

1 PONTIAC HEARING OFFICER MEETING  
2 47450 WOODWARD AVE., PONTIAC, MI  
3 WEDNESDAY, JULY 15, 2022  
4 4:00 P.M.

5

6

7 FROM THE CITY:

8 George Hartman, Hearing Officer

9 Dan Kolbe, Building Department Administration

10 Larry Domski, Building Inspector

11

12 APPEARING ON BEHALF OF PROPERTIES:

13 Helena Melnik  
Emory Nichols

14 Jann Hoge  
Lewis Stephens and Regina Slowey, Esq.

15 Danyal Ati  
Antoine Kassab

16 Cyril Hall, Esq.  
Vernon Molnar

17 Sam Brikko  
Mireya Preciado-Hernandez, Margarito Preciado  
18 and son David Preciado (Interpreter)  
Andrea Cartwright, Esq.

19 Alonzo Munoz and Erin Katz, Esq.  
Amit Gujarathi and Regina Slowey, Esq.

20 Elle Lewis  
Kerry Johnson, Carol Murphy and Allen Hoekstra

21

22

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

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1 Pontiac, Michigan

2 Wednesday, July 15, 2022

3 4:08 p.m.

4 HEARING OFFICER: Call today's hearing to  
5 order. Please stand for the Pledge of Allegiance:

6 (Pledge of Allegiance recited by all.)

7 HEARING OFFICER: I'm George Hartman. I'm  
8 today's Hearing Officer.

9 Gentlemen?

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

12 MR. KOLBE: Dan Kolbe, Building Department.

13 HEARING OFFICER: Our first case today is  
14 88 Summit.

15 Dan?

16 MR. KOLBE: 88 Summit is a single-family  
17 house. It was posted on 6-29 of 2022. It was a  
18 dangerous and dilapidated structure. It appears to be  
19 occupied. The roof, siding, trim, soffits, windows,  
20 garage are all dilapidated and causing open to the  
21 environment.

22 It's overgrown, debris, unkempt, broken  
23 window, again, extreme overgrowth. Rear porch lacks  
24 railings. Gas meter is on. The electric meter is on.  
25 It was supposed to have a Property Maintenance



1           handymen these recent months and things just fizzled  
2           out; no shows, one handyman didn't have tools and I  
3           certainly can't afford to buy them. What few things I  
4           managed to get done -- I did put some molding plates on  
5           my front stairs. And then I put the paving stones back  
6           on top of them because -- well, I fixed them, so I'll  
7           just take any precautions.

8                         There was a plastic greenhouse I did manage  
9           to take down. I pruned -- that was a real slapstick  
10          situation, too. That took me a while. And I pruned  
11          one side of the house and then, suddenly, on the other  
12          side, there were shrubs I didn't know I had.

13                        It's just been, you know, I screwed up  
14          terribly. So I started -- I think a couple weeks ago I  
15          started trying to make calls again. And, again, I was  
16          so disappointed. Two calls I couldn't get through.  
17          One had a full mailbox, again, and the other one was  
18          the same thing; they weren't taking calls. And I  
19          happened to get a card in the mail from an Area Agency  
20          on Mailing (sic). And I was about to pitch it because,  
21          in times past, when I've contacted them, they only had  
22          referrals for medical treatments.

23                        But for anyone who carries this card that  
24          they sent said they have referrals -- a referral line  
25          for other areas. So I called that and the woman I

1 spoke to was really helpful. She looked up some of  
2 these numbers that I had called to verify whether or  
3 not they were taking applications or calls.

4 Habitat for Humanity has been -- they've been  
5 helpful. They returned inquiry calls. I spent a  
6 couple weeks chasing down a predatory scheme for an  
7 alleged -- what do they call it? A hardship loan.  
8 And, finally, I called Habitat for Humanity again and  
9 they said they had no such thing and didn't know of it.

10 You know, trying to do things on my own, I  
11 have just fallen over my own feet. So I -- I just  
12 vowed to not -- I'm just sticking with agencies because  
13 they at least know and have contacts to get these  
14 things done or to assist me.

15 HEARING OFFICER: Do you think, if we hold  
16 this over until our next meeting, which is --

17 Dan, when is that, October?

18 MR. KOLBE: Yes, October the 12th.

19 HEARING OFFICER: October 12th?

20 MS. MELNIK: Well, I'm hoping so. Because  
21 this weekend, one place after I talked to this very  
22 helpful woman at the Area Aging -- I can't remember,  
23 AAA, Aging Advocacy or something. After I spoke with  
24 her, I called one of these numbers I, you know,  
25 couldn't get through to before. Their mailbox, I left

1 a message. And a few days later they called back and  
2 I'm -- I'm -- since this is a hectic week I told them  
3 that I would contact them this -- this weekend --

4 MR. KOLBE: Okay.

5 MS. MELNIK: -- again. So they called back.  
6 That's -- that's a perk.

7 HEARING OFFICER: All right.

8 Dan, we'll hold this over until October,  
9 then.

10 MR. KOLBE: Okay.

11 HEARING OFFICER: Hopefully, by that time,  
12 you've paid for your Property Maintenance Inspection  
13 and had that done.

14 MS. MELNIK: Yeah. And I wanted to thank  
15 Mr. Larry because he was very helpful. He gave me a  
16 number to call --

17 MR. KOLBE: Okay.

18 MS. MELNIK: -- the last time I was here and  
19 I appreciate it very much.

20 HEARING OFFICER: All right. We'll hold this  
21 over. Will you please do your best to clean up the  
22 garbage and keep the trees trimmed back?

23 MS. MELNIK: Yeah. I need help with the  
24 trees.

25 HEARING OFFICER: Okay. Do what you can.



1 MS. MELNIK: By garbage, I'm not sure what  
2 you mean.

3 MR. KOLBE: Okay.

4 MS. MELNIK: I feed birds.

5 HEARING OFFICER: We'll hold this over until  
6 October. Okay?

7 MS. MELNIK: Okay.

8 HEARING OFFICER: Thank you.

9 MS. MELNIK: And thank you.

10 Thank you, again. Bye-bye.

11 HEARING OFFICER: 176 Liberty.

12 MR. KOLBE: 176 Liberty is a single-family  
13 residence. It was posted on 6-29 of 2022. It was a  
14 fire-damaged, dangerous and dilapidated structure. It  
15 is vacant. Let's see what is applicable here. The  
16 roof, siding, trim, porch and garage are all  
17 dilapidated.

18 MR. NICHOLS: No, no, no, no.

19 HEARING OFFICER: Hold on --

20 MR. NICHOLS: Okay.

21 HEARING OFFICER: -- just a minute.

22 MR. KOLBE: Overgrown, debris, unkempt,  
23 broken window. Work is being done without permits. It  
24 does have new windows at this point, an electrical  
25 riser.

1                   Had a Property Maintenance Inspection back in  
2                   April and all permits at this point have been pulled.  
3                   Gas meter is on. The electric meter is on. Because of  
4                   current permits being issued and being worked on, our  
5                   recommendation is postponement until the October 12th,  
6                   2022 Hearing Officer meeting to allow the work to  
7                   continue.

8                   HEARING OFFICER: Your name, please.

9                   MR. NICHOLS: Emory Nichols.

10                  MR. KOLBE: Okay. Yes, sir?

11                  MR. NICHOLS: What I wanted to say, the  
12                  roof -- the roof never was bad so I don't know -- I  
13                  don't know where you got that from but it never was  
14                  bad. The windows, if you go by there now, the  
15                  window -- I mean everything is looking good. We got a  
16                  lot of work going on. We got all the permits pulled  
17                  and the house is looking a whole lot better.

18                  MR. KOLBE: Larry, did you do the inspection  
19                  on this?

20                  MR. DOMSKI: Yes.

21                  MR. NICHOLS: Yes, he did. Yeah.

22                  MR. DOMSKI: I think the roof part was  
23                  scorched with fire-damage, the soffit.

24                  MR. NICHOLS: I believe that was right by  
25                  the -- right above the roof. Not the roof, at the top

1 of the roof --

2 MR. DOMSKI: Yeah.

3 MR. NICHOLS: -- it was just scorched there.

4 MR. DOMSKI: Yeah.

5 MR. NICHOLS: That's all it was.

6 MR. DOMSKI: That's where the disrepair is.

7 MR. NICHOLS: Yes, yeah.

8 MR. DOMSKI: But he is moving forward.

9 MR. NICHOLS: Yeah. We're going to put new  
10 siding on, too.

11 HEARING OFFICER: Yeah. Can you cut the  
12 grass, please? Or maybe it's been cut since the  
13 pictures.

14 MR. NICHOLS: Yeah, we done that.

15 MR. KOLBE: Okay.

16 MR. NICHOLS: Yeah, we did that about a week  
17 ago. Yes, we done that.

18 HEARING OFFICER: All right. We'll hold this  
19 over, then, until our next meeting in October.

20 MR. NICHOLS: Okay.

21 HEARING OFFICER: Okay. Keep making  
22 progress.

23 MR. NICHOLS: All right. Thank you.

24 HEARING OFFICER: 63 Miami.

25 MR. KOLBE: 63 Miami is a single-family

1 residence. It was posted on 6-29 of 2022. It's a  
2 vacant, dilapidated structure with an extremely rotted  
3 roof on the garage. Again, major hole in the roof of  
4 the garage. Siding, trim and garage are all  
5 dilapidated. Still overgrowth, debris, unkempt. It  
6 was being mowed while -- or the front yard while we  
7 were there posting it. The gas meter is locked out.  
8 The electric meter is on. They do have building and  
9 plumbing and electrical permits current.

10 Our recommendation is postponement but we  
11 really, really would like to have something done with  
12 that garage.

