

1 PONTIAC HEARING OFFICER MEETING

2 WEDNESDAY, APRIL 11, 2018

3 4:00 P.M.

4

5 HEARING OFFICER: George Hartman

6 FROM THE CITY:

7 Dan Kolbe

8 Bob Hudson

9

10 OTHERS PRESENT:

11 Elvis Tate

12 Jose Silva

13 Martin Griffiths

14 Tifiney Branyon

15 Joey Evans

16 Gloria Randolph

17 Reginald Chambers

18 Loen Chavel

19 Miguel A. Diaz

20 Cosmo Lacondo (ph).

21 David Geen

22

23 TRANSCRIPT PROVIDED BY:

24 STORM REPORTING (810) 441-0898

25 Mona Storm, Certified Shorthand Reporter # 4460

1 PROPERTY INDEX

2	ADDRESS	ACTION	PAGE
3	187 Wall St	Called	3
	187 Wall St	Held over	5
4	76 Edison Street	Called	5
	76 Edison Street	Held over until July	7
5	554 E. Kennett Rd	Called	7
	554 E. Kennett Rd	Held over until July	10
6	781 Scottwood St	Called	11
	781 Scottwood St	Held over until July	13
7	389 W. Huron St	Called	13
	389 W. Huron St	Held over until July	17
8	60 Kemp St	Called	18
	60 Kemp St	Held over until July	19
9	600 California Ave	Called	20
	600 California Ave	Needs PMI	22
10	435 Irwin Ave	Called	23
	435 Irwin Ave	Needs permits	27
11	61 Dwight Ave	Called	27
	61 Dwight Ave	Held over	32
12	169 Ogemaw Rd	Called	33
	169 Ogemaw Rd	Held over until July	35
13	21 Elizabeth Lk Rd	Called	35
	21 Elizabeth Lk Rd	Remains on demo list	36
14	30 Gardner St	Called	36
	30 Gardner St	Placed on demo list	37
15	355 Going St	Called	37
	355 Going St	Placed on demo list	37
16	512 Howland Ave	Called	37
	512 Howland Ave	Place on demo list	38
17	445 Jordan Rd	Called	38
	445 Jordan Rd	Place on demo list	38
18	268 Luther Ave	Called	38
	268 Luther Ave	Placed on demo list	39
19	278 W. Wilson Ave	Called	39
	278 W. Wilson Ave	Placed on demo list	40

20

21

22

23

24

25

1 Pontiac, Michigan

2 Wednesday, April 11, 2018

3 4:08 p.m.

4 HEARING OFFICER: I call today's hearing to
5 order. I'm George Hartman. I'm the Hearing Officer
6 today. We've got, with us, Dan Kolbe.

7 MR. KOLBE: Yep.

8 HEARING OFFICER: And?

9 MR. HUDSON: Bob Hudson.

10 HEARING OFFICER: Bob, okay. We'll stand for
11 the Pledge of Allegiance.

12 (Pledge of Allegiance recited by all.)

13 HEARING OFFICER: First case,
14 187 Wall Street.

15 Your names, please.

16 MR. TATE: Yes. My name's Elvis Tate.

17 HEARING OFFICER: Okay.

18 MR. ELAM: Deshon Elam.

19 HEARING OFFICER: Okay.

20 MR. KOLBE: 187 Wall was inspected on 3-28 of
21 2018. It was a vacant, was a dilapidated structure,
22 siding was stripped, foundation's still crumbling,
23 overgrown, debris, unkempt. The gas meter is now on.
24 The electric meter is now on.

25 All the permits have been pulled, trade

1 permits have expired, plumbing and mechanical did pass
2 a rough inspection.

3 Our recommendation is for a postponement
4 until July, in hopes that work will progress a little
5 quicker on the outside and something done with that
6 foundation on the back.

7 HEARING OFFICER: Okay. Gentlemen?

8 MR. TATE: He said the siding's been
9 stripped. There's nothing been stripped. The only
10 reason we didn't finish the back is we added more
11 things. We added a patio door, two at the moment. The
12 only part is that's not a crawl space, that's just a
13 part holding up a little cubbyhole in the kitchen that
14 the blocks need to be replaced. Other than that,
15 everything is going pretty smooth with the project. We
16 did pass a rough only. We're just waiting on the
17 electrical and the building for the rough to start
18 putting the inside back together.

19 HEARING OFFICER: Okay. And Dan, permits are
20 expired or --

21 MR. KOLBE: I believe, yeah.

22 HEARING OFFICER: They haven't passed rough
23 inspection?

24 MR. KOLBE: Yeah. The siding is still not on
25 the front of the house.

1 MR. TATE: It's just the front top part.

2 MR. HUDSON: Well, until it's all on, the
3 term --

4 MR. TATE: Okay.

5 MR. KOLBE: -- it was stripped.

6 MR. TATE: Got you.

7 MR. KOLBE: Until it gets put back up, it's
8 not there, it's stripped.

9 HEARING OFFICER: Okay. So can your trades
10 renew their permits; can you get that done here?

11 MR. TATE: Well, we both, we got deaths in
12 the family so we'll be gone in the third week and then
13 come back. We're going to Tennessee and Kentucky.

14 HEARING OFFICER: Okay.

15 MR. TATE: Because we have deaths in the
16 family. Other than that, we're going to get the
17 permits and everything else, no problem.

