MORAN: If you got any questions, call
17 me.

18 MR. SMITH: Okay.

19 MR. MORAN: All right. Thanks, Julius.

20 MR. SMITH: Okay, fine.

21 MR. KOLBE: Far end, what house are you here
22 for?

23 MR. SMITH: 435 Irwin.

24 MR. MORAN: 435 Irwin.

25 MR. KOLBE: Irwin.

1 MR. SMITH: Yeah.

2 HEARING OFFICER: Okay.

3 MR. KOLBE: 435 Irwin is a single-family
4 residence, was posted on 3-27 of 2019. It was a
5 vacant, dilapidated structure. The shed door is
6 falling off, making it open to trespass. Siding and
7 soffit are still missing, gutters are needed, it was
8 overgrown, debris, unkempt, piles of brush and debris
9 are in the rear yard, gutters are off. The gas meter
10 is off. The electric meter is on. A building permit
11 was pulled. Plumbing, mechanical and electrical meters
12 are still needed.

13 Our recommendation is postponement until the
14 July 10th meeting if all permits get pulled by the
15 26th.

16 HEARING OFFICER: Okay. Can --

17 MR. PRETINDO: Yeah, I'm ready for the --

18 HEARING OFFICER: You're ready to pull all
19 the permits?

20 MR. PRETINDO: Yeah, yeah, yeah.

21 HEARING OFFICER: Okay. And you can do that
22 by the 26th of April?

23 MR. PRETINDO: Yeah.

24 HEARING OFFICER: Okay.

25 MR. PRETINDO: Yeah.

1 HEARING OFFICER: So we'll hold this over,
2 then, until our July meeting.

3 MR. PRETINDO: Thank you.

4 HEARING OFFICER: You're welcome.

5 Sir.

6 BISHOP ROGERS: Hi. How are you doing?

7 HEARING OFFICER: What property?

8 BISHOP ROGERS: Yeah. On behalf of 104.

9 MR. KOLBE: Oh, 104. Okay.

10 MR. MORAN: 104 --

11 MR. KOLBE: 104 North Jessie --

12 BISHOP ROGERS: Right.

13 MR. KOLBE: -- is a commercial property, was
14 a church, posted on 3-27 of 2019. A vacant, dangerous
15 dilapidated building. Open to trespass until boarded
16 by the City, it's vacant. Roof, siding, trim, soffits,
17 porch and chimney are all dilapidated. Again, boarded
18 windows and doors. Overgrown, debris, unkempt. Gas
19 meter's locked out. The electric meter is off.

20 Our recommendation is placement onto the
21 demolition list.

22 HEARING OFFICER: Okay. Your name, sir.

23 BISHOP ROGERS: Yeah, my name is

24 Bishop Keith Rogers, Senior.

25 HEARING OFFICER: Okay.

1 BISHOP ROGERS: For starters, I'm speaking on
2 behalf of -- I'm in the process now of talking to the
3 owner about that because we've been wanting to bring
4 that church and bring it back up to code. I was -- 40
5 years ago, I was baptized there, met my wife there.
6 I'm very familiar with the family that used to
7 pastor -- that was my pastor.

8 Over the years, I guess things kind of got
9 out of hand and I guess they just kind of let things
10 go. But we just recently seen how the condition was a
11 while back. And a lot of us that's in our movement
12 want to get together and put it back together.

13 HEARING OFFICER: Okay.

14 BISHOP ROGERS: I was told that I had to get
15 up with the owner and talk to the owner and those
16 that -- and I was in with the -- I talked to City
17 Council, a safety (sic), and he pretty much guided me
18 in the right direction on where to go and maybe who I
19 can talk to, and that was good vies.

20 So I just come here to just voice -- letting
21 you know that progress is being made, that we're trying
22 to put something together. But I just came here just
23 to show that we're trying -- we want to do something.