13 HEARING OFFICER: Your name, please.

14 MS. HOGE: Jann Hoge.

15 HEARING OFFICER: Okay. And you're  
16 representing Mr. Dudley?

17 MS. HOGE: Yes.

18 HEARING OFFICER: And he's still the owner?

19 MS. HOGE: Yes.

20 HEARING OFFICER: Any progress on the garage?

21 MS. HOGE: So the garage, we were able to get  
22 in touch with the contractor who had done some initial  
23 work with the door a couple of years ago. He had been  
24 recommended to us by the Historic District Commission.  
25 But then we -- it kind of was recommended that we focus

1 on the house first, which we've done but still some  
2 snags there. So now I've been able to track down that  
3 contractor but we haven't established any work plan or  
4 anything yet. So --

5 HEARING OFFICER: Is the house all set now?  
6 I know you had some plumbing issues that had to be  
7 finished.

8 MS. HOGE: Well, the plumbing issues, we were  
9 really taken by the previous -- not only was it a bait  
10 and switch but it turns out they did not do the work  
11 that we paid for. So we're really cautious. We found  
12 another plumber who snaked out the basement drain,  
13 which the previous plumbers had quoted for like 13,000  
14 because they said couldn't even get the camera in there  
15 so there was no way to snake it. It was going to have  
16 to be excavated.

17 But our new plumber did it for \$175, snaked  
18 it out, he said no problem. So he was in line to do  
19 the work to finish up the plumbing but he's had  
20 problems getting work -- workers. And now he's got  
21 illness problems. So he told us he just couldn't do it  
22 as of yesterday. So we have to find another plumber.  
23 And, of course, we're pretty cautious because we don't  
24 want to have the problems that we had before.

25 HEARING OFFICER: Yeah. Do you have a tenant

1 that's going to move into the house once it's ready?

2 MS. HOGE: Yes, we have a family member --  
3 actually, we have two family members. If one doesn't  
4 want it, the other one does.

5 HEARING OFFICER: Okay. Then --

6 MS. HOGE: So --

7 HEARING OFFICER: Well -- oh, I'm sorry.

8 MS. HOGE: A couple of other things on the  
9 good news. This Friday, we scheduled for gutters and  
10 downspouts installs and they're coming on Friday. We  
11 also have basement waterproofing that was scheduled  
12 three months ago, so they're coming August 5th. And  
13 then, you know, we need to find another plumber and  
14 proceed with the garage work.

15 MR. KOLBE: Okay.

16 MS. HOGE: Oh, and we did get the  
17 landscaping. So we had a landscaper who also had -- he  
18 was hospitalized. He, you know, had an injury but he  
19 got out there this morning when I stopped by the house  
20 on my way here. And it looks real nice. So, yeah, all  
21 of that landscaping is done.

22 MR. KOLBE: Hopefully that doesn't get  
23 destroyed with the waterproofing.

24 MS. HOGE: No. The landscaping's on the  
25 outside.

1 HEARING OFFICER: Yeah.

2 MS. HOGE: No. They're just going in the  
3 basement. They're waterproofing inside the basement.

4 HEARING OFFICER: Okay.

5 MS. HOGE: Yeah. They won't touch any of  
6 the --

7 HEARING OFFICER: For the family member to  
8 move in, does the garage need to be repaired?

9 MR. KOLBE: Something has to be done to the  
10 garage before -- when they first started out, it was  
11 possibly doable. But time has not been favorable to  
12 the condition of the garage.

13 HEARING OFFICER: Yeah, I understand. But I  
14 hate to see all this money and effort that's gone into  
15 this house to fix it up --

16 MR. KOLBE: I --

17 HEARING OFFICER: -- and to make it, you  
18 know, habitable to find out that the house gets  
19 vandalized because it's vacant just because of the  
20 garage.

21 MR. DOMSKI: When we sign a C of O, it's to  
22 occupy the property, the premises. If someone gets  
23 hurt on that property and we already signed that  
24 C of O, it comes back on us. So the only way I could  
25 see if she makes that garage safe to a certain extent

1           where they can move someone into it. But that garage,  
2           in my opinion, should be tore -- should be tore down.

3                       MR. KOLBE: As I say, when -- you know, a few  
4           years ago, it was salvageable but --

5                       HEARING OFFICER: But this is a historic  
6           garage, correct?

7                       MR. KOLBE: Yes. But the Historic Commission  
8           has given permission to --

9                       HEARING OFFICER: To tear it down?

10                      MR. KOLBE: To tear it down, yeah.

11                      MS. HOGE: In the meantime, when they came  
12           out to look at it, we thought it had to be tore down.  
13           But then the Historic District Commission  
14           representative came out looked at it and said, "No,  
15           they should" -- you know, their recommendation was to  
16           salvage it. But, as you said, that's been some time  
17           ago.

18                      HEARING OFFICER: Yeah.

19                      MR. KOLBE: Yeah. Since that point, the --  
20           it's been reconsidered.

21                      MR. DOMSKI: Right. I took a --

22                      MR. KOLBE: They're more than welcome to fix  
23           it, but something has to be done with it before --

24                      HEARING OFFICER: There's no way to secure it  
25           in the condition it's in?



1                   MR. DOMSKI: Not at all. But that's -- while  
2 I was out there, I took a complaint on it for a safety  
3 hazards of kids in the area playing. They wander off  
4 into the garage -- the garage needs to -- in my opinion  
5 had to come down. So I went to Mike, the Director, and  
6 said, "This is a safety hazard. This should be -- this  
7 issue should be addressed immediately."

8                   HEARING OFFICER: Yeah. I mean, I'd hate to  
9 see a house -- you know, it's summer but we're coming  
10 up on winter and --

11                   MS. HOGE: Yeah.

12                   HEARING OFFICER: -- I'd hate to see that  
13 house sitting vacant all winter again and you'll be  
14 back in the same position in the spring.

15                   MS. HOGE: Exactly. No, we agree. We also  
16 agree that the garage has to be addressed. We're not  
17 trying to, you know, argue against that one way or  
18 another.

19                   HEARING OFFICER: Sure.

20                   MS. HOGE: It either has to be rehabbed or it  
21 has to be torn down --

22                   MR. KOLBE: Okay.

23                   MS. HOGE: -- totally. We agree with that.

24                   HEARING OFFICER: Okay. We'll postpone until  
25 October 12th.

1 MS. HOGE: All right.

2 HEARING OFFICER: Thank you.

3 MR. DOMSKI: Ma'am, in the meantime, you have  
4 to do something to secure, fence it off with  
5 construction fencing or something, to make it safe so  
6 nobody's going to wander into it.

7 MS. HOGE: Okay.

8 HEARING OFFICER: 628 North Perry.

9 MS. HOGE: Thank you very much.

10 HEARING OFFICER: Thank you.

11 MR. KOLBE: 628 North Perry is a garage that  
12 is extremely dilapidated, dangerous and collapsing.  
13 The entire garage is dilapidated. Overgrown, debris,  
14 unkempt, broken windows, piles of debris around the  
15 structure. They pulled a Building Permit that has been  
16 expiring. Nothing's been done.

17 Our recommendation is placement on the  
18 demolition list, just the fact of after all this length  
19 of time, we -- nothing's been cleaned out of the  
20 garage, anything. It's just not moving.

21 HEARING OFFICER: Your name, sir?

22 MR. STEPHENS: My name is Lewis Stephens.

23 HEARING OFFICER: Okay.

24 MR. STEPHENS: The garage is almost  
25 completely cleaned out inside. The wood has all been

1 cut up. I've been working on the deep frame as much as  
2 I can because I'm handicapped. And the garage, I  
3 finally was able to afford to buy some saws so I want  
4 to start on that tomorrow, cutting it up and taking it  
5 down.

6 MR. KOLBE: Okay. I'm sorry. Your name,  
7 please.

8 MS. SLOWEY: My name is Regina Slowey. I  
9 just want to add I think there were checks that had  
10 been lost. They were recently issued. They sent them  
11 to Mr. -- Stephens?

12 MR. STEPHENS: Yeah.

13 MS. SLOWEY: -- to Mr. Stephens and he has  
14 been able to cash them and he has funds now.

15 MR. KOLBE: Okay.

16 MS. SLOWEY: So that just happened, I want to  
17 say, in June.

18 HEARING OFFICER: I notice you have a trailer  
19 in the driveway now.

20 MR. STEPHENS: Yeah. I had to -- with the  
21 economy the way it is, I have to go back to doing  
22 markets, flea markets, to make enough money to pay the  
23 bills and get gas and everything. So that's what  
24 that's for.

25 HEARING OFFICER: Okay.

1                   MR. STEPHENS: Because that's got 90 percent  
2 of the stuff that was in the garage is in the trailer  
3 now.

4                   HEARING OFFICER: And the off-road vehicle  
5 that's inside --

6                   MR. STEPHENS: Yeah?

7                   HEARING OFFICER: -- have you decided what  
8 you're doing with that?

9                   MR. STEPHENS: We're going to try to keep it.

10                  HEARING OFFICER: Try to keep it there and --

11                  MR. STEPHENS: Yeah.

12                  HEARING OFFICER: Does that have -- does that  
13 have a plate on it?

14                  MR. STEPHENS: No. It's not -- you can't  
15 license it. It's strictly for off-road racing.

16                  MR. KOLBE: Strictly for off-road?

17                  MR. STEPHENS: Yeah.

18                  MR. KOLBE: So that doesn't -- that wouldn't  
19 be considered an abandoned vehicle, then.

20                  MR. STEPHENS: The only thing I think I can  
21 do is maybe get it insured and then get an ORV permit  
22 for it.

23                  MR. KOLBE: That's -- I was told that an ORV  
24 permit would make it so that it's not classified as  
25 abandoned.

