

1 PONTIAC HEARING OFFICER MEETING
2 47450 WOODWARD AVE., PONTIAC, MI
3 WEDNESDAY, APRIL 13, 2022
4 4:00 P.M.

5

6

7 FROM THE CITY:

8 George Hartman, Hearing Officer

9 Dan Kolbe, Building Department Administration

10 Larry Domski, Building Inspector

11

12

13 APPEARING ON BEHALF OF PROPERTIES:

14 Emory Nichols
Michelle Munoz and Theresa Munaco, Esq.

15 Sam Brikho
Antwon Kassab

16 Jann Hoge
Helena Melnik

17 Lewis Stephens
Cyril Hall

18 Cecilia Lopez and Angelica Lopez
Sogol Plagany, Esq.

19 Danyal Ati
Letitia Lewis

20

21

22 TRANSCRIBED BY: Mona Storm, CSR# 4460
Notary Public

23

24

25

PROPERTY INDEX		
ADDRESS	ACTION	PAGE
18 Tacoma Ct.	Called	66
18 Tacoma Ct.	Placed on demo list	67
19 Tacoma Ct.	Called	67
19 Tacoma Ct.	Placed on demo list	68
26 Tacoma Ct.	Called	47
26 Tacoma Ct.	Held over until 7-13-22	51
40 Dakota St.	Called	62
40 Dakota St.	Placed on demo list	63
51 Fenely Ct.	Called	64
51 Fenely Ct.	Placed on demo list	64
63 Miami Rd.	Called	19
63 Miami Rd.	Held over until 7-13-22	23
88 Summit St.	Called	23
88 Summit St.	Held over until 7-13-22	27
90 Virginia St.	Called	68
90 Virginia St.	Postponed until 7-13-22	69
113 Florence Ave.	Called	16
113 Florence Ave.	Held over until 7-13-22	19
118 Victory Dr.	Called	35
118 Victory Dr.	Held over until 7-13-22	37
130 Chippewa Rd.	Called	61
130 Chippewa Rd.	Placed on demo list	62
164 Cadillac St.	Called	61
164 Cadillac St.	Postponed until 7-13-22	61
176 Liberty St.	Called	4
176 Liberty St.	Held over until 7-13-22	7
208 State St.	Called	8
208 State St.	Held over until 7-13-22	13
217 E. Wilson St.	Called	57
217 E. Wilson St.	Held over until 7-13-22	61

	PROPERTY INDEX (Continued)		
	ADDRESS	ACTION	PAGE
1			
2			
3	221 S. Edith St.	Called	63
	221 S. Edith St.	Placed on the demo list	64
4			
	253 W. Walton	Called	69
5	253 W. Walton	Placed on demo list	69
6			
	321 W. Walton Blvd.	Called	13
	321 W. Walton Blvd.	Held over until 7-13-22	16
7			
	441 N. Saginaw St.	Called	37
8	441 N. Saginaw St.	Held over until 7-13-22	45
9			
	451 Irwin Ave.	Called	64
	451 Irwin Ave.	Placed on demo list	65
10			
	580 Fourth Ave.	Called	52
11	580 Fourth Ave.	Held over until 7-13-22	56
12			
	628 N. Perry St.	Called	30
	628 N. Perry St.	Held over until 7-13-22	35
13			
	750 Lounsbury Ave.	Called	65
14	750 Lounsbury Ave.	Postponed until 7-13-22	65
15			
	771 St. Clair St.	Called	65
	771 St. Clair St.	Placed on demo list	66
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

1 Pontiac, Michigan

2 Wednesday, April 13, 2022

3 4:06 p.m.

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

6 Dan?

7 MR. KOLBE: Dan Kolbe, with the Building
8 Department.

9 MR. DOMSKI: Larry Domski with the Building
10 Department.

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

13 (Pledge of Allegiance recited by all.)

14 HEARING OFFICER: Dan, call the first case.

15 MR. KOLBE: The first case is 176 Liberty.

16 It's a single-family residence, was posted on
17 March 30th of 2022. It's a fire-damaged, dangerous,
18 dilapidated structure. Below the porch is open to
19 trespass. The roof, siding, trim, porch and garage are
20 all dilapidated. Overgrown, debris, unkempt, broken
21 windows.

22 Working without permits. New windows, doors,
23 electrical riser, ground wire and weather mast was put
24 in without permits. The electric meter is on. The gas
25 meter is on.

1 They were supposed to have gotten a Property
2 Maintenance Inspection and nothing has occurred to
3 date. So our recommendation is to be placed on the
4 demolition list.

5 HEARING OFFICER: Your name, sir?

6 MR. NICHOLS: Emory Nichols.

7 HEARING OFFICER: Okay.

8 MR. NICHOLS: The reason why -- you know,
9 last time I came down here, I need to get the permits.
10 And I was told to come back today so we can get all the
11 proper permits for the property.

12 And you say the roof is collapsing and all
13 that. None of that stuff is going on right now. If
14 you -- if you've been by the property lately, you can
15 see for yourself what's going on.

16 MR. KOLBE: Again, this was originally.
17 Until now, maybe some work has been done.

18 MR. NICHOLS: Yeah. But, if I have to get
19 permits, I'll do it; that's no problem.

20 MR. KOLBE: Yeah, you should have gotten it
21 before. The Property Maintenance Inspection needs to
22 be done first.

23 MR. NICHOLS: Yeah. But we couldn't -- but
24 we couldn't -- we couldn't do that because, when I was
25 here last time, you said to come back today. I could

1 have got those permits but you said to come back
2 because you wanted to make sure that my name was on the
3 property before -- and everything was legit before we
4 did anything.

5 MR. KOLBE: For John?

6 MR. NICHOLS: Yeah, for John. Because John
7 and I, we both own the property. You said to come back
8 today. So I'm willing to get the permits and do what I
9 have to do to make things right; that's no problem.

10 HEARING OFFICER: Are you on the property
11 now?

12 MR. NICHOLS: Yes, I am. Yes, I am.

13 MR. KOLBE: Okay. So --

14 MR. NICHOLS: So -- but, as far as -- you can
15 go by that property right now and take a look. There's
16 nothing torn up, there's no collapsed roof, there's --
17 I mean it's perfect. And, if I need to get the permits
18 tomorrow, I'll get them tomorrow; that's no problem.

19 MR. KOLBE: You need a Property Maintenance
20 Inspection.

21 MR. NICHOLS: That's no problem.

22 MR. KOLBE: Okay.

23 MR. NICHOLS: You just tell me what I need to
24 do and I'll do it.

25 MR. KOLBE: Okay.

1 HEARING OFFICER: Sir, the order is go
2 downstairs, pay for the Property Maintenance
3 Inspection.

4 250, Dan?

5 MR. KOLBE: Yeah.

6 MR. NICHOLS: I can do that right now; that's
7 no problem.

8 HEARING OFFICER: Yeah. So do that.

9 MS. THERESA MUNACO, ESQ.: Okay.

10 HEARING OFFICER: The inspector will come
11 out, look at the property. They'll tell you what you
12 need to do --

13 MR. NICHOLS: Okay.

14 HEARING OFFICER: -- and then you pull the
15 proper permits based upon that report.

16 MR. NICHOLS: That's no problem. That's
17 okay.

18 HEARING OFFICER: And we'll hold this over
19 until our next hearing.

20 Which is when, Dan?

21 MR. KOLBE: It is July 13th.

22 HEARING OFFICER: Okay.

23 MR. NICHOLS: Okay.

24 HEARING OFFICER: So we'll hold this over
25 until July.

1 MR. NICHOLS: Okay.

2 HEARING OFFICER: But please go pay for that
3 Property Maintenance Inspection.

4 MR. NICHOLS: No problem. Should I go down
5 right now and come back?

6 MR. KOLBE: Yeah.

7 MR. NICHOLS: And come back up?

8 MR. KOLBE: No.

9 HEARING OFFICER: You don't need to come back
10 up.

11 MR. NICHOLS: Oh, okay.

12 HEARING OFFICER: Take care of everything in
13 the Building Department.

14 MR. NICHOLS: Okay.

15 HEARING OFFICER: Okay.

16 MR. NICHOLS: Okay. Thank you. Okay.

17 MR. KOLBE: 208 State is a single-family
18 residence, was posted on 3-30 of 2022. It was a
19 vacant, dilapidated and fire-damaged structure. Let's
20 see. The roof, siding, trim, soffits, doors and
21 windows are all dilapidated. It's over -- let's see.
22 A broken window, animals undermining, unkempt,
23 foundation has some concerns.

24 There had been work been done without
25 permits. The gas meter is gone. The electric meter is

1 also gone. Wires have been cut.

2 It was supposed to -- they had a Property
3 Maintenance Inspection back in the last year, all
4 permits were needed. I know that there's an issue with
5 court and I asked them to bring some documentation as
6 to when the next --

7 You know, when your court date is.

8 If not, our recommendation is to move it on
9 to the Board of Appeals.

10 HEARING OFFICER: Okay. Your name please?

11 MS. MICHELLE MUNOZ: Michelle Munoz.

12 HEARING OFFICER: Okay.

13 MS. MICHELLE MUNOZ: Right here we have all
14 the -- actually, our attorney e-mailed -- is it
15 Dave Moran? He sent all sent over all recent
16 paperwork, everything. I have a copy of it right here,
17 to let him know what's going on, what's up to date
18 and -- with the house and everything.