24 HEARING OFFICER: Okay. So this gentleman
25 does not own the property?

1 MR. KOLBE: No.

2 HEARING OFFICER: The owner is not here.

3 MR. KOLBE: No. Correct, correct.

4 HEARING OFFICER: And being that this is a
5 commercial property, would this have to go through site
6 plan approval at some stage when it exchanges hands?

7 MR. KOLBE: When it gets to the point where
8 it wants to be fixed up, very likely we'll have a site
9 plan but it will have to go through a team inspection.
10 As opposed to a Property Maintenance Inspection, we'll
11 do a team inspection on a commercial property. And
12 then, by the time they go in to get a business
13 license --

14 MR. MORAN: We'll --

15 MR. KOLBE: They --

16 MR. MORAN: Yeah, we'll --

17 MR. KOLBE: -- looked at the parking issues
18 and all those issues along the way.

19 MR. MORAN: Use and occupancy.

20 MR. KOLBE: Right.

21 HEARING OFFICER: Okay. And, if we -- since
22 the owner didn't show up, obviously this gentleman's
23 interested in the property. But, because the owner
24 isn't here, if we move this onto the Board of Appeals,
25 does that, in any way, complicate matters for this

1 gentleman in trying to purchase this property?

2 MR. KOLBE: No. It basically gives him a
3 little over a month to come up with documentation of a
4 purchase agreement, something that he's -- you know, he
5 doesn't necessarily have to have the deed in hand but
6 that he has some tangible, "I've got a purchase
7 agreement that's been made", you know, at that time.

8 HEARING OFFICER: Do you think that would
9 happen within 30 days of today?

10 BISHOP ROGERS: Yes, sir. Yeah, I have no
11 problem with that.

12 HEARING OFFICER: Yeah. You know, I don't
13 want to complicate matters for you. But, then again,
14 should things fall apart and you can't make a deal, I
15 don't want to have an eyesore linger, you know.

16 BISHOP ROGERS: I understand that.

17 HEARING OFFICER: So you'll --

18 What is the Board of Appeals meeting?

19 MR. KOLBE: Board of Appeals meeting is
20 May 16th, I believe.

21 HEARING OFFICER: So --

22 MR. KOLBE: It's on a Wednesday.

23 HEARING OFFICER: You should -- you know, you
24 may want to be in attendance at that meeting.

25 BISHOP ROGERS: Okay.

1 HEARING OFFICER: And would it be helpful if
2 the current property owner showed up --

3 MR. KOLBE: Oh, definitely, you know.

4 HEARING OFFICER: -- to argue the case that
5 you're in the process of purchasing that property so
6 the Board of Appeals can, you know, give a delay to
7 their process, right?

8 I would assume they function similar to how
9 we function; that, if there's progress being made --

10 MR. KOLBE: Yep.

11 HEARING OFFICER: -- they look at that
12 honorably?

13 MR. KOLBE: Yes, sir. Exactly, exactly.

14 HEARING OFFICER: So -- okay?

15 BISHOP ROGERS: Okay.

16 MR. KOLBE: Who did you find out owns it; is
17 it a church?

18 BISHOP ROGERS: Yeah. Well, actually, it was
19 sold in '05 and it's a management company that owns it
20 in Phoenix, Arizona.

21 MR. KOLBE: Okay.

22 BISHOP ROGERS: Yeah, I did some research and
23 ran into somebody down at the 1200 building. And they
24 did some research and they found you tell for me.

25 HEARING OFFICER: Okay.

1 BISHOP ROGERS: And then we, in a little
2 meeting, had a little back and forth. So we're trying
3 to put something together now.

4 MR. KOLBE: Okay.

5 HEARING OFFICER: Okay. Good luck.

6 BISHOP ROGERS: Thank you very much.

7 HEARING OFFICER: Thank you.

8 BISHOP ROGERS: Thank you.

9 MR. KOLBE: Back to 601 North Perry. Again,
10 it's a multi-family unit, five -- building of five
11 units, an extremely dilapidated structure, was posted
12 on 3-27. We're told that two of the units are
13 occupied. A lot of debris, overgrown, unkempt, broken
14 windows, abandoned vehicles, missing handrails. Gas
15 meters are not visible. The electric meter, one of
16 them was on.