1 HEARING OFFICER: Okay.

2 MR. STEPHENS: Yeah, because I have to check  
3 with the State and see if I have to have insurance on  
4 it if they're ORV or not.

5 HEARING OFFICER: Yeah. Okay.

6 MR. STEPHENS: But it's all money right now.

7 HEARING OFFICER: Yeah. All right. We'll --  
8 I'd hold this over again. Hopefully in October --

9 MR. STEPHENS: It will be --

10 HEARING OFFICER: -- you've got things  
11 cleaned up.

12 MR. STEPHENS: Yeah. Like I said, I finally  
13 got this all so I can finally start, get working on it.

14 HEARING OFFICER: Thank you.

15 MS. SLOWEY: Thank you.

16 HEARING OFFICER: 26 Tacoma.

17 MR. KOLBE: 26 Tacoma is a multi-family  
18 residence. It was posted on 6-29 of 2022. It's an  
19 occupied, noncompliant structure with -- it is not  
20 properly registered. Siding, trim, roof and shingles  
21 are all dilapidating. Also soffits and porches are in  
22 need of repair, still some overgrowth, debris, a broken  
23 window. Guardrails and handrails are needed. All the  
24 electric meters appear to be on and the gas meters  
25 appear to be on.

1                   Had a Property Maintenance Inspection and the  
2                   building permits have been applied but have not been  
3                   issued as of yet. Our recommendation is for  
4                   postponement, provided that, once they're issued, work  
5                   begins.

6                   HEARING OFFICER: Okay. Your name, please.

7                   MR. ATI: Danyal Ati.

8                   HEARING OFFICER: Okay. And you're applying  
9                   for permits or you've already done that --

10                  MR. ATI: Right.

11                  HEARING OFFICER: -- and you're waiting --

12                  MR. ATI: Right.

13                  HEARING OFFICER: -- for them to be issued?

14                  MR. ATI: So applied for permits and we've  
15                  also shown the apartments to a contractor just to start  
16                  off just to see what we're -- what price comes in and  
17                  those kind of things.

18                  One of the issues that we're going to be  
19                  having is it's going to be hard to do renovations when  
20                  people are staying there. So we've asked the residents  
21                  to, you know, seek other places. And, you know, we're  
22                  planning on, if they're not able to find it, then we'll  
23                  probably have to get them, you know, a Notice to Move.  
24                  In order to do repairs from the inside, they need --  
25                  we're kind of -- to make it all nice and everything,

1           that needs to -- it's hard to do it when it's --  
2           there's tenants living there.

3                       HEARING OFFICER: Okay. We'll postpone until  
4           October, then.

5                       MR. ATI: Okay.

6                       HEARING OFFICER: Hopefully you can make some  
7           progress.

8                       MR. ATI: Okay.

9                       HEARING OFFICER: Thank you.

10                      113 Florence.

11                      MR. KOLBE: 113 Florence is a duplex that  
12           they're converting back to a single-family residence, a  
13           vacant, dilapidated, dangerous structure. Shed was  
14           still open to trespass. Roof, front porch steps are  
15           rotted, rear steps are rotted and missing steps.  
16           Multiple windows are boarded and/or missing. There's  
17           some overgrowth, debris, unkempt, animals undermining.  
18           Guardrails and handrails. Rodents are still making it  
19           a dangerous condition. Bricks are falling off the side  
20           of the house. The gas meter is gone. The electric  
21           meter is gone and lines have been cut.

22                      All permits have expired. Our recommendation  
23           is placement on the demolition list due to the fact of  
24           no type of forward activity.

25                      HEARING OFFICER: Okay. Your name, please.

1 MR. KASSOB: Antoine Kassab.

2 HEARING OFFICER: Okay. And is there a  
3 reason we're not moving forward?

4 MR. KASSOB: Oh, we're still on the inside.  
5 My -- I think the Building Permit expires either today  
6 or tomorrow. I tried to renew it a couple weeks ago  
7 but they told me I couldn't until it expires.

8 HEARING OFFICER: Is that true?

9 MR. KOLBE: Yep, it -- you have to give it  
10 permission to move on before they will extend it. It  
11 expires today.

12 HEARING OFFICER: I see.

13 MR. KOLBE: And, if it doesn't move on, then  
14 it will be extended to the Board of Appeals to find out  
15 what their opinion is. But --

16 MR. KASSOB: We have --

17 MR. KOLBE: -- you know we're not making  
18 progress. There's no -- there's no --

19 MR. KASSOB: Mechanical is set for in two  
20 weeks. To install the furnace and electrical is set  
21 for three weeks.

22 HEARING OFFICER: Okay.

23 MR. KASSOB: Plumbing, we still have an issue  
24 with finding a plumber.

25 HEARING OFFICER: Okay. I'll hold this over



1           until October.

2                   MR. KASSOB:   Okay.

3                   HEARING OFFICER:   Renew your permit.

4                   MR. KASSOB:   Can I renew it today?

5                   HEARING OFFICER:   I -- that's --

6                   MR. KOLBE:   Go down and make a request.

7                   MR. KASSOB:   Make a what?

8                   MR. DOMSKI:   Make a request.

9                   MR. KOLBE:   You can go down and make a  
10           request after you're approved.

11                   MR. KASSOB:   I did my request two weeks ago.

12                   MR. KOLBE:   Did they have your --

13                   MR. KASSOB:   They never called me.   They  
14           never contacted me.

15                   MR. KOLBE:   Okay.   Well, did you do it  
16           online?

17                   MR. KASSOB:   No, here in person.

18                   MR. KOLBE:   In person?

19                   MR. KASSOB:   Yeah.

20                   MR. KOLBE:   Again, it can't be done until  
21           today.

22                   MR. KASSOB:   All right.

23                   MR. KOLBE:   So, if they find the  
24           application --

25                   MR. KASSOB:   I'll come back in tomorrow.

1 MR. KOLBE: Come back in tomorrow.

2 HEARING OFFICER: The site could use a little  
3 bit of cleanup. Would you do some --

4 MR. KASSOB: Oh, it's very clean.

5 HEARING OFFICER: Is it now?

6 MR. KASSOB: Yeah, it is.

7 MR. KOLBE: The pictures show some debris.

8 MR. KASSOB: That was two weeks ago.

9 HEARING OFFICER: What about the trailer  
10 that's in the driveway?

11 MR. KASSOB: That's a \$20,000 trailer for  
12 broadcasting.

13 MR. KOLBE: Is that what that is?

14 MR. KASSOB: Yeah.

15 MR. KOLBE: The limbs that are behind the  
16 house were there three months ago with the same buckets  
17 beside it.

18 MR. KASSOB: Yeah, we got to take care of  
19 that. I think the neighbors are throwing some stuff in  
20 there, too, in the backyard. Because every time we go  
21 there, we clean up all kinds of -- and nobody lives  
22 there.

23 HEARING OFFICER: Yeah. Well, please clean  
24 up the site. We'll --

25 MR. KASSOB: We'll take it --

1 HEARING OFFICER: -- postpone it until  
2 October.

3 MR. KOLBE: Thank you.

4 MR. KASSOB: Thank you, gentlemen. Have a  
5 great evening.

6 MR. KOLBE: 118 Victory is a single-family  
7 residence. It was a dangerous, dilapidated structure.  
8 Windows, siding, trim, garage and fencing are  
9 dilapidated. Block wall on the rear is failing. Still  
10 overgrowth, a lot of debris, unkempt. Gas meter is on.  
11 The electric meter is on. There was some siding  
12 falling off.

13 They had pulled permits. The Plumbing,  
14 Mechanical and Electrical have all been finalized.  
15 It's just trying to get the Building Permit finished  
16 up. The owner was in the office today and I think he  
17 kind of understands what's going on and our frustration  
18 with it and is committed to getting some things done.

19 Our recommendation was going on to the Board  
20 of Appeals but, if he will do what he's claiming he's  
21 going to do, we will give him one last time to get it  
22 finished up.

23 HEARING OFFICER: Okay. Your name, please.

24 MR. HALL: Cyril Hall.

25 HEARING OFFICER: Thank you. And can we get

1 the site cleaned up?

2 MR. HALL: Yep.

3 HEARING OFFICER: Is that -- I mean, is there  
4 a tenant in this right now or --

5 MR. HALL: I just contacted a guy to clean it  
6 up today.

7 HEARING OFFICER: Okay.

8 MR. HALL: So they'll clean it up tomorrow,  
9 he said.

10 HEARING OFFICER: And then we're just looking  
11 at final inspections?

12 MR. KOLBE: Final Building. And, you know,  
13 but, as they showed him, the siding was starting to  
14 fall off the house three months ago and more of it's  
15 off the house now. You know, a lot of these things are  
16 going to have to be -- that's just what we can see from  
17 outside. We haven't been inside it.

18 MR. HALL: Well, I mean, the electrical,  
19 HVAC, all of them have been completed.

20 MR. KOLBE: All the trades have been finialed  
21 out. It's just the final Building has to be done.

22 MR. HALL: Right.

23 HEARING OFFICER: I'll hold you over until  
24 October. Hopefully you've got the site cleaned up and  
25 everything finalized at that time.

1 MR. HALL: And we paid for the Building, yes.

2 HEARING OFFICER: Thank you.

3 MR. KOLBE: 1254 University is a  
4 single-family residence, extremely fire-damaged, vacant  
5 and dangerous structure, front windows making it open  
6 to trespass. The majority of the roof on the southern  
7 part of the house is gone, missing and broken windows.  
8 House has been boarded because of the fire damage.  
9 Still overgrowth, debris, unkempt. The gas meter is  
10 gone. The electric meter is gone and the wires have  
11 been cut.

