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CITY OF PONTIAC
PONTIAC HEARING OFFICER MEETING
WEDNESDAY, JULY 8, 2020
4:00 P.M.

FROM THE CITY:

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

MINUTES RECORDED BY:

- Quentina R. Snowden, (CSR-5519)
- Certified Shorthand Reporter & Notary Public
- QRS Court Reporting, LLC

1 APPEARING ON BEHALF OF PROPERTIES:

2 Antoine Kassar

3 Cyril Hall

4 Gjon Lucaj

5 Fernando Munoz

6 Joy Raman

7 Ronald Mattson

8 Wendi Schmidt

9 Geraldine Cason

10 Mark Graham

11 Louis Stephens

12 Sam Brikhe

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Pontiac, Michigan

Wednesday, July 8, 2020

4:09 p.m.

HEARING OFFICER HARTMAN: George Hartman, Hearing Officer today. And first case is -- it's 99 Monterey Street?

MR. KOLBE: Yep.

HEARING OFFICER HARTMAN: Please come up to the podium here and give us your name, please, for the record.

MS. CASON: Geraldine Cason,
C-A-S-O-N.

MR. KOLBE: Okay. This property was posted on June of 24th. It is a dangerous and dilapidated structure. It's a single family home. This appears to be occupied. Roofing and windows are boarded. Roofing, siding and windows are dilapidated. It's overgrown, debris unkempt. Again, broken windows, abandoned vehicle. They have been working without permits. They had a property maintenance inspection back in November of last year and building permit and mechanical permit were needed and none have been pulled to date. The gas meter and electric meter are both still on. The recommendation is to move this onto the Board of

1 Appeals.

2 HEARING OFFICER HARTMAN: Okay.

3 MS. CASON: They gave us -- they gave
4 us -- they stitched for the building permit. We
5 were going to pay it. We have been calling and
6 everything. But with the pandemic going on there
7 was nobody down there because we paid the \$200 that
8 they asked us to pay.

9 MR. KOLBE: You did the property
10 maintenance inspection back in November of last
11 year.

12 MS. CASON: Yep. And they gave us
13 until April because it was wintertime, the debris in
14 the backyard we pulled up and all overgrown, they
15 gave us until April.

16 MR. KOLBE: Then why didn't you pull
17 the permits?

18 MS. CASON: Because we weren't going
19 to pull the permits until we were going to do the
20 work. They gave us to April to do the work.

21 MR. KOLBE: We have been issuing
22 permits and answering the phones every day of every
23 week. We have been not working in the office but we
24 have been answering phones.

25 MS. CASON: And I talked to somebody.

1 I actually spoke to a young lady and she transferred
2 me over and told me that I can get leave a message.
3 I left a message and I'm still waiting on somebody
4 to call me back. And this was I believe in April
5 and then because everything started opening back up,
6 I did it again maybe two weeks ago. And I told them
7 when I found out it was already ticket that I had no
8 idea about.

9 HEARING OFFICER HARTMAN: Dan, what
10 does it take to get a building permit?

11 MR. KOLBE: Application outside the
12 door. They have been outside the door every day.

13 HEARING OFFICER HARTMAN: Okay. So
14 they get the application. They fill it out. How do
15 they pay?

16 MR. KOLBE: They can pay online. They
17 have to submit it with how much the invoice is going
18 to be. They can either come in, bring a check in,
19 they can go online to pay for it. There's other
20 ways paying for it. They can e-mail the application
21 in.

22 MS. CASON: I'll pay -- I can do that
23 for you today. All I was doing was waiting for the
24 City to open back up. So if there's a way I can
25 pull the permit today, I can do that.

1 MR. PLAINTIFF: I guess --

2 HEARING OFFICER HARTMAN: She needs a
3 building permit?

4 MR. KOLBE: Correct.

5 HEARING OFFICER HARTMAN: And a
6 mechanical permit?

7 MR. KOLBE: Correct.

8 HEARING OFFICER HARTMAN: Do you know
9 what work has to be done on the house?

10 MS. CASON: Yes. The wood on the back
11 window -- the window is not broken, I just was kind
12 of a little bit nervous because it was on the back
13 of the house, it's nothing really wrong with that
14 window. I just was a little bit nervous with it on
15 the back of the house, that's my bathroom. There's
16 wood up there. My husband, he's going to take that
17 down.

18 But we just waiting to pull the permit
19 today if I have to, I can pull the permit. I just
20 don't know what it take --

21 HEARING OFFICER HARTMAN: So she
22 applies -- goes downstairs, gets the permit. Is the
23 permit online that you fill out?

24 MR. KOLBE: No, she can go online, she
25 can get it from our website. She can go downstairs.

1 There's a whole rack of every kind of permit that
2 you need to pull: Electrical, mechanical, plumbing.
3 I mean, they're all there lined up.

4 HEARING OFFICER HARTMAN: When does
5 she pay for the permit, when she applies or when she
6 picks it up?

7 MR. KOLBE: When she picks it up.

8 HEARING OFFICER HARTMAN: So -- and
9 how long does it take to get the permit if this
10 woman filled out the application?

11 MR. KOLBE: Permit by probably the end
12 of the week.

13 MS. CASON: Okay. I can do that.

14 HEARING OFFICER HARTMAN: Can you fill
15 it out today?

16 MS. CASON: Yes.

17 HEARING OFFICER HARTMAN: What, does
18 she drop it through a mail slot then?

19 MR. KOLBE: Just slide it under the
20 door.

21 HEARING OFFICER HARTMAN: Slide it
22 under the door, if you will do that, please.

23 MS. CASON: I will do that.

24 HEARING OFFICER HARTMAN: We'll hold
25 this off until our next meeting.

1 MS. CASON: Okay. That sounds
2 perfect. I'll Go downstairs, pick up the permit.
3 Which permits do I need? I just need to know what I
4 actually need.

5 MR. KOLBE: You need a building and a
6 mechanical permit. A property owner can pull a
7 mechanical permit, in your case, or any trade
8 permits provided that they are going to be living in
9 the structure for a minimum of two years from the
10 time the project is completed.

11 MS. CASON: Okay.

12 MR. KOLBE: If you're not, and you
13 decide to sell the house, rent the house in a year
14 or year and a half, you have to have a contractor
15 repull that permit.

16 MS. CASON: We're going to be there
17 for awhile.

18 MR. KOLBE: I'm giving you the ground
19 rules so somebody doesn't say "I didn't know that."
20 So, yeah, you can pull the permit for both of them
21 provided you're going to be living there. And you
22 can make applications for both of them, fill them
23 out. You can -- if you know everything that needs
24 to be done on both of them, slide them under the
25 door, we'll give you a call and let you know you can

1 either come in the office and bring the check in or
2 that you -- we'll give you an invoice number and you
3 can go on website and pay it online.

4 MS. CASON: Okay. I'll do that. The
5 question that I have is that I need to put
6 everything that's on that -- that paper they gave
7 me?

8 MR. KOLBE: Everything that is on the
9 paper needs to be on the building permit and on the
10 mechanical permit.

11 MS. CASON: So I have a question. If
12 I go home and do it, because I don't have that piece
13 of paper written, if I go home and do it, can I take
14 this piece of paper, fill it out at home and then
15 just bring it back tomorrow?

16 MR. KOLBE: Yep.

17 MS. CASON: Okay. I'll do it.

18 MR. KOLBE: Just slide it -- if the
19 office is not open, slide it under the door, okay?
20 The Building Department. The Building Department
21 door. When you walk in the door from the outside,
22 we are the first door on the left, is the Building
23 Department. And you'll slide it under the door and
24 we'll take care of it from there. We have been
25 open, we have been answering phones religiously.

1 MS. CASON: I did call.

2 MR. KOLBE: What happens many times,
3 and we let everyone know when you're leaving a
4 message on a voicemail, repeat the number. You
5 know, because sometimes it will glitch and you're
6 like 5294. Okay. But we get a lot of them that,
7 you know, if you go back over and over and we
8 cannot -- and we have to -- if the call is forwarded
9 into us, we can't go back to find out who is the
10 number that was calling in. We get the person that
11 was -- that we transferred the call to you. So
12 we're at a loss there.

13 If you call in directly and something
14 glitches, we have a way of finding out the number
15 you called from. It may not be the number you want
16 us to call, but we know where you called from. When
17 the call is transferred in, our hands are tied.
18 There is no way we can help anybody, okay?

19 MS. CASON: I totally understand.

20 MR. KOLBE: I do that for everyone's
21 sake. Yep, grab the applications and I guess she
22 has the permits in by the end of the week we will
23 have no problem postponement.

24 MS. CASON: Okay. I'll do that.

25 HEARING OFFICER HARTMAN: Okay. Thank

1 you.

2 MS. CASON: Thank you.

3 HEARING OFFICER HARTMAN: 113 Florence
4 Avenue.

5 MR. KOLBE: 113 Florence Avenue is a
6 duplex. It was inspected on 6/24 of 2020. It's a
7 two-story house with shed. Was vacant, dilapidated,
8 dangerous structure. Open to trespass yet. The
9 shed is open to trespass. The second floor windows
10 and rear door are open. The roof front porch steps
11 rotted. Rear steps are badly rotted, missing steps.
12 Multiple windows are open and missing. It's
13 overgrown, debris, unkempt, animals undermining.
14 Windows. Guardrails and handrails noted brick
15 falling off house. Gas meter is gone. The electric
16 lines are cut.

17 Permits have been pulled -- all but
18 electrical permit has been pulled, but everything
19 has expired. There have been no inspections of any
20 type. And our recommendation is to move it onto the
21 Board of Appeals as the property maintenance
22 inspection is now going on two years old.

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

25 MR. KASSAR: My name is Antoine

1 Kassar, K-A-S-S-A-R.

2 HEARING OFFICER HARTMAN: Okay. Is
3 there a reason that work isn't progressing?

4 MR. KASSAR: Well, we pulled all of
5 the permits and everything. Had very, very bad luck
6 with my electrician and HVAC. We wanted to extend
7 the building permit. I think it expired in April
8 this year, and I'd like to extend that. And I'll
9 have the contractor out there -- under contract to
10 start 7/27 with five weeks to completion.

11 HEARING OFFICER HARTMAN: Okay.

12 MR. KASSAR: So I was -- will not be
13 pulling anything, he'll be doing the work.

14 HEARING OFFICER HARTMAN: Okay.

15 MR. KASSAR: It is now cleaned up,
16 boarded up, it's safe, and everything is clean. The
17 shed is closed out there. And I think that's about
18 it. I'm going to be working on it.

19 HEARING OFFICER HARTMAN: So what's it
20 take to renew the permits on this?

21 MR. KASSAR: I just need a building
22 permit?

23 MR. KOLBE: All the permits are
24 expired.

25 MR. KASSAR: The electrician and HVAC

1 people, if you let them pull the permits --

2 MR. KOLBE: Okay. The -- the --
3 there's a form to fill out for the permit extension
4 or you can just write a letter requesting -- with
5 the permit number --

6 MR. KASSAR: Can I pick that up and
7 drop it off at your office?

8 MR. KOLBE: Yes. There's going to be
9 a fee for that. I don't know, I'll have to check to
10 see how long ago it was expired. But typically it
11 is that. It's from back in April, it would be even
12 more than that.