18 HEARING OFFICER: Okay. We'll hold you over
19 then until the next meeting.

20 MR. TATE: Okay.

21 HEARING OFFICER: Thank you.

22 MR. TATE: Thank you.

23 HEARING OFFICER: 76 Edison.

24 MR. KOLBE: 76 Edison was inspected on 3-28
25 of 2018. It's a duplex, vacant, deteriorated

1 structure. First floor doors and windows have been
2 boarded, there's still a few on the second floor that
3 are still boarded, missing siding and graffiti is on
4 the back of the house, rear porch is rotting, there's
5 siding and trim that are missing, it's overgrown,
6 debris, unkempt, animals undermining and broken window.
7 The abandoned vehicle has been taken away. It has both
8 gas meters are on and both electric meters are on.

9 The electrical and mechanical roughs have
10 been passed on the units that they've got started and
11 up to the building on the one unit but we're still
12 lacking permits on the second unit and that's why we're
13 kind of wrestling with a recommendation because they're
14 doing some work on the outside.

15 A postponement but we just haven't been able
16 to get all the permits pulled.

17 HEARING OFFICER: Okay. Your name, please.

18 MR. SILVA: Jose Silva.

19 HEARING OFFICER: Okay. Can you pull the
20 permits that are missing?

21 MR. SILVA: Yeah, I can get the permits.
22 I've got the all the permits and I paid a contractor
23 for to do it inside and he has never do it. I lost --
24 I pay and I'm losing money because never they do
25 nothing in there. And then, right now, it's stay

1 working, I got all the windows. It's only one is broke

2 again, so I ordered everything. So I got the cabinets,
3 I got everything for the first floor.

4 The second floor, I'm working on the second
5 floor because it's only the -- the plumbing guy, it's
6 only where, again, the pipes, because it's freezing and
7 it's only for the stairs, that's it, it's nothing to do
8 on the second floor, it's right on the second floor.

9 HEARING OFFICER: Okay.

10 MR. SILVA: But I got an all the windows. I
11 got all the doors. I got everything.

12 HEARING OFFICER: Okay.

13 MR. SILVA: The gas meter is off. I'm pulled
14 to the gas, it's off. I got only the end -- the 50
15 energy, it's only got power in there; that's it. But I
16 got a gas all because I'm still working in there.

17 HEARING OFFICER: Okay. So we'll hold this
18 over until the July meeting. But you need to pull the
19 permits that are lacking. Okay?

20 MR. SILVA: Okay.

21 HEARING OFFICER: All right?

22 MR. SILVA: All right.

23 HEARING OFFICER: Thank you.

24 554 East Kennett.

25 MR. KOLBE: 554 East Kennett was inspected on

2 occupied, major holes in the roof in the back. Roof,
3 siding, soffits and trim have rotted. Rear gutters
4 have literally fallen off, overgrown, debris, unkempt.
5 The abandoned vehicle has been removed. The garage
6 roof and rafters have been falling in. Gas meter is on
7 and electric meter is on.

8 A building permit has been pulled. The
9 plumbing permit needs to be pulled yet; that's the only
10 other permit.

11 Our recommendation is postponement until the
12 July meeting, as work has now been started on the
13 outside.

14 HEARING OFFICER: Okay. Your name, please.

15 MR. GRIFFITHS: Martin Griffiths.

16 HEARING OFFICER: Okay. And what is -- are
17 we missing permits?

18 MR. KOLBE: A plumbing permit.

19 MR. GRIFFITHS: There's no plumbing that
20 needs to be done. The sink was stopped up and that was
21 it. There is nothing to repair. The plumbing is
22 functional.

23 HEARING OFFICER: Did you do the Property
24 Maintenance Inspection?

25 MR. KOLBE: A Property Maintenance Inspection

1 has been --

2 MR. GRIFFITHS: Yeah. And, at the time,

3 there was water in the sink so he wrote that it needs a
4 plumbing permit. Well, it just had to get unplugged;
5 that's all.

6 MR. KOLBE: He is down in the Building
7 Department right now if you want to go down and talk to
8 him.

9 MR. GRIFFITHS: I told him that last time.

10 MR. KOLBE: Sir, I was not there.

11 MR. GRIFFITHS: Okay.

12 MR. KOLBE: I have to go by what he puts on
13 the report.

14 MR. GRIFFITHS: Okay.

15 MR. KOLBE: So, if you want to talk to him
16 about what's going on and he will take that off. But
17 that's something I can't do.

18 MR. GRIFFITHS: Okay.

19 HEARING OFFICER: Why don't you talk to the
20 Plumbing Inspector and make sure --

21 MR. KOLBE: No the building inspector is the
22 one that was out there. The plumbing inspector doesn't
23 go out.

24 HEARING OFFICER: Okay.

25 MR. KOLBE: The building inspector, when he

10

1 did his inspection, a plumbing permit was required.

2 HEARING OFFICER: Okay.

3 MR. KOLBE: And, you know, if the owner's
4 saying no, it's not, well, I can't be the mediator in
5 that.

6 HEARING OFFICER: Sure. Okay.

7 So what's your schedule, as far as making the
8 repairs?

9 MR. GRIFFITHS: Well, I've already started
10 doing some demo inside the house, while the weather is
11 not good for doing stuff outside.

12 HEARING OFFICER: Okay.

13 MR. GRIFFITHS: You know, to replace stuff
14 that's rotted and whatnot. As soon as the weather
15 breaks, I'll start working on the roof. But I got to
16 do stuff on like some of the ceiling joists need to be
17 replaced; I need to do some of that while the weather
18 isn't conducive to working outside.

19 HEARING OFFICER: Okay. So we'll hold this
20 over until our July meeting. Please go downstairs and
21 talk to the building inspector.