12 And our recommendation is placement onto the  
13 demolition list.

14 HEARING OFFICER: Your name, please.

15 MR. MOLNAR: Vernon Molnar.

16 HEARING OFFICER: Are you the property owner?

17 MR. MOLNAR: Yes, I am.

18 HEARING OFFICER: What is your intent with  
19 the property?

20 MR. MOLNAR: It's in the cleanup phase right  
21 now. There's a dumpster that's full and I'm doing  
22 dumpster exchange, where they pick up the full one and  
23 drop off an empty one.

24 HEARING OFFICER: Does this house have a  
25 basement?

1                   MR. MOLNAR: Yes, a partial -- just a smaller  
2 one. It's mainly a crawl space.

3                   HEARING OFFICER: Are you going to try to  
4 rebuild?

5                   MR. MOLNAR: Yes.

6                   HEARING OFFICER: So we'd need a Property  
7 Maintenance Inspection?

8                   MR. KOLBE: Yeah. I was going to say, at  
9 this point, probably just have him bring in plans of  
10 what he's planning to do to the house, which would be  
11 approved and you start it from that point. But, you  
12 know, he's got a latitude of cleaning up the contents  
13 inside the house. When it starts to the actual  
14 demolition of the house, he needs to have the permit in  
15 hand for the demolition part of it. So, as far as  
16 cleaning furniture out and all the stuff that's  
17 inside --

18                   MR. MOLNAR: That's pretty much all -- that's  
19 already been done. I am -- I was originally going to  
20 try to do a remodeling and that doesn't look realistic.  
21 So now I'm thinking it's going to be a complete  
22 rebuild. And I'm in the demolition phase. So my  
23 thinking would be perhaps I should go to the  
24 Building -- I was going to pull a remodeling permit but  
25 it looks like I'm going to have to pull a wrecking

1 permit. So that's -- that's where I'm at now.

2 HEARING OFFICER: Yeah.

3 MR. MOLNAR: I was going to -- I was trying  
4 to preserve it, believe me. I didn't want to tear the  
5 whole thing down but it's pretty well down.

6 HEARING OFFICER: Yeah. It looks really bad.

7 MR. MOLNAR: So, just so you know that I'm  
8 consciously -- there's dumpsters there and I'm cleaning  
9 it up.

10 HEARING OFFICER: Yeah. When did the fire  
11 occur?

12 MR. MOLNAR: Two years ago. But I just  
13 recently bought it.

14 HEARING OFFICER: Oh, I see.

15 MR. MOLNAR: So that's what happened there.

16 HEARING OFFICER: Okay. So --

17 MR. KOLBE: When you start on to the actual  
18 demolition of the structure, you need a demolition  
19 permit.

20 MR. MOLNAR: So I should come in tomorrow and  
21 get that?

22 MR. KOLBE: Yes.

23 MR. MOLNAR: That's on my agenda for  
24 tomorrow.

25 HEARING OFFICER: Yeah. So --

1                   MR. KOLBE: Okay. If you go online to the  
2 City's website, you're going to go to Department of  
3 Community Development and then Building Safety. The  
4 demolition application's there and all the items that  
5 you're going to need are going to be there to apply for  
6 that demolition permit.

7                   MR. MOLNAR: Can I come in tomorrow and do  
8 it? Because I don't have a laptop or anything. I'm a  
9 senior citizen --

10                  MR. KOLBE: If you stop now, the Building  
11 Department's open until 5:00 and they can give you the  
12 application.

13                  MR. MOLNAR: And then I can just take it home  
14 and fill it out --

15                  MR. KOLBE: Fill --

16                  MR. MOLNAR: -- at --

17                  MR. KOLBE: -- it --

18                  MR. MOLNAR: -- home?

19                  MR. KOLBE: -- out at home, yeah.

20                  MR. MOLNAR: Yeah.

21                  MR. KOLBE: And, like I said, there's  
22 checklist of items that you're going to have to comply  
23 with them to do that.

24                  MR. MOLNAR: Okay. But the list that I got,  
25 I brought all -- I went down and paid the taxes



1           yesterday and they said they want it all today. But  
2           apparently I don't need all that but I've done it.  
3           I've done my due diligence. I'm making a go of it.

4                       HEARING OFFICER: Okay. Larry, do you have a  
5           comment?

6                       MR. DOMSKI: Yeah. Sir, do you own from the  
7           street back?

8                       MR. MOLNAR: No, I don't. I own -- I own --  
9           what's in front of me is there's one acre in front of  
10          me and I own the acre behind it. All I have is an  
11          easement on the driveway.

12                      MR. DOMSKI: So the vehicles parked on  
13          that --

14                      MR. MOLNAR: Those aren't mine.

15                      MR. DOMSKI: They're not yours?

16                      MR. MOLNAR: No. I thought they were until  
17          after I bought it, I found out they weren't.

18                      HEARING OFFICER: Okay.

19                      MR. MOLNAR: That's someone else's.

20                      HEARING OFFICER: All right. So we'll hold  
21          this over until our October 12th meeting. And pull  
22          your demolition permit to take the structure down and  
23          then you'll need building permits for whatever you  
24          construct new.

25                      MR. MOLNAR: Yeah.

1 HEARING OFFICER: Okay? And, at that time,  
2 if there is a valid Building Permit on this, does this  
3 come back in front of us every month?

4 MR. KOLBE: It will come back every three  
5 months. But, you know, a valid Building Permit and  
6 forward movement, you kind of get yourself that buy of  
7 a postponement. But, yeah, you're going to be --

8 MR. MOLNAR: I'm going to go down there right  
9 now and do it.

10 MR. KOLBE: Yep.

11 MR. MOLNAR: Believe me, it's not like I'm  
12 procrastinating. I didn't really think I was going to  
13 need a building permit. I thought I was going to do a  
14 remodel but that's not realistic.

15 MR. DOMSKI: Sir, you're going to need a  
16 letter from the gas company, the electric company  
17 and --

18 MR. MOLNAR: They've already -- they've  
19 already disconnected everything. I've already --

20 MR. DOMSKI: To get a demo permit, we're  
21 going to need verification of that.

22 MR. MOLNAR: Well, actually, they said the  
23 line going to the house was an older-style line and  
24 they -- they disconnect it at the curb.

25 MR. DOMSKI: Yeah. But, when you submit the

1 demo permit, you're going to have a letter from them  
2 saying there's no power or gas going to that.

3 MR. MOLNAR: Okay.

4 MR. KOLBE: When you get the application, the  
5 front page of it has a checklist of the items that  
6 you're going to have to have.

7 MR. MOLNAR: All right. And then I do the  
8 checklist, then I apply for the permit?

9 MR. KOLBE: Right. Make sure you have all  
10 the items on that checklist, then you can come in for  
11 your permit. The application is also attached to --

12 MR. MOLNAR: I've never tore anything down  
13 so -- I've done new construction but never this.

14 HEARING OFFICER: Okay.

15 MR. MOLNAR: Thank you for your time.

16 HEARING OFFICER: Thank you.

17 321 West Walton.

18 MR. KOLBE: It is a commercial carwash. It  
19 was posted on 6-29 of 2022. It was a vacant,  
20 fire-damaged, dilapidated structure. They have made  
21 work to secure the roof portion of it and the  
22 framework. Still a lot of boarded and broken windows,  
23 overgrowth, debris, unkempt, an abandoned vehicle. The  
24 gas meter is gone and the electric meter is gone.

25 They've done a lot of work. But our

1 recommendation is going to be to remain on the  
2 demolition list because they haven't moved forward to  
3 really finish up the outside and the inside.

4 HEARING OFFICER: Okay. Your name, please.

5 MR. BRIKKO: Sam Brikko.

6 HEARING OFFICER: Okay. And you're missing  
7 all the good weather, you know.

8 MR. BRIKKO: Yeah, yeah. I -- you know, it's  
9 still -- still the situation is lack of funds. And --  
10 and I -- and I have the property up for sale. So  
11 either/or. One, if the funds come through, I'll  
12 continue on fixing the property. If the sale comes  
13 through, I will go ahead and sell it.

14 HEARING OFFICER: The --

15 MR. BRIKKO: But the property's been  
16 maintained there's no abandoned vehicle.

17 MR. KOLBE: The --

18 MR. BRIKKO: The --

19 MR. KOLBE: -- truck --

20 MR. BRIKKO: -- vehicle's --

21 MR. KOLBE: -- doesn't --

22 MR. BRIKKO: -- plated.

23 MR. KOLBE: -- have a license. The truck in  
24 the back doesn't have a valid license.

25 MR. BRIKKO: Doesn't what?

1                   MR. KOLBE: Does not have a valid license, a  
2 license plate.

3                   MR. BRIKKO: Oh, oh. I'll check into that.

4                   MR. KOLBE: Yeah.

5                   MR. BRIKKO: But the property is maintained.

6                   MR. KOLBE: There was still a lot of debris  
7 there.

8                   MR. BRIKKO: I'm sorry?

9                   MR. KOLBE: There's still quite a bit of  
10 debris on site.

11                   MR. BRIKKO: No. The grass is cut. The  
12 weeds are trimmed.

13                   MR. KOLBE: The grass is cut. But, when we  
14 were out there, there's still a lot of debris on site.

15                   MR. BRIKKO: Like where?

16                   MR. KOLBE: Back parking lot, some along the  
17 building itself. There is some of it that's on the  
18 curb, between the sidewalk and the driveway.