13 MR. KASSAR: April 8th was the
14 expiration.

15 MR. KOLBE: The day of the last
16 meeting was to be done. I would say, yeah, drop off
17 the check for the \$50 and we'll see if we can extend
18 it. But I would also want all other permits up and
19 running by the end of the month or we'll send it on.
20 Does that sound --

21 MR. KASSAR: What I'll go ahead and
22 tell the general contractors so they can pull --

23 HEARING OFFICER HARTMAN: Pull their
24 own permits.

25 MR. KOLBE: But we need some forward

1 progress on this. There's absolutely -- I mean --

2 MR. KASSAR: Such in bad health too --

3 MR. KOLBE: You take the pictures six
4 months ago and say what's the changes?

5 MR. KASSAR: But it's not --

6 MR. KOLBE: That's about the only
7 thing you can say.

8 MR. KASSAR: Now it's boarded up, so
9 it's safe.

10 MR. KOLBE: It needs major attention.

11 HEARING OFFICER HARTMAN: Get things
12 cleaned up and get the permit renewed.

13 MR. KASSAR: What do I do --

14 MR. KOLBE: Downstairs --

15 MR. KASSAR: Regular --

16 MR. KOLBE: It's going to need your
17 name, address, permit number, and why we needed the
18 extension.

19 HEARING OFFICER HARTMAN: Thank you.
20 You said you got somebody on board that will--

21 MR. KASSAR: On the 27th --

22 MR. KOLBE: So we'll hold this over
23 until our next meeting. If you have all of your
24 permits, everything is up and running we'll hold you
25 over. If not, we'll see you -- the Hearing Officer

1 -- the Board of Appeals. It's a whole different
2 cast of characters. We need some forward progress
3 on this, please. From what it sounds like you're
4 saying you'll be done here, our next meeting is
5 October 14th.

6 HEARING OFFICER HARTMAN: October 14th
7 sounds like you're going to be done by then.

8 MR. KASSAR: August 31st is our first
9 date of completion.

10 MR. KOLBE: That's --

11 HEARING OFFICER HARTMAN: So this will
12 come in front of us, assuming everything goes
13 properly, this will come in front of us for October
14 for dismissal because you'll be done.

15 MR. KASSAR: All right.

16 HEARING OFFICER HARTMAN: Thank you.
17 321 North (sic) Walton.

18 MR. KOLBE: 321 North (sic) Walton is
19 a commercial property. It's a car wash. It was
20 posted on 6/24 of 2020. It was vacant, fire damage,
21 dilapidated and dangerous structure. The fire
22 occurred back in January 30th, 2019. It is open to
23 the elements via roof and siding, trim. Some of the
24 doors are -- or windows are boarded. It's
25 overgrown, debris, unkempt. Abandoned vehicles in

1 front of the building. Gas meter is gone, and
2 electric meter is gone. Our recommendation is to be
3 placed on the demolition list.

4 HEARING OFFICER HARTMAN: Okay. Your
5 name, please?

6 MR. BRIKHO: Sam Brikho.

7 HEARING OFFICER HARTMAN: Okay. Do
8 you own the property?

9 MR. BRIKHO: Yes, sir.

10 HEARING OFFICER HARTMAN: Okay. And
11 what's your intent with the property?

12 MR. BRIKHO: Well, we finally had to
13 settle with the insurance company back in January or
14 February. I had a violation through the City of
15 Pontiac. We corrected all the violations and you
16 know we were just getting ready to find a roofing
17 company. And what had happened is now we had
18 COVID-19, we are looking for a roofing company.

19 HEARING OFFICER HARTMAN: Okay. So
20 does this need a property maintenance inspection or?

21 MR. KOLBE: It will be a team
22 inspection.

23 HEARING OFFICER HARTMAN: A team
24 inspection?

25 MR. KOLBE: Correct.

1 HEARING OFFICER HARTMAN: Is that
2 applied for down at the Building Department?

3 MR. KOLBE: Yep, downstairs, it --
4 there's a form team inspection, it's \$350. The
5 building, mechanical, electric, plumbing and fire
6 marshal will all be out to walk the building with
7 you, tell you what needs to be done in order to run
8 -- get your business back up and running and which
9 items are going to require permits from that. I
10 think as long as he has that, you know --

11 MR. BRIKHO: Keeping the grass cut,
12 you know, since the fire, but now we're getting
13 ready to start demo.

14 HEARING OFFICER HARTMAN: Okay. So
15 what does the team inspection cost?

16 MR. KOLBE: It's 350. Again, it will
17 be scheduled only done on Tuesdays and Thursdays,
18 and everyone will show up at one time. It will be
19 either 10:00 or 11:00 Tuesday or Thursday. And
20 again, the team will all show up at the same time.
21 So you'll meet them out there, make the building
22 accessible for them to go through and they'll write
23 up what has to be done in order to reoccupy it.

24 MR. BRIKHO: Okay.

25 HEARING OFFICER HARTMAN: So --

1 MR. BRIKHO: When do I give the 350?

2 MR. KOLBE: Again, all forms, all
3 forms for everything we are talking about are in a
4 rack just outside the Building Department door; or
5 you can go online to the city's website and get them
6 from there. But if you want to pick it up, fill it
7 out and you've got a check, you can drop it off, put
8 it under the door. If not, take it, mail it in,
9 drop it and bring it back, however you want to do
10 it, but the form is there.

11 MR. BRIKHO: How much time do I have
12 for that?

13 HEARING OFFICER HARTMAN: Typically we
14 allow seven days from today. Can you do that within
15 seven days?

16 MR. BRIKHO: I should --

17 MR. KOLBE: But no I need the
18 application back in. Not necessarily going --
19 because I cannot -- for a team inspection, it's not
20 like a building or a property maintenance inspection
21 that does five days a week. These are only done two
22 days a week and there's only two per day. So if
23 there is a sprinkler system that everyone is going
24 to, that's one of those time slots. So -- and it
25 probably won't be in the next week anyway.

1 But I need the application in so that
2 inspection can be booked. And I would say that as
3 long as it's booked by the end of the month, we can
4 hold it over. If it's procrastinated beyond that,
5 we'll see you at the Board of Appeals, okay?

6 MR. BRIKHO: So the form would be
7 building --

8 MR. KOLBE: It's a team inspection.
9 You want a team inspection. It's towards the bottom
10 of the rack.

11 MR. BRIKHO: Okay.

12 MR. KOLBE: Okay.

13 HEARING OFFICER HARTMAN: All right.
14 Very good. Thank you.

15 MR. BRIKHO: All right. Thank you.

16 HEARING OFFICER HARTMAN: 18
17 Fairgrove.

18 MR. KOLBE: 18 Fairgrove is a single
19 family residence, was inspected on 6/24 of 2020. It
20 did have a property maintenance inspection back in
21 May of 2018. At that time, it needed building,
22 electrical permits. It is -- appears to be
23 occupied.

24 Boarded windows, siding, soffits,
25 trim, board, boarded windows, missing guardrail and

1 side porches. Overgrown, debris, unkempt, animals
2 undermining. Again, broken windows, abandoned
3 vehicles, electrical hazards, stagnant sewage in
4 rear of house, and also it violates with means of
5 egress.

6 The gas meter is gone and four of the
7 electrical meters appear to be on.

8 Due to lack of getting started, it's
9 going to need a property maintenance inspection at
10 this point, but it needs to move forward somewhere.

11 HEARING OFFICER HARTMAN: Okay. Has
12 this been in front of us before?

13 MR. KOLBE: No.

14 HEARING OFFICER HARTMAN: But there
15 was a property maintenance inspection two years ago?

16 MR. KOLBE: It had a property
17 maintenance inspection. Again, there's nothing was
18 happening. There is a whole lot of issues with it,
19 and it shouldn't be occupied. And it's listed --
20 still listed as a single family, but when we were
21 out there, with how many electrical meters, it
22 doesn't appear to be a single family home.

23 HEARING OFFICER HARTMAN: Okay.

24 MR. KOLBE: So depending on how many
25 units there are is going to determine if it needs a

1 team inspection or property maintenance inspection
2 is going to be required on it.

3 UNIDENTIFIED SPEAKER: There's a lot
4 to address at once, so I think the easiest way to
5 start the process, I can read the original listing
6 when I purchased the house. That will answer most
7 of your questions right off the top. I have the
8 original listing here. It says, 18 Fairgrove, great
9 investment opportunity offering two units, a
10 possible third. All mechanicals have been updated,
11 including heating, electrical, plumbing, new
12 insulation in attic, new sewer lines. Offers eight
13 bedrooms, plumbed for two full baths, kitchen,
14 laundry rooms. Upper level offers two bedrooms,
15 room for a full bath, kitchen, laundry room,
16 possible third room in basement. Walking distance
17 to downtown. All that other stuff doesn't matter.
18 That date is 8/17/15 -- 2015.

19 Since that time I've put \$15,000 roof
20 that I have a permit on from this office. I also
21 replaced the siding, from a lot of trees breaking
22 off the siding of the house. I put Hardie Board on
23 it. The only other people doing Hardie Board in the
24 neighborhood is a church.

25 Birds are flying in and out of the

1 roof of my neighbor's house and the porch is falling
2 off the house next door, and there's plenty of cars
3 never moved since I've lived there. So, most of
4 what the man said there is not true at all.

5 I finally got the four gas meters
6 removed because they have been charged a single
7 family home, Michigan family law, gas companies can
8 only charge you for a single family home. So I
9 finally got rid of that situation. I'm still trying
10 to work with DTE to get rid of that. But there is
11 nothing required on the house. The house is not
12 hazardous. There are no abandoned vehicles.

13 MR. KOLBE: What about the motor home?

14 UNIDENTIFIED SPEAKER: I used it last
15 weekend.

16 MR. KOLBE: Without the motor?

17 UNIDENTIFIED SPEAKER: It has a motor
18 sitting in front of it. And my boat, which isn't
19 there either. So --

20 HEARING OFFICER HARTMAN: Are you
21 living in the house or are you --

22 UNIDENTIFIED SPEAKER: And my driver's
23 license is registered for that address. And I'm a
24 voter under the City of Pontiac based on that
25 address.

1 HEARING OFFICER HARTMAN: I do have a
2 picture in here that shows an exterior stairway that
3 is pretty well rotted out.

4 UNIDENTIFIED SPEAKER: That's the next
5 item. That's \$5,000 to just do one side of the
6 house this year. I will finish the siding on the
7 other side. But I have the front of it and because
8 of it being historic nature of that street there,
9 it's challenging to do anything to the front of the
10 house that complies or comports with the somewhat
11 irrational historic rules of that street.

12 HEARING OFFICER HARTMAN: Is this in a
13 historic district?

14 MR. KOLBE: There may be some houses
15 on there --

16 HEARING OFFICER HARTMAN: Is there a
17 homeowner's association?

18 MR. KOLBE: No, it's historical
19 district.

20 UNIDENTIFIED SPEAKER: Can't put
21 anything on the front, can't put vinyl windows in
22 per the City of Pontiac. It's been a challenge at
23 times to get windows in.

24 MR. KOLBE: When did you put the
25 siding on?

1 UNIDENTIFIED SPEAKER: I pulled the
2 permit on it and did it last fall. And I'll do this
3 one this fall.

4 HEARING OFFICER HARTMAN: Last fall.

5 UNIDENTIFIED SPEAKER: The staircase
6 that you say is somewhat dilapidated, it's not used.
7 It is dilapidated -- the homeowner previously owned
8 it -- owned it, which would be Jim Shepherd of the
9 Riker Building downtown tried to make it into his
10 child molester sanctuary in one of the rooms. I put
11 it back to a single family house. All I have is
12 some temporary walls inside. I -- like I said, as
13 soon as I bought it, I put a \$15,000 roof on it,
14 permit and everything.

15 And they wouldn't walk through the
16 inspection back then because they said all of the
17 house was junk last time, and it's all new
18 everything. And I purchased it that way. It's got
19 two new furnaces, two new water heaters. There's an
20 electrical on that in 2014. I purchased the house
21 in like end of 2015.

22 So the dilapidated nature, I don't
23 know what he's speaking of.

24 MR. KOLBE: Well, I think the
25 gentleman who is -- did the property maintenance

1 inspection is not here, but I would suggest that the
2 property maintenance inspection be pulled on it and
3 we'll see what -- you know, that if everything is
4 taken care of and permits were pulled for it, I'm
5 sure it wouldn't be a problem.