22 MR. GRIFFITHS: Okay.

23 MR. HUDSON: And try to resolve the plumbing
24 matter.

25 MR. GRIFFITHS: Okay. Yep.

11

1 MR. KOLBE: 781 Scottwood was inspected on
2 3-28 of 2018, it's a dilapidated structure, no water to
3 the house. It is occupied, overgrown, debris, unkempt,

4 abandoned vehicles in the drive. According to the
5 Water Department, the water's been shut off a few years
6 ago. The gas meter is on and the electric meter is on.

7 Recommendation is placement on the demolition
8 list.

9 HEARING OFFICER: Your name, please.

10 MS. BRANYON: Tifiney Branyon.

11 HEARING OFFICER: Okay. Are you living in
12 the house?

13 MS. BRANYON: Yes.

14 HEARING OFFICER: You are living in the
15 house. And there's no electricity or water?

16 MS. BRANYON: There is electricity.

17 MR. KOLBE: No, there is no water.

18 HEARING OFFICER: There's no water.

19 MR. KOLBE: The electric meter on and the gas
20 meter appear to be on.

21 HEARING OFFICER: And the water was shut off?

22 MR. KOLBE: Yes.

23 HEARING OFFICER: Because of nonpayment?

24 MR. KOLBE: Don't know why but, according to
25 the Water Department, it's been off a few years.

12

1 HEARING OFFICER: So what do you do for
2 water?

3 MS. BRANYON: I buy water.

4 HEARING OFFICER: You buy water. And was the
5 water shut off because the bill wasn't paid?

6 MS. BRANYON: No.

7 HEARING OFFICER: Why was the water shut off?

8 MS. BRANYON: I had a plumbing problem.

9 HEARING OFFICER: So you had the City shut
10 the water off?

11 MS. BRANYON: Yes.

12 HEARING OFFICER: Have you done a Property
13 Maintenance Inspection?

14 MR. KOLBE: I don't know if they were able to
15 get a Property Maintenance Inspection in there.

16 HEARING OFFICER: I don't see it on here.

17 MR. KOLBE: Nope.

18 MS. BRANYON: I had it.

19 HEARING OFFICER: You have had one?

20 MS. BRANYON: Yes.

21 MR. KOLBE: How long ago?

22 MS. BRANYON: Two years ago.

23 MR. KOLBE: That's -- you're going to need
24 another one. We're not going to go by a Property
25 Maintenance Inspection that's two years old.

13

1 HEARING OFFICER: Do you live by yourself?

2 MS. BRANYON: Yes.

3 HEARING OFFICER: Do you have the money to
4 pay for a Property Maintenance Inspection?

5 MS. BRANYON: Yes, if needed.

6 HEARING OFFICER: Okay. So let's hold this
7 over. Schedule a Property Maintenance Inspection with
8 the City because the one done two years ago isn't
9 current anymore. Okay?

10 So we'll hold over until the July meeting.

11 Okay?

12 MS. BRANYON: Okay. Thank you.

13 HEARING OFFICER: Thank you.

14 554 East Kennett.

15 MR. KOLBE: We did that one.

16 HEARING OFFICER: Did we do that one?

17 MR. KOLBE: Yeah.

18 HEARING OFFICER: I'm sorry. 389 West Huron.

19 MR. KOLBE: 389 West Huron was inspected on
20 3-28-2018. It's a vacant, dilapidated structure. The
21 roof has boards on it and the windows are also boarded
22 up. Foundation's crumbling. Siding, roofing fascia
23 and trim are all rotted and much of it's missing,
24 overgrown, debris, unkempt, abandoned vehicles, no
25 porch or steps to the front door. Gas meter's locked

14

1 out. The electric meter is gone.

2 Our recommendation is placement on the
3 demolition list.

4 HEARING OFFICER: Okay. Your name, please.

5 MR. EVANS: My name is Joey Evans.

6 HEARING OFFICER: Okay. And do you live in
7 the house?

8 MR. EVANS: No, I'm not. That's my father's
9 house. He passed away. And, during the time of me
10 being -- I'm trying to get possession of his
11 property -- of his property, my mother had come down
12 with cancer and recently just passed. So I've been
13 taking care of that.

14 And, for him to sit here and say the property
15 is dilapidated and stuff like that, that's false.

16 Overgrown, no, it's not. I cut that grass all the
17 time. I'm at that house every day. The only time I'm
18 not at that house during the daytime is when it was
19 snow outside. I took care of the grass; you can ask
20 the neighbors all that.

21 If you guys can go back to what the house
22 used to look like from the time my father passed away,
23 it used to be overgrown (sic), bushes all the way out
24 to the sidewalk and stuff like that. I've taken, since
25 I have not been able to get possession, as in my name

15

1 on it. But, since that, I've taken care of the
2 property.

3 I live in Pontiac, so it's -- I'm there every
4 day. The house ain't open to trespass, nothing like
5 that. Everything that's there, like yes, there is a

6 couple vehicles there but they're my father's vehicles.

7 Until I can get possession of my name being
8 on his stuff, I can't do nothing with them. And that's
9 what I'm trying to do right now. But, in the meantime,
10 while I was trying to do that, my mother got, you know,
11 diagnosed with cancer and we was dealing with that.

12 You know, I'm sorry, I understand that that's
13 a property and stuff like that but I don't care what's
14 being said, my mother comes first.

15 HEARING OFFICER: Sure.

16 MR. EVANS: And that's what I was taking care
17 of.

18 HEARING OFFICER: Are you planning on moving
19 into the home, fixing it up.

20 MR. EVANS: I plan on redoing the house.

21 HEARING OFFICER: And how long do you think
22 before you can get this --

23 MR. EVANS: I'm trying to do that now. So,
24 if you guys can postpone this until the July meeting, I
25 can come in here and show you guys, that, hey, you

16

1 know, I'm not just standing here, telling you guys. I
2 mean, you can -- I mean, if the grass and the yard
3 wasn't taken care of, the grass would still be
4 knee-high. The house is right on the main strip of
5 M-59, coming in and out. So, you know, I take care of

6 the grass, I take care of the yard. I'm in there every
7 day. That is, you know, on my way come home. I pick
8 up the paper in the yard and everything.