17 The new owner talked to -- and, again, it was
18 just sold since the posting -- was not made aware of
19 the fact of its condemned status. He was going to be
20 talking with -- in the conversations we've had with
21 him, he's going to be talking with the tenants.

22 Our -- part of the issue is it's in a
23 historical district. So, for him to get his -- a
24 building permit to start working on it on the outside;
25 windows, siding, et cetera, he's got to go through

1 Historical Commission approval.

2 What we talked with him about is we want to
3 see a Historical Commission Application made by the
4 26th of this month as well as all the debris and
5 vehicles cleaned up on the site by the 26th. If that
6 is done, we'll hold it over for him to be able to pull
7 his permits and go on.

8 MS. HAYES: The vehicles that are there --

9 MR. KOLBE: If he doesn't --

10 MS. HAYES: I'm sorry. The vehicles that are
11 there are ours.

12 MR. KOLBE: Can --

13 MS. HAYES: There's one that belongs to the
14 other tenant and the rest are ours. They all run. If
15 you come out, I can start them and show you. They're
16 just not tagged and plated.

17 HEARING OFFICER: Okay. Can we -- let's --

18 MS. HAYES: Okay.

19 HEARING OFFICER: -- let Mr. Kolbe finish
20 here.

21 MR. KOLBE: Again, they were basically
22 willing to do cleanup, you know, out of the site. And,
23 if they do that, then we will hold it over. If they
24 don't, then we'll send it on to the Board of Appeals is
25 our recommendation.

1 HEARING OFFICER: So the new property
2 owner --

3 MR. KOLBE: I've talked to --

4 HEARING OFFICER: -- has committed to this?

5 MR. KOLBE: I've e-mailed back and forth to
6 Brian, who is the new property owner --

7 HEARING OFFICER: Okay.

8 MR. KOLBE: -- as well as they had a local
9 representative who was actually taking place. Brian
10 was unable to make it because of medical issue. A
11 representative was supposed to be here.

12 HEARING OFFICER: Okay. Have you ever dealt
13 with the new owner before.

14 MR. MORAN: I have.

15 MR. KOLBE: On other properties.

16 MR. MORAN: Yeah, I have on other properties.
17 Did he actually close on this property?

18 MR. KOLBE: Yes, he sent the Property
19 Transfer Affidavit to me. He e-mailed it to me to show
20 that it had closed.

21 MR. MORAN: I probably encountered him in
22 renovations of four, maybe five projects. And he's
23 been reputable in getting them done in a timely manner.
24 So, I mean, this is a big project, though. I mean,
25 this is like five units.

1 MR. KOLBE: Yes.

2 MR. MORAN: I think there was five units.

3 MR. KOLBE: It's five units.

4 MR. MORAN: And there was two of them that
5 are occupied. And it's in pretty deplorable condition,
6 inside and out, unsafe. And you're talking about the
7 professional inspectors and the Fire Marshal's team who
8 all said that they were not going to enter this
9 structure because of the unsafe entry points and the --
10 you know, the whole condition of the structure itself.
11 So you can imagine why it was posted as condemned.

12 HEARING OFFICER: Okay.

13 MR. MORAN: We got -- we got a mountain to
14 climb here.

15 HEARING OFFICER: Yeah.

16 MR. MORAN: But, you know, you got to start
17 somewhere.

18 HEARING OFFICER: And your names, again, for
19 the record, please.

20 MS. HAYES: Miranda and Robert Hayes. Truth
21 to be told when we moved into the building, 99 percent
22 of the building looked like unless the work that we
23 did. We had city workers or the city code inspectors
24 came out and they passed the building for basically how
25 it is now. Only thing wrong that's different,

1 basically, is some of the plumbing and the windows.