6 HEARING OFFICER HARTMAN: So I'm
7 looking at the pictures and these are from
8 June 23rd.

9 MR. KOLBE: Yeah.

10 HEARING OFFICER HARTMAN: I see a
11 motor home. I see the house. Hard to tell if
12 there's anything bad about it.

13 UNIDENTIFIED SPEAKER: I contacted the
14 company, they wouldn't come out during the pandemic.
15 I've been calling them. I'm already involved with
16 litigation. He spoke to my attorney, Mr. Weiner
17 before, I just -- I've done everything to try to
18 conform with the rules and regulations. My house is
19 not a danger.

20 HEARING OFFICER HARTMAN: I do see the
21 stairway on the side that is in bad shape. And I --

22 UNIDENTIFIED SPEAKER: I'm going to
23 remove that stairway because it's not viable and
24 it's interfering with re-siding the house. Like I
25 said, I'm going to put Hardie Board on the side, but

1 I can't do anything on the front of the house as per
2 the historic regulation. I can't even put the
3 windows in.

4 MR. KOLBE: Have you made application
5 to HDC?

6 UNIDENTIFIED SPEAKER: I have been --
7 my attorney has represented me in regards to this
8 house a half a dozen times with the Building
9 Department. And the same thing, property
10 maintenance inspection, they didn't want a
11 dilapidated house, it's all -- you know, it was all
12 new when I bought it. I pulled the permits and I
13 paid in excess of \$5,000 on the house permits. But
14 like I said there's birds flying in and out of the
15 roof of my neighbor's house, the porch is falling
16 off the house next to that. I mean, there's cars
17 that have never moved since I've been there. So,
18 not interested in partaking in this, honestly.

19 HEARING OFFICER HARTMAN: I do see
20 some -- back of the house, is this like a walk-out
21 site or --

22 MR. KOLBE: Yes.

23 UNIDENTIFIED SPEAKER: It's a
24 walk-out.

25 HEARING OFFICER HARTMAN: I see some

1 stuff piled up back there, some boarded up things.
2 Is there a reason windows are boarded up?

3 UNIDENTIFIED SPEAKER: I would like to
4 get windows in the entire house because it's
5 murderous on my gas bill in the wintertime, and I
6 was, up until recently, being charged for four
7 meters on a single family home. I don't even know
8 how four meters can get on a single family home to
9 start with. I didn't put them there. They just
10 forced Consumers to take them off. I have I've got
11 four electrical meters, DTE said I just have to
12 re-configure out my box. When I change out my box,
13 that they'll pull an electrical permit and have the
14 same person that just did my house and electric.

15 HEARING OFFICER HARTMAN: So when you
16 had -- what was on the property maintenance
17 inspection?

18 MR. KOLBE: I didn't do the property
19 maintenance and Dave is not here right at the
20 moment.

21 UNIDENTIFIED SPEAKER: He was in the
22 house.

23 MR. KOLBE: No, he wasn't.

24 UNIDENTIFIED SPEAKER: It was like
25 chicken little. This guy was down there and done

1 everything else, just like stated today, he came in
2 and saw everything was new and I told him I had a
3 roofing permit and a siding permit. I haven't
4 changed anything on the porch. It's just exactly
5 the way the house was built --

6 HEARING OFFICER HARTMAN: When did you
7 do the roofing and siding? Was it at the same time
8 or separate permits?

9 UNIDENTIFIED SPEAKER: I did the roof
10 since I bought the house, that was first thing I
11 did, I put the roof on.

12 MR. KOLBE: 20, what, '15?

13 UNIDENTIFIED SPEAKER: Yes.

14 MR. KOLBE: '15?

15 UNIDENTIFIED SPEAKER: Correct. I
16 probably have a picture of it, if you'd like it.

17 MR. KOLBE: I don't have the access to
18 the system up here, so I -- I will check when I go
19 down.

20 HEARING OFFICER HARTMAN: All right.
21 Well --

22 UNIDENTIFIED SPEAKER: Siding and
23 porch repair permit. We did the siding, replaced
24 the year before, painted it and put it back to
25 original. I don't can't -- don't want to buy

1 anything without approval of the historic committee,
2 so I just put the porch back together the way it
3 was. I put some lattice up, painted it, replaced a
4 few doors. You know, they were never falling off.
5 The house is overall in good condition. We used the
6 entire 4 by 8 sheets of plywood when we replaced the
7 roof, that's how good of condition the roof was. So
8 it's never been in that state.

9 HEARING OFFICER HARTMAN: Well, we're
10 not going to -- for me there's nothing I can do here
11 without -- if this gentleman had the property
12 maintenance inspection. He said there was nothing
13 on it.

14 MR. KOLBE: Dave did the inspection.
15 Dave was the one that said to post it, so --

16 HEARING OFFICER HARTMAN: So I don't
17 have enough information. So what I'm going to do --
18 it will be an inconvenience for you, but I'm going
19 to hold this over until our next meeting.

20 UNIDENTIFIED SPEAKER: Get my attorney
21 involved.

22 HEARING OFFICER HARTMAN: Hopefully in
23 the meantime --

24 UNIDENTIFIED SPEAKER: I properly
25 pulled the permits. I checked the permit history on

1 my house. I'm the only person who has pulled a
2 permit on this house. The last two owners, they
3 didn't pull permits. But I get penalized with the
4 inspections and everything else, so I --

5 HEARING OFFICER HARTMAN: So, we'll
6 hold this over. Just because I -- I don't have the
7 information I need to make a decision to -- but like
8 I said, I do see some things on the house boarded --
9 a couple boarded-up windows. And I understand
10 your -- I understand your situation for historic
11 commission, trust me, I do. But you can do a little
12 bit of cleanup that doesn't involve them. So -- and
13 take care of that stairway too. So --

14 UNIDENTIFIED SPEAKER: The yard, I can
15 do that, there's a couple things that --

16 HEARING OFFICER HARTMAN: Yeah. So --
17 Okay. So again we'll hold you over until the next
18 meeting. Hopefully by that time we got things
19 resolved.

20 UNIDENTIFIED SPEAKER: All right.
21 Thank you.

22 HEARING OFFICER HARTMAN: Thank you.

23 MR. KOLBE: 65 Putnam is a single
24 family residence. Was posted on 6/24 of 2020. It's
25 two structures, a house and a garage. It's vacant,

1 dilapidated, dangerous structure. It was open to
2 trespass, rear window and garage. Again, with the
3 same elements, make it open to the elements.
4 Siding, windows, soffit, trim, garage are all
5 dilapidated. It's overgrown, debris, unkempt,
6 animals undermining, porch and column and foundation
7 have some issues. The gas meter is gone. The
8 electric meter is off. There was also a shut-off
9 notice from Oakland County Water and Sewer. Our
10 recommendation is placement onto the demolition
11 list.

12 HEARING OFFICER HARTMAN: Your name,
13 please.

14 MR. RAMAN: My name is Joey Raman.

15 HEARING OFFICER HARTMAN: Okay. And
16 are you the property owner?

17 MR. RAMAN: Yes, I am.

18 HEARING OFFICER HARTMAN: Okay. And
19 there was no property maintenance inspection?

20 MR. KOLBE: Nope.

21 HEARING OFFICER HARTMAN: Is this the
22 first time this has been posted?

23 MR. KOLBE: Yep.

24 HEARING OFFICER HARTMAN: Okay. And
25 what's your intention with the home?

1 MR. RAMAN: What is my attention? I'm
2 in the process of cleaning up the yard and getting a
3 property inspection.

4 MR. KOLBE: It's going to need a
5 property maintenance inspection and if you do decide
6 to rent it, once you pass the property maintenance
7 inspection, whether that means pulling permits or
8 not, once you've got all of that satisfied, that
9 will be used for your rental inspection so you don't
10 have to pay for rental inspection when you're done,
11 you just register, okay? But I would say get a
12 property maintenance inspection.

13 Again, applications are outside the
14 door. And if he has that in the next ten days, I
15 would -- you know then permits pulled within 30, I
16 don't have any problem with having you do that.

17 MR. RAMAN: Yes, I can do that.

18 MR. KOLBE: Okay.

19 MR. RAMAN: I'll pull the application.

20 MR. KOLBE: Well I would like to see a
21 building permit in by the end of the month. With
22 property maintenance inspection needs to be --
23 because no work should be done on the house before
24 that property maintenance inspection. So --

25 MR. RAMAN: There is an application

1 for property maintenance inspection?

2 MR. KOLBE: For property maintenance
3 inspection, correct. And we need to have that like
4 ASAP. They'll do the property maintenance
5 inspection. They'll give you a list of any permits
6 that are going to have to be pulled. What needs to
7 be done, and of those items what permits are going
8 to need to be pulled.

9 And if there are any permits, they --
10 have building permits needed, which I'm sure it's
11 going to be needed by looking when I was there, that
12 permit should be pulled by the end of the month.

13 MR. RAMAN: 30 days okay?

14 HEARING OFFICER HARTMAN: 30 days.

15 MR. KOLBE: 30 days.

16 MR. RAMAN: So I'll do the application
17 in 10 days.

18 HEARING OFFICER HARTMAN: Thank you.
19 35 Warner.

20 MR. KOLBE: Okay. 35 Warner is a
21 single family residence. Again, posted on 6/25 of
22 2020. It's vacant, dilapidated, dangerous struck.
23 It's two structures, the garage and the house.
24 Vacant. Siding and trim and windows are all
25 dilapidated. Overgrown, debris, unkempt, animals

1 undermining. Missing handrails and guardrails.
2 Working without permits. There's a water heater
3 sitting beside the house and no permits for
4 mechanical or plumbing for that. Gas meter is on.
5 Electric meter is on. Our recommendation is to be
6 placed on the demolition list.

7 HEARING OFFICER HARTMAN: Your name
8 again for the record, please.

9 MR. RAMAN: Joey Raman.

10 HEARING OFFICER HARTMAN: Thank you.
11 And what's your intention with this property?

12 MR. RAMAN: My intention is to sell
13 it.

14 HEARING OFFICER HARTMAN: Okay.

15 MR. RAMAN: There still is a lot of
16 work has to be done and it's -- because I was there
17 not too long ago.

18 HEARING OFFICER HARTMAN: Okay.

19 MR. RAMAN: I want to first get the
20 work done. The person who I had left with the money
21 and he never came back. So now I have to find
22 another person to finish the work. There is nothing
23 wrong. I was there not too long ago. In terms of
24 safety, there was a handrail put in. We want a
25 smaller window over a larger window because I think

1 it need it.

2 HEARING OFFICER HARTMAN: Is -- Dan,
3 is there a building permit on this?

4 MR. KOLBE: It doesn't show that. No,
5 I didn't see one.

6 HEARING OFFICER HARTMAN: You do have
7 a building permit? It must be expired.

8 MR. KOLBE: Dave is the one who said
9 go ahead and post it. He was with me when we posted
10 it, so --

11 MR. RAMAN: How long do they last?

12 MR. KOLBE: Six months.

13 MR. RAMAN: There's a chance it did
14 expire.

15 HEARING OFFICER HARTMAN: Okay. So,
16 if the permit expired, you'll need to extend it. If
17 not, you'll need to --

18 MR. KOLBE: If you need a permit for
19 anything, you need a property maintenance inspection
20 on it because I don't think there has been one on
21 there, because I would have written it down.

22 MR. RAMAN: I already gave.

23 MR. KOLBE: Okay. We need to be
24 moving forward not -- renew your building --

25 HEARING OFFICER HARTMAN: Renew your

1 building permit.

2 MR. RAMAN: If needed.

3 HEARING OFFICER HARTMAN: If needed.

4 MR. KOLBE: If it's going to expire
5 real soon and you're not -- I can tell you it's not
6 valid any time this year, or else I would have made
7 note of that. But as I was looking to find reasons
8 why it continued to be items and if there was
9 a permit I would have said.