9 HEARING OFFICER: Are you the only --

10 MR. EVANS: I have a brother, too.

11 HEARING OFFICER: You have a brother, too?

12 MR. EVANS: Yeah, he was actually trying to
13 get here but he does demo work for a living and he
14 couldn't get here in time.

15 HEARING OFFICER: Okay. The cars that are on
16 the property, are those currently registered?

17 MR. EVANS: We can't register them because
18 they are actually in the father's name. One of them,
19 you can't see it from the road, one's stuck right
20 behind the house. Actually, it's backed all the way up
21 against the shed so, you know, nobody could get into
22 the shed. And the other one's parked off on the side,
23 next to -- my father has a camper, it's parked next to
24 the camper so nobody can get in that.

25 And everything is, you know, boarded up,

17

1 secure, so nobody could, you know, enter the property
2 or nothing like that. All the windows is boarded up,
3 everything. So it could -- it's not occupied to
4 trespassing and stuff like that.

5 HEARING OFFICER: Have you checked with the
6 Secretary of State on the vehicles?

7 Sometimes -- I don't know if you can bring in

8 a death certificate and have them transfer.

9 MR. EVANS: They want us to be able to --

10 because there is another sibling in with him and they

11 want to may be sure that, you know, they want us to go

12 to the courthouse and have proof of that, that it's --

13 you know, that nobody else is disputing it.

14 HEARING OFFICER: Okay.

15 MR. EVANS: So we're trying to take care of

16 all that as we speak.

17 HEARING OFFICER: Okay. So we'll hold this

18 over until the next meeting. And, hopefully, by then,

19 you've got things resolved. But, you know, please keep

20 the site clean.

21 MR. EVANS: No, I do. I mean, I take care --

22 I work for GM during the daytime. I run a landscape

23 company at the same time.

24 HEARING OFFICER: Okay.

25 MR. EVANS: So, you know, I'm there

18

1 constantly. I'm at the property every day, you know

2 making sure -- you can ask the neighbors, you know, or

3 anything like that. You know, I'm there every day.

4 HEARING OFFICER: Okay. Very good.

5 MR. EVANS: Okay.

6 HEARING OFFICER: We'll hold this over, then.

7 MR. EVANS: All right. Thank you.

8 MR. KOLBE: Next property is 60 Kemp. It was
9 a single-family house, was inspected on 3-28 of 2018.

10 It's a vacant, fire-damaged structure. The fire was
11 back on May 2nd of 2017, garage roof has collapsed,
12 boarded windows, garage -- railing's missing from the
13 front porch. There's debris, unkempt, abandoned
14 vehicle. The gas meter was not found. The electric
15 meter is gone.

16 It had a Property Maintenance Inspection and
17 a building and plumbing permits are both needed. They
18 just came in today to pull a building permit. Our
19 recommendation was to remain on the demolition list.
20 But, pending your decision, they did make application
21 for the building permit.

22 HEARING OFFICER: Okay.

23 MR. KOLBE: It's complete, it hasn't been
24 reviewed.

25 HEARING OFFICER: Sure.

19

1 Your name, please.

2 MS. RANDOLPH: Gloria Randolph.

3 HEARING OFFICER: Okay. Are you living in
4 the house?

5 MS. RANDOLPH: No, sir.

6 HEARING OFFICER: No, it's vacant?

7 MS. RANDOLPH: I'm staying with my sister

8 right now until I can get the house repaired and move
9 back in it, though.

10 HEARING OFFICER: Okay.

11 MS. RANDOLPH: Uh-huh.

12 HEARING OFFICER: All right. Dan, to tear
13 the garage down -- I mean, the garage looks like it's
14 not salvageable -- that would be require a separate
15 permit?

16 MR. KOLBE: No, it can be put on the building
17 permit.

18 HEARING OFFICER: It can be put on the
19 building permit?

20 MR. KOLBE: Uh-huh.

21 HEARING OFFICER: So we'll hold this over
22 until our July meeting, since you've already applied
23 for your building permit.

24 MS. RANDOLPH: Okay.

25 HEARING OFFICER: And hopefully, by July,

20

1 maybe you've made some progress here.

2 MS. RANDOLPH: So for the building permits,
3 what do I do with them? I had an application.

4 HEARING OFFICER: Those will have to be
5 turned in downstairs --

6 MS. RANDOLPH: Okay.

7 HEARING OFFICER: -- at the Building

8 Department. Okay?

9 MS. RANDOLPH: Okay.

10 HEARING OFFICER: And they're open until?

11 MR. KOLBE: 5:00.

12 HEARING OFFICER: 5:00. So you still have
13 time.

14 MS. RANDOLPH: Okay. All right. Thank you.

15 HEARING OFFICER: Thank you.

16 MR. KOLBE: 600 California, a single family
17 house. It was inspected on 3-28 of 2018. It's a
18 vacant, dilapidated structure, has broken windows that
19 have been boarded over, foundation is cracked and is
20 crumbling, loose siding and some siding missing,
21 chimney broke off at the eaves, it's overgrown, debris,
22 unkempt. Abandoned vehicle has been removed. There's
23 wire mesh over some of the windows. And they've been
24 doing some work without permits. The gas meter is
25 missing and electric meter is on.