2 The windows were just busted out not too long
3 ago from a worker that wasn't paid by the previous
4 owner, that he came and did some work and he didn't pay
5 him so he came and busted the windows out. But the
6 conditioning of the building was passed by the city
7 inspector the way it is now.

8 HEARING OFFICER: Okay. And --

9 MS. HAYES: I have pictures from that. And I
10 came down and complained about the building being
11 passed the way it is when we first moved in.

12 HEARING OFFICER: Okay. What kind of shape
13 is your unit in?

14 MS. HAYES: My unit is in good shape.

15 MR. HAYES: In good shape.

16 MS. HAYES: We painted. We redid -- I tore
17 out the tub, re-did the tub. I mean, my unit is
18 totally livable.

19 MR. MORAN: Okay. You pulled permits for
20 that, right?

21 MS. HAYES: I'm a resident. I had to make it
22 livable because the owner --

23 MR. KOLBE: You have to pull permits for
24 that, though. So you did pull permits, right?

25 MR. HAYES: We know now. Because I wanted --

1 the previous owner had me doing little things for him
2 but he had a property manager guy. Okay? That
3 building is -- I'm the only person putting time and
4 effort into this building the way a lot of -- that's
5 why he still has two tenants in the building. I have a
6 bag of receipts from assorted items that I have put
7 inside this building. I've been outside, I done cut
8 down trees. I done cleaned up all the debris. I got
9 all the picture and everything. The vehicles, every
10 vehicle out there is operative and drivable. I admit,
11 two of them don't have tags.

12 MR. KOLBE: They're classified as abandoned
13 unless they have the tag on them.

14 MR. HAYES: Okay. So, you know, like I said,
15 I just really want to know what's going on with this
16 property before -- you know, I was told that I had to
17 move out at a short notice. And now the new owner's
18 coming in. And it's just the same process. You know,
19 I can understand if them guys was coming over there,
20 getting the work started or whatever, however it is.
21 But it's just the same process over and over and over.
22 I'm not familiar with the new landlord; I just know
23 that he's from Phoenix, Arizona.

24 MS. HAYES: We basically got an e-mail one
25 day saying, "I'm the new owner. I need this \$400 for

1 rent by next week."

2 MR. HAYES: I just want to know how to go
3 about this --

4 MS. HAYES: Personally --

5 MR. HAYES: -- you know, what we should know
6 as tenants who invested in this building. You know,
7 and we just do what we do out of kindness for other
8 tenants in the building who have lack of maintenance
9 work in their units as well. You know, I take my time,
10 my money and I repair little things that they do need,
11 as far as furnace, hot water tanks, electrical -- not
12 electrical but plumbing or whatever the case might be,
13 floor -- tiling floors or whatever. Like I said, they
14 haven't come through the apartments to see all the work
15 that I have done because they was -- they felt it was
16 unsafe.

17 MS. HAYES: It wasn't unsafe when they came
18 and did the inspection when I moved in. That's what I
19 don't understand.

20 HEARING OFFICER: You've been there almost
21 three years?

22 MS. HAYES: Three years.

23 MR. HAYES: Yes.

24 MS. HAYES: And it's in the same condition,
25 plus more work has been done since I moved in, so there

1 is some improvement. For them to say they didn't want
2 to go in the building because it looks unsafe, you came
3 in before and it was worser than it is now and you
4 passed it. I have pictures from three years ago where
5 it was passed and I have some in the condition that it
6 is now.

7 MR. HAYES: I don't understand how these
8 owners --

9 HEARING OFFICER: Unfortunately, we really
10 don't know anything right now --

11 MS. HAYES: Okay.

12 HEARING OFFICER: -- other than --

13 Has the whole building been condemned, Dave?

14 MR. MORAN: Correct.

15 HEARING OFFICER: So what's --

16 MR. MORAN: It's posted as condemned right
17 now. And we recommended that the tenants vacant the
18 property --

19 MR. HAYES: Okay. But we --

20 MR. MORAN: -- until compliance is met.

21 MR. HAYES: -- have --

22 MR. MORAN: You got to remember, this is an
23 unsafe condition. Because, if you have, say, a life
24 safety issue, like a fire, the Fire Department and the
25 Fire Marshal and their team will not even enter the

1 building.