10 HEARING OFFICER HARTMAN: Extend it so
11 that you're legal, okay? We'll hold this over until
12 our October meeting. Hopefully by that time you're
13 done with everything and --

14 MR. RAMAN: I will do this.

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

17 MR. KOLBE: 208 State is a single
18 family residence, was posted on 6/24 of 2020. It's
19 a two-story structure. Vacant, dilapidated, fire
20 damaged. Fire was back in 2017. Again, it's
21 vacant. The lower walkout door and windows are
22 making it open to trespass.

23 There's many broken windows making it
24 open to the elements. It is overgrown, debris,
25 unkempt, animals undermining, again broken windows,

1 abandoned vehicles, boats and trailers. Foundation
2 cracks and concerns. Working without permits.

3 The gas meter is gone. The electric
4 meter is gone and the wires have been cut. And our
5 recommendation is to move on to the Board of
6 Appeals.

7 HEARING OFFICER HARTMAN: Okay. Your
8 name, please.

9 MR. MUNOZ: My name is Fernando Munoz.

10 HEARING OFFICER HARTMAN: Okay. And
11 you're the property owner?

12 MR. MUNOZ: I am.

13 HEARING OFFICER HARTMAN: Okay. And
14 we have not had a property maintenance inspection?

15 MR. KOLBE: No.

16 HEARING OFFICER HARTMAN: Okay.
17 What's your intent with the property?

18 MR. MUNOZ: To fix it up still. There
19 was an accident in the garage. We cleaned it up.
20 Since then we got a specialist to fix it up. He has
21 since left with the money. He's out in Shelby
22 Township somewhere. We are going to arbitration to
23 get the money back and hire another service to
24 complete -- to work on the house.

25 HEARING OFFICER HARTMAN: Okay. But

1 there's never been a permit pulled for any of this
2 work?

3 MR. KOLBE: No.

4 MR. MUNOZ: By Tim to fix it up. He
5 has since took the money. The contractor took off
6 with my money. He's out in Shelby Township.

7 HEARING OFFICER HARTMAN: How long
8 ago?

9 MR. MUNOZ: I'm taking him to court.
10 Right now it's in arbitration. And since COVID
11 happened we're going to go back to court --

12 MR. KOLBE: I was going to say we
13 questioned it because we can see there's new wood up
14 on the -- the roof truss and the roof rafters are
15 new and there's no --

16 MR. MUNOZ: That was put in 2020, but
17 he put in the first floor, the contractor did.

18 MR. KOLBE: But again if there's a
19 permit that had taken place in the recent past, I
20 would have made note of it and there was nothing --
21 nothing there.

22 So, I'm questioning whether your
23 contractor that you hired actually pulled a permit,
24 because that happens many times. They'll take the
25 money and skate off with the permit and everything.

1 They don't bother to pull the permit.

2 HEARING OFFICER HARTMAN: So you need
3 a property maintenance inspection. \$250?

4 MR. KOLBE: Property maintenance
5 inspection, \$200.

6 HEARING OFFICER HARTMAN: \$200. So
7 can you get that applied for here in the next week?

8 MR. MUNOZ: Oh, yeah. When it comes
9 to taking Tim Foster to court and remedying that --
10 because we was waiting on the money to fix the house
11 from Tim Foster, but we got to go back to court.

12 MR. KOLBE: It still is going to need
13 a property maintenance inspection.

14 MR. MUNOZ: Before we get to court?

15 HEARING OFFICER HARTMAN: Do you have
16 \$200 to get the property maintenance inspection?

17 MR. MUNOZ: I got it. I got it.

18 HEARING OFFICER HARTMAN: So then get
19 that, and that will at least tell you what you need
20 done on the house.

21 MR. MUNOZ: Okay.

22 HEARING OFFICER HARTMAN: And in our
23 eyes that's moving forward.

24 MR. KOLBE: He's going to give you a
25 laundry list of what needs to be done to reoccupy

1 the house.

2 MR. MUNOZ: Okay.

3 MR. KOLBE: And of those items, what
4 are the required permits. And then we'll work on
5 getting the permits -- typically we like to start
6 getting pulled by 30 days, but as long as you got
7 documentation from the court, and can produce the
8 documentation of your court dates and et cetera, we
9 can probably work with you on the dates or the
10 timing of the permits.

11 MR. MUNOZ: Supposed to be getting
12 (inaudible.)

13 MR. KOLBE: I would strongly suggest
14 you get it secured and -- because the walkout door,
15 just one pull, can be easily walked into, you know.
16 We didn't go in, but he said it wouldn't take much
17 of an effort here.

18 MR. MUNOZ: Right.

19 MR. KOLBE: And also, all abandoned
20 vehicles in the back, that does need -- doesn't
21 involve the court, but there's a bunch of trucks and
22 vehicles back there without plates. They need to be
23 licensed, running, operable vehicles or they need to
24 go find some other municipality to find a home.

25 MR. MUNOZ: Okay.

1 HEARING OFFICER HARTMAN: Yeah, get
2 the site cleaned up.

3 MR. KOLBE: I understand the
4 legalities with your contractor, but there's some
5 things you can do to keep it clean. Like I always
6 said, would you want to live next door to it?

7 MR. MUNOZ: I do live next door to it.

8 MR. KOLBE: Okay, well, I wouldn't.

9 MR. MUNOZ: There's the boat, there's
10 one van there that I stuffed everything after the
11 accident. It was a tragedy actually. I stuffed
12 everything, all my belongings into that van it's
13 been sitting there for three years. But I'll get it
14 out of there.

15 HEARING OFFICER HARTMAN: Get the site
16 cleaned up the best you can here, at least it looks
17 better, okay? So we'll hold this over until our
18 next meeting in October.

19 MR. MUNOZ: Sounds good.

20 HEARING OFFICER HARTMAN: Hopefully
21 you have some good luck there in arbitration.

22 MR. MUNOZ: I hope so.

23 HEARING OFFICER HARTMAN: Thank you.

24 MR. MUNOZ: Have a good day,
25 gentlemen.

1 HEARING OFFICER HARTMAN: You too.

2 MR. KOLBE: 118 Victory.

3 HEARING OFFICER HARTMAN: 118 what?

4 MR. KOLBE: 118 Victory.

5 HEARING OFFICER HARTMAN: 118 Victory?

6 MR. KOLBE: Victory.

7 HEARING OFFICER HARTMAN: Victory.

8 I'm sorry.

9 MR. KOLBE: Single family residence.

10 Was --

11 HEARING OFFICER HARTMAN: Is everybody
12 signed in?

13 MR. KOLBE: No. This was added to the
14 list.

15 HEARING OFFICER HARTMAN: Okay.

16 MR. KOLBE: The gentleman right here
17 coming in, walking in the door is the next one
18 that's signed in.

19 Was posted on 6/24 of 2020. It had
20 been vacant, but we found as we were there it's now
21 occupied. The garage is open. Windows, siding,
22 trim, garage and fencing were dilapidated. A lot of
23 it's being worked on. The block on the wall on the
24 rear of the house is failing. It's overgrown,
25 debris, unkempt. Been some work being done without

1 permits. Gas meter is on. The electric meter is
2 on.

3 Building permit was pulled. There's
4 been no plumbing or electrical permit pulled on the
5 project yet. A mechanical permit was pulled. We
6 were very emphatically informed by the owner's son
7 that he's living there, and he was questioning why
8 we were bothering him. But the permits haven't been
9 pulled on it and they have not been finalized out.

10 HEARING OFFICER HARTMAN: Your name,
11 please?

12 MR. HALL: My name is Cyril Hall.
13 Permits were pulled, as far as I know --

14 MR. KOLBE: Only a building and
15 mechanical.

16 MR. HALL: Building, mechanical and I
17 thought the plumbing was pulled also.

18 MR. KOLBE: Nope.

19 MR. HALL: But in addition to that,
20 yeah, somebody had TO move there because the city
21 doesn't provide any protection whatsoever. They --
22 I've lost three furnaces in there when nobody was
23 there, and copper plumbing. And this is in a nice
24 residential area. None of the neighbors seem to
25 know. I notified the police multiple times about

1 it. Nothing happened. Somebody has to be there to
2 protect the property because you don't have any
3 support from the police with respect to the
4 property. I spent countless dollars in that
5 property, over 25,000 trying -- bringing that
6 property back up.

7 All the interior work has been done in
8 that property. Then when they came a point to get
9 -- somebody was going to get an additional permit, I
10 forget which one, they sent me a picture of City
11 Hall where there's a sign on the door indicating
12 that the City is closed.

13 MR. KOLBE: Reachable by phone every
14 day.

15 MR. HALL: Well, I saw the sign, and
16 the sign says it's closed, so I said it was closed.

17 HEARING OFFICER HARTMAN: Okay. So
18 the permits are still active or --

19 MR. KOLBE: I don't believe the
20 building permit and mechanical permit are still
21 valid. But again plumbing and electrical were never
22 pulled.

23 MR. HALL: No, I know electrical was
24 pulled because it was Joe Hale Electrical. And I
25 know he would have pulled the permit because he had

1 to -- he had to do a lot of electrical work.

2 MR. KOLBE: That's why we have
3 questioned because we saw the new electric service
4 on the back and it came back to us.

5 MR. HALL: He did all of that. He's a
6 master electrician. So I know he would --

7 MR. KOLBE: Well, if --

8 MR. HALL: And he came --

9 MR. KOLBE: Find out where he pulled
10 his permit and we'll see --

11 MR. HALL: Because he came up from
12 Detroit, because people up here I was having
13 difficulty.

14 MR. KOLBE: And who is doing the --
15 who was the contractor for that?

16 MR. HALL: Joe Hale. Hale.
17 Construction. There was a new roof put on the
18 property.

19 MR. KOLBE: Yep.

20 MR. HALL: The siding has been put on
21 the property.

22 MR. KOLBE: Building permit was the --
23 you pull a building permit. I don't know if it's
24 still active, I believe it's since expired, but the
25 building and mechanical permits, not questioning

1 those. Plumbing and electrical, questioning those.

2 MR. HALL: And the neighbors are quite
3 happy with what's going on over there.

4 MR. KOLBE: Well --

5 HEARING OFFICER HARTMAN: All right.
6 Well, let's do this. Please check and make sure
7 your building permit is still valid. If not, you
8 need to pay for an extension on it.

9 And then I notice in these pictures
10 here from June 23rd there appears to be some garbage
11 piled up in the driveway. Can we at least get the
12 site cleaned up?

13 MR. HALL: Yep.

14 HEARING OFFICER HARTMAN: The garage,
15 I don't know from the pictures it looks like it
16 needs a good coat of paint on it.

17 MR. HALL: I was going to put the
18 siding on it.

19 HEARING OFFICER HARTMAN: That's fine.

20 MR. HALL: Same as the house.

21 HEARING OFFICER HARTMAN: So we'll
22 hold this over until our October meeting, and
23 hopefully by that time everything is done, and we'll
24 dismiss then.

25 MR. HALL: Thank you.

1 HEARING OFFICER HARTMAN: Thank you.

2 MR. KOLBE: Also let your son know
3 that we will be out in three months again. We were
4 very emphatically told where to go.

5 MR. HALL: Well I don't know about
6 that, but I'll let him know.

7 MR. KOLBE: Okay. Thank you.

8 HEARING OFFICER HARTMAN: Thank you.
9 317 Perry.

10 MR. KOLBE: 317 Perry is a single
11 family residence. Was inspected on 6/24 of 2020.
12 It's a one-story home. Vacant, dilapidated,
13 dangerous structure. Upper windows on the front and
14 rear are open to trespass and to the elements.
15 Roof, siding, soffit, trim, windows and doors are
16 all dilapidated. Overgrown, debris, unkempt.
17 Animals undermining. Foundation, chimney and -- are
18 dangerous conditions. Also there's an abandoned
19 vehicle. The gas meter is gone and the electric
20 meter was not visible. Recommendation is to be
21 placed on the demolition list.