21

1 Our recommendation is to -- they had a
2 Property Maintenance Inspection that they had paid for
3 back in 2017 but they never scheduled it. It would
4 have been bought at the County. Our recommendation is
5 to remain on the demolition list due to any lack of any
6 forward activity.

7 HEARING OFFICER: Your name, please.

8 MR. CHAMBERS: Reginald Chambers. I own the

9 property. I called Mr. Sweep or who we call Dr. Sweep
10 it resulted in probing down the chimney. I would call
11 Hansen. It's only one window broke. The window was
12 fixed, they took the board down. I think the neighbor
13 did it but two bricks ended up in the living room, so
14 like two bricks. Didn't throw one, they threw two. So
15 I think he broke it because he's pissed off because the
16 carport is making his basement leak or something, when
17 it rains so he wants me to remove the carport or put a
18 gutter on it. And I was having a problem with the guy
19 that was supposed to have had to cleaned up the yard.
20 I paid him \$5 to clean the yard up. I went back over
21 there, it was still stuff left over in the yard.

22 HEARING OFFICER: Okay. So we need a
23 Property Maintenance Inspection?

24 MR. CHAMBERS: Yeah, I need it but I need --
25 when I went down there to get the thing checked, what I

22

1 paid for, I thought I was good because I had already
2 paid for one, the Treasury Department part had already
3 closed. I don't know what time they close downstairs
4 but you can pay for it, since I have to pay \$200 over
5 again to get the permit over, I guess, because I didn't
6 do it right away but it had already closed. What time
7 does it close?

8 MR. KOLBE: 4:30.

9 MR. CHAMBERS: Yeah, she said it closed
10 already. But I'm doing it on my vacation day. I had
11 to wait until they roll over again so it just rolled
12 over. So now I'll be able to use a vacation day to
13 actually be there when they come.

14 HEARING OFFICER: So can you get that
15 Property Maintenance Inspection paid for in the next
16 seven days?

17 MR. CHAMBERS: Yes. I just need to come up
18 here before 4:30. And that's what I'm trying to do
19 now.

20 MR. KOLBE: Right.

21 HEARING OFFICER: So get the Property
22 Maintenance Inspection paid for within seven days and
23 we'll hold you over until the July meeting.

24 MR. KOLBE: So you have the invoice?

25 MR. CHAMBERS: Pardon me?

23

1 MR. KOLBE: Do you have the old invoice?

2 MR. CHAMBERS: I don't have the old invoice
3 with me. But can I ask you, what time this over? Can
4 I talk to you when we're finished?

5 MR. KOLBE: Yeah, when we're done.

6 HEARING OFFICER: 435 Irwin.

7 MR. KOLBE: 435 Irwin is a single-family
8 structure, was inspected on 3-20-2018. It's a vacant
9 and dilapidated structure, holes inside of house shed

10 door is falling off, windows are missing, siding and
11 soffits are missing, interior is gutted, it's
12 overgrown, debris, unkempt. The electric meter and gas
13 meter are both on.

14 They had a Property Maintenance Inspection
15 back in 2017. At that time, all the permits were
16 needed. Our recommendation is placement onto the
17 demolition list due to lack of any progress.

18 HEARING OFFICER: Your name, please.

19 MS. CHAVEL: Miguel and Ms. Loen Chavel.

20 HEARING OFFICER: Okay. And is there a
21 reason you aren't moved ahead with permits?

22 MS. CHAVEL: Oh.

23 MR. DIAZ: I'm going to translate for her.

24 HEARING OFFICER: Yeah.

25 MR. DIAZ: Well, she's my step-mom. But my

24

1 dad just recently got deported about three months ago
2 and he was the one in charge of doing all that, plus
3 he's been gone. Like she's been trying to get -- like,
4 to get all of that handled. So --

5 HEARING OFFICER: Okay. Can -- are you going
6 to try to fix the house up?

7 MR. DIAZ: Yeah, she's going to -- she's
8 going to try -- she's going to try to do it.

9 HEARING OFFICER: Okay. And do you have the

10 money to pull the permits?

11 MR. DIAZ: Yes, she does.

12 HEARING OFFICER: Okay. When do you think
13 you can do that?

14 MR. DIAZ: She said, "When can she?" She
15 wants to do it. She asking when she can.

16 HEARING OFFICER: Okay. If you can pull your
17 permits here.

18 MR. KOLBE: You can do that this week, pull
19 the permits this week.

20 HEARING OFFICER: This week or -- so pull the
21 permits and we'll hold this over until the July
22 meeting. Okay? So that will give you a chance to get
23 things moving, as far as fixing the house up and
24 cleaning the site up. Okay? Does that make sense?

25 MR. DIAZ: Yeah but can I ask you something?

25

1 HEARING OFFICER: Yes.

2 MR. DIAZ: I don't exactly understand what
3 "pull the permit" meant. So can you explain to me so I
4 can explain to her?

5 HEARING OFFICER: Sure. You have to go down
6 to the Building Department.

7 MR. DIAZ: Yeah.

8 HEARING OFFICER: And make an application for
9 a building permit. And they'll have a form. Do we
10 know what the building permit cost is?

11 MR. KOLBE: It varies on the value of the
12 construction.

13 HEARING OFFICER: Okay. So the cost of the
14 building permit will be determined by the cost of the
15 construction to repair the house. Okay?

16 So the Building Department can help them out
17 on that?

18 MR. KOLBE: As long as they make application,
19 they can do that.

20 Are you going to be living in the house for
21 two years?

22 MS. CHAVEL: No.

23 MR. KOLBE: Okay. Then you're going to have
24 a contractor pull the trade permits for you. So the
25 electrical, mechanical and plumbing permits will have

26

1 to be pulled by a licensed contractor.