2 MS. HAYES: Well, they have. There have been
3 emergencies there. They came in with no problem.

4 MR. HAYES: They came in and told us to put
5 the exterior --

6 MR. MORAN: I was there with the Fire Marshal
7 that day that I posted it.

8 MR. HAYES: That was the second time them
9 actually being there because we had a 911 call where
10 they couldn't even get the guy out of the building on
11 the stretcher.

12 MS. HAYES: So they put --

13 MR. HAYES: They couldn't even get him out of
14 the door. There wasn't no door for them to take him
15 out of.

16 HEARING OFFICER: Okay, right.

17 So there's five units in this building?

18 MR. KOLBE: Uh-huh.

19 HEARING OFFICER: Two of them are occupied?

20 MR. KOLBE: I'm told, yes.

21 MR. MORAN: That we can verify.

22 HEARING OFFICER: That you can verify?

23 How many people --

24 MS. HAYES: It's three.

25 HEARING OFFICER: Three are occupied?

1 MS. HAYES: Yeah.

2 MR. HAYES: There's three that's occupied.

3 MS. HAYES: There's two unlivable and there's
4 three that's livable that we've been taking care of,
5 ourselves as tenants.

6 HEARING OFFICER: Oh, okay.

7 MR. MORAN: We haven't verified that, that
8 they're livable.

9 MR. HAYES: Well --

10 HEARING OFFICER: And you've paid your rent
11 through when?

12 MR. HAYES: We always paid our rent.

13 MS. HAYES: We're paid up until now. We just
14 haven't paid --

15 MR. HAYES: The new owners.

16 MS. HAYES: -- the new owners.

17 MR. HAYES: Because we don't know who the new
18 owner is. He haven't came over and introduced himself.

19 MR. MORAN: Do you have a lease agreement
20 with the new owner?

21 MS. HAYES: No.

22 MR. MORAN: Then I would recommend you hold
23 your rent money and put it into an escrow account.

24 MS. HAYES: Okay. I have been doing that.

25 MR. MORAN: That way, you're covered that you

1 have the rent money. But, until you come into an
2 agreement, a lease agreement on that property with the
3 new owner, I can't -- it's a civil issue. We can't
4 really make recommendation. But, from my experience,
5 that would be my only he recommendation I could make.

6 MS. HAYES: And my question is with the
7 building being under condemnation, I read something
8 that it said that we're not supposed to pay rent or
9 something while it's under condemned, we shouldn't have
10 to pay rent while it's condemned.

11 MR. MORAN: I can't speak to the legalities
12 of that. I'm just the building inspector.

13 MS. HAYES: Okay.

14 MR. MORAN: The only thing I could recommend
15 is put it into an escrow account until you have a
16 legal, binding lease agreement with the new owner.

17 MS. HAYES: Okay. We're just trying to
18 figure out what's going on. We're confused at this
19 point.

20 MR. KOLBE: A Brian Yelder, Y-E-L-D-E-R, is
21 the owner.

22 MS. HAYES: I have spoke to him on the phone.

23 MR. KOLBE: Okay. He is the -- the paperwork
24 he's shown -- is the property owner.

25 MS. HAYES: He actually called me today --

1 I'm sorry -- before the meeting. His contractor was
2 supposed to be here to represent him.

3 MR. HAYES: He told us this meeting was
4 postponed.

5 MS. HAYES: Yeah, he didn't even want us to
6 come to the meeting, that he said that he'll send his
7 contractor to the next meeting, don't worry about the
8 meeting, don't go.