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

24 MS. SCHMIDT: My name is Wendy
25 Schmidt.

1 MR. MATTSON: I'm Ron Mattson.

2 HEARING OFFICER HARTMAN: Okay.

3 MS. SCHMIDT: He's the owner.

4 HEARING OFFICER HARTMAN: You're the
5 owner?

6 MR. MATTSON: Yes.

7 HEARING OFFICER HARTMAN: This says
8 there was a property maintenance inspection.

9 MR. KOLBE: Was supposed to be one.
10 It was cancelled.

11 HEARING OFFICER HARTMAN: Okay. Is
12 there a reason it was cancelled or --

13 MR. MATTSON: I believe they cancelled
14 it.

15 MS. SCHMIDT: We were there. Nobody
16 called us. So we took it upon ourselves, we're very
17 proactive. I called. I talked to Jennifer. She
18 said she's not sure why it was cancelled. We tried
19 to rescheduled. Not sure when it's rescheduled. I
20 have a receipt for the property.

21 MR. KOLBE: Yeah, the gentleman right
22 here is the one that cancelled it.

23 (David Moran entered the meeting.)

24 MS. SCHMIDT: But I mean we have every
25 intension of having a property maintenance

1 inspection. I mean, with the pandemic going on,
2 we're in the office all the time. We are talking
3 with the people. We're trying to, you know -- we
4 need a property maintenance inspection so that we
5 can get our laundry list of what we need to do.

6 The property is kept. It is mowed.
7 We go there all the time to make sure we can get the
8 abandoned vehicles out of the yard.

9 MR. KOLBE: You own the house next
10 door to it also?

11 MS. SCHMIDT: Absolutely.

12 MR. KOLBE: Yeah, they both need major
13 yard cleanup. It looks like -- all the abandoned
14 vehicles going back there.

15 MS. SCHMIDT: Absolutely. We own the
16 three properties. So as you know, our 307 we have
17 electricals and permits pulled. I mean we have very
18 visibly been working on these houses.

19 MR. KOLBE: They had a property
20 maintenance inspection scheduled for the 6th that
21 got cancelled. Do you know what the circumstances
22 or the cancellation was?

23 MR. MORAN: I do not.

24 MS. SCHMIDT: We weren't even
25 informed. I had to call in and -- by chance I got

1 in touch with Jennifer and she wasn't sure why. We
2 tried to get a property maintenance inspection
3 scheduled for yesterday and we were told that we
4 couldn't. And we were told that we should have one
5 by the end of the month, but it's not for lack of,
6 you know, yeah, we're just not doing it.

7 MR. MORAN: Mike might have cancelled
8 it.

9 MR. KOLBE: No, it's not occupied.
10 317 is -- do you remember the house that was siding
11 was missing and --

12 MR. MORAN: Yep, I remember.

13 MR. KOLBE: The vehicles and the motor
14 home was behind the fence. It's that one.

15 HEARING OFFICER HARTMAN: All right.
16 Well, obviously there's nothing to do here. You
17 need the property maintenance, so please --

18 MS. SCHMIDT: Absolutely.

19 HEARING OFFICER HARTMAN: -- stay on
20 top of that and get that scheduled.

21 MS. SCHMIDT: Absolutely.

22 HEARING OFFICER HARTMAN: We'll hold
23 this over until October, but let's get the abandoned
24 vehicles cleaned up, get the site cleaned up.

25 MS. SCHMIDT: Absolutely. When they

1 come by, we're already on it.

2 HEARING OFFICER HARTMAN: Okay.

3 MS. SCHMIDT: The other thing was
4 we're also 80 South Sanford.

5 HEARING OFFICER HARTMAN: Okay.

6 MS. SCHMIDT: Okay. And that -- I've
7 just -- we're just finding out that this is on the
8 list now. Nothing is posted on that house. That
9 house is kept. That house is boarded up. And just
10 want to bring to your attention there's -- there
11 was -- I was just there --

12 MR. KOLBE: It was posted.

13 MS. SCHMIDT: What's the date of that?
14 Because I was there last week.

15 MR. KOLBE: On 25th, 6/25.

16 MS. SCHMIDT: 6/25. Okay.

17 MR. MATTSON: We were there no
18 posting.

19 MS. SCHMIDT: I mean, I --

20 MR. MATTSON: Unless somebody put it
21 on and took it off.

22 MS. SCHMIDT: I mean, I was --

23 MR. MATTSON: That's a week.

24 MR. KOLBE: We post it, take pictures
25 of it and go back and take pictures of that posting

1 on the house so it's --

2 MR. MATTSON: You don't walk back out
3 and take it off, right?

4 MR. KOLBE: No.

5 MR. MATTSON: Somebody did. It was --

6 MS. SCHMIDT: As of not even a week
7 ago -- I mean we've been to -- those properties are
8 kept. They are boarded up. They are safe. But I
9 mean we're emphatic and I took pictures of the 317.
10 We're in all of our properties at least once a week
11 and there was nothing posted as of a week ago.

12 MR. KOLBE: This one also has broken
13 missing windows.

14 MS. SCHMIDT: They are all boarded up
15 so if somebody went --

16 MR. KOLBE: No. No.

17 MS. SCHMIDT: Absolutely. 80 South
18 Sanford?

19 MR. KOLBE: Yep.

20 MR. MATTSON: We didn't board them.

21 MS. SCHMIDT: 80 South Sanford is
22 completely -- completely --

23 MR. KOLBE: There's an open window in
24 the front elevation. Second floor. What's up
25 there. But there's an open window.

1 MS. SCHMIDT: That's on 317.

2 MR. KOLBE: No. No. No. 80 South
3 Sanford.

4 MR. MATTSON: Just on the second floor
5 is that --

6 MR. KOLBE: There is a rear window
7 that's broken out.

8 HEARING OFFICER HARTMAN: That looks
9 like it's -- would it be boarded from the inside?

10 MR. KOLBE: Might be boarded from the
11 inside. The one on the front I don't believe is.

12 MR. MATTSON: Yeah, the crew that goes
13 out and does board-ups, they typically don't do the
14 second floor unless it's open to the elements, so if
15 it's open to elements then they'll get to the
16 inside.

17 HEARING OFFICER HARTMAN: Okay. So --

18 MS. SCHMIDT: We have no problem going
19 and boarding.

20 HEARING OFFICER HARTMAN: We're
21 talking about 80 Sanford. Do you want to read this
22 into the --

23 MR. KOLBE: Yeah, I'll read it in. 80
24 South Sanford was a single family residence, was
25 posted on 6/25 of 2020. It was a single structure.

1 It is open to the elements with the upper windows.
2 And it is also boarded doors and windows.
3 Foundation, siding, soffit, trim, gutters,
4 downspouts, porch and steps all dilapidated. It's
5 overgrown, debris, unkempt. Gas meter is gone. The
6 electric meter is off. And again, our
7 recommendation is to go on to the Board of Appeals
8 unless all of -- the front steps are well rotted.

9 MS. SCHMIDT: Absolutely.

10 MR. KOLBE: Unless the property
11 maintenance inspection is done and we move forward.

12 HEARING OFFICER HARTMAN: So you know
13 the routine. Is there a reason you haven't called
14 for a property maintenance inspection yet or --

15 MS. SCHMIDT: You know, we had a
16 purchase order. We're trying to -- we're discussing
17 selling the house. The purchase order fell through.
18 So -- but like I said, it -- with the pandemic going
19 on I have -- we had an electrical permit guy, he
20 fled. You know, he took off. So we have a lot
21 going on. You know, our fault, yes. Not for lack
22 of trying. But we are trying to sell this house.
23 But we can pull a permit so that we can at least get
24 a laundry list and make the property safe. It is
25 kept. It is mowed. And, I mean, but that's our

1 intention is putting it up for sale.

2 HEARING OFFICER HARTMAN: Well, let's
3 -- can you do the property maintenance inspection
4 here in last week?

5 MS. SCHMIDT: Yes.

6 HEARING OFFICER HARTMAN: Let's do
7 that. We'll hold you over until October then.

8 MS. SCHMIDT: Okay.

9 HEARING OFFICER HARTMAN: Hopefully by
10 that time either some progress is made or -- if they
11 go to sell this, do they need -- is an inspection
12 required to sell a vacant property?

13 MR. KOLBE: No. The property in this
14 condition, for the sale to take place and be legal,
15 you're going to have to have the buyers sign a
16 notarized affidavit that they realize it's on the
17 dangerous building list --

18 MS. SCHMIDT: Absolutely.

19 MR. KOLBE: -- condemned list, and
20 that a -- what's going to have to be done to
21 reoccupy the structure.

22 The property maintenance inspection
23 would be a good attachment to that, because it's
24 going to give you that laundry list of items that
25 have to be done.

1 Now, if you decide that you want to,
2 you know, knock some of the items off the list, you
3 can pull permits. You have to pull a building
4 permit first.

5 MS. SCHMIDT: Of course.

6 MR. KOLBE: But if you want to pull a
7 building permit and get some items taken care of to
8 make it a little more saleable, you know --

9 MS. SCHMIDT: We have been getting
10 calls on this. We don't even have a sign, so --

11 MR. KOLBE: I have the property
12 maintenance inspection, because you can attach that
13 to that notarized affidavit that the seller -- or
14 buyer is going to sign --

15 MS. SCHMIDT: Of course.

16 MR. KOLBE: -- stating that they know
17 that. Without that, they can back out of the deal.

18 MS. SCHMIDT: Of course.

19 MR. KOLBE: Okay?

20 MS. SCHMIDT: Of course. Of course.

21 I think most people that are calling around know
22 what the -- you can just drive and see what the
23 condition is, so they know their work is cut out for
24 them, but absolutely, we will call this week and I
25 will go online and pull the permit. Yeah.

1 MR. KOLBE: Okay.

2 HEARING OFFICER HARTMAN: Thank you.

3 MS. SCHMIDT: Thank you.

4 MR. KOLBE: 51 Feneley is a
5 multiple -- or a duplex. It's vacant. Was posted
6 on 6/24 of 2020. There is a shed. The roof,
7 siding, trim, soffits are all dilapidated. And
8 doors and windows are dilapidated. Rear stairs are
9 rotted, overgrown, debris, unkempt. Structurally
10 unstable building due to water intrusion.
11 Electrical hazards. Gas meter is gone. Electric
12 meter is gone. Our recommendation is to go onto the
13 Board of Appeals.

14 HEARING OFFICER HARTMAN: Your name,
15 please?

16 MR. LUCAJ: My name is Gjon Lucaj.
17 I'm the owner of the property, and I bought that
18 property back in January of this year. And we
19 actually wanted to -- I've been in Pontiac doing
20 houses -- he probably recognizes me, I've been back
21 and forth with a lot of properties in Pontiac, so
22 it's not my first rodeo at all with pulling the
23 permits and all this. But now I'm like everybody
24 else with this pandemic going around, nobody wants
25 to do no work, or we're not allowed to be working

1 outside or any other on the house, you know, period.
2 No, I have not gotten the permits for the property
3 yet, because I haven't got no quotes, I couldn't get
4 nobody out there to do any kind of work, because by
5 the time when I purchased it right around the end of
6 January, around February, February I had to leave
7 out of country for a couple weeks, came back,
8 started getting people to start giving me quotes and
9 that's when the pandemic thing all happened, end of
10 March, and that's where I'm at right now. So --

11 HEARING OFFICER HARTMAN: So we need
12 the property maintenance inspection.

13 MR. KOLBE: Duplex we need two,
14 property maintenance inspection for each unit.

15 MR. LUCAJ: Right.

16 MR. KOLBE: Get that, at least at that
17 point we'll know where we're headed. You'll know
18 what you need to get permits for and what the
19 permits need to cover.