19 MR. KOLBE: Dave Moran is no longer with the
20 City.

21 MS. MICHELLE MUNOZ: Well, we didn't know
22 that.

23 MR. KOLBE: So it's out in cyberspace.

24 MS. MICHELLE MUNOZ: Well, here it is right
25 here, all the paperwork.

1 MR. KOLBE: Okay.

2 HEARING OFFICER: So what is this paperwork,
3 concerning your lawsuit?

4 MS. MICHELLE MUNOZ: What you guys asked for,
5 the courts, everything that's going on, an update on
6 the house with the courts and everything.

7 HEARING OFFICER: But you still haven't
8 collected the money from your contractor?

9 MS. MICHELLE MUNOZ: No.

10 MR. KOLBE: When's your court date?

11 MS. MICHELLE MUNOZ: It should be on there
12 also.

13 HEARING OFFICER: Is the property secure so
14 people can't get in it?

15 MS. MICHELLE MUNOZ: Oh, yeah. Nobody can
16 get in it, no.

17 HEARING OFFICER: Okay. And this is going
18 nowhere until you get your settlement, right?

19 MS. MICHELLE MUNOZ: Correct. We're still
20 making a mortgage payment on that house, plus the bills
21 that we have on the house we're living in right now.
22 So we can't really do anything. Like you asked to put
23 windows in, we can't do that because, like I said,
24 we're still paying a mortgage on it.

25 HEARING OFFICER: Okay.

1 MS. MICHELLE MUNOZ: So we just have to wait
2 for this lawsuit to go through -- or actually collect,
3 I should say.

4 MS. THERESA MUNACO, ESQ.: And I'm
5 Theresa Munaco. I'm here on behalf of the mortgage
6 company. They are current on their mortgage, so --

7 HEARING OFFICER: Okay.

8 MR. KOLBE: I don't read legalese but I
9 believe you got a May 21st -- no, that's not -- that's
10 last year. I'm not seeing a date.

11 HEARING OFFICER: Do you know what date your
12 hearing is?

13 MS. MICHELLE MUNOZ: No.

14 MR. KOLBE: If there's a court hearing date
15 of, boom, set. Nothing in here that's --

16 HEARING OFFICER: Do you have an attorney
17 handling this?

18 MS. MICHELLE MUNOZ: I mean, we're done with
19 court. We're just in collections right now. We're
20 waiting for them to collect from this contractor. So
21 there's no court. We're just waiting for them to
22 collect. And he explained it in the letter.

23 MR. KOLBE: At the last meeting, you said
24 that you had a date for the collection.

25 MS. MICHELLE MUNOZ: We are right -- no, no,

1 we have already won the case and everything right now.
2 We're just in collections. He explained it in the
3 letter about a creditor and debtor. They're going
4 through all that with him right now, just to see what
5 he has so we can start collecting.

6 MR. KOLBE: Okay.

7 MS. MICHELLE MUNOZ: But, other than that, we
8 can't do anything.

9 HEARING OFFICER: Do you need all of the
10 money from the contractor to be able to --

11 MS. MICHELLE MUNOZ: We're trying to get --

12 HEARING OFFICER: -- start the work or --

13 MS. MICHELLE MUNOZ: -- whatever we can right
14 now just to get started on the house.

15 HEARING OFFICER: Yeah.

16 MS. MICHELLE MUNOZ: Like I said, do whatever
17 we can just to get started. But it's kind of hard
18 because, like I said, we're making mortgage payments on
19 that house, we can't afford extra stuff. And we're not
20 getting a payment from him yet so there's nothing we
21 can do. And my attorney can send more paperwork or
22 whatever you guys need. I mean because that's all we
23 can do right now.

24 HEARING OFFICER: I think we'll hold this
25 over until, again, our July hearing.

1 MS. MICHELLE MUNOZ: Okay.

2 HEARING OFFICER: Hopefully, by that time,
3 you've got some direction on collections. But please
4 keep the home secure, keep the site clean and, you
5 know, if you have any broken windows, board them up or
6 whatever.

7 MS. MICHELLE MUNOZ: Everything's boarded up.
8 Yes, it's all boarded up.

9 HEARING OFFICER: Okay. So we'll hold this
10 over until July.

11 MS. MICHELLE MUNOZ: Okay.

12 HEARING OFFICER: Thank you.

13 MS. THERESA MUNACO, ESQ.: Thank you.

14 MR. KOLBE: 321 West Walton is a commercial
15 property. It was posted on 3-30 of 2022. It was a
16 vacant, fire-damaged, dilapidated structure. The roof
17 has been repaired. There's still some boarded doors
18 and windows, still overgrowth, debris, undermining.
19 Again, broken windows, abandoned vehicle. They have
20 completed the -- the permit for the roof area but the
21 doors, the rest of the outside and interior have yet to
22 be pulled.

23 The recommendation is basically that it be
24 postponed provided that we get some sort of knowledge
25 of when --

1 plated.

2 MR. KOLBE: Is it, in the back?

3 MR. BRIKHO: Yes, it's plated.

4 HEARING OFFICER: Is that the truck that I
5 see?

6 MR. BRIKHO: Yes.

7 HEARING OFFICER: Yeah. Okay. And, to
8 finish up the outside, you need?

9 MR. BRIKHO: It just needs windows.

10 HEARING OFFICER: A door and some windows?

11 MR. BRIKHO: Yeah, some doors.

12 HEARING OFFICER: And windows?

13 MR. BRIKHO: Some windows and doors.

14 HEARING OFFICER: Because everything is
15 boarded up, correct?

16 MR. BRIKHO: Yes, it's boarded up.

17 HEARING OFFICER: Secure?

18 MR. BRIKHO: It's secure.

19 HEARING OFFICER: Is there any -- I don't see
20 any garbage piled up on the site.

21 MR. BRIKHO: No, it's pretty clean.

22 MR. KOLBE: That's relatively clean. It
23 comes and goes, from what I've been told.

24 MR. BRIKHO: Okay. Well, I have no control
25 of people throwing trash out there. But, every time

1 there's trash out there, I go out there and I clean it.

2 So it's pretty clean right now.

3 MR. KOLBE: Yes.

4 MR. BRIKHO: I passed by it before I came
5 here.

6 HEARING OFFICER: Good. All right. Well,
7 I'll hold this one over, again, until July.

8 MR. BRIKHO: Okay.

9 HEARING OFFICER: Hopefully, by that time,
10 you've got your loan secured and you can get back in.
11 The outside looks -- other than some final cleanup and
12 windows and the door, it looks in good shape.

13 MR. BRIKHO: Yes.

14 HEARING OFFICER: The roof's all on now.

15 MR. BRIKHO: No, the building's a beautiful
16 building, just needs windows and doors and then a
17 little bit of work on the inside.

18 HEARING OFFICER: Okay. Get it done. Start
19 washing cars, make money.

20 MR. BRIKHO: Yeah. Yeah, that's the problem;
21 lack of funds.

22 HEARING OFFICER: Yeah. Okay. Good luck.

23 MR. BRIKHO: All right. Thank you, sir.

24 HEARING OFFICER: Thank you.

25 MR. KOLBE: 113 Florence is a duplex. It was

1 posted on 3-30 of 2022. It's vacant, the shed is --
2 going down here, roof, front porch steps are rotted,
3 rear steps are rotted and some missing. Multiple
4 windows were boarded or missing, overgrown, debris,
5 unkempt, animals undermining, guardrails and handrails
6 are missing, bricks are falling off. The gas meter is
7 gone. The electric meter is gone, lines have been cut.

8 We had a Property Maintenance Inspection. He
9 did pull a Building Permit. All permits have expired
10 without any inspections at all. Our recommendation is
11 to remain on the demolition list as no forward progress
12 is really occurring.

13 HEARING OFFICER: Okay. Your name, please.

14 MR. KASSAB: Antwon Kassab.

15 HEARING OFFICER: Thank you. Is there a
16 reason you haven't progressed on the work?

17 MR. KASSAB: Just, really, we've been working
18 on the inside. Now that the weather is breaking, we're
19 going to focus on the outside and the electrical and
20 the plumbing here in the next few weeks.

21 HEARING OFFICER: Okay. And that -- when did
22 that permit expire?

23 MR. KOLBE: Oh, I don't have a date.

24 MR. KASSAB: Which one? They keep expiring.

25 MR. KOLBE: The Building Permit.

1 right order.

2 MR. KASSAB: Oh, absolutely.

3 HEARING OFFICER: Okay. We'll hold this
4 over, then, until our July meeting. Thank you.

5 MR. KASSAB: See you in July. Thank you.

6 MR. KOLBE: 63 Miami is a single-family
7 residence. It was posted on 3-30 of 2022. It's a
8 vacant, dilapidated structure. Garage is extremely
9 rotted, holes in the garage roof, a lot of the garage
10 roof is actually gone. Siding and trim on the garage
11 are all needing help. Overgrown, debris, unkempt. Gas
12 meter is on. The electric meter is locked out.

13 They have pulled their building and electric
14 and mechanical permits. They're just -- just got their
15 rough plumbing passed last month -- or yeah, February.
16 The rough electrical was -- is done. Our
17 recommendation is postponement because they are making
18 some progress with what they're doing.

19 MR. DOMSKI: Okay. Your name, please.

20 MS. HOGE: Jann Hoge.

21 HEARING OFFICER: Thank you. And
22 Mr. Dudley's not living in the house anymore; is that
23 correct?

24 MS. HOGE: Right.

25 HEARING OFFICER: But a family member's going

1 to move in at some point?