19                   MR. BRIKKO: No, that's City. That was the  
20 City doing the --

21                   MR. KOLBE: No, no. You've got a driveway  
22 going to the back right to the end of the carwash.

23                   MR. BRIKKO: I just passed by --

24                   MR. KOLBE: By the vacuum cleaners.

25                   MR. BRIKKO: It's pretty clean.

1 MR. KOLBE: My pictures are showing --

2 MR. BRIKKO: I'll take care of it.

3 HEARING OFFICER: There's some debris there.  
4 I don't know what it is. It looks like a car door or  
5 something.

6 MR. BRIKKO: I'll take care of whatever it  
7 is.

8 HEARING OFFICER: If this gentleman sells  
9 this, the buyer has to assume --

10 MR. KOLBE: Yep. It doesn't go -- this  
11 doesn't go away because it's been sold. So the  
12 buyer -- basically, property in this condition, to make  
13 it a legal sale and protect the sale, the seller needs  
14 to have the buyer sign an affidavit stating that they  
15 understand where the property's at, what has to be done  
16 to it to be able to move forward with it. Without  
17 that, the buyer can back out of the property --

18 MR. BRIKKO: Yes, it's an "as is" deal.

19 MR. KOLBE: And so, you know, it basically  
20 protects the seller. If not, the buyer can back out of  
21 it at a later date.

22 HEARING OFFICER: It looks to me like the  
23 exterior is -- is complete; is that correct, other than  
24 a couple of broken windows now?

25 MR. BRIKKO: Yes. But the windows are still

1 intact. It's from the inside.

2 HEARING OFFICER: They're broken on the  
3 inside?

4 MR. BRIKKO: Yes.

5 HEARING OFFICER: Okay. Am I correct in what  
6 I'm seeing here?

7 MR. KOLBE: There is one of the windows that  
8 is broken all the way through. It's not -- you can't  
9 put your hand through it but both the inside and the  
10 outside are broke.

11 HEARING OFFICER: But the exterior of the  
12 building is complete?

13 MR. KOLBE: No. There's door --

14 HEARING OFFICER: Has it finialed on  
15 inspection?

16 MR. DOMSKI: No.

17 MR. KOLBE: No. Well, the roof and the stuff  
18 that the permit that they pulled was finialed out. But  
19 there is still the doors and et cetera that -- and  
20 exterior that needs to be -- that was not part of the  
21 permit. There's still work on the inside of the  
22 building that has to be done. The only -- basically,  
23 they repaired the roof and made it weather tight from  
24 the roof standpoint.

25 HEARING OFFICER: Is the equipment inside

1 damaged?

2 MR. BRIKKO: It's a little bit.

3 HEARING OFFICER: And you're not putting the  
4 rear door on because of funds?

5 MR. BRIKKO: Yes.

6 HEARING OFFICER: Looks like there's a window  
7 missing in back, too.

8 MR. KOLBE: There are several boarded  
9 windows.

10 MR. BRIKKO: Well, yeah, there's the windows  
11 that were broken all the way through, they're boarded  
12 up.

13 HEARING OFFICER: If this moves to the Board  
14 of Appeals, does that further complicate a sale or does  
15 it make no difference?

16 MR. KOLBE: It wouldn't necessarily  
17 complicate the sale, other than it's one step closer to  
18 the cliff, as I tell people. You know, something's got  
19 to be done with it because its present condition is not  
20 really doing a lot of good. If you want to give him  
21 until a certain -- you know, the next meeting and, if  
22 he doesn't have it sold, let him know that that's where  
23 it's headed. It may determine what his next move's  
24 going to be.

25 But something needs to move forward on it



1           because we've been stymied at this point.

2                       HEARING OFFICER: The plywood that's on the  
3           overhead door in the back and the window in the back,  
4           could that get painted so that it at least looks like  
5           the brick or block color? So it looks a little better  
6           and -- there is some debris on the site.

7                       MR. BRIKKO: Okay.

8                       HEARING OFFICER: You know, if you can clean  
9           that up, I'll hold this over until October 12th again.

10                      MR. BRIKKO: Okay.

11                      HEARING OFFICER: But, you know, somewhere  
12           something's got to move, so --

13                      MR. BRIKKO: Yeah. No, I understand.

14                      HEARING OFFICER: I mean, I'm trying to be  
15           patient. You know, you made good progress and --

16                      MR. BRIKKO: Yeah. Well, at the time I had  
17           the funds and --

18                      HEARING OFFICER: Yeah.

19                      MR. BRIKKO: -- you know I did the roof and  
20           funds ran out.

21                      HEARING OFFICER: You can't -- you can't get  
22           the place open to generate some cash flow?

23                      MR. BRIKKO: That's -- I wish I could.

24                      HEARING OFFICER: You know?

25                      MR. BRIKKO: Yeah. I wish I could.

1                   HEARING OFFICER: Okay. So we'll hold this  
2 over until October 12th.

3                   MR. BRIKKO: Okay. Thank you.

4                   HEARING OFFICER: Please clean up the site.

5                   MR. BRIKKO: All right. Thank you.

6                   HEARING OFFICER: Thank you.

7                   MR. KOLBE: 441 North Saginaw is a  
8 single-family residence, was posted on 6-29 of 2022.  
9 It's a vacant, dilapidated and dangerous, fire-damaged  
10 structure. The front entry is making it open to  
11 trespass. Upper window and doors on the north  
12 elevation is making it open to the elements. Roofing,  
13 siding, boarded windows, soffits, trim, overhangs,  
14 porches and chimney are all dilapidated. Overgrowth,  
15 debris, unkempt, animals undermining. The main  
16 electric service is open. The gas meter is off and  
17 locked out. The electric meter is off.

18                   It had a Property Maintenance Inspection back  
19 in October of last year. All permits were needed.  
20 Nothing has started to take place. Again, that's kind  
21 of why it's here. The property was for sale. It has  
22 been sold and the new owner is doing some cleanup on  
23 it.

24                   Because of that -- and he was in earlier to  
25 the office. He knows that there's a Property

1 Maintenance Inspection going to be needed, which he's  
2 planning on, if you postpone it, to make application  
3 for.

4 And, kind of starting with a new owner on it,  
5 our recommendation is now a postponement to allow him  
6 to get started if he's willing to, in fact, do  
7 something.

8 HEARING OFFICER: Okay. All right. Your  
9 name, please.

10 MR. PRECIADO: My name is Margarito Preciado.

11 HEARING OFFICER: Okay. And are you --

12 THE INTERPRETER: I'm his son. I'm an  
13 interpreter for him.

14 HEARING OFFICER: Okay. So --

15 THE INTERPRETER: My name is David Preciado.

16 HEARING OFFICER: Thank you. And will you  
17 apply for the Property Maintenance Inspection, then?

18 MR. PRECIADO: Yes. We're planning to do  
19 everything that's necessary to the house.

20 HEARING OFFICER: Okay. So we'll -- we'll  
21 hold this over until October 12th, our next meeting.  
22 Apply for the Property Maintenance Inspection and clean  
23 up the site in the meantime. Okay?

24 MR. PRECIADO: Yeah. Sound very good to me.  
25 Thank you.

1 HEARING OFFICER: Okay. You're welcome.

2 Thank you.

3 MR. KOLBE: They were in today and seem to  
4 have a good understanding of what was needing to be  
5 done.

6 HEARING OFFICER: Good.

7 Yep?

8 THE INTERPRETER: So, regarding tomorrow, we  
9 can come in and get that Property Maintenance  
10 Inspection tomorrow, then?

11 MR. KOLBE: Yeah. In fact, they're still  
12 open for another ten minutes at the office. If you  
13 want to pick up the application to it.

14 THE INTERPRETER: Okay.

15 MR. KOLBE: And then just bring it back  
16 tomorrow.

17 THE INTERPRETER: All right. Thank you,  
18 then.

19 MR. KOLBE: Thank you.

20 HEARING OFFICER: Thank you.

21 MR. KOLBE: 425 Second is a single-family  
22 residence, was posted on 6-29 of 2022. It is a vacant,  
23 dilapidated, dangerous structure. It had been  
24 documented as open to trespass back in June. Although  
25 there was a company there when we were posting it,

1           trying to get things secured and inventory for the bank  
2           to what was going on.

3                       The garage eaves are extremely dilapidated.  
4           The house is full of mold. Extreme overgrowth, a lot  
5           of debris, unkempt. Front steps are crumbling. The  
6           gas meter is locked out. The electric meter is off.

7                       Our recommendation is to be placed on the  
8           demolition list.

9                       HEARING OFFICER: Okay. Your name, please.

10                      MS. CARTWRIGHT: Andrea Cartwright, appearing  
11           representative of the mortgage company, for the bank.

12                      HEARING OFFICER: Okay. And this has been  
13           foreclosed on; is that correct?

14                      MS. CARTWRIGHT: It has. The property is  
15           bank owned and currently is vacant. My client just  
16           received -- has not received any notice other than this  
17           initial notice for the hearing. So they have not had  
18           an opportunity to cure any of the violations or to, you  
19           know, get some bids to get the work started.

20                      THE CHAIRPERSON: Okay. So --

21                      MS. CARTWRIGHT: So we are asking if we could  
22           have a brief adjournment so that we can get a list of  
23           all the violations that need to be cured in order for  
24           the client to obtain bids to begin working to bring the  
25           property into compliance.

1 HEARING OFFICER: Okay. So that would be a  
2 Property Maintenance Inspection. Are you familiar with  
3 that?

4 MS. CARTWRIGHT: I am not. Not with -- not  
5 here.

6 HEARING OFFICER: Dan.

7 MR. KOLBE: Okay. Again, go down, as we  
8 mentioned, you can pick up that application.

9 MS. CARTWRIGHT: Okay.

10 MR. KOLBE: It needs to be filled out. The  
11 fee for that is \$200. A building inspector will walk  
12 the property with you or a representative and tell you  
13 all the things that are going to have to be done to the  
14 property in order to reoccupy it and, of those items,  
15 what are going to require permits.

16 MS. CARTWRIGHT: Okay.

17 MR. KOLBE: Then you can pull your permits  
18 for the building and the trades. And, once all  
19 completed, you'll receive a Certificate of Compliance  
20 on the property.