20 MR. LUCAJ: Well, I need all of the
21 permits for everything, plumbing, electrical. My
22 intention was, before this thing ever happened, to
23 have it done before the summer and not be working on
24 it in the wintertime.

25 So, it wasn't something that wasn't

1 beginning to be going into it, but I -- when I
2 bought it, I knew what I was going to get into, what
3 I have to do so --

4 HEARING OFFICER HARTMAN: All right.
5 So, you know, again we'll hold -- like everybody
6 else, we'll hold this over until October, but you
7 need to get the property maintenance inspection.

8 MR. LUCAJ: No problem.

9 MR. KOLBE: With the pandemic, you
10 should be able to get the contractor who will work
11 on the outside of the structure, shouldn't be a big.

12 MR. LUCAJ: They won't work on the
13 outside. On the outside -- I remember when they
14 shut down --

15 MR. KOLBE: Right, but that's not the
16 case anymore.

17 MR. LUCAJ: Not no more.

18 MR. KOLBE: The contractor should be
19 able to work on the outside.

20 MR. MORAN: It's opened up.

21 MR. LUCAJ: Not no more. Right now
22 trying to get people in there. I had actually I had
23 it cleaned out, the instead of the property, I had
24 it all cleaned out, had a guy in there before the
25 pandemic stopped everybody. We had in there, we had

1 it cleaned out. We were trying to get people in
2 there giving quotes and it was everything with the
3 garbage out. Because when we get garbage everybody
4 comes and say oh my god, this is crazy. But we had
5 it cleaned up. Tried to get the guys in. The guys
6 would go in but then all of a sudden everything
7 stopped so we couldn't do nothing. So now, I mean,
8 obviously everything is open and we can do
9 everything now. But like I said, permits no
10 problem, I'll get them all in there.

11 HEARING OFFICER HARTMAN: Okay. Very
12 good.

13 MR. LUCAJ: Okay.

14 HEARING OFFICER HARTMAN: Thank you.

15 MR. LUCAJ: You're welcome.

16 HEARING OFFICER HARTMAN: 27 Osceola.

17 MR. MORAN: Just for the record, that
18 317 that you questioned about when I first got here
19 from 317 North Perry, that code compliance is set up
20 by Jennifer on August 7th. It wasn't cancelled. It
21 just --

22 MR. KOLBE: Pushed out to August 7th?

23 MR. MORAN: August 7th is the initial
24 inspection date that was scheduled.

25 MR. KOLBE: Why did she do it that far

1 out?

2 MR. MORAN: Should have been 7/7.

3 MR. KOLBE: 27 Osceola is a garage.
4 Dilapidated and dangerous structure. Posted on 6/25
5 of 2017 -- 2020. It's -- garage door and openings
6 make it open to trespass. The entire structure is
7 dilapidated, overgrown, debris, unkempt, abandoned
8 vehicle in the drive. Gas meter and electrical
9 meter is not applicable. Our recommendation is to
10 be placed on the demolition list.

11 HEARING OFFICER HARTMAN: Your name,
12 please?

13 MR. GRAHAM: Mark Graham. I'm the
14 father of the -- my son who owns the house. Those
15 garage doors have been enclosed. The tenant wants
16 to stay there. Long-term tenants been living there.
17 He wants to use it as like a big garage or like a
18 storage space. So per what he said, the garage
19 doors all been enclosed. The side door has been
20 enclosed. I put a three by six walk through so he
21 can get his stuff in and out of the garage.

22 As far as the truck, that guy uses
23 that truck. He's got written up before. He uses
24 that truck in the back. So -- that was boarded up
25 late last year, the two doors.

1 HEARING OFFICER HARTMAN: Looks like
2 on the front of the garage there is a tarp or
3 something hanging there.

4 MR. GRAHAM: That's old. That's been
5 replaced.

6 HEARING OFFICER HARTMAN: Well, that's
7 6/24. June 24th.

8 MR. GRAHAM: You mean a tarp in the
9 doorway. I can't see -- can I -- there is --

10 HEARING OFFICER HARTMAN: It's in the
11 pictures, so --

12 MR. GRAHAM: There's a tarp, a three
13 by six door.

14 MR. KOLBE: No, it's just a piece of
15 canvass hanging over the opening.

16 MR. GRAHAM: The whole big opening
17 or --

18 MR. KOLBE: No, it's a --

19 HEARING OFFICER HARTMAN: Looks like
20 it's about four feet wide.

21 MR. GRAHAM: Right. I made a doorway
22 and we put a tarp there. He was supposed to put a
23 door on there and he didn't. So got to replace the
24 tarp and put a door on I guess. Other than that --

25 MR. KOLBE: Would he need permits for

1 this?

2 MR. MORAN: A building permit.

3 MR. KOLBE: You need a building permit
4 for all of things you were doing that.

5 MR. GRAHAM: I didn't realize I needed
6 a permit. It's just to hang plywood.

7 MR. KOLBE: Over the door, yes.

8 MR. GRAHAM: I was --

9 MR. MORAN: Any kind of enclosure or
10 alteration of a structure.

11 MR. GRAHAM: A car drove through it
12 before and smashed it so I just replaced it.

13 MR. MORAN: It's not maintenance.
14 It's like putting in an entry door or a window that
15 requires a building permit.

16 MR. GRAHAM: I didn't realize that.

17 MR. MORAN: We need to verify the
18 installation and application.

19 HEARING OFFICER HARTMAN: The house
20 itself looks good. Looks like there's a -- up by
21 the garage and the side there's a big pile of
22 garbage and -- four wheelers.

23 MR. GRAHAM: He wants to keep the
24 garage so he can put his four wheelers inside the
25 garage.

1 HEARING OFFICER HARTMAN: Yeah, but
2 these things are piled upside-down and everything.

3 MR. GRAHAM: We'll, I'll be out there
4 looking. I'll have to go there check out why is
5 that out in the backyard. He had two pit bulls
6 before. I fenced in the yard because he had dogs.
7 There are long-term tenants. They're very good
8 tenants. Little dirty, but, I didn't realize there
9 was --

10 MR. KOLBE: That's why we didn't have
11 pictures all the way around it, because --

12 MR. MORAN: All of the dogs out there.
13 We had to pull out the pepper spray on this one.

14 MR. GRAHAM: I told him about that and
15 they got rid of the dogs. So the dogs are gone now.

16 MR. KOLBE: Like, yeah, I'm not going
17 to go over there.

18 HEARING OFFICER HARTMAN: From what
19 you can see on the garage, is it -- is it
20 structurally unsound?

21 MR. MORAN: It's dilapidated. Let's
22 put it that way.

23 MR. GRAHAM: It's been that way --
24 I've owned this house for over 20 years. It's
25 tilting a little bit. The prior owner re-braced it

1 -- you can see there's a newer roof on it. It's not
2 going to tip over. A car drove through it a couple
3 years ago, thorough the back of the garage and came
4 through the opening -- the one opening. It didn't
5 have any support beams. Those support beams are
6 good, it's just the siding is --

7 MR. MORAN: That's another reason we
8 really like to get a permit application in because
9 we'd like to further evaluate it.

10 MR. GRAHAM: Okay. I'll have to get
11 him to move all of his junk out of the garage or at
12 least put it to one side.

13 MR. MORAN: Because we want to make
14 sure it is structurally stable.

15 MR. GRAHAM: I understand that, sir.

16 HEARING OFFICER HARTMAN: So that's
17 going to be a property maintenance inspection is
18 required or just a building --

19 MR. MORAN: I think you can just get
20 away with a building inspection, that would be fine.
21 We can accomplish the same thing with just a
22 building permit.

23 MR. GRAHAM: There's a hole in the
24 back of garage that the guy just put up a piece of
25 tarp there, so like I say, a car drove through it.

1 Guy's coming down Telegraph, came through, came
2 through my garage and hit my house.

3 MR. MORAN: If you can get them
4 cleaned up and get it prepared for further
5 evaluation, the installation of your door, or
6 opening cover, whatever you're going to put there,
7 it's got to be a functional door.

8 MR. GRAHAM: Right. So I'll put a
9 regular door there.

10 MR. MORAN: And it's got to be sealed.
11 It can't just be bare plywood, that kind of thing.

12 MR. GRAHAM: No, no, no, I'll get a
13 regular door.

14 MR. MORAN: We'll work with you.

15 MR. GRAHAM: Do I need to do that
16 prior to doing the work or should I pull the permit
17 for that?

18 MR. MORAN: The cleanup and making the
19 garage accessible at least to viewing and
20 evaluating, yes.

21 MR. GRAHAM: Okay.

22 MR. MORAN: And then you can make
23 application for your building permit.

24 MR. GRAHAM: So you'll come out and
25 inspect that after I get it cleaned up and then

1 we'll go from there?

2 MR. MORAN: Go from there, yep.

3 MR. GRAHAM: So I come and notify you
4 guys downstairs or when we're --

5 MR. MORAN: You can call the main
6 office number, hit zero on the prompts, and you'll
7 get to a live person and you can schedule it.

8 MR. GRAHAM: Okay. I'll do that.

9 MR. KOLBE: Again, the applications
10 are on the top rack down there. Fill it out, put
11 everything you're going to be doing to the property.

12 MR. GRAHAM: Okay. Sure. So I'll go
13 out there first, because these tenants, I have no
14 reason to go over there other than if there's
15 something like this, so -- okay.

16 HEARING OFFICER HARTMAN: All right.
17 Thank you.

18 MR. GRAHAM: Thank you. You guys have
19 a good day.

20 HEARING OFFICER HARTMAN: You too.

21 MR. KOLBE: Just a minute. We're up.

22 SPEAKER ON PHONE: This is
23 (inaudible.)

24 MR. KOLBE: Yes, we're starting the
25 628 North Perry. I was calling so you can listen

1 in, okay? I've got the attorney for the mortgage
2 company on the phone who wanted to listen into what
3 was being said and done.

4 628 North Perry is a garage. It's
5 been posted on 6/24 of 2020. The entire garage
6 structure is dilapidated. It's overgrown. Much
7 debris, unkempt. Broken windows. Again, pile of
8 debris around the outside structure. Gas meter and
9 electric meter are not applicable. We have been
10 with this since October of 2019 and we haven't moved
11 anywhere. It is in historical district, but there's
12 been nothing moved to do anything. And our
13 recommendation because of that is for placement onto
14 the demolition list.

15 HEARING OFFICER HARTMAN: Your name,
16 sir.

17 MR. STEPHENS: My name is Louis
18 Stephens.

19 HEARING OFFICER HARTMAN: Okay. And
20 is this garage historic? Is it controlled by
21 historic district?

22 MR. STEPHENS: No.

23 MR. MORAN: I don't think so.

24 MR. STEPHENS: It was built --

25 MR. MORAN: It was built subsequent.

1 MR. STEPHENS: I can't even remember.
2 The property was built 15 years ago, so it was not
3 historic.

4 HEARING OFFICER HARTMAN: Okay.

5 MR. KOLBE: But something needs to
6 move forward. I know there was some issues with the
7 insurance we were kind of waiting on, but we are
8 closing in on a year now and we still haven't --

9 MR. STEPHENS: Still waiting on
10 insurance. But what I'm going to -- what I was
11 going to do is pull a permit to tear it down and
12 tear it down myself, because I can't keep waiting
13 for all of these people, and it's just sitting
14 there. The messes you see outside, most of that
15 goes within the garage. So I got to pull it out,
16 pull it out there, and some of the stuff is we also
17 pick up scrap and take it in. And with COVID,
18 everything has been closed, so we couldn't do it.
19 Right now I want to pull a permit to tear it down.
20 I'm going to pay for it myself. I'm still fighting
21 with the insurance company. They say there's \$4,800
22 in escrow. And my paperwork says it's in escrow
23 with the city. When I talked to you before, he
24 didn't know nothing about it.