2 MS. HOGE: That's the plan, yes.

3 HEARING OFFICER: And what -- obviously, the
4 garage is an issue and that was with the Historic
5 Commission, right?

6 MS. HOGE: Correct, right.

7 HEARING OFFICER: Has that been resolved?

8 MR. KOLBE: They have signed off on it. The
9 garage can come down if they so chose to take it down.

10 MS. HOGE: So as of -- I think it was last
11 summer, the -- I guess the President of the Historic
12 District Commission came out with a couple of other
13 historic people and recommended to the contractor to
14 just secure the garage at that point. But they also --
15 he also quoted for repairs. And then -- but we've
16 decided not to do that, to focus on the house itself so
17 we could get people in there and get --

18 So, at this point, the owner really does want
19 the garage repaired so, if we're going to, we have
20 three things that we want to do, you know, in the next
21 couple months. One is to get that garage repaired in
22 addition to the finalizing the plumbing work. We have
23 to get a new contractor and then we also have the
24 gutters systems. We've got a date for getting the
25 gutters done and also a sump pump installed.

1 So that's -- those are our next steps. So
2 what we've accomplished since the last hearing was the
3 initial -- just had the initial plumbing work and a
4 large rotted tree in the backyard was removed.

5 HEARING OFFICER: Okay. So the -- you said
6 the electric is off?

7 MR. KOLBE: No, electric is on.

8 HEARING OFFICER: Electric is on.

9 MR. KOLBE: The gas is off.

10 HEARING OFFICER: The gas is off?

11 MS. HOGE: Right.

12 HEARING OFFICER: But is there heat in the
13 house?

14 MS. HOGE: No. But nobody's living there.

15 HEARING OFFICER: It's shut down, then?

16 MS. HOGE: Right.

17 HEARING OFFICER: And when do you expect
18 somebody to move in?

19 MS. HOGE: Well, as soon as we can get the
20 plumbing done and then drywall, internal work needs to
21 be done. Those are our last steps.

22 MR. DOMSKI: Excuse me. We won't give no C
23 of O on that property until the garage is maintained.
24 That's a safety issue right now. That garage should
25 come down. I was out there. That garage is a hazard

1 to the neighborhood. Kids play in the area. Kids are
2 curious, they crawl in there. There's a good chance of
3 a collapse there. That garage is beyond repair. I've
4 done a lot of repair work and that garage is really in
5 bad shape. And I will not sign off on any C of O for a
6 house when the garage is in that bad of condition.

7 MS. HOGE: Okay.

8 HEARING OFFICER: And Mr. Dudley wants to
9 rehab the garage; is that what I'm hearing?

10 MS. HOGE: So the contractor that was
11 recommended by the Historic District Commission just
12 secured the door and made sure it was secure and then
13 he quoted what it would take to repair it. So I think
14 it's a matter of getting back in touch with him.

15 HEARING OFFICER: And you don't think the
16 garage is repairable at all?

17 MR. DOMSKI: The garage is --

18 HEARING OFFICER: You know, I can't tell from
19 the pictures.

20 MR. DOMSKI: Yeah, the garage is in very poor
21 condition. The cost would outweigh the trying to save
22 it. And the danger, my -- my concern of the whole
23 thing when I see it is it's a danger. It should never
24 have been left that long, in my opinion. And we need
25 to get rid of some of these dangerous structures in the

1 City that someone's going to end up getting hurt and
2 it's going to come back on the Building Department
3 because we let them. And that's my opinion on that.

4 HEARING OFFICER: Okay. Well, progress has
5 been slow on this and I understand why. We'll hold
6 this over again. Hopefully, you can at least get the
7 inside finished up and get that garage secured here and
8 either torn down or --

9 MR. DOMSKI: Make it safe.

10 HEARING OFFICER: -- make it safe.

11 MS. HOGE: Yeah.

12 HEARING OFFICER: Okay.

13 MS. HOGE: I'm hopeful that -- somebody else
14 said -- now that we've got better weather, to get the
15 plumbing finished, the garage taken care of and then
16 the gutters within the next couple of months.

17 HEARING OFFICER: Okay. So we'd hold this
18 until July.

19 MS. HOGE: Okay.

20 HEARING OFFICER: Thank you.

21 MS. HOGE: All right. Thank you.

22 MR. KOLBE: The next property is
23 88 Summit Street, a single-family residence, was posted
24 on 3-30 of 2022. There was a house and garage.
25 They're both dangerous and dilapidated structures.

1 They're occupied. Roof, siding, trim, soffits,
2 windows, chimney, garage are all dilapidated. It was
3 overgrown, debris, unkempt. Again, broken windows.
4 The gas meter is on. The electric meter is on.

5 Nothing is current, as far as coming in for a
6 Property Maintenance Inspection. Therefore, our
7 recommendation is to be placed on the demolition list.

8 HEARING OFFICER: Okay. Your name, please.

9 MS. MELNIK: Helena Melnik.

10 HEARING OFFICER: Okay. And is there a
11 reason you didn't get the Property Maintenance
12 Inspection?

13 MS. MELNIK: I was unable to save the money.
14 My heating bills were so high, there were some -- there
15 was at least one over -- two over \$300. I'm very low
16 income. And, of course, paying the property tax. And
17 I just didn't have the money. And I wanted to call but
18 I wasn't certain I'd be called back. Anyhow, as far as
19 debris goes, I know there's a -- I have Plexiglas in
20 the broken windows. The back porch overhang, that's as
21 a result of the vandalism. I didn't have money to fix
22 them before because I had to -- Barry for the mechanics
23 and a girl who charged me for repairs that weren't even
24 done; it broke me. And --

25 But, anyhow, the good news is it's -- I got

1 help miraculously. I -- I'm registered with Habitat
2 for Humanity and they have gave me some other
3 references and I've called those. I'm waiting for a
4 reply back on one. One has a full mailbox and the
5 other isn't taking requests at this time.

6 But all along in the winter, I have been
7 going to the library and looking up places for repair
8 and I've made a lot of calls. Haven't had very much
9 luck. But I'm registered with Habitat for Humanity.
10 They've been very kind and helpful and supportive. We
11 have to meet again for whatever it is they do. They've
12 got to go through and screen things. And they also
13 have a payment plan.

14 Even though I'm still low income, they can
15 arrange a payment plan and it's -- I'm still
16 flabbergasted from the miracle. It's only been a week.
17 It's as though, you know, I have these guardian demons
18 who decided to wait until the eleventh hour just so
19 they can make a hail Mary pass or something. It's --
20 it's crazy. And, as far as the -- there's a plastic
21 greenhouse that has just been a real losing episode for
22 me. And now that it's not frozen to the ground
23 anymore, I've been yanking at it and I have destroyed
24 it, trying to yank it up. So it's just get out the
25 scissors and -- I don't know, do what I can.

1 HEARING OFFICER: So is Habitat for Humanity
2 working with you on finances for this?

3 MS. MELNIK: Yes. They said they were going
4 to -- they put everything in motion. They took the
5 registration, sent me a confirmation e-mail. They also
6 were very kind and they sent a packet of reference
7 material about the program and also referrals for a few
8 other agencies until they can get in. Because they
9 said there might be a bit of a wait on that.

10 And one of those agencies I'm still waiting
11 for a call back. And I intend to keep contacting them.
12 Because at the least I know of one, they do call back.
13 But, yeah, they have a payment program and also
14 assisting volunteering with -- I don't know wherever
15 they need the volunteers. It's -- like I said, I'm
16 still so disputered (sic) that I actually got some help.
17 And they're very structured.

18 HEARING OFFICER: Do you have the money for
19 the Property Maintenance Inspection now?

20 MS. MELNIK: No, I don't. Like I said, I
21 live on 13,000 a year. And I pay property taxes, had
22 to scrape everything together for property taxes in
23 February. February, March, April, May -- this heating
24 bill is under \$300. But that's very little money. Oh,
25 and I had to pay for my Driver's License tab; that was

1 unexpected. And the car insurance went up a little
2 bit. But, no, I try. This -- at the end of -- what is
3 this, April? The end of March, what I had left at the
4 end of the month was only a little over \$20. It's just
5 been terrifically expensive.

6 HEARING OFFICER: Do you think you'll have a
7 direction from Habitat within the next 90 days?

8 MS. MELNIK: Oh, yes, definitely.

9 HEARING OFFICER: Okay.

10 MS. MELNIK: Definitely. I mean, but I --
11 like I said, I'm just so flabbergasted to get this --
12 this wonderful situation. I've been trying for years
13 to get help and it just happened, boom.

14 HEARING OFFICER: So we'll hold this over
15 until our July meeting again. Hopefully, you get some
16 good news and some financial assistance from Habitat.
17 In the meantime, please do what you can to clean up the
18 site. Okay?

19 MS. MELNIK: Yeah. Yeah.

20 HEARING OFFICER: All right. Thank you.

21 MR. KOLBE: And before Habitat starts any
22 work or anything, you need that Property Maintenance
23 Inspection. So make sure they understand that they'll
24 need to help you with the payment for the Property
25 Maintenance Inspection. We want to make sure that

1 you're working on things that have to be done and not
2 just some cosmetic things.

3 MS. MELNIK: Oh, sure.

4 MR. KOLBE: Do the things that have to be
5 done to get you out of the dangerous building
6 classification. Then you can --

7 MS. MELNIK: Oh, they've been very patient.

8 MR. KOLBE: Okay.

9 MS. MELNIK: I mean so much has been done to
10 that house. That's just been vandaled (sic). And,
11 when you're old and you're poor, you're not powerless,
12 you also pray.