9 MR. HAYES: The last owner was from
10 California or Canada.

11 MR. MORAN: Canada.

12 MS. HAYES: And it was just a bunch of scheme
13 and scam going on with that and it's just keeping us on
14 our toes with this new guy. And he haven't come all
15 the way from Phoenix, Arizona. I don't know who -- you
16 know --

17 MR. MORAN: Again, I've had very good
18 experience with him --

19 MR. HAYES: Okay.

20 MR. MORAN: -- and some of his other
21 properties, that he's taken care of business and he's
22 been, you know, very efficient in getting these things
23 turned over. So we're hoping for the best for you.

24 MS. HAYES: Okay.

25 MR. HAYES: Okay.

1 MS. HAYES: And the gas meter is in the
2 basement. They previously -- a couple weeks ago
3 someone said it needed to be moved outside. But there
4 is gas there and the electricity is only on in three
5 apartments.

6 HEARING OFFICER: Okay.

7 MS. HAYES: Okay?

8 HEARING OFFICER: We appreciate your input
9 here. So there has been some discussion with the new
10 owner.

11 MS. HAYES: Okay.

12 HEARING OFFICER: And certain conditions he
13 agreed to verbally or via e-mail?

14 MR. KOLBE: Yes.

15 HEARING OFFICER: Which, if these -- if all
16 the conditions are met, this case will be held over
17 until our July meeting.

18 MS. HAYES: Okay.

19 HEARING OFFICER: If the new owner doesn't
20 fulfill his commitment --

21 And he has a time frame until April 26th,
22 correct?

23 MR. KOLBE: Correct.

24 HEARING OFFICER: If he doesn't meet his
25 conditions, this will move on to the Board of Appeals,

1 May 16th.

2 MR. KOLBE: 15th.

3 HEARING OFFICER: 15th.

4 MS. HAYES: Okay.

5 HEARING OFFICER: So you may want to put

6 May 15th on your calendar.

7 When -- what time does the Board of

8 Appeals --

9 MR. KOLBE: 5:00.

10 HEARING OFFICER: 5:00 in this room.

11 MS. HAYES: Is it here?

12 MR. KOLBE: Yes. And the property, again,

13 will be posted, just like it was this time. So you

14 know, watch for the notice on the billing.

15 HEARING OFFICER: Dave, if, just worst case

16 scenario, that this moves on to the Board of Appeals

17 and gets a commitment on the demolition list, how long

18 do these people have to find themselves a place to

19 live?

20 MR. MORAN: I think it could be a long time.

21 MR. KOLBE: No.

22 MR. MORAN: Yeah.

23 MR. KOLBE: How long do they have? They

24 don't have long at all.

25 MR. MORAN: Oh.

1 MR. KOLBE: If the Board of Appeals condemns
2 it or orders it down, they have to vacate the property.

3 MR. MORAN: They have to vacate the property
4 at that point.

5 MS. HAYES: So they won't give us a 30-day
6 notice, just right then and there?

7 MR. KOLBE: Basically yeah. Because you're
8 not supposed to be occupying it now.

9 MR. MORAN: Right now, it's condemned.

10 MR. HAYES: If we're not supposed to be
11 there --

12 MR. MORAN: You're not supposed to be there.

13 MR. HAYES: -- or live there, how is he
14 telling us to pay him rent, if we're not even supposed
15 to be here?

16 MR. KOLBE: Well, my conversation with e-mail
17 today, at the closing he was not made aware of the
18 condemnation order that was on it. The owner who sold
19 it to him knew but he did not divulge that information
20 to the buyer.

21 MR. HAYES: Yeah, he --

22 MR. KOLBE: And he was kind of taken back at
23 the fact that it was in the condition -- you know, he
24 knows it's in really rough shape. He saw --

25 MR. HAYES: He sent his contract towers over

1 cleaned up, the mattress at the west end of the
2 building has to be cleaned up. All that debris --

3 MS. HAYES: All that's gone now. We took
4 care of that ourselves.

5 MR. KOLBE: Okay.

6 MR. HAYES: Over the weekend, we just got out
7 there just to put forth a helping hand.

8 MR. KOLBE: Okay.

9 MR. HAYES: We do live there and been doing
10 it for three years by ourselves anyway.

11 MR. KOLBE: Okay.

12 MR. HAYES: So, you know, we're just trying
13 to make it livable for us.

14 MR. KOLBE: I had a telephone conversation
15 with Tammy who sounds like she's local and she was
16 going to be meeting with the contractor who was going
17 out there. So, if you see a woman that's out there,
18 it's Tammy, she's their local representative.