21 MS. CARTWRIGHT: Okay.

22 HEARING OFFICER: So we'll hold this over  
23 until our October 12th meeting.

24 MS. CARTWRIGHT: Okay. Great.

25 HEARING OFFICER: Thank you.

1 MS. CARTWRIGHT: Thank you.

2 MR. DOMSKI: Ma'am.

3 MS. CARTWRIGHT: Yes?

4 MR. DOMSKI: I was out there, too. When we  
5 come in to do the Property Maintenance Inspection, that  
6 building has to be safe for us to enter.

7 MS. CARTWRIGHT: Okay.

8 MR. DOMSKI: As we seen it the other day, it  
9 wasn't safe to enter. So it has to be cleaned out.

10 MR. KOLBE: The walls and ceiling are green  
11 and black.

12 MS. CARTWRIGHT: So it's mold?

13 MR. DOMSKI: There has to be no hazards for  
14 us. Okay?

15 MS. CARTWRIGHT: I will let my client know.  
16 Thank you very much.

17 MR. KOLBE: Yeah. Even the workers were kind  
18 of reluctant to go in but they needed to do certain  
19 things inside. So try to get it secured.

20 MS. CARTWRIGHT: All right. Thank you.

21 HEARING OFFICER: Thank you.

22 208 State Street.

23 MR. KOLBE: You didn't sign in.

24 HEARING OFFICER: It's on here.

25 MR. MUNOZ: I got here late.

1                   MR. KOLBE: Okay. 208 State is a  
2                   single-family residence that was posted on 6-29 of  
3                   2022. It's a vacant, dilapidated, fire-damaged  
4                   structure. Fire was back in 2017. It has many broken,  
5                   boarded windows. Roof, siding, trim, soffits, doors  
6                   and windows are all dilapidated. Still some  
7                   overgrowth, although it's been majorly cleaned up.  
8                   Unkempt, animals undermining, foundation is a concern.  
9                   The gas meter is locked out and now is gone. The  
10                  electric meter is gone, where the wires had been cut.

11                  It had a Property Maintenance Inspection back  
12                  a year ago. All permits have been needed. Nothing's  
13                  been applied for. I know there's some financial issues  
14                  and we'll let him discuss where he's at on there.  
15                  We're kind of stymied to the fact that nothing's moving  
16                  forward on this.

17                  HEARING OFFICER: Okay.

18                  MR. MUNOZ: We are still in the due process  
19                  of law with the courts.

20                  HEARING OFFICER: This is -- you paid a  
21                  contractor to do work and they took a check and didn't  
22                  do any work, correct?

23                  MR. KATZ: He took -- yeah, he took off with  
24                  \$98,000 and we're taking him to court.

25                  HEARING OFFICER: And you got a judgment



1           against --

2                       MR. KATZ:  Yes.  The judge ruled against our  
3           favor -- or --

4                       HEARING OFFICER:  In your favor?

5                       MR. KATZ:  -- in our favor.

6                       HEARING OFFICER:  Okay.

7                       MR. KATZ:  And we're just waiting.

8                       HEARING OFFICER:  All right.

9                       MR. KATZ:  We're in collections.

10                      HEARING OFFICER:  Yeah.  So --

11                      MR. MUNOZ:  So --

12                      HEARING OFFICER:  Is he collectable?

13                      MR. KATZ:  Well, I don't know the process,  
14           when it comes to the lawyers.  But they're in  
15           collections, they said.

16                      HEARING OFFICER:  Okay.

17                      MR. KATZ:  So I don't know how long that  
18           takes.

19                      HEARING OFFICER:  Your name, please.

20                      MR. KATZ:  Yes.  My name's Erin Katz.  I'm  
21           here on behalf of the mortgage company.  We understand  
22           that the mortgage is still paid up, as far as we know.

23                      MR. MUNOZ:  Yes.

24                      MR. KATZ:  And I understand that there's  
25           problems.  I don't -- I don't know, as far as the court

1 case, what part of collections they are in, if there's  
2 been any attempt to collect. We don't have,  
3 unfortunately, any information about that.

4 HEARING OFFICER: Okay. Well, you know, of  
5 the homes that come in front of us, this site is -- and  
6 the home, it looked like they're secured.

7 MR. KOLBE: Uh-huh.

8 HEARING OFFICER: You know, so I hate to send  
9 this on to the Board of Appeals and muddy the waters  
10 here.

11 MR. KOLBE: Okay.

12 HEARING OFFICER: So we'll hold you over  
13 again until October 12th. You know, sounds like  
14 everything's paid up to date. So --

15 MR. MUNOZ: Yes. And I live next door, you  
16 know. I look after the place.

17 HEARING OFFICER: Good. Okay.

18 MR. MUNOZ: There's cameras up.

19 HEARING OFFICER: All right. So we'll hold  
20 this over until October 12th.

21 MR. KATZ: Thank you.

22 HEARING OFFICER: Thank you.

23 MR. KOLBE: 580 Fourth is a single-family  
24 residence. It was posted on 6-29 of 2022. It's a  
25 vacant, dangerous fire-damaged structure. All windows

1 are covered with plastic at this point in time by the  
2 previous owner. Siding, trim, gutters and -- are all  
3 dilapidated. Interior is fire-damaged. Still some  
4 overgrowth, debris, unkempt. An open electrical meter  
5 box. The gas meter's locked out. The electric meter  
6 is gone. The wires have been cut at this point. It  
7 was just recently, recently sold. I think you went to  
8 closing today.

9 MR. GUJARATHI: Today.

10 MR. KOLBE: Today. Because of that and he  
11 kind of knows, again, what needs to be done, our  
12 recommendation is for postponement because of the very  
13 recent sale. He hasn't been able to come in and do  
14 anything preemptively.

15 HEARING OFFICER: Okay. Your name, please.

16 MR. GUJARATHI: My name is Amit Gujarathi.

17 HEARING OFFICER: This gentleman will need  
18 the Property Maintenance Inspection or is that --

19 MR. KOLBE: No, I think we'll let it go by  
20 because basically the bank had a Property Maintenance  
21 Inspection done a little over a month ago in  
22 preparation so that the buyer would know exactly what  
23 they were getting themselves into. At that point, all  
24 the permits are needed.

25 HEARING OFFICER: Okay.

1 MR. KOLBE: And I don't think there's been  
2 that much change with the condition of the house.

3 HEARING OFFICER: Ma'am, your name, please,  
4 for the record.

5 MS. SLOWEY: Regina Slowey on behalf of  
6 Freddie Mack.

7 HEARING OFFICER: Okay. So we'll hold this  
8 over until October 12th. Give you a chance to pull  
9 your permits and start work.

10 MR. GUJARATHI: Yep.

11 MS. SLOWEY: And the only request that I have  
12 is that Freddie Mack's name could be removed from the  
13 notices.

14 MR. KOLBE: Yes, they will be.

15 MS. SLOWEY: Perfect.

16 MR. KOLBE: Once the title is transferred at  
17 the courthouse, the Register of Deeds --

18 MS. SLOWEY: Yep.

19 MR. KOLBE: -- the old names go away.

20 MS. SLOWEY: Excellent. Thank you very much.

21 HEARING OFFICER: Thank you.

22 MS. SLOWEY: Thank you.

23 MR. KOLBE: Okay. 217 East Wilson is a  
24 single-family, fire-damaged structure, vacant,  
25 dangerous and dilapidated. Garage door and windows

1           were making it open to trespass. The roof, siding,  
2           windows, doors, porch, soffit, trim are all  
3           dilapidated. Overgrowth, debris, unkempt, animals  
4           undermining, an abandoned vehicle. Work had been done  
5           without permits. The gas meter is locked out. The  
6           electric meter is off and the wires have been cut.

7                         It had a Property Maintenance Inspection and  
8           all permits were needed. They made application for the  
9           building permit quite a while ago and no forward  
10          movement on that.

11                        Our recommendation is for placement on the  
12          demolition list.

13                        HEARING OFFICER: Okay. Your name, please.

14                        MS. LEWIS: Elle Lewis. I'm representing  
15          217 East Wilson. I don't know about the wiring. I  
16          don't know -- I'm kind of lost with this wiring issue  
17          that you were saying, that wires have been cut or  
18          things like that.

19                        MR. KOLBE: The electrical lines to the  
20          house.

21                        MS. LEWIS: Electrical lines to the home have  
22          been cut?

23                        MR. KOLBE: Uh-huh.

24                        MS. LEWIS: Okay. Well, recently I was  
25          notified that we got a dump truck and got all the

1 debris out of the -- I want to say maybe about  
2 80 percent of the debris and we're going to begin  
3 working on -- well, trying to figure out whether or not  
4 the garage could be rehabilitated along with the house  
5 so that we'll know once we're able to start that  
6 process.

7 But as of the 4th of July someone's been  
8 dumping and using our property as a dump. So, if  
9 there's been -- and we've been keeping it cut. Now, of  
10 course the siding and things like that, until we can  
11 start working on the house, I did have, you know,  
12 certain siding that was hanging off, you know, pulled  
13 and dumped as well. So I don't know when exactly was  
14 the last time that you all have seen and visited the  
15 property.

16 MR. KOLBE: 6-29 is when it's dated.

17 MS. LEWIS: Oh, okay. So then, yes, like I  
18 said, even since then, someone's used it as a dump. On  
19 July the 4th, the 4th of July, we had to start looking  
20 into having someone come and clean up a dump that was  
21 put on the property.

22 So we're working now to try and secure that  
23 more so we don't have that problem. And there hasn't  
24 been work being done on the house. There was debris  
25 still in the house that you all advised that we could

1           throw out, you know, using the windows. Because, when  
2           we were going to get the dump, we wanted to be able to  
3           get the remainder of the debris out of the house as  
4           well.