25 MR. KOLBE: Well I -- I have to look

1 it up. I don't -- you know, this memory doesn't
2 have it and I don't have it in my hip pocket, so you
3 know, I --

4 MR. STEPHENS: You're like me.

5 MR. KOLBE: Very likely is. Would not
6 necessarily been gone through our office. At one
7 point in time the executive office handled all of
8 the FEMA funds. We didn't handle them. We now have
9 inherited that, but back at this time I do not
10 believe -- yeah, in 2019 --

11 MR. STEPHENS: I have the paperwork
12 from the insurance saying there's 4,800 in escrow,
13 so there's still checks going back and forth because
14 it was made out to the old mortgage company.

15 MR. KOLBE: Whoever had the policy is
16 who is going to get the funds.

17 MR. STEPHENS: Well, my -- me and my
18 wife both have policy.

19 MR. KOLBE: Whoever the policyholder
20 is gets the funds not --

21 MR. STEPHENS: No, not according to
22 the insurance company. It's been mortgage has to go
23 to me or her and to the mortgage company.

24 MR. KOLBE: Okay.

25 MR. STEPHENS: And The first check

1 they wrote out was to a mortgage company we had two
2 years ago.

3 MR. KOLBE: Still would be the
4 mortgage company now --

5 MR. STEPHENS: Yeah.

6 MR. KOLBE: But, I'm sure that the
7 mortgage company is -- you know, because tearing
8 that garage or losing the garage is going to be part
9 of the assets of the building, the value of the
10 property. So unless you've got enough paid down on
11 it, it being there or not being there wouldn't
12 really matter to them, then it would be a moot
13 point, I think that's something you have to check
14 with your mortgage company on that.

15 MR. STEPHENS: From this point I have
16 two estimates so far. I had three and one backed
17 out. And one is 14 (sic) to rebuild it. And then I
18 went over to Mammoth, and had them come out give me
19 an estimate, because I want to build the garage
20 back. But, I haven't got anything from Mammoth yet.
21 So I just -- I can tear it down myself. I'll tear
22 it down and get it out of there.

23 HEARING OFFICER HARTMAN: What does
24 the demolition permit for this cost?

25 MR. KOLBE: Around \$400.

1 MR. MORAN: Building permit fee, \$110.

2 MR. KOLBE: No, it would go by the
3 square footage. I believe -- we might be able to
4 work something out with them, but the demolition
5 permit is around \$200, \$300.

6 MR. MORAN: 200 to \$300.

7 MR. STEPHENS: I was told 200 before.

8 MR. KOLBE: I don't handle the
9 demolition permits to be able to quote them
10 verbatim.

11 HEARING OFFICER HARTMAN: Can you pull
12 that permit soon?

13 MR. STEPHENS: By next Tuesday.

14 HEARING OFFICER HARTMAN: Do you think
15 you can get started right away tearing that down?

16 MR. STEPHENS: Yep. Yep.

17 HEARING OFFICER HARTMAN: So go ahead
18 and get the demolition permit and I guess you've got
19 some work ahead of you.

20 MR. STEPHENS: Yeah, a lot. Yeah,
21 because this -- it's sound inside because I'm in and
22 out of it every day, and there's no windows broke on
23 the ground, and the door -- the main door you
24 couldn't open that if you wanted to. The entrance
25 door, you can get in and out of that. I got to

1 screw in to make sure you got a lock on it. So --
2 where would I -- just downstairs?

3 MR. KOLBE: It's going be a building
4 permit. Be the top of the rack down outside the
5 Building Department door. And the box that is
6 there, on the second page there's a box. You're
7 going to put down what you're doing and so the
8 demolition of the square footage of the garage
9 and --

10 MR. STEPHENS: Can I get somebody to
11 help me fill it out?

12 MR. KOLBE: I was going to say
13 possibly -- if you get the application and call
14 before 11:00 tomorrow.

15 MR. STEPHENS: Okay.

16 MR. KOLBE: The person that's going to
17 be answering the phone handles the demolition
18 permits and would be able to kind of walk you
19 through what you're going to need and for a garage
20 and all that kind of stuff.

21 MR. STEPHENS: Yeah, yeah.

22 MR. KOLBE: Again, it's a different
23 animal than what a building permit is. She
24 specializes in all of the demo permits.

25 MR. STEPHENS: Everything under the

1 campers, outside, was within the garage. And the
2 frame is there, that was in the garage, plus any
3 truck is in the garage.

4 MR. KOLBE: Depending upon the
5 condition of the slab, whether it has to come out or
6 not?

7 MR. MORAN: Again, not being visible,
8 we'll have to take a look at it after it's cleared
9 out and demoed and see if that foundation and/or
10 slab -- if the concrete slab needs to be altered or
11 removed or replaced or --

12 MR. STEPHENS: I doubt that would
13 because it's -- it was built over a basement and it
14 was backfilled, and it was 6 or 8-inch slab put on
15 top.

16 MR. MORAN: I bare -- I faintly
17 remember looking at the back elevation because it's
18 got quite a drop off the back there.

19 MR. STEPHENS: Yeah, it drops.

20 MR. MORAN: My recollection is you do
21 have some significant movement in that foundation on
22 the back side.

23 MR. STEPHENS: No.

24 MR. KOLBE: I was going to say when he
25 goes to do his inspection, we can --

1 MR. MORAN: We'll have to further
2 evaluate it. Because I'm going to have to come out
3 and final out the demo anyways.

4 MR. STEPHENS: Okay.

5 MR. MORAN: So we'll take a look and
6 I'll make some recommendations at that time.

7 MR. STEPHENS: Okay, yeah.

8 MR. KOLBE: My thought is if it's
9 viable to be used, he wouldn't have to take it out
10 and he could use that for his new garage, is what I
11 was getting at.

12 MR. MORAN: Use the foundation and
13 slab for the new garage. But we'll evaluate that on
14 the final inspection of the demo permit.

15 MR. STEPHENS: Okay. That it was
16 17000 something to build -- take the old one down,
17 build a new one, unless concrete on that.

18 MR. MORAN: Right.

19 MR. STEPHENS: Okey-dokey.

20 MR. KOLBE: Until the structure is
21 gone, everything is out of it, we're not going to be
22 able to -- or Dave's not going to be able to assess
23 what's going on, okay?

24 MR. STEPHENS: Okay.

25 HEARING OFFICER HARTMAN: Dan? Before

1 we close this out, anything for --

2 MR. KOLBE: Ms. Madam attorney, do you
3 have anything you want to add or comment?

4 ATTORNEY: No, I just wanted to know
5 the time frame to allow him to pull the permit, to
6 get the demo done, and then for him to get the
7 dumpster and get everything removed.

8 MR. KOLBE: We'll give him ten days to
9 have the permit pulled. We'll give him ten days to
10 pull the permit. It sounds like he's going to have
11 a permit pulled before that.

12 MR. STEPHENS: Yeah, by Tuesday at
13 least.

14 MR. KOLBE: Okay. He just said next
15 Tuesday as he's looking to make application for the
16 permit.

17 ATTORNEY: Okay. And then will this
18 hearing be adjourned to a control date just to make
19 sure that it is completed?

20 MR. KOLBE: Yes. This will be
21 postponed to the October 14th Hearing Officer. By
22 that time if it's been demoed, it will just be a
23 dismissal.

24 ATTORNEY: Okay. Perfect.

25 MR. KOLBE: The party will be notified

1 of it -- all parties will be notified of the
2 meeting, but, just like at this meeting I've got
3 several properties that the attendees or the owners
4 did not attend the meeting because it's being
5 dismissed and there is no need for them to actually
6 show up, okay?

7 ATTORNEY: Okay. Perfect. Thank you.
8 I appreciate it.

9 MR. KOLBE: No problem. Thank you.

10 ATTORNEY: All right. Bye.

11 HEARING OFFICER HARTMAN: Thank you.

12 MR. STEPHENS: I was going to ask,
13 that was the attorney or the --

14 MR. KOLBE: That is the attorney for
15 the mortgage company.

16 MR. STEPHENS: Oh, Baymont Mortgage?

17 MR. KOLBE: Yeah.

18 MR. STEPHENS: Okay.

19 MR. KOLBE: They wanted to know what
20 was going on. As I said, it's -- it's -- when you
21 remove that garage, or remove a garage, it's that's
22 part of the value of the property.

23 So, when -- you know, the property
24 value came down, because it no longer has a garage,
25 well, it may be a case now you're not fitting with

1 the amount you owe to what the amount of the
2 property value is, puts you in jeopardy, therefore
3 the mortgage company may be getting part of the
4 funds for that. However, if you've paid off enough
5 on the house, they may not care. The amount they
6 owe is 20,000, the property value is \$100,000,
7 garage or not, it's not a problem type thing. I'm
8 just pulling some numbers up. But they don't really
9 care, because it's -- they can sell the property if
10 you default on your loan, they could sell it for
11 what is left of the value of the property. But
12 that's why the mortgage company is a factor in
13 there. But perhaps not a factor in this case.
14 Okay? They -- every time they have called, they
15 have made the comment that the property owners are
16 current on their mortgage.

17 MR. STEPHENS: Yeah.

18 MR. KOLBE: You know, that's not any
19 questions, they're still at the point of we want to
20 make sure of -- what's going on. Just want to be
21 kind of aware of what was happening.

22 MR. STEPHENS: I'm learning all kinds
23 of stuff.

24 MR. KOLBE: Yeah.

25 HEARING OFFICER HARTMAN: Thank you.

1 Good luck.

2 MR. STEPHENS: Thank you.

3 MR. KOLBE: Ready. 684 Auburn is a
4 commercial building. It's a car wash. Was posted
5 on 6/24 of 2020. It was a dangerous, dilapidated
6 structure. Was open to trespass. Siding, trim,
7 black -- block walls, soffit, foundation are all
8 dilapidated, overgrown, debris, unkempt. Gas meter
9 is locked out. Electric meters are locked out.
10 Placement -- recommendation is to be placed on the
11 demolition list.

12 HEARING OFFICER HARTMAN: So ordered.

13 MR. KOLBE: 112 Blaine is --

14 HEARING OFFICER HARTMAN: 112 or 113?

15 MR. KOLBE: I'm sorry, 113 Blaine.

16 HEARING OFFICER HARTMAN: Thank you.

17 MR. KOLBE: Is a single family
18 residence. Was posted on 6/25 of 2020. Is
19 non-compliant, dangerous structure. It's vacant.
20 Roof, siding, windows, trim and chimney are all
21 dilapidated. Overgrown, debris, unkempt, animals
22 undermining. Piles of newspaper in the backyard and
23 vehicles. Abandoned vehicles and a boat. A gas
24 meter is on. Electric meter is on. Our
25 recommendation is to be placed on the demolition

1 list.

2 HEARING OFFICER HARTMAN: So ordered.

3 MR. KOLBE: If you need a newspaper,
4 you can get one there. All of the vehicles are
5 filled with newspapers also.

6 HEARING OFFICER HARTMAN: I saw it.

7 MR. KOLBE: 200 Cedardale Avenue.
8 Single family residence. Posted on 6/25 of 2020.
9 Two structures, a garage and a house. Vacant,
10 dilapidated, dangerous structure. The rear window
11 is open to trespass. Also the rear window and roof
12 make it open to the elements. The roof, siding,
13 soffits, trim, windows, gutters and downspouts are
14 all dilapidated. It's overgrown, debris, unkempt.
15 Abandoned vehicle and trailer in the driveway.
16 Missing handrails. The gas meter is not visible and
17 the electric meter is off. Our recommendation is to
18 be placed on the demolition list.

19 HEARING OFFICER HARTMAN: So ordered.

20 MR. KOLBE: 458 Cesar Chavez is a
21 multiple family house. It's a house and the garage
22 has been converted into two apartments or two units.
23 It's a vacant, dilapidated, dangerous structure.
24 The side door of house is open to trespass and the
25 window on the apartment makes it open to trespass.