13 MR. KOLBE: Okay.

14 MS. MELNIK: So I've had quite a -- over the
15 years, especially that back porch roof, that was due to
16 a repeated attempts at breaking in, for whatever
17 reason. Who knows?

18 MR. KOLBE: Okay.

19 MS. MELNIK: Nothing to steal. Anyway --

20 MR. DOMSKI: Ma'am.

21 HEARING OFFICER: So the whole -- go ahead.

22 MR. DOMSKI: Can you call the Building
23 Department tomorrow? My name's Larry.

24 MS. MELNIK: Okay.

25 MR. DOMSKI: There's a community development

1 program. There's a lot of programs that we might be
2 able to direct you to. Plus Habitat, to see if we
3 can -- can you call me over at the Building Department
4 tomorrow?

5 MS. MELNIK: Is there a special number?

6 MR. DOMSKI: I'll write it down for you.

7 MS. MELNIK: Oh, thanks. This is what I was
8 saying, you know, the -- these distressed homes
9 listings are made available to these vulture
10 capitalists. Oh, yeah, and the predators have been out
11 since I was here last and -- but I -- I think I asked
12 them for a reference listing for repairs -- for
13 assistance with repairs. I appreciate this very much.
14 I hope somebody else gets as lucky as I've been. Oh.
15 And I will take care of that --

16 MR. DOMSKI: Call me in the morning. Okay?

17 MS. MELNIK: Thank you.

18 MR. DOMSKI: Okay. Have a good day.

19 MS. MELNIK: Thank you.

20 HEARING OFFICER: Thank you.

21 MS. MELNIK: Thanks. Thanks for your
22 patience.

23 HEARING OFFICER: You're welcome.

24 MS. MELNIK: Bye-bye. Thank you.

25 MR. KOLBE: Our next property is

1 628 North Perry. It's a garage. It was posted on 3-30
2 of 2022. It's a dangerous, dilapidated structure. The
3 entire garage is -- is collapsed. Piles of debris
4 around the outside of the structure.

5 It had an electrical permit was finalized,
6 had pulled a Building Permit and nothing, expired back
7 a while back. Our recommendation is to be placed on
8 the demolition list due to the fact that there's just
9 nothing going on to move it through.

10 HEARING OFFICER: Okay. Your name, please.

11 MR. STEPHENS: Lewis Stephens.

12 HEARING OFFICER: Thank you. And it
13 certainly is cleaned up from where we started a long
14 time ago.

15 MR. STEPHENS: Yeah. By -- as long as the
16 weather breaks where I can get out there and start
17 cutting all the wood up, all that wood will be out of
18 there by maybe next week.

19 HEARING OFFICER: Okay.

20 MR. STEPHENS: The garage, I will start on
21 but I don't know if I need to get another permit or
22 not.

23 MR. KOLBE: (Nods.)

24 MR. STEPHENS: I do.

25 MR. KOLBE: You'll have to renew the permit.

1 MR. STEPHENS: Okay. I'll have to come down.
2 It will be probably two weeks before I have the money
3 for it.

4 MR. DOMSKI: Well, sir, when was the last
5 time you had a permit for that? Because we can give
6 you an extension, too.

7 MR. STEPHENS: I just renewed it.

8 MR. KOLBE: Yeah.

9 MR. STEPHENS: Three months ago.

10 MR. KOLBE: I'll have to do some checking to
11 see.

12 MR. DOMSKI: Yeah, we can check because you
13 can renew.

14 MR. STEPHENS: Yeah, I had to pay \$50 today,
15 something for the City. I don't know what it was for.

16 MR. DOMSKI: You might have paid a
17 reinspection fee. But, yeah, why don't you check and
18 make sure, before you go pull another permit, that this
19 one's still active and you can get it down. You're
20 going to take it down, correct?

21 MR. STEPHENS: Yeah. It -- hopefully, I'll
22 start on that soon. Like I said, I haven't been able
23 to do anything because of the weather.

24 HEARING OFFICER: The --

25 MR. STEPHENS: Now --

1 HEARING OFFICER: The chassis that's sitting
2 with the tires; is that -- what are --

3 MR. STEPHENS: Yeah, that was supposed to be
4 in the garage. I had to pull it out of the garage. So
5 now I'm going to have to cut it up, I guess, and get it
6 out of there. That was being saved so I could rebuild
7 it.

8 HEARING OFFICER: Yeah.

9 MR. STEPHENS: But it's -- all that stuff's
10 going to be out of there in the next month or two.

11 HEARING OFFICER: And you had -- you had a
12 truck or an off-road vehicle --

13 MR. STEPHENS: Yeah.

14 HEARING OFFICER: -- in the garage. Is that
15 still there?

16 MR. STEPHENS: I have a race vehicle in the
17 garage.

18 HEARING OFFICER: That's still there?

19 MR. STEPHENS: Yeah.

20 HEARING OFFICER: So does that still have a
21 license plate on it?

22 MR. STEPHENS: You can't plate it. It's for
23 racing only.

24 HEARING OFFICER: So that's not an abandoned
25 vehicle, then, is it?

1 MR. KOLBE: How it's classified, I have it
2 listed as abandoned.

3 HEARING OFFICER: I hate to have this
4 gentleman take the garage down and have his off-road
5 vehicle sitting there and then get a ticket for it.

6 MR. STEPHENS: Would it be possible to get
7 one of those canvas like little garages and put it in
8 there?

9 MR. KOLBE: Check with Planning but I would
10 say possible.

11 MR. STEPHENS: Okay.

12 HEARING OFFICER: Yeah.

13 MR. KOLBE: You're in historical district so
14 there is some limitations of what you can do versus
15 another lot. But --

16 MR. STEPHENS: Yeah.

17 MR. KOLBE: -- they do allow them in the
18 City, so check with the Historical --

19 MR. STEPHENS: Because what I'm trying to do
20 is find a builder that will come in and build but I
21 can't find no builder who will build in Pontiac. As
22 soon as they say "Pontiac", "No, we don't -- we don't
23 do anything there." I've gone through that for two
24 years now. So, if you guys have any reputable builders
25 that will do something, get me a number for him,

1 please.

2 HEARING OFFICER: Yeah.

3 Ma'am, did you --

4 MS. PLAGANY, ESQ.: I represent the mortgage
5 holder. Sogol Plagany from Orians, PC. This was on
6 628 North Perry, right?

7 HEARING OFFICER: Yes.

8 MR. KOLBE: Yes.

9 MS. PLAGANY, ESQ.: So I'll just ask, we've
10 had this file since 2019, so it's going on three years.
11 So, if nothing's done, if you're returning it to the
12 July date, that, if nothing's done by July, that it
13 moves to the next stage.

14 MR. KOLBE: Okay.

15 HEARING OFFICER: And that's -- you have a
16 mortgage on the property?

17 MS. PLAGANY, ESQ.: He has a mortgage on the
18 property, yes.

19 MR. KOLBE: She's representing the mortgage
20 holder.

21 HEARING OFFICER: Yeah.

22 MR. KOLBE: Saying, if he doesn't make some
23 progress, they want to see it move on.

24 HEARING OFFICER: Well, is the mortgage on
25 the house --

1 MS. PLAGANY, ESQ.: Yes.

2 HEARING OFFICER: -- or the entire property?

3 MS. PLAGANY, ESQ.: The lot, yes. The legal
4 description, which include the garage.

5 HEARING OFFICER: Okay. Well, we're going to
6 hold this over until July. You've got the weather
7 working in your favor now.

8 MR. STEPHENS: Yeah, finally.

9 HEARING OFFICER: And hopefully you can
10 finalize cleaning things up. Okay?

11 MR. STEPHENS: All righty.

12 HEARING OFFICER: Thank you.

13 MS. PLAGANY, ESQ.: Thank you.

14 MR. STEPHENS: I have a question.

15 MS. PLAGANY, ESQ.: Sure.

16 MR. KOLBE: 118 Victory is a single-family
17 residence. It was posted on 3-30 of 2022, was a
18 dangerous and dilapidated structure.

19 There was a Building Permit has been pulled,
20 Plumbing Permit. The Mechanical and Electrical were
21 finialed out. Let's see. At this point, the siding is
22 falling off, again, back off the house. Gas meter is
23 on. The electric meter is on.

24 They did pass a -- finally passed a rough
25 plumbing inspection. We've been torn. We need a

1 commitment to get this thing done. We're just kind of
2 like, you know --

3 MR. HALL: Yeah. Well --

4 MR. KOLBE: -- inching our way along.

5 MR. HALL: Well, there's an issue with the
6 plumbing. And he keeps texting me and all that. And,
7 as a matter of fact, he was explaining that somebody
8 was supposed to come there tomorrow. I told him that I
9 was going to let him know if that's true but I don't
10 necessarily believe it.

11 MR. KOLBE: I believe there's a plumbing
12 inspection scheduled for sometime very shortly. It
13 will be tomorrow, the 14th.

14 MR. HALL: Yeah. I didn't believe it. I
15 didn't believe it; and I told him that. So we'll do
16 that, then. So I came here a week or so ago and I was
17 advised that, once the plumbing is completed, then I
18 pull the other permit, you know, and we go from there
19 on the other inspections.

20 MR. KOLBE: The Building Permit? Okay.

21 MR. HALL: So that's where we are.

22 HEARING OFFICER: So -- so, really, what's --
23 what is there for the Building Permit? We've got some
24 siding that needs to be repaired.