5                        So I don't know if you were thinking that  
6           there was being work done on the house then or if there  
7           was work -- I had someone pull the siding but there  
8           isn't any work being done, actual work-work being done  
9           other than what you advised that we could do.

10                      HEARING OFFICER: Do you know when you will  
11           pull building permits?

12                      MS. LEWIS: As I said before, we're still  
13           trying to make sure that that property gets cleaned up  
14           and cleaned out to be able to start that process  
15           because that's what you all were requiring. It was  
16           so -- it was a massive amount of debris there the last  
17           time that we spoke with you all.

18                      And even when someone came out to visit -- I  
19           don't know who it was that I visited with -- but there  
20           was still a massive amount of debris there. And we  
21           needed -- and we were saying then that we were going to  
22           get a dump (sic), which we did.

23                      MR. KOLBE: Yeah.

24                      MS. LEWIS: But there was another -- and it  
25           wasn't as much debris as we had. But I'm just saying,

1 if you seen new debris there, even since the 4th of  
2 July, we've had to clean up debris, honestly.

3 HEARING OFFICER: The motor-home that was  
4 there, is that gone now?

5 MS. LEWIS: That is gone.

6 MR. KOLBE: And --

7 MS. LEWIS: We removed that. Now, there is  
8 the car that is in the driveway, it's not -- it's a  
9 race car but I'm still looking to figure out -- because  
10 we were going to figure out what we were going to do  
11 with the garage. So it's going to have to go, the  
12 vehicle that's inside of the garage.

13 MR. KOLBE: There's a vehicle inside and  
14 outside.

15 HEARING OFFICER: There's a van outside.

16 MR. KOLBE: There is a minivan outside that  
17 is --

18 MS. LEWIS: Oh, okay. That is a worker. So  
19 he's actually the one that -- so he'll be going and  
20 checking on the house.

21 MR. KOLBE: You might let him know that his  
22 plates are expired.

23 HEARING OFFICER: That's why it's in the  
24 pictures.

25 MS. LEWIS: Oh, okay. Got you.



1 MR. KOLBE: He don't have a valid license.

2 MS. LEWIS: But you'll notice, with the  
3 mobile home, we did have that removed and you'll see  
4 that the minivan is not there all the time like that.

5 MR. DOMSKI: Ma'am, now, do you own the home?

6 MS. LEWIS: No -- well, me and the owner are  
7 kind of joint sharing the property now. Only because,  
8 when I purchased it, I didn't -- I didn't know anything  
9 about this. Remember?

10 MR. DOMSKI: Whose name's on the house?

11 MS. LEWIS: Theresa. I'm representing -- I  
12 am always representing her, as the house is -- I'm the  
13 actual legal owner. I have documentation. I purchased  
14 the home. But that was I purchased it prior to knowing  
15 that this was going on with the property.

16 So, when I initially came to you all, you  
17 know, I was kind of already, you know, in a bind,  
18 pretty much. And you all let me know that what she  
19 should have done was got some type of affidavit or  
20 something. But we didn't do any of that. So I'm still  
21 holding her accountable for -- you know what I mean?  
22 Even though I am moving forward.

23 MR. DOMSKI: But you own the house now?

24 MS. LEWIS: Yes.

25 MR. KOLBE: No.

1 MR. DOMSKI: It's in your name?

2 MS. LEWIS: No. It is still in her name.

3 MR. DOMSKI: Okay.

4 MS. LEWIS: It is still in her name and I am  
5 still --

6 MR. DOMSKI: I met with you out there; is  
7 that correct?

8 MS. LEWIS: That is correct, you've always  
9 met with me. You've only seen her in here.

10 MR. DOMSKI: I never met her.

11 MS. LEWIS: Well, she's been here.

12 MR. DOMSKI: I haven't received a full,  
13 detailed scope of work. I haven't received that yet.

14 MS. LEWIS: A full, detailed -- well, there  
15 isn't a full detailed scope of work as we were doing  
16 what you all were requesting and asking that we -- you  
17 know what I'm saying? Satisfying what you were asking  
18 on the conditions at that point in time so we haven't  
19 started that far.

20 MR. DOMSKI: Well, someone applied for a  
21 permit.

22 MS. LEWIS: Somebody's applied?

23 MR. DOMSKI: Someone --

24 MS. LEWIS: We did try to and was going to  
25 move forward in applying for a permit. They were going

1 to do that but then they've halted and stopped that  
2 because they wanted to make sure that they knew what  
3 they were even doing applying for a permit.

4 As far as -- I don't know the wording or what  
5 you all were asking for.

6 MR. DOMSKI: Are you Theresa?

7 MS. LEWIS: I am not.

8 MR. KOLBE: No.

9 MS. LEWIS: I am the owner of the property.  
10 I purchased the property from Theresa.

11 MR. DOMSKI: On a land contract; is that it?

12 MS. LEWIS: No.

13 MR. DOMSKI: You purchased it?

14 MS. LEWIS: It's not a land contract, no.

15 HEARING OFFICER: So --

16 MS. LEWIS: If you recall, like I said, I  
17 just purchased it before. I guess she probably even  
18 knew that, you know, you all had took over it. And  
19 then we started getting notices, so -- it was paid and  
20 owned by me but the deed and everything hasn't been  
21 transferred over as of yet.

22 HEARING OFFICER: So your name is not on the  
23 title to the property; am I correct? That's why  
24 everything goes to Theresa.

25 MR. KOLBE: Right.

1 HEARING OFFICER: So I'm not an attorney and  
2 I can't give legal advice. I can give you my opinion.  
3 And you need to get your name on the title if you paid  
4 money for that property. So you need to get Theresa --

5 MS. LEWIS: I invested a lot of money in the  
6 property. But the notices should be coming to 217 East  
7 Wilson.

8 HEARING OFFICER: So --

9 MS. LEWIS: And that is my property, so I'm  
10 getting the mail.

11 HEARING OFFICER: As far as the City and the  
12 County are concerned --

13 Am I correct, Dan?

14 MR. KOLBE: Uh-huh.

15 HEARING OFFICER: -- that property is still  
16 titled to Theresa.

17 MS. LEWIS: Yeah.

18 HEARING OFFICER: Okay? So, if -- if you've  
19 paid money for that, if you believe you own that  
20 property, you should get that transferred to your name.

21 MS. LEWIS: We do have a purchase agreement  
22 and everything. I understand what you're saying,  
23 though.

24 HEARING OFFICER: You know, I -- I always try  
25 to work with people.

1 MS. LEWIS: Yeah.

2 HEARING OFFICER: But it's going to get to  
3 the point where, because you're not -- you may think  
4 you're the legal owner. But, as far as the City and  
5 this hearing are concerned, Theresa's the legal owner  
6 of the property because her name is on the title.

7 MS. LEWIS: Understandable.

8 HEARING OFFICER: So, on the title to the  
9 property.

10 MR. KOLBE: The other thing I'd be concerned  
11 with is putting a lot of money into it.

12 MS. LEWIS: Well, yeah.

13 MR. KOLBE: Because you don't have title to  
14 it, she does. So, if you're -- you're bank rolling the  
15 permits and the work in it --

16 MR. DOMSKI: We won't give you -- we won't  
17 issue no permits.

18 HEARING OFFICER: See, you can't even pull a  
19 permit.

20 MS. LEWIS: Oh, yeah. All that, I actually  
21 already had been over everything.

22 HEARING OFFICER: Okay.

23 MS. LEWIS: And me and her, because of the  
24 condition of this property, it was only because of the  
25 condition and with it being with the City, we've

1           already work -- started to work together on even a lot  
2           of those things because a lot of those things should  
3           not have fell on us.

4                     MR. KOLBE:  When you go to pull the permit,  
5           if you do not have it in your name --

6                     MS. LEWIS:  Yeah, she'll have to pull them  
7           and we've already --

8                     MR. KOLBE:  But if -- if you transfer title  
9           before the permits are finialed out, they become null  
10          and void.  So I just wanted to make sure that you know  
11          if you --

12                    MS. LEWIS:  Oh, got you.

13                    MR. KOLBE:  -- go ahead and she pulls  
14          permits, then all of a sudden, "Okay, we'll get this  
15          title into me", all the permits and everything that's  
16          there --

17                    MS. LEWIS:  We're going to have to re-pull.

18                    MR. KOLBE:  You're going to have to re-pull.

19                    MS. LEWIS:  Okay.  Got you.

20                    MR. KOLBE:  I just wanted to make sure that  
21          you're well aware of that.

22                    MS. LEWIS:  Okay.

23                    HEARING OFFICER:  So I'll hold this over  
24          until October 12th, give you more time to get things  
25          resolved here.  Okay?

1 MS. LEWIS: Okay. Thank you very much.

2 HEARING OFFICER: You're welcome. Good luck.

3 MR. KOLBE: And the audience here is for  
4 25 Myra. It is a single-family residence. It was  
5 posted on 6-29 of 2022. It was a vacant, dilapidated,  
6 dangerous structure. There's holes through the roof.  
7 The windows are boarded with cardboard. The roof,  
8 soffit, siding, trim, windows, doors, steps and ceiling  
9 are falling in and dilapidated. It's overgrown,  
10 debris, unkempt. The gas meter is not visible. The  
11 electric meter is on.