19 MS. HAYES: Okay.

20 MR. HAYES: That was the main thing, we
21 wanted to verify the ownership of the property so we
22 know who to deal with. Because the previous owner told
23 us that he did not sell the property and to not give no
24 one access to the building. So he sent this
25 maintenance guy, Ron Taylor over there.

1 MS. HAYES: March 31st.

2 MR. HAYES: And this was just a couple weeks
3 ago. And he told us not to give no one access and he
4 did not sell the property. And they both just spinning
5 us in circles.

6 MR. KOLBE: Well, there was a Property
7 Transfer Affidavit filed with the Oakland County
8 Equalization.

9 MS. HAYES: What date was that; can you tell
10 me the date of the purchase of the building?

11 MR. KOLBE: It's by the --

12 MR. HAYES: Probably Friday.

13 MR. KOLBE: -- date on here, it was
14 March 29th.

15 MS. HAYES: Yeah. Because March 31st, I got
16 a voicemail from the old owner.

17 MR. KOLBE: And --

18 MS. HAYES: I'm sorry -- from the old owner,
19 ask me for rent money.

20 MR. KOLBE: No.

21 MS. HAYES: So we're just confused. We're
22 just trying to get some information of what's going on
23 here because we're trying to, you know, basically -- we
24 don't want to stay there all our lives, you know. You
25 know what I'm saying? But, right now, it's --

1 MR. HAYES: This is our only --

2 MS. HAYES: -- it's our only choice right
3 now.

4 HEARING OFFICER: Well, you've got the dates
5 and, hopefully, there's some activity, like what's
6 agreed to, and things will work out.

7 MR. HAYES: We'll give him a chance.

8 HEARING OFFICER: Yeah.

9 MR. KOLBE: One of the things you might look
10 into and if you want to represent your building, I
11 believe it's Thursday, don't quote me, but the law
12 library at the 1200 building has free legal advice.

13 MS. HAYES: Okay.

14 MR. HAYES: Okay.

15 MR. KOLBE: So some of your questions, you
16 might, you know, have a coffee clutch with the
17 neighbors and say, "Okay, what -- you know, we're in
18 this together, what questions do you have?" And go
19 over and talk to them and see what -- you know, put the
20 money into an escrow. Do you legally have to do it?
21 They may say, "Put it into escrow." You may get it
22 back but at least you're showing good faith, it's in
23 escrow.

24 MS. HAYES: Okay.

25 MR. HAYES: Okay.

1 MR. MORAN: You know, but that's -- talk to a
2 lawyer.

3 MS. HAYES: All right. Thank you so much.

4 HEARING OFFICER: Good luck.

5 MR. HAYES: Is it May 10th?

6 HEARING OFFICER: May 15th is the Board of
7 Appeals.

8 MR. KOLBE: May 15th is the Board of Appeals.

9 HEARING OFFICER: Assuming the work doesn't
10 get done, as agreed to.

11 MS. HAYES: Okay.

12 HEARING OFFICER: And, like Dan says, things
13 will be posted. But, you know, keep your eyes open.

14 MR. HAYES: Yes, sir.

15 HEARING OFFICER: Okay. Good luck.

16 MS. HAYES: Thank you.

17 HEARING OFFICER: Thank you.

18 MR. KOLBE: If moves on, it's more likely to
19 come down. If it gets postponed because he's cleaned
20 up and everything, more likely, you're going to be able
21 to continue on there.