25 MR. KOLBE: Siding needs to be put back up

1 and I don't know.

2 HEARING OFFICER: Anything else?

3 MR. KOLBE: Final inspection.

4 HEARING OFFICER: Final inspection. So --

5 MR. KOLBE: Yeah.

6 HEARING OFFICER: Okay. And you have a
7 tenant in here, right, Mr. Hall?

8 MR. HALL: Yeah, I have someone there.

9 HEARING OFFICER: So, if they could at least
10 keep the site clean, too, because it looks like they
11 moved stuff from the driveway to behind the house now.

12 MR. HALL: Okay.

13 HEARING OFFICER: All right. We'll hold this
14 over until July. Hopefully, by then, you're all
15 finialed out.

16 MR. HALL: Thank you very much.

17 HEARING OFFICER: Thank you.

18 MR. KOLBE: 441 North Saginaw is a
19 single-family residence. It was posted on 3-30 of
20 2022. It was a vacant, dilapidated, dangerous
21 structure, fire-damaged. A front entry door has been
22 secured or -- the upper windows on the north elevation
23 are still open to the elements. Roof, siding, boarded
24 windows, soffit, trim, overhangs, porches and chimney
25 are all dilapidated. Overgrown, debris, unkempt,

1 animals undermining. The main electric service is
2 open. The meter is missing -- or is off. The gas
3 meter is locked out.

4 Our recommendation is to move on to the
5 demolition list.

6 HEARING OFFICER: Okay. Your name, please.

7 MS. CECILIA LOPEZ: Cecilia Lopez.

8 HEARING OFFICER: Okay. And we had a
9 Property Maintenance Inspection back in October?

10 MR. KOLBE: Yeah.

11 HEARING OFFICER: And all permits are needed?

12 MR. KOLBE: They're not even pulled. They're
13 all needed but none of them pulled.

14 MS. ANGELICA LOPEZ: I'm Angelica Lopez. I'm
15 her translator. At the last meeting she had some
16 process with Habitat for Humanity. They -- from the
17 date to now, they called her and they tell her that
18 they didn't have enough funds to help her. So she's
19 moving into selling the property. She already has two
20 persons that are interested on it. She's just in the
21 process of checking that everything will be legal and
22 that they are true.

23 And she was -- wanted to ask if she needs to
24 do the new inspection for the maintenance of the
25 property for the Affidavit for selling the house or if

1 not. Because we remembered you said something about
2 that last time.

3 MR. KOLBE: Yeah, the Property Maintenance
4 Inspection that they did will be now getting on six
5 months old. So, yes, a new one will need to be done.
6 When they go to sell the house, it's basically illegal
7 to sell the house in this condition in the City of
8 Pontiac.

9 To allow it to be sold, the buyer is going to
10 have to sign a notarized Affidavit stating that they
11 understand the condition of the house, that it's at the
12 Hearing Officer or Board of Appeals, where it happens
13 to be, and what has to be done to the house in order to
14 be occupied.

15 That new Property Maintenance Inspection is a
16 great attachment to that because that's going to give
17 them a list of what has to be done to the house in
18 order to reoccupy it.

19 MS. ANGELICA LOPEZ: Okay.

20 MR. KOLBE: And, also, what permits are going
21 to be needed to get them to that point.

22 MS. ANGELICA LOPEZ: But those permits will
23 be by the new buyer, right?

24 MR. KOLBE: Correct, correct.

25 MS. ANGELICA LOPEZ: Okay. So she only needs

1 to do the Maintenance Inspection?

2 MR. KOLBE: Correct.

3 MS. ANGELICA LOPEZ: And get a notarized
4 Affidavit for the selling of the house?

5 MR. KOLBE: Right, exactly.

6 HEARING OFFICER: Dan, is that a new
7 inspection?

8 MR. KOLBE: Yeah.

9 HEARING OFFICER: Or is the October
10 inspection valid?

11 MR. KOLBE: That's -- it's, again, by the
12 time now, we're looking at six months. They're going
13 to want another Property Maintenance Inspection on
14 that.

15 MS. ANGELICA LOPEZ: Okay.

16 HEARING OFFICER: Which -- so that would be
17 another \$200?

18 MR. KOLBE: Correct. You know, a month or
19 two, they'll probably let it slide. But in six months,
20 they're going to want a new Property Maintenance
21 Inspection.

22 MS. ANGELICA LOPEZ: She already has one of
23 the sellers actually came into the office and asked
24 questions about what would be needed.

25 MR. KOLBE: Okay.

1 MS. ANGELICA LOPEZ: So this is like
2 happening really soon. Does she need to get a new one?

3 MR. KOLBE: Yeah.

4 MS. ANGELICA LOPEZ: Okay.

5 MR. KOLBE: Well, again, it's going to be
6 needed by the buyer --

7 MS. ANGELICA LOPEZ: Okay.

8 MR. KOLBE: -- to do the house.

9 MS. ANGELICA LOPEZ: But for her to sell it?

10 MR. KOLBE: Well, to -- for her to sell it,
11 it's -- that -- make that as an attachment to. What a
12 lot of times -- and the County does this is -- the
13 property owner, the deed holder makes application for
14 it, the buyer might be willing to pay for it.

15 MS. ANGELICA LOPEZ: Okay.

16 MR. KOLBE: Then, when they -- they realize
17 what all has to be done, they'll go on with the sale.
18 If not, they're going to say, poof, "Way too much, you
19 know, had no clue that this was all going to be need to
20 be done" --

21 MS. ANGELICA LOPEZ: Okay.

22 MR. KOLBE: -- and back out. But that's
23 between you and the buyer to, you know, work that out.
24 But, yes, I would strongly suggest a new one at that
25 time so the buyer knows what they're getting into.

1 MS. ANGELICA LOPEZ: So she can be protected?

2 MR. KOLBE: A lot of -- right, that protects
3 the sale. Because, without that Affidavit and being
4 current, the buyer can say, "Hey, I had no clue it was
5 in this condition. I had no clue this was going on.
6 I'll see you in court because I want my money back."

7 MS. ANGELICA LOPEZ: Okay.

8 MR. KOLBE: So --

9 HEARING OFFICER: Do you have a realtor
10 representing you or not?

11 MS. ANGELICA LOPEZ: No.

12 HEARING OFFICER: Or is she just trying to
13 sell this on her own?

14 MS. ANGELICA LOPEZ: Yeah.

15 HEARING OFFICER: So this is -- we don't give
16 legal advice here. But you may want to talk to a
17 realtor or a title company to handle any sale.

18 MS. ANGELICA LOPEZ: Okay.

19 HEARING OFFICER: To make sure that, when --
20 and this is what Dan is trying to tell you here with
21 that Property Maintenance Inspection. You want to make
22 sure that the buyer is fully aware of what they are
23 buying. And that's why Dan says have a current
24 Property Maintenance Inspection and make that part of
25 the sale, that they sign and accept that as their

1 responsibility, not that you sell the house and they
2 come back and sue you --

3 MS. ANGELICA LOPEZ: Okay.

4 HEARING OFFICER: -- for the condition of the
5 property. Does that make sense to you?

6 MS. ANGELICA LOPEZ: Yeah. Okay.

7 MR. KOLBE: And, from October until now,
8 there could have been a lot of water infiltrating into
9 the house because of openings, roof, whatever.

10 MS. ANGELICA LOPEZ: Uh-huh.

11 MR. KOLBE: So there could be conditions to
12 the house now that was not back then.

13 HEARING OFFICER: Okay.

14 MR. KOLBE: So that's why you want to have a
15 current one.

16 HEARING OFFICER: So, Dan, I know the
17 recommendation is to move this on to the demo list.
18 How does that impact selling this house for not only
19 the current owner but a potential buyer? Does that
20 complicate things? Because, if this is moved on to the
21 demo list, that would be next month's hearing, right?

22 MR. KOLBE: That would be in May, the
23 March -- or May 18th is the hearing.

24 HEARING OFFICER: And are there any other
25 stipulations or requirements that get put onto selling

1 a property that's moved on?

2 MR. KOLBE: Wouldn't be any additional that's
3 not here. Again, they would have to be moving forward.

4 When do you think you're going to be able to
5 have this closing?

6 MS. ANGELICA LOPEZ: Maybe next week.

7 MR. KOLBE: What -- if you would be willing,
8 you can say, if it's -- the buyer has it transferred by
9 the end of the month, we'll -- we'll keep it here. If
10 it's not, we'll move it on.

11 HEARING OFFICER: Well, that's --

12 MR. KOLBE: I mean, I've got until the end of
13 the month before I've got to get my paperwork in.

14 HEARING OFFICER: Yeah, it's a short time
15 frame to --

16 MS. ANGELICA LOPEZ: The people that is
17 trying to buy the house is out of the town for this
18 week and will be back next week. And that is when she
19 will finalize the process.

20 HEARING OFFICER: Yeah, to get all the
21 paperwork, it's not -- and I hate -- I hate to
22 complicate a deal.

23 MR. KOLBE: Okay.

24 HEARING OFFICER: We've talked about this
25 before. I will hold this over until our next hearing

1 in July.