1 The doors and windows make it open to the elements.
2 The roof, siding, soffits, trim and boarded windows
3 are all dilapidated, overgrown, debris, unkempt.
4 Animals undermining. Broken windows. The gas
5 meter, one of the units is on. The other two meters
6 are gone. And the electric meter, two meters are
7 off and one electric meter is gone. Recommendation
8 is to be placed on the demolition list.

9 HEARING OFFICER HARTMAN: So ordered.

10 MR. KOLBE: 86 Cherokee is a single
11 family residence. Was posted on 6/25 of 2020. Rear
12 window is missing making it open to the elements.
13 Siding, soffits, trim, broken window and porch
14 column are all -- make it dilapidated. Overgrown,
15 debris, unkempt, animals undermining. Gas meter is
16 off. The electric meter is on. And our
17 recommendation is to be placed on the demolition
18 list.

19 HEARING OFFICER HARTMAN: So ordered.

20 MR. KOLBE: Some of pictures in the
21 backyard are of the driveway. It's -- there's so
22 much brush going up through the driveway, doesn't
23 really show up, but a lot of those pictures on the
24 side of the house, that's the driveway I'm walking
25 down.

1 HEARING OFFICER HARTMAN: Really?

2 MR. KOLBE: Yes. The garage is in the
3 back out the house with like a walk-out basement.
4 Yeah, it's been awhile since the cars have been
5 driven.

6 94 Dwight is a multiple family unit.
7 A large apartment unit. It's vacant, dilapidated,
8 dangerous structure. Multiple doors and windows are
9 making it open to trespass and open to the elements.
10 Doors, windows and brick veneer and trim make it
11 dilapidated, overgrown, debris, unkempt, animals
12 undermining, broken windows. Foundation history has
13 some concerns. Gas meter is not visible nor is
14 electric meter visible. Our recommendation is to go
15 onto the Board of Appeals.

16 HEARING OFFICER HARTMAN: So ordered.
17 Looks like somebody started working on that or what?

18 MR. KOLBE: There's a dumpster there
19 it look like they were trying to clean out some of
20 the debris from inside, but it's just stagnated.

21 HEARING OFFICER HARTMAN: Find it
22 interesting why a civil engineering firm would have
23 their name on here. Are they doing --

24 MR. KOLBE: Possibly did some
25 surveying on it. If this is the unit that I think

1 it is, where the dumpster is, the building on the
2 side is a separate lot and I don't know if that is
3 owned by the owner of the apartment.

4 HEARING OFFICER HARTMAN: Okay.

5 MR. KOLBE: It's a second parcel, and
6 I don't know if it came with it or not. I think it
7 probably had some engineering done on it, found out,
8 so -- don't know.

9 143 North Genesee is a garage. It is
10 dilapidated, dangerous structure, open to the
11 trespass and to the elements via the roof and the
12 garage. Roof, siding, trim, overall structure are
13 dilapidated. It's overgrown. Debris, unkempt. Gas
14 meter and electric meter is not applicable. Our
15 recommendation is to be ordered down.

16 HEARING OFFICER HARTMAN: So ordered.

17 MR. KOLBE: The property owner is okay
18 with that. They agree it needs to come down.

19 HEARING OFFICER HARTMAN: Yeah, it's
20 in bad shape.

21 MR. KOLBE: You can tell by the papers
22 on the posting how much the board is sticking out
23 that side. So -- about a foot -- it's about three
24 inches.

25 34 Gingell is a single -- or a duplex.

1 All permits were pulled. All permits have been
2 filed out. And our recommendation is dismissal.

3 HEARING OFFICER HARTMAN: Dismissed.
4 Great. Finally.

5 MR. MORAN: Yep.

6 HEARING OFFICER HARTMAN: Looks like
7 he did a nice job.

8 MR. MORAN: He did.

9 MR. KOLBE: 502 Harvey Avenue is a
10 single family residence. Was posted on 6/25 of
11 2020. All permits have been pulled and all permits
12 have been finalized. Our recommendation, again, is
13 dismissal.

14 HEARING OFFICER HARTMAN: Dismissed.

15 MR. KOLBE: Always love those. 407
16 Highland is a single family residence. Was posted
17 on 6/25 of 2020. It is now occupied, vacant. A
18 dangerous and dilapidated structure. There's been a
19 new roof put on. Trim and siding are still
20 dilapidated, overgrown, debris, unkempt. Still a
21 large dog in the backyard, but it's confined. The
22 gas meter is off. The electric meter is on. All
23 permits have been pulled or applied for, and our
24 recommendation is postponement to the October 14th
25 meeting due to the great progress that's going into

1 it.

2 HEARING OFFICER HARTMAN: Okay. We'll
3 postpone.

4 MR. KOLBE: 653 Homestead is a single
5 family residence. Was posted on 6/24 of 2020. Had
6 a property maintenance inspection back in 2019 and
7 all permits were needed. Nothing has been pulled as
8 of date. There's two structures, the garage and a
9 house. It's vacant, dilapidated and dangerous.
10 Fire-damaged structure. It is missing siding and
11 trim and block on the garage making it open to
12 trespass. The glass block foundation, missing
13 handrails, making it dilapidated. Fallen tree in
14 the backyard. It's overgrown, debris, unkempt.
15 Animals undermining. Electrical service is quite
16 low in violation. The gas meter is locked out. The
17 electric meter is on. And our recommendation is to
18 be placed on the demolition list.

19 HEARING OFFICER HARTMAN: So ordered.

20 MR. KOLBE: 435 Irwin is a single
21 family residence. Was posted on 6/24 of 2020. Two
22 structures, a garage and a shed. The shed is open
23 to trespass and elements. Siding, soffit and trim
24 are missing. Interior has been gutted. Missing
25 handrails and guardrails. Overgrown, debris,

1 unkempt. Piles of brush in the backyard.
2 Electrical hazard. Junction box and wiring on the
3 front of the -- elevation. The gas meter is locked
4 out. Electric meter is on. Permits have been
5 pulled. Everything has long expired and without any
6 type of inspections and still two permits needed
7 since 2018. Our recommendation is to place on the
8 demolition list.

9 HEARING OFFICER HARTMAN: So ordered.

10 MR. KOLBE: 60 Kemp is a single family
11 residence. Posted on 6/24 of 2020. A garage at
12 this point was fire-damaged back 2017, was vacant
13 structure. Still some overgrowth and debris and
14 unkempt. Needs side porch and steps. All permits
15 have been pulled. The gas meter and electric meter
16 are both on all. All of the permits have been
17 pulled. The gas, electric and plumbing permits have
18 been finalized out. The building permit is still
19 looking to be finalized, and our recommendation is to
20 dismiss if it's -- CFC is issued by the end of the
21 month.

22 HEARING OFFICER HARTMAN: Okay. But
23 that's -- just so I mark this correctly, that's
24 really a postponement, because we're not at a
25 dismissal state.

1 MR. KOLBE: We're looking to have him
2 do the final inspection. We can postpone it or you
3 know hold it over and then dismiss it at the next
4 meeting, but my thing is if you want to put down
5 postponement provided it's not in or dismissal
6 provided that its CFC is issued by the end of the
7 month, then it becomes a postponement.

8 HEARING OFFICER HARTMAN: Okay.

9 MR. KOLBE: All right. 23 Lexington
10 Place is a duplex. Had a property maintenance
11 inspection back on 2/28 of '20. And all permits
12 have been needed. Nothing has been pulled at this
13 point. It's a vacant, dilapidated and dangerous
14 structure. It's open to trespass from a rear lower
15 and upper window -- door and rear window. Roof,
16 siding, soffit, trim, doors, windows, and porch and
17 chimney are all dilapidated. Overgrown, debris,
18 unkempt. Animals undermining. Broken windows,
19 foundation and other concerns are also a factor.
20 Gas meter is locked out and missing. And the
21 electric meter is on.

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

24 HEARING OFFICER HARTMAN: So ordered.

25 Are you here for --

1 MR. KOLBE: 6:00 meeting. 63 Miami is
2 a single family residence. Was posted on 6/25 of
3 2020. Vacant, dilapidated structure. The garage
4 roof is extremely rotted and caved in. It's no
5 longer open to trespass. There's a hole in the
6 garage roof again making it open to the elements.
7 Trim and siding on garage made it dilapidated. It's
8 overgrown, debris, unkempt. Gas meter is locked
9 out. The gas -- or electric meter is on. They have
10 pulled all permits, but the mechanical. They're
11 waiting to find out exactly what needs to be done
12 with the garage, what they can do with the garage.
13 They're making progress on it. They just have to go
14 to the historical district.

15 Our recommendation is to postpone it
16 until October so they can get things worked on.

17 HEARING OFFICER HARTMAN: All right.
18 We'll postpone them. He certainly has to jump
19 through a lot of hoops, doesn't he?

20 MR. KOLBE: Yeah. He's got a good
21 right-hand person that's helping him out.

22 HEARING OFFICER HARTMAN: Yeah, I
23 know.

24 MR. KOLBE: 750 Scottwood is a single
25 family residence. The was posted on 6/24 of 2020.

1 It was vacant. Dilapidated, dangerous structure.
2 Missing trim around the windows and doors. Boarded
3 windows, siding and trim. Foundation crack.
4 Overgrown, debris, unkempt. Animals undermining.
5 Broken windows again. There was a dog inside.
6 Electrical hazards. Missing handrail on the front
7 steps. The gas and electric meter are both on. We
8 have heard that the owner of the property has passed
9 away. We are going to -- our recommendation is
10 postponement to give the estate time to figure out
11 what's going on and they -- basically going to give
12 them three months to get it taken care of and resume
13 or we'll move it on at that time onto the Board of
14 Appeals.

15 HEARING OFFICER HARTMAN: Okay. We'll
16 postpone.

17 MR. KOLBE: Our recommendation is
18 postponement.

19 845 Scottwood is a single family
20 residence. Was posted on 6/26 of 2020. It was a
21 vacant, dilapidated structure. There's a house and
22 shed. It's vacant. Dilapidated and dangerous. The
23 rear window was open. North elevation side of the
24 shed. The soffit, roof, siding, soffit, trim and
25 windows are all dilapidated. There's new siding

1 going onto it. Overgrown, debris, unkempt. Gas
2 meter and electric meter are both on. Permits have
3 been pulled. The plumbing and mechanical only been
4 applied for. It's just a matter of them coming in
5 to pay for it. They have been taken care of. Our
6 recommendation is postponement to the October
7 Hearing Officer to allow them to continue their
8 work.

9 HEARING OFFICER HARTMAN: Okay. We'll
10 postpone.

11 MR. KOLBE: And our last one is 104
12 Union is a multiple unit. It's was posted on 6/24
13 of 2020. Vacant, dilapidated, dangerous structure.
14 Windows make it open to trespass and open to the
15 elements. Broken windows and foundation cracks.
16 Brick stone missing, roof, trim and on porch, make
17 it all dilapidated. Overgrowth, debris, unkempt,
18 animals undermining. Structural issues and
19 concerns. Stair rails and means of egress are part
20 of that. There are six gas meters have been locked
21 out, four are missing. And the electric has been
22 disconnected. Our recommendation is placement onto
23 the demolition list.

24 HEARING OFFICER HARTMAN: So ordered.
25 Conclude today's hearing?

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MR. KOLBE: Yes.

HEARING OFFICER HARTMAN: We have
October 14th.

MR. KOLBE: Is the next scheduled
meeting. Yep.

HEARING OFFICER HARTMAN: Very good.
(At 5:47 p.m., meeting concluded.)

Minutes certified by:



/s/ Quentina Rochelle Snowden, CSR-5519
QRS Court Reporting, LLC
800.308.0068, 810.691.4226
Certified on: August 30, 2020