22 MS. HAYES: Okay.

23 MR. HAYES: Okay.

24 MR. MORAN: Okay?

25 MS. HAYES: Thank you.

1 MR. HAYES: Okay. Thank you.

2 HEARING OFFICER: 113 Florence Avenue.

3 MR. MORAN: 113 Florence Avenue is a duplex,
4 was posted on 3-27 of 2019. It's a vacant dilapidated
5 structure. The shed is open to trespass, the second
6 floor is missing -- windows are open, front porch steps
7 are rotted, deteriorated, rear stairs are rotted and
8 missing steps, multiple windows are boarded and
9 missing. Overgrown, debris, unkempt, piles of debris
10 in the backyard, guardrails and handrails are missing.
11 Gas meter's locked out. The electric meter is on but
12 lines are cut. The building and plumbing permits have
13 been.

14 Our recommendation is to hold this over until
15 the July Hearing Officer Meeting if a commitment has
16 been made to pick up the pace.

17 HEARING OFFICER: When does the building
18 permit expire?

19 MR. MORAN: The building permit expired just
20 on the 6th of April. So he has done some work out
21 there. He hasn't obtained any of the required permit
22 approvals under the building permit. So I haven't
23 really gotten back out there. He did pull the plumbing
24 permit as well. I'm not sure why he's not here or what
25 is the game plan going forward. But I'm giving him the

1 benefit of the doubt that, in the next three months,
2 he'll make some headway. And that's why we recommended
3 it to be postponed.

4 HEARING OFFICER: Okay. So we'll postpone
5 until our next meeting.

6 781 Scottwood.

7 MR. KOLBE: 781 Scottwood is a single-family
8 residence, was posted on 3-27 of 2019. It was a
9 dilapidated structure, no water in the house, it's
10 occupied -- we don't know if it's occupied or not.
11 Siding, soffits, trim are deteriorated and missing
12 siding. There's abandoned vehicles, overgrown, debris,
13 unkempt, water has been turned off for a few years now,
14 electric hazards are visible. Gas meter's locked out.
15 The electric meter is on.

16 Our recommendation is placement onto the
17 demolition list due to lack of progress. Also, the
18 gentleman from Kennett had paid for a Property
19 Maintenance Inspection back on October 11th of 2018 and
20 she has yet to schedule it. Her excuse was always --

21 HEARING OFFICER: Is this the woman who does
22 not have running better.

23 MR. KOLBE: Yes.

24 MR. MORAN: Over five years now.

25 HEARING OFFICER: And she says the City won't

1 turn the water on because?

2 MR. KOLBE: There was no heat in the house
3 was part of it.

4 HEARING OFFICER: Yeah.

5 MR. KOLBE: The County wouldn't, you know,
6 turn the water on for that.

7 MR. MORAN: The gas meter's been off, too,
8 for a number of years.

9 HEARING OFFICER: Yeah. Placement on the
10 demolition list.

11 Does anybody know if she's still living in
12 there?

13 MR. MORAN: Can't verify it but, the two cars
14 that appear to be abandoned, they're always there, so
15 not -- we can't -- we can't say yes or no. It's --
16 we're not sure what's going on there.

17 HEARING OFFICER: 1127 Stanley Avenue.

18 MR. KOLBE: It's a single-family residence,
19 again posted on 3-27 of 2019, dangerous, dilapidated,
20 fire-damaged structure, it's vacant, windows are
21 boarded. Soffit, roof, siding and trim are
22 dilapidated. Again, boarded windows, debris, unkempt.
23 Gas meter is off. The electric meter is gone.

24 They had a Property Maintenance Inspection
25 back in May, pulled a building permit that has expired,

1 never bothered to pull the rest of the trade permits.

2 Our recommendation is placement onto the
3 demolition list.

4 HEARING OFFICER: So ordered.

5 That concludes our agenda. Anything else?

6 Next meeting July 10th.

7 MR. KOLBE: July 10th.

8 (Meeting was concluded at 5:12 p.m.)

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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 (76) pages, is a true and correct transcript of my said stenographic notes.

Date

Mona Storm
CSR-4460