2 MS. ANGELICA LOPEZ: Okay.

3 HEARING OFFICER: But, if you do have a buyer
4 and --

5 MS. ANGELICA LOPEZ: He needs to be here for
6 the next hearing?

7 HEARING OFFICER: If -- if you haven't closed
8 on the property, if the transfer of the title hasn't
9 taken place --

10 MS. ANGELICA LOPEZ: Uh-huh.

11 HEARING OFFICER: -- you still own the
12 property, you will still need to be here.

13 MS. ANGELICA LOPEZ: Okay.

14 HEARING OFFICER: Okay?

15 MS. ANGELICA LOPEZ: Okay.

16 HEARING OFFICER: If you close your deal, if
17 the title, the title is now in the new owner's name --

18 MS. ANGELICA LOPEZ: Uh-huh.

19 HEARING OFFICER: -- then they will be
20 notified by --

21 MS. ANGELICA LOPEZ: By the City?

22 HEARING OFFICER: -- by the Building
23 Department, by the City.

24 Correct, Dan?

25 MR. KOLBE: Yes.

1 HEARING OFFICER: But how long does it take
2 you to get a notification?

3 MR. KOLBE: Well, it depends on if they do
4 their paperwork properly.

5 HEARING OFFICER: Yeah.

6 MR. KOLBE: If they do a Proper Transfer
7 Affidavit, that shows up in a few weeks to us. Because
8 the deeds in Oakland County are months behind in
9 getting recorded. But --

10 HEARING OFFICER: I --

11 MR. KOLBE: -- if they do the Property
12 Maintenance Inspection, it will move things along quite
13 quickly.

14 HEARING OFFICER: Would it be a benefit --
15 before our next meeting, if you do close your deal and
16 sell the property, I'd suggest you notify Dan so that
17 he's aware of it.

18 MR. KOLBE: Yeah. I think I know the -- one
19 of the people that was in the office today looking at
20 that -- at your property that you're talking of. Upon
21 closing of the property, if they take their Property
22 Transfer Affidavit to 250 Elizabeth Lake Road and get
23 it stamped by the County, they can come in and pull
24 permits without any problem.

25 MS. ANGELICA LOPEZ: So, once she close the

1 deal and transfer the title, she needs to contact Dan?

2 HEARING OFFICER: Yes.

3 MR. KOLBE: Yes.

4 MS. ANGELICA LOPEZ: Okay. Then what?

5 MR. KOLBE: Kolbe is the last name.

6 MS. ANGELICA LOPEZ: Kolbe with C?

7 MR. KOLBE: K-O-L-B-E.

8 MS. ANGELICA LOPEZ: K-O -- okay.

9 MR. KOLBE: I'm in the Building Department.

10 MS. ANGELICA LOPEZ: Okay. Got it.

11 MR. KOLBE: I'll give you -- have her call

12 Janice. She knows Janice quite well.

13 MS. CECILIA LOPEZ: Okay.

14 MR. KOLBE: Janice speaks Spanish.

15 MS. ANGELICA LOPEZ: Okay.

16 MR. KOLBE: So she'll be able to -- and knows

17 what's required.

18 MS. ANGELICA LOPEZ: Okay. Okay.

19 HEARING OFFICER: Okay.

20 MS. ANGELICA LOPEZ: Thank you.

21 HEARING OFFICER: Thank you. Good luck.

22 MS. ANGELICA LOPEZ: Thanks. Have a good

23 day.

24 MR. KOLBE: The next property is 26 Tacoma.

25 It's a multiple-family residence. It was posted on

1 3-30 of 2022. It's a noncompliant structure that is
2 not properly registered. Siding, trim, roof and
3 shingles are all dilapidated. Overhangs, porches are
4 also on the dilapidated side of things. Overgrown,
5 debris, unkempt, guardrails and handrails are -- are
6 missing. All the gas meters appear to be on. The
7 electric meters, there's five of them, are on.

8 Needs to move forward, Danyal. I -- you
9 know, reluctantly we're facing, you know, it going on
10 the demolition list but we need -- we don't hear from
11 you. You just, poof, take off and --

12 MR. ATI: We recently had a Property
13 Maintenance.

14 HEARING OFFICER: Your name, please.

15 MR. ATI: Danyal Ati.

16 HEARING OFFICER: Thank you.

17 MR. ATI: Yes. And we recently had a
18 Property Maintenance. And we need to -- I know we're
19 waiting for the report to come in and we'll -- we're
20 waiting for -- to pull the permits.

21 HEARING OFFICER: Okay. Larry?

22 MR. DOMSKI: I did the Property Maintenance
23 Inspection on -- I believe it was Monday.

24 MR. ATI: I believe.

25 MR. DOMSKI: There's quite a lengthy list on

1 it. The house should not be occupied, which there's
2 four tenants in it. A lot of safety issues. So your
3 report is ready.

4 MR. ATI: Okay.

5 MR. DOMSKI: And I think I have over 50 items
6 that had to be corrected on it. So the house is in
7 poor condition. And we will -- like I said, it never
8 should have been occupied. So I'm only going to give
9 you 30 days to make this happen so you're going to have
10 to work. Because I told you, you illegally occupied
11 them so every day you could receive a ticket for that.

12 MR. ATI: Yeah.

13 MR. DOMSKI: So we need to move this one
14 along a little quicker than normal. You've got people
15 living there that's your responsibility now.

16 HEARING OFFICER: So can you give me an
17 example of some safety concerns here? Are we talking
18 collapse or would this be egress issues?

19 MR. DOMSKI: Egress issues, windows issue,
20 mold issue -- well, I can't say mold. I'll say
21 substance growing because I'm not a mold expert. There
22 are -- the smell. Just the floors are very in poor
23 condition, the stairways. The house never should have
24 been occupied. So -- but --

25 HEARING OFFICER: And does this need to be

1 registered as a rental?

2 MR. DOMSKI: And, once it's all done, all
3 four units have to be registered --

4 Can you come down and pay your registration
5 before?

6 MR. ATI: I have the payment with me right
7 now.

8 MR. DOMSKI: Okay. So that has to be paid.
9 And how about -- okay. So we're on this one today.
10 So, yeah, the --

11 HEARING OFFICER: So do you think the
12 improvements can be made in 30 days to make this safe?

13 MR. DOMSKI: If he gets a good crew in there,
14 he can. That's what he's going to have to do.

15 HEARING OFFICER: Do you think you can do
16 that? I know you haven't seen the list.

17 MR. ATI: There's -- so the list is
18 extensive. There's a lot of little things, you know,
19 cracks and it's -- it's little things that add up. And
20 sometimes the little things can be hard to do but it's
21 not a collapse or -- or something that just will take a
22 long time. The little things, there is -- there's a
23 lot of little things that need to be done, everything.

24 You know, he talked about painting and just
25 overall cleanliness, painting, refreshment,

1 tuck-pointing. You know, the -- some units, the
2 flooring has -- the flooring, like these tiles, there
3 are tiles that have come apart because of normal wear
4 and tear. So we do have a -- in one unit that the
5 flooring has just -- not the -- not the floor itself
6 but the tile that's on top.

7 So there is a lot of little things, in terms
8 of finishing it and, you know, making it new again.
9 It's -- it -- there's a lot of little things that need
10 to be done. I'm -- it's like -- it's going to be a
11 full-time thing every day in order to get it done with
12 30 days. But just I'm going to -- I'm going to aim for
13 it. I'm going to try. I can't say --

14 HEARING OFFICER: Well, since this gentlemen
15 has -- he's had his Property Maintenance Inspection, he
16 hasn't seen the report yet, I think he's got to see the
17 report. So we'll hold this over until our July
18 meeting. Hopefully, by that time, you've made the bulk
19 of the repairs, you've pulled your permits that are
20 required and things are moving forward. Okay?

21 MR. ATI: Okay.

22 HEARING OFFICER: Thank you.

23 MR. ATI: And the report?

24 MR. DOMSKI: Come see me tomorrow morning.

25 MR. ATI: Is it possible you can e-mail or

1 what?

2 MR. DOMSKI: Well, you have to come in and
3 pay the other -- I'm not going to give you the report
4 until all the fees were paid.

5 MR. ATI: Okay.

6 MR. DOMSKI: Remember I told you that?

7 MR. ATI: Right.

8 MR. DOMSKI: And, like I said, it's not a lot
9 of little things. It's a lot of major things, too,
10 that has to be taken care of. We want the house
11 brought to code.

12 MR. ATI: Yeah, right. No, you explained it.

13 MR. DOMSKI: So people have a good place to
14 live, not -- not what they have today.

15 MR. ATI: Okay. Okay.

16 HEARING OFFICER: Thank you.

17 MR. ATI: All right.

18 MR. KOLBE: Okay. Next property is
19 540 Fourth Avenue. It was posted on 3-30 of 2022.
20 It's a vacant, dangerous, fire-damaged, dilapidated
21 structure. Siding, trim, gutters and interior
22 fire-damaged. There's overgrowth, debris, unkempt,
23 broken windows. It was not open to trespass this time.
24 Open electrical box in the back of the -- the electric
25 meter is gone, wires have been cut. The gas meter is

1 locked out.

2 They did have a Property Maintenance
3 Inspection and all permits are needed. None of them
4 have been pulled. Our recommendation is on the
5 demolition list unless you're committing to going on to
6 doing something.

7 MS. PLAGANY, ESQ.: Did you say 580? Because
8 you said 540.

9 MR. KOLBE: Oh, 580. I'm sorry. 580 Fourth.

10 MS. PLAGANY, ESQ.: That's me, Sagol Plagany
11 for the bank-owned property owner. So the original
12 Notice that we receive indicated that the property was
13 found to be open to trespass via a side window.