2 MR. DIAZ: Okay.

3 HEARING OFFICER: Who would do the work for
4 you; are you going to do it yourselves or -- and there
5 are certain things that you can do yourself. What Dan
6 refers to as trade permits, electrical, plumbing work,
7 heating work, you can't do yourself unless it's your
8 own home and you live in it for more two years. So you
9 would have to hire somebody to do that work.

10 You could do your own carpentry, cabinet

11 installation, drywall, painting, insulation. Does that
12 make sense to you?

13 MR. DIAZ: Yes.

14 HEARING OFFICER: So you can do that yourself
15 by pulling what's commonly known as homeowner's permit
16 but you can't do the electrical and plumbing and
17 mechanical.

18 MR. DIAZ: Okay.

19 HEARING OFFICER: So you might want to think
20 about that.

21 MR. KOLBE: Are you or a family relative
22 going to be doing the carpentry work or are you going
23 to hire someone to do that?

24 MR. SILVA: I'm sorry. It's -- the plumbing
25 frame. So I know the gentleman, it's -- he help me so

27

1 he help this guy too.

2 MR. KOLBE: If you're going to hire someone
3 to do the carpentry work for you, they need to pull the
4 permit, you're hiring a contractor to do it. If you're
5 going to do it yourself or, you know, you've got a
6 friend helping you do it, then you could pull it.

7 But, if you're going to hire someone, have
8 them pull that permit, there's no more -- no difference
9 in the cost. It's not cheaper for you to pull it than
10 it is for them.

11 MR. DIAZ: Okay. She's okay with all that.

12 HEARING OFFICER: She understands?

13 MR. DIAZ: Yes.

14 HEARING OFFICER: Okay. So apply for the
15 permits and we'll hold this over until our July
16 meeting.

17 MR. DIAZ: Okay.

18 HEARING OFFICER: All right. Thank you.

19 MS. CHAVEL: Thank you.

20 HEARING OFFICER: All right. So do you have
21 anything else?

22 MR. KOLBE: And I have 61 Dwight.

23 61 Dwight is a garage that's dilapidated,
24 vacant and, again, extremely dilapidated and open to
25 trespass. Garage door is open, holes in the roof, it's

28

1 unkempt. Gas and electric is not applicable.

2 Recommendation is to place onto the
3 demolition list.

4 HEARING OFFICER: Okay. Your name, please.

5 MR. LACONDO: My name is Cosmo Lacondo (ph).

6 HEARING OFFICER: Okay.

7 MR. LACONDO: I -- the house, I just bought
8 the house last month from the lady who lived there, I
9 believe Sharon Alexander, something like that. So we
10 are cleaning the place up. So we saw this placed on
11 there. The only thing that is wrong with the house is

12 new garage. It has new siding, it has new windows, it
13 has everything. The lady was living there.

14 So the garage is -- we've are working on the
15 garage. So I applied for to get a permit yesterday.
16 So the lady told me to come to hearing today since my
17 name wasn't there, it was Alexander who was there.
18 Because the title company hadn't filed the change of
19 deed whatever. So they did it about two days ago, so
20 that now it -- so -- but I filed for the building
21 permit. I talked to Dan yesterday. So he told me to
22 come here since I'm the owner now.

23 HEARING OFFICER: Okay. So --

24 MR. KOLBE: But my recommendation would be --
25 again, he just bought the house the day we did the

29

1 posting.

2 HEARING OFFICER: Yeah.

3 MR. KOLBE: And, when he called -- when he
4 found the notice on the garage, he called. And, at
5 that time, the title company still had not sent the
6 paperwork to the Register of Deeds for recording.

7 HEARING OFFICER: Okay.

8 MR. KOLBE: Because I can -- I have a way of
9 getting in and looking at things that are pending and
10 it still was not there.

11 I guess my recommendation is, if the
12 paperwork goes through and he makes application to do

13 something with the garage by the end of the month, by
14 the end of April, to postpone this until the next
15 meeting.

16 HEARING OFFICER: Okay.

17 MR. KOLBE: If not, then it will go on to the
18 Board of Appeals. But I would change the
19 recommendation to that.

20 HEARING OFFICER: Yeah. And, if this went to
21 the Board of Appeals, they don't tear the house down?

22 MR. KOLBE: No, no, no.

23 MR. LACONDO: It's a brand new house.

24 MR. KOLBE: If the house is good inside --

25 MR. LACONDO: Very good.

30

1 HEARING OFFICER: Then they don't need a
2 Property Maintenance Inspection?

3 MR. KOLBE: No.

4 MR. LACONDO: Just the garage.

5 HEARING OFFICER: Can you apply for a
6 demolition permit by the end of April?

7 MR. LACONDO: No, we are fixing the garage.

8 MR. KOLBE: Yeah, he's going to --

9 MR. LACONDO: Fix the garage.

10 MR. KOLBE: -- fix the garage.

11 HEARING OFFICER: Is the garage fixable?

12 MR. LACONDO: Yes.

13 MR. KOLBE: He may end up tearing, you know,
14 90 percent of it down.

15 MR. LACONDO: It's not 90 percent. The
16 garage is good. The only thing that is bad is the
17 whole roof and all the wood and -- plywood and
18 shingles.