12 Our recommendation is to be placed on the  
13 demolition list due to the condition of the property.

14 HEARING OFFICER: Okay.

15 MR. KOLBE: Apparently it's been this way for  
16 a while.

17 HEARING OFFICER: This is not the property  
18 owners?

19 MR. KOLBE: No, these are the neighbors that  
20 are kind of saying enough's enough.

21 MR. JOHNSON: We're getting tired of it.  
22 It's been over ten years. And if I can get up and  
23 talk.

24 HEARING OFFICER: Yeah. Please state your  
25 name.

1                   MR. JOHNSON: Yeah. I'll state my name. I'm  
2 Kerry Johnson. I live directly across the street at  
3 22 and a half Myra. I had just moved over there but I  
4 own the property. For a while it was a rental and I  
5 took it over as my residence. And I'm going to be  
6 hopefully putting an addition on the property. But  
7 right now I have drawings all done, I'm ready to go.  
8 I've done everything at the City I needed to. But I  
9 don't really see putting up \$200,000 to put an addition  
10 on my house when I have a dilapidated house that's been  
11 sitting across the street for ten years.

12                   The new owner purchased it about two years  
13 ago from a gentleman that bought it from the land bank.  
14 And he never even went inside when he purchased it.  
15 And he realized that there was -- there was no way to  
16 fix the house. When he put it up for sale, I did a  
17 walk-through with a realtor to see if maybe I could  
18 purchase it and fix it up. There was -- there's no  
19 possible way.

20                   The roof is completely caving in. The floors  
21 are caving in. This house has been sitting empty since  
22 probably before 2010. All of the -- when they were  
23 going through the houses and stealing all the of the  
24 copper and everything, they ripped out all of the HVAC,  
25 all of the electrical wire. There's nothing in the



1 house that could be fixed. I don't know if the City's  
2 gone through the house. The floors are caving in.

3 And so I came home the other day and one of  
4 my tenants said, "Hey, you know, the owner of the house  
5 is out kayaking." I had never seen the new owner. He  
6 had me come in while I was doing some watering in my  
7 yard and I questioned him about it. I said, "Do you  
8 own 25 Myra?"

9 "Oh, yeah."

10 I go, "You know we're really sick and tired  
11 of looking at that house." And I have the pictures,  
12 which you probably have, of the tarps and everything.

13 And, you know, I guess he had been telling  
14 some of the neighbors that -- he was like "Oh, I may  
15 come by and do a little work." He's never done that.

16 I mean, these tarps have been hanging off the  
17 roof for years. He's done absolutely nothing to this  
18 house except for when -- I'm surprised he's not here  
19 because he actually came and cut the grass for the  
20 first time since he's owned it for two years.

21 There is no possible way that this house can  
22 be fixed. So, you know, I'm just asking if we could  
23 move this forward for the demolition because it's going  
24 to be for the good of the neighborhood.

25 We have a three-street neighborhood. It's a

1 small neighborhood. Everybody knows each other. We  
2 all are great neighbors. But we're all tired of  
3 looking at this house and the tarps falling off of it,  
4 overgrown trees along the sides. You can get into the  
5 back through -- the windows are busted out. I did walk  
6 back there because Al had mentioned the neighbors were  
7 dumping some stuff back there. And I looked inside and  
8 there's huge holes. There's raccoons going in and out  
9 of the house.

10 I mean, it's just not a house that can be  
11 fixed, you know. I know; I do stuff like that. You  
12 know, I have friends that are contractors. It would  
13 have to be tore down and rebuilt. It's past the point  
14 of, "I can put a roof on this" or, you know, "fix it  
15 up." There's no wire inside the house for anything;  
16 it's all been ripped out.

17 HEARING OFFICER: Okay. So --

18 MR. JOHNSON: Well --

19 HEARING OFFICER: If we could move forward.

20 MR. JOHNSON: These two, Carol lives the next  
21 two doors from me, Al lives right next door to it. And  
22 plus the thing is with this house, it's been a dumping  
23 site. And this is the thing that, you know, people are  
24 talking about. When a house is abandoned and there's  
25 nobody there, the neighbors just -- I mean, the one

1 neighbor was trimming all the trees and dump --  
2 throwing it right over the fence and dumping it in the  
3 backyard. Well, what does that do for our  
4 neighborhood? Nothing.

5 HEARING OFFICER: Yeah.

6 MR. JOHNSON: You know, so we would like to  
7 see it moved forward so at least we could get it demoed  
8 so at least we have a nice piece of property there.  
9 And maybe one of the owners on either side could own  
10 that property and maintain it. But right now the new  
11 owner has never done anything to that property since  
12 he's owned it except for cut the grass a couple days  
13 ago.

14 HEARING OFFICER: Thank you.

15 MR. KOLBE: This neighborhood was, at one  
16 time, a summer cottage area. The houses are -- lots  
17 are fairly close together. And I think, you know,  
18 years ago there was probably a lot of summer cottages  
19 that have been converting now into some fairly nice  
20 homes. This is way down at the bottom of anybody's  
21 desire to live next to. It's the worst house in the  
22 neighborhood.

23 MS. MURPHY: It's decreasing my value of my  
24 home. My home's worth a lot of money on that little  
25 mill pond. And that shit across the street, I'm over

1           it. I'm over it.

2                       HEARING OFFICER: We'll move this on to the  
3 Board of Appeals.

4                       MR. JOHNSON: So can I ask you a quick  
5 question? Can we come back to the Board of Appeals?

6                       HEARING OFFICER: Absolutely.

7                       MR. KOLBE: You'll be notified again. It's  
8 the third Wednesday of --

9                       HEARING OFFICER: August.

10                      MR. KOLBE: -- august. Put it on your  
11 calendar.

12                      MR. JOHNSON: Okay.

13                      MR. KOLBE: And that meeting is at 5:00 as  
14 opposed to 4:00.

15                      MR. JOHNSON: Third?

16                      MR. KOLBE: It's the third Wednesday.

17                      MR. JOHNSON: Third Wednesday of August?

18                      MR. KOLBE: Correct.

19                      MR. JOHNSON: Okay. I'll be here.

20                      MR. KOLBE: And it will be posted again on  
21 the property, as this one was.

22                      MR. JOHNSON: Okay.

23                      MR. KOLBE: But you're more than welcome to  
24 come. And, if you want to sign in much like you did  
25 this one, you know, kind of on the bottom as a

1 neighbor, we allow the property owner to be here to  
2 represent the property. So we, you know, will kind of  
3 have you down at the bottom.

4 MR. JOHNSON: So the 17th?

5 MR. KOLBE: And, as soon as all the rest of  
6 the -- like this one, all the ones that have ownership  
7 is there, we'll take yours right next to it.

8 MR. JOHNSON: So, after it goes to the Board  
9 of Appeals, what's the next step?

10 MR. KOLBE: At that point, it's basically  
11 ordered down.

12 MR. JOHNSON: Okay.

13 MR. KOLBE: The classification in our system  
14 is condemned awaiting clearance. When funds are  
15 available, it can go on to that point. They're looking  
16 at all the houses and, it depends on when they get  
17 started. There's a Batch 18 that's going to be going  
18 that they have funds for.

19 MR. JOHNSON: Okay.

20 MR. KOLBE: And there was a large building  
21 that could not be part of that Batch 18 that they had  
22 planned on. So they'll be looking for additional  
23 properties to go onto it. Although, after it gets  
24 ordered down, there is like 90 days they can't do  
25 anything with it. It could possibly get put on the

1 list because, within that 90 days, they aren't going to  
2 be, you know, doing anything yet. So it could still  
3 have some funding for it, not guaranteeing that.

4 MR. JOHNSON: Right.

5 MR. KOLBE: But it may have some funding for  
6 it.

7 MR. JOHNSON: We would maintain the property  
8 if there was just grass there.

9 MR. HOEKSTRA: I'd make it my yard.

10 MS. MURPHY: He mowed the grass for three  
11 years.

12 MR. HOEKSTRA: Three years I've been cutting  
13 the grass. And I was only doing it because it was next  
14 door to me and I didn't want --

15 (Off the record discussion.)

16 HEARING OFFICER: Sir, did you have something  
17 else you wanted to add?

18 MR. HOEKSTRA: Yes, I'd like to add something  
19 because I've been there, I've been next door to it for  
20 about five, six years. And I lived in the house next  
21 to where I'm at for four years before that.

22 HEARING OFFICER: Excuse me. Your name?

23 MR. HOEKSTRA: Allen Hoekstra.

24 HEARING OFFICER: Thank you.

25 MR. HOEKSTRA: I live at 21 Myra. I've been

1 taking care of the yard because of the first person  
2 that bought it through the City. I had the agreement  
3 to clean out the house, so I emptied all the trash. He  
4 brought in a big yard container, cleaned it all out.  
5 And then he had a realtor put it back up for sale. He  
6 just couldn't do no more with it. So then this is the  
7 second owner that's had it since the auction.

8 And the only thing he's been there in the  
9 three years for is to put a tarp on it which blows off  
10 within a couple weeks and had trash containers  
11 delivered, took one of them to his own home.

12 So, basically, the yard was being cut until  
13 this year. I just got tired of it. I'm not getting  
14 paid for it. I did have access. I have a key to the  
15 back door because of the previous owner and this owner  
16 knew that I had the key also. Because he was -- when  
17 he first came and put the tarp up, he used my extension  
18 ladder and he kept it inside the house.

19 And two-and-a-half years ago, the fellow in  
20 the plaid, he came in the house with me because of me  
21 having a key, and took pictures. The house is rotted  
22 inside and out. The structure is all rotted, mold,  
23 animals going in and out, the whole works. There's no  
24 way that he could rebuild this. His intention is to  
25 turn it into a rental and cover it up with plaster

1 board walls. Well, this thing's been leaking for eight  
2 years. The big hole in the back, it's caving in  
3 because the structure's falling apart. The hole was  
4 that big.

5 HEARING OFFICER: Yeah, so --

6 MR. HOEKSTRA: And now, this year, there's  
7 holes in the front on the same side, which is the south  
8 side of the house.

9 HEARING OFFICER: Yeah. So this is placed  
10 onto the demolition list