14 MR. KOLBE: Uh-huh.

15 MS. PLAGANY, ESQ.: So my client boarded and
16 secured the property. But then yesterday we got a new
17 Notice from an inspection on 4-6 with multiple interior
18 violations. So I know my client has placed the
19 property on the market as of April 4th. And they're
20 attempting to sell the property because it's vacant and
21 it's bank-owned, post foreclosure.

22 So my client's question was whether or not
23 they can just sell the property as is and have the new
24 buyer assume the responsibility for the interior once
25 it's sold or how you want to proceed?

1 HEARING OFFICER: So that interior was based
2 upon the Property Maintenance Inspection?

3 MR. DOMSKI: Yeah.

4 HEARING OFFICER: So the same as with the
5 previous or several homes ago, you -- you have to
6 make -- make the buyer aware --

7 MS. PLAGANY, ESQ.: Right.

8 HEARING OFFICER: -- of issues and they have
9 to accept it.

10 MS. PLAGANY, ESQ.: Okay.

11 HEARING OFFICER: So, if they can -- if they
12 accept it, that's -- that's good. So --

13 MS. PLAGANY, ESQ.: Okay.

14 HEARING OFFICER: Yeah. So --

15 MS. PLAGANY, ESQ.: Yeah. We'll make sure
16 they accept.

17 MR. KOLBE: The result of the Property
18 Maintenance Inspection can be part of that notarized
19 Affidavit that they sign.

20 HEARING OFFICER: So we're back to the
21 question do we move this on to the Board of Appeals or
22 do we --

23 MR. KOLBE: We did the last one -- I mean we
24 postponed the last one.

25 HEARING OFFICER: Postponed the last one.

1 You know, I hate to compromise a sale where somebody
2 says, "Oh, my gosh, it's at the Board of Appeals."

3 MR. DOMSKI: Do you have a buyer?

4 MS. PLAGANY, ESQ.: Not that I'm aware of.

5 MR. DOMSKI: All right.

6 MS. PLAGANY, ESQ.: They just listed it on
7 the 4th. So, if there's an Affidavit or something they
8 need to sign, if there's something that I can just grab
9 from you guys, I'll take it.

10 MR. KOLBE: No, there's no form for the
11 Affidavit. It's basically -- I'm sure you can write
12 something up -- that the buyer is aware that it's at
13 the Hearing Officer, that the next meeting is going to
14 be July 13th, they had a Property Maintenance
15 Inspection, these are the items that's going to have to
16 be done before you can reoccupy the structure. And I
17 know he gave you a list of what permits, you know,
18 which ones are going to require permits. All permits
19 are going to be needed but -- you know.

20 HEARING OFFICER: How bad is the inside,
21 Larry?

22 MR. DOMSKI: It's quite a lengthy list. I
23 believe there's a substance growing in there. It's in
24 poor -- very poor condition. It was a fire. I don't
25 think I -- I don't know if I was able to get to the

1 basement on that one because of the smell. There's the
2 mold smell. So -- but I did quite a --

3 You do have quite a list there, don't you,
4 ma'am?

5 MS. PLAGANY, ESQ.: I have three pages.

6 MR. DOMSKI: Okay. I don't think I missed
7 anything, then.

8 MS. PLAGANY, ESQ.: No, I think you're pretty
9 thorough.

10 HEARING OFFICER: Okay. So we'll hold this
11 over until the July meeting.

12 MS. PLAGANY, ESQ.: Okay. Perfect.

13 HEARING OFFICER: And hopefully you have a
14 sale.

15 MS. PLAGANY, ESQ.: Perfect. Thank you.

16 MR. DOMSKI: Ma'am, if you have any questions
17 about your inspection, you can call me at the office.

18 MS. PLAGANY, ESQ.: Okay.

19 MR. DOMSKI: My name's Larry.

20 MR. KOLBE: I think we have two more that
21 didn't sign the sheet.

22 Sir, what's the address?

23 MS. LEWIS: He's with me.

24 MR. KOLBE: Oh.

25 MS. LEWIS: 217 East Wilson and I did sign

1 the one here.

2 MR. KOLBE: Oh, okay.

3 MS. LEWIS: This sheet here.

4 MR. KOLBE: 217 East Wilson, Pontiac,
5 Michigan.

6 MS. LEWIS: I don't know when the last time
7 you all probably have been by to see the property --

8 MR. KOLBE: Well, the property was posted on
9 3-30 of 2022. It was a vacant, dangerous, dilapidated
10 fire-damaged structure. Garage, rear door and windows
11 are all of concern. Motor-home has an open door,
12 making it open to trespass, as was the garage is open
13 to trespass. The roof, siding, windows, doors, porch,
14 soffit and trim are all dilapidated. Overgrown,
15 debris, unkempt, animals undermining. There's an
16 abandoned RV that is, again, open to trespass.

17 There had been work been done without
18 permits. The gas meter is locked out. The electric
19 meter is off with the wires cut. A Building Permit had
20 been applied for quite a while ago but nothing has
21 moved on forward on it. They had a Property
22 Maintenance Inspection back in December, all permits
23 were needed.

24 Our recommendation is to move on to the
25 demolition list if something isn't committed to.

1 MS. LEWIS: Yeah, that's why I asked the last
2 time.

3 MR. KOLBE: Moving forward.

4 MS. LEWIS: Because currently the property
5 has been cleaned up, as far as the outside. That was
6 the next step. I was advised, in order to get someone
7 in to take a look at it, to move forward with the
8 inspection, that we had to clean out the inside, which
9 was done. There was not supposed to be any work being
10 done on the inside. But we were advised to clean out
11 all the rubbish, all the things that were inside. And
12 we had a lot of stuff that was outside as well as the
13 RV was there at that time, also, and a car was in the
14 driveway. All of that has been cleaned up.

15 That's why I was wondering and hoping that
16 maybe you guys went by and seen what the outside looked
17 like because I know that you do do routine regularly
18 (sic) checkups of the home. So, if you have seen it
19 lately, then I -- everything's moved out of the house,
20 so now we can move forward with, I guess, getting those
21 inspectors in that need to have -- you know, whatever
22 our next step is.

23 MR. DOMSKI: Okay. Ma'am, are you the one
24 that applied for the permit?

25 MS. LEWIS: Yes, myself.

1 MR. DOMSKI: And I talked to you. We had an
2 inspection set up on the --

3 MS. LEWIS: Yes. Yes.

4 MR. DOMSKI: -- March 18th and you didn't
5 show up.

6 MS. LEWIS: Wait a minute. Yeah, you
7 actually went by and I wasn't able -- a whole different
8 day, right. Right.

9 MR. DOMSKI: So we still didn't do a site
10 inspection of it.

11 MS. LEWIS: Okay.

12 MR. DOMSKI: The RV was in the street, I
13 noticed, until today. The site still needs some work
14 cleaning up but --

15 MS. LEWIS: Yeah, can we schedule an
16 appointment now for you to do a site (sic?)

17 MR. DOMSKI: As long as you're going to be
18 there --

19 MS. LEWIS: Yes.

20 MR. DOMSKI: -- I'll make sure I'm there.
21 Like I said, I've been there a couple times, I believe,
22 on that one.

23 MS. LEWIS: Well --

24 UNIDENTIFIED MALE: It's all cleaned up now.

25 MS. LEWIS: I know one of the dates I did get

1 confused because, remember, I was calling -- I actually
2 called you and left you messages and sent you texts for
3 one day and then you said that you had went by actually
4 that next day, so I'm sorry.

5 MR. DOMSKI: Why don't you call me at 8:00
6 tomorrow morning?

7 MS. LEWIS: Okay.

8 MR. DOMSKI: We'll set up a time and see what
9 my schedule looks like for tomorrow.

10 MS. LEWIS: Okay.

11 MR. DOMSKI: And I'll come by.

12 MS. LEWIS: All right. And then we'll move
13 forward with knowing what our next steps are?

14 MR. DOMSKI: Your permits were pretty vague.
15 So that's what I said; we need a detailed scope of the
16 work, all the work that's going to be done.

17 MS. LEWIS: Yeah. Got you.

18 MR. DOMSKI: Because it is a burnt-out
19 structure, a lot of extent, the work, you know, has to
20 be repaired.

21 MS. LEWIS: Okay. So 8:00 tomorrow I'll give
22 you a call, then.

23 HEARING OFFICER: So we'll --

24 MS. LEWIS: Oh, I'm sorry.

25 HEARING OFFICER: -- hold this over, then,

1 until our July meeting.

2 MS. LEWIS: Oh, okay.

3 HEARING OFFICER: So it will come back
4 July 13th. But, in the meantime, make your
5 appointment.

6 MS. LEWIS: Yeah, tomorrow morning.

7 HEARING OFFICER: Okay. Thank you.

8 MS. LEWIS: Thank you, all.

9 MR. KOLBE: Next property is 164 Cadillac.
10 It is a single-family residence, was posted on 3-30 of
11 2022. It's a noncompliant structure. Finished
12 renovations without permits. It appears to be occupied
13 -- yeah, appears to be occupied. It is siding and trim
14 are all dilapidated, as is the porch. There's an
15 abandoned vehicle. Overgrown, debris, unkempt.

16 They have pulled their Building Permit. They
17 still need to pull their Plumbing and Electrical
18 Permit. Because of the permits that are active, we are
19 recommending postponement until the July 13th Hearing
20 Officer meeting.