19 HEARING OFFICER: He just needs a building
20 permit, then.

21 MR. LACONDO: No, I did already.

22 HEARING OFFICER: Can you do that by the end
23 of the month?
24

25 MR. LACONDO: I did already.

31

1 HEARING OFFICER: Oh. You did?

2 MR. LACONDO: I did yesterday.

3 MR. KOLBE: They can't accept the building
4 permit because it's not in his name --

5 HEARING OFFICER: Yeah, yeah.

6 MR. KOLBE: -- the sticker on it. And he,
7 supposedly, all his paperwork has gone to the Register
8 of Deeds office --

9 HEARING OFFICER: Right.

10 MR. KOLBE: -- but it has not shown up yet.
11 That's the thing; we were going to give him until
12 March --

13 HEARING OFFICER: Okay.

14 MR. KOLBE: -- for them to get it recorded,
15 the Property Transfer Affidavit in place, bring that to
16 us and then we can do his permit.

17 HEARING OFFICER: Okay.

18 MR. LACONDO: I talked to the title company
19 two days ago. They told me they mailed it to maybe an
20 office here in Oakland County. So that's as soon as it
21 comes back, they're going to have it to me. So, if
22 it's already for the County, yeah. And, the garage,
23 the single is down and everything. So we're just
24 waiting for this go ahead.

25 HEARING OFFICER: Yeah.

32

1 MR. KOLBE: As you can see by the pictures,
2 there's a lot of clean-up that can be done in that
3 time, also.

4 MR. LACONDO: We've already done that
5 clean-up since yesterday; that's what we doing, the
6 whole yard.

7 HEARING OFFICER: Okay. So we'll do that;
8 hold it over and, hopefully, everything clears.

9 MR. LACONDO: Okay. So the deed go through?

10 HEARING OFFICER: You can do work. You can
11 do clean-up work --

12 MR. LACONDO: Okay.

13 MR. KOLBE: -- on the garage. I don't care

14 what you do to the house. You're good to do anything
15 on the house.

16 MR. LACONDO: Okay.

17 MR. KOLBE: But, as far as the garage, if you
18 get a building permit and you take stuff out of it.
19 And I tell people that when your tools change from a
20 mop and a broom to a hammer and a saw, that's when
21 you've crossed the line.

22 So, as long as you're cleaning up, throwing
23 out the debris that's in the garage, you need no type
24 of permit for that; you're good to go.

25 MR. LACONDO: Okay.

33

1 MR. KOLBE: It's when you start to fix up the
2 garage, now you need to have a permit. We can't get
3 the permit until he gets the deed and the Property
4 Transfer Affidavit and all that paperwork in place.

5 MR. LACONDO: Okay. I wrote it down.

6 MR. KOLBE: Right.

7 HEARING OFFICER: Get with the title company.

8 MR. LACONDO: Okay.

9 MR. KOLBE: They're going to give you a
10 Property Transfer Affidavit.

11 MR. LACONDO: Okay.

12 MR. KOLBE: They'll take your 250 is what you
13 pay for those.

14 MR. LACONDO: Okay.

15 MR. KOLBE: It will be stamped. Then bring
16 that stamped copy to the Building Department.

17 MR. LACONDO: Okay.

18 MR. KOLBE: And then we'll go about
19 processing your permit at that time.

20 MR. LACONDO: Thank you.

21 HEARING OFFICER: Thank you.

22 We have 159 Ogemaw.

23 MR. KOLBE: It's a single-family property.

24 It was inspected on 3-28 of 2018. It's vacant. All
25 permits actually have been pulled. The plumbing and

34

1 mechanical permits have been finalized. One of the
2 building permits had been finalized. The electric
3 still needs some things taken care of and there's some
4 exterior work, painting and railings and stuff, on the
5 outside.

6 Bottom line, our recommendation is
7 postponement to get these items taken care of. The
8 owner hasn't been in contact with us. If something's
9 not finalized out by the next meeting, I think we've
10 given it enough time that, perhaps, we'll send it to
11 the Board of Appeals to get her attention and get it
12 done.

13 HEARING OFFICER: Your name, please.

14 MR. GEEN: I'm David Geen. And I'm with the

15 Flint Area School Employees Credit Union. We hold the
16 first mortgage on the property. I've been to all these
17 meetings for a while now and I will have a meeting with
18 our member as well. The project has taken far too
19 long. We received our copies of these hearing notices
20 and I've shown up at all of them and she's shown up at
21 about half of them. So I understand Dan's frustration.

22 HEARING OFFICER: The house is vacant, right?

23 MR. GEEN: Yeah, right.

24 HEARING OFFICER: Is this her home?

25 MR. GEEN: Eventually. She lived in the

35

1 property as her marital home. She moved to Flint. She
2 works for the Mott Community Schools up there, The
3 Foundation. And she eventually wants to retire back
4 here in Pontiac in that home.

5 HEARING OFFICER: Okay.

6 MR. GEEN: So that's why -- the home was a
7 mess. You caught the vacancy and some vandalism and
8 animals that got in the home. She's made a lot of
9 progress, however she seems to stall out. She's a very
10 busy lady and she travels nationally so she's out of
11 town a lot. And like I say, I'll try to intervene and
12 have her stay in a little better contact with me.

13 HEARING OFFICER: All right. We'll hold this
14 over until July and, hopefully, you can get her to
15 finish up because it looks like she's close.

16 MR. GEEN: Yeah.

17 HEARING OFFICER: Thank you.

18 MR. GEEN: Thank you. I appreciate it.

19 MR. KOLBE: 21 Elizabeth Lake Road is a
20 single-family property, was inspected on 3-28-2018.
21 It's vacant, siding and brick cap are missing, soffits
22 are open, trim and soffits are deteriorated, siding is
23 incomplete, it's unkempt. The same trailer with the
24 same debris is still sitting in the same spot.
25 Handrails are missing. The gas meter is gone. The

36

1 electric meter is on.

2 They have passed the rough electrical and
3 plumbing but all their permits have not progressed.

4 Our recommendation is to remain on the
5 demolition list due to lack of progress.

6 HEARING OFFICER: So ordered.

7 MR. KOLBE: 159 Euclid. A single-family
8 home, inspected on 3-28 of 2018. It's vacant,
9 fire-damaged, dilapidated, holes in the roof, eaves are
10 rotted, soffits and trim are also, overgrown, debris,
11 unkempt, animals undermining. Gas and electric meter
12 are -- the gas meter was there and the electric meter
13 is off.

14 Our recommendation is placement onto the
15 demolition list due to lack of permits or response.

16 HEARING OFFICER: So ordered.

17 30 Gardner.

18 MR. KOLBE: 30 Gardner is a single-family
19 property, inspected on 3-28 of 2018. It's vacant
20 severely fire-damaged, garage is open to trespass,
21 holes the roof, gable ends are missing, boarded up,
22 roof is caving in, it's overgrown, debris, unkempt,
23 broken windows. The gas meter is locked out -- the gas
24 meter is locked out. The electric meter is gone.

25 Recommendation is placement onto the

37

1 demolition list due to its severity.

2 HEARING OFFICER: So ordered.

3 MR. KOLBE: 355 Going Street. It is a
4 single-family property, inspected on 3-28 of 2018, it's
5 vacant, windows are missing, shed is open to trespass,
6 boarded basement windows, foundation is bowed and
7 crumbling. Roof, siding, soffits and trim are all
8 rotted. Debris in the rear porch of the yard. Again,
9 missing windows. Rear porch is missing steps. Porch
10 is not structurally supported, missing handrails and
11 guardrails. The gas meter is locked out. The electric
12 meter is on. Building permit has expired.

13 Recommendation -- and all the other permits have been
14 pulled.

15 Our recommendation is to be placed on the
16 demolition list due to lack of permit and progress.

17 HEARING OFFICER: So ordered.

18 MR. KOLBE: 512 Howland is a single-family
19 residence, was inspected on 3-28 of 2018. It's a
20 vacant, dilapidated structure. The house is gutted,
21 side door is open to trespass, roof and siding are
22 missing, crawl space was open to the outside. Roof and
23 siding, again, are missing. Foundation is failing,
24 some windows and trim have been replaced, it's
25 overgrown, debris, unkempt, animals undermining, still

38

1 debris in the driveway. The gas meter is locked out
2 and gone. The electric meter is off, the lines are
3 cut.

4 The recommendation is to be placed on the
5 demolition list, due to the lack of permits and
6 activity.

7 HEARING OFFICER: So ordered.

8 MR. KOLBE: 445 Jordan is a single-family
9 home, inspected on 3-28 of 2018, vacant, fire-damaged,
10 windows and siding and doors are boarded, opening in
11 the eaves, house is boarded due to fire damage, porch
12 foundation are crumbling, overgrown, debris, unkempt.
13 The gas meter is locked out. The electric meter is
14 off.

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

17 HEARING OFFICER: So ordered.

18 MR. KOLBE: 268 Luther is a single-family
19 residence, inspected on 3-28 of 2018. It's vacant,
20 dilapidated, open to trespass, front wall is rotted
21 away, open windows, holes in roof, siding loose and
22 missing. Porch, walls and roof and siding and wall
23 fascia and trim are a lot of the interior walls are
24 rotting away. Overgrown, debris, unkempt, animals
25 undermining broken windows, abandoned van's in the

39

1 driveway. Gas meter is locked out. Electric meter is
2 gone.

3 They had a Property Maintenance Inspection.

4 All permits were needed and none were ever pulled.

5 Recommendation is placement onto the
6 demolition list.

7 HEARING OFFICER: So ordered.

8 MR. KOLBE: 505 Luther is a single-family
9 residence, was inspected on 3-28 of 2018, vacant,
10 really fire-damaged, open to trespass, side windows are
11 gone, garage door is missing, parts of the roof is
12 missing. Again, severely fire-damaged. Overgrown,
13 much debris, unkempt, broken windows. Gas meter is
14 locked out. Electric meter is missing.

15 Our recommendation is placement onto the
16 demolition list.

17 HEARING OFFICER: So ordered.

18 MR. KOLBE: And 278 West Wilson is a
19 single-family property, inspected on 3-28 of 2018. It
20 is vacant, open to trespass, dilapidated, front door
21 and side door are open, loose siding and missing trim
22 rotted trim and fascia, it's overgrown, debris,
23 unkempt, broken windows. A lot of the debris is both
24 inside and out. Gas meter is locked out. Electric
25 meter is off.

40

1 Recommendation is placement onto the
2 demolition list.

3 HEARING OFFICER: So ordered.

4 MR. KOLBE: And that is all we have.

5 HEARING OFFICER: Next meeting is July --

6 MR. KOLBE: 11th, 2018.

7 HEARING OFFICER: July 11th. I guess that
8 ends today's hearing.

9 (Meeting was concluded at 4:53 p.m.)

10 * * * *

11

12

13

14

15

16

17

18
19
20
21
22
23
24
25

41

1 C E R T I F I C A T E

2

3 I, Mona Storm, do hereby certify that I
4 have recorded stenographically the proceedings had
5 and testimony taken in the meeting at the time and
6 place hereinbefore set forth. I do further certify
7 that the foregoing transcript, consisting of (41)
8 pages, is a true and correct transcript of my said
9 stenographic notes.

10

11 _____
12 Date

13 _____
14 Mona Storm
15 CSR-4460

16
17
18

19

20

21

22

23

24

25