21 HEARING OFFICER: Postponed.

22 MR. KOLBE: 130 Chippewa is a single-family
23 residence, was posted on 3-30 of 2022. It was a
24 vacant, dilapidated and dangerous structure. Garage
25 and first floor windows -- garage has been open to

1 trespass, first floor windows were boarded. Windows,
2 trim, eaves, fascia and garage are all dilapidated.
3 Overgrown, debris, unkempt. A lot of junk and debris.
4 Gas meter is locked out. The electric meter is off.

5 Our recommendation is placement on the
6 demolition list.

7 HEARING OFFICER: Placement on the demolition
8 list.

9 MR. DOMSKI: Yeah, that gentleman is deceased
10 and no family members come forward even to discuss the
11 property yet. It's in very poor condition.

12 HEARING OFFICER: Yeah, it's a --

13 MR. DOMSKI: He was a -- it looked like he
14 was a hoarder, too. Inside's just as bad.

15 MR. KOLBE: I was hoping this guy was going
16 to be here. 40 Dakota is a single-family residence,
17 was posted on 3-30 of 2022. It's a vacant, dangerous
18 dilapidated structure. Garage windows -- garage
19 windows making it open to trespass. House, roof,
20 hole -- has a hole in it as well as the garage. The
21 roof, siding, eaves, gutters and garage are all
22 dilapidated. Overgrown, debris, unkempt. Again,
23 animals undermining. Guardrails and handrails are
24 rotted and/or missing. The gas meter is locked out.
25 The electric meter is off.

1 The gentleman said -- well, he's trying to
2 sell the house. Looked and there was no multilist as
3 of the day he came in. Our recommendation is to be
4 placed on the demolition list.

5 HEARING OFFICER: Placed on the demo list.
6 It's a cute house.

7 MR. DOMSKI: It could be.

8 HEARING OFFICER: Yeah.

9 MR. DOMSKI: There's a lot of extent of
10 damage to it but it could be a -- and the neighbors
11 around it have done a lot of work. Actually, the guy
12 just two houses down just paid almost \$200,000 for a
13 house.

14 HEARING OFFICER: Really?

15 MR. DOMSKI: Yeah. So it could be a great
16 house.

17 MR. KOLBE: 221 South Edith is a
18 single-family residence, was posted on 3-30 of 2022.
19 It's a vacant, dilapidated, dangerous structure. Let's
20 see. Attic windows are missing, boarded windows and
21 roof. The roof, siding, soffit and trim are all making
22 it dilapidated. Overgrown, debris, unkempt, animals
23 undermining. Porch railings are not in compliance.
24 Gas meter is gone. The electric meter is gone.

25 Our recommendation is to be placed on the

1 demolition list.

2 HEARING OFFICER: Placed on the demo list.

3 MR. KOLBE: 51 Fenely Court is a duplex. It
4 was inspected on 3-30 of 2022. It's a vacant,
5 dangerous and dilapidated structure. Shed is making it
6 open to trespass. Siding, soffit, trim, doors and
7 windows are all dilapidated. Overgrown, debris,
8 unkempt. Structural is unstable due to the water
9 infiltration, electrical hazards. The gas meter is
10 gone. The electric meter is gone.

11 They had a permit for their roofing but I
12 think that part of it has been finished out but they
13 have since sold the property. The original owner has
14 sold the property and the new owner has made no
15 appearance to do anything.

16 So our recommendation is to be placed on the
17 demolition list.

18 HEARING OFFICER: Placed on the demo list.

19 This building looks like a disaster.

20 MR. KOLBE: The whole inside is gutted.

21 HEARING OFFICER: It's just --

22 MR. KOLBE: I mean...

23 451 Irwin is a single-family residence, was
24 posted on 3-30 of 2022. It is a vacant, dangerous,
25 dilapidated structure. Soffit, siding, roof, trim and

1 windows are all dilapidated. Overgrown, debris,
2 unkempt. Handrails on the porch are missing. Gas
3 meter is gone. The electric meter is off.

4 Our recommendation is being placed on the
5 demolition list.

6 HEARING OFFICER: Placed on the demo list.

7 MR. KOLBE: 750 Lounsbury is a single-family
8 residence, was posted on 3-30 of 2022. Let's see. It
9 was a dangerous, dilapidated structure. It is
10 occupied. Roof, siding, trim and soffits on the rear
11 elevation are all walls exposed. Some items are making
12 it dilapidated. Some debris, unkempt, lack of
13 handrails on the porch. The gas meter is on. The
14 electric meter is on.

15 They have pulled a Building Permit and
16 Electrical Permit, therefore our recommendation is for
17 postponement until the July Hearing Officer meeting.

18 HEARING OFFICER: Postponed until July.

19 MR. KOLBE: 771 Saint Clair is a
20 single-family residence, was posted on 3-30 of 2022.
21 It is a vacant, dangerous and dilapidated structure.
22 Windows boarded. Roof, siding and soffit are all
23 dilapidated. Overgrown, debris, unkempt, animals
24 undermining. Gas meter is off -- or is gone. The
25 electric meter is gone.

1 Our recommendation is to be placed on the
2 demolition list.

3 HEARING OFFICER: Placed on the demo list.

4 MR. KOLBE: 18 Tacoma is a single-family
5 residence. It was posted on 3-30 of 2022. It is a
6 dangerous, dilapidated structure. Siding, windows --
7 or side window is open to trespass as well as the shed.
8 The siding, soffit, trim and windows are all
9 dilapidated. Overgrown, debris, unkempt. The chimney
10 is falling away from the house. The gas meter is
11 locked out. The gas -- or the electric meter is gone,
12 box and meter and lines are gone.

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

15 HEARING OFFICER: I have a question on this.

16 MR. KOLBE: Yeah?

17 HEARING OFFICER: Looking at the pile of
18 debris and the condition of everything -- and please
19 don't take this as any type of an insult -- how does
20 this one just now show up after all of this time?

21 MR. KOLBE: That's a Code Enforcement
22 question. I don't know. Code Enforcement is -- you
23 know.

24 HEARING OFFICER: I know you have a -- I know
25 there's a lot to do.

1 MR. DOMSKI: Yeah.

2 MR. KOLBE: Well, there's two of them now in
3 the neighborhood. Tacoma, we were posting it and said,
4 "Why isn't this on the radar of what's going on?"

5 HEARING OFFICER: Yeah.

6 MR. DOMSKI: I think that's an issue at this
7 time about properties in this condition. Yeah, I can't
8 even answer that. I was shocked.

9 HEARING OFFICER: And that's -- like I say,
10 I'm not -- I'm not criticizing anybody.

11 MR. DOMSKI: I was shocked when I turned down
12 that street, I was.

13 HEARING OFFICER: Placement on the demo list.
14 It's -- you know, it's the old open and obvious.

15 MR. KOLBE: Yes. And we come to 19 Tacoma,
16 across the street, was posted on 3-30 of 2022. It's a
17 vacant, dilapidated structure. Siding, soffit, trim,
18 deck and railings are all dilapidated. There's two
19 abandoned vehicles. It's overgrown, debris, unkempt.
20 Gas meter is locked out and the electric meter is off.

21 Our recommendation is to be placed on the
22 demolition list.

23 HEARING OFFICER: Placed on the demo list.

24 MR. DOMSKI: That's right across from that
25 other one and they're both relatives.

1 HEARING OFFICER: Are they?

2 MR. DOMSKI: That's what the neighbors told
3 us.

4 HEARING OFFICER: And this is a newer -- it's
5 not a new car but it's a newer car. It can't be what,
6 six, eight years old?

7 MR. KOLBE: But the window is down.

8 MR. DOMSKI: I think that person's deceased,
9 too.

10 HEARING OFFICER: Wow.

11 MR. KOLBE: But the window on the car is
12 open, down. It's been raining in it and snowing in it
13 for, I'd say, about a year now.

14 HEARING OFFICER: Placement on the demo list,
15 please.

16 MR. KOLBE: 90 Virginia Street is a
17 single-family residence. It was posted on 3-30 of
18 2022. It's a dangerous, nonconforming, occupied
19 structure. The garage is open to trespass. Roof,
20 siding, trim, chimney, garage and fencing are all
21 dilapidated. Overgrown, debris, unkempt, animals
22 undermining. Gas meter is on. The electric meter is
23 on.

24 They had a Property Maintenance Inspection
25 and have an active Building Permit, although the

1 plumbing and electrical permits are still needed.
2 Therefore, our recommendation is for postponement due
3 to the fact that there's an open Building Permit.

4 HEARING OFFICER: Postponed until July.

5 It looks like they're running a landscape
6 business out of there.

7 MR. KOLBE: The last one is 253 West Walton.
8 It's a single-family residence. It was posted on 3-30
9 of 2022. It's a vacant, dangerous, dilapidated
10 structure. The east windows and shed are making it
11 open to trespass. The roof, siding, soffits and
12 gutters are all dilapidated. Overgrown, debris,
13 unkempt, broken windows. Gas meter is off. The
14 electric meter is on.

15 Our recommendation is placement onto the
16 demolition list.

17 HEARING OFFICER: Placement on the demo list.

18 That concludes today's hearing. Next
19 meeting, July 13th.

20 (Meeting was concluded at 5:15 p.m.)

21 * * * *

22

23

24

25

C E R T I F I C A T E

I, Mona Storm, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the meeting at the time and place hereinbefore set forth. I do further certify that the foregoing transcript, consisting of (70) pages, is a true and correct transcript of my said stenographic notes.

Date

Mona Storm
CSR-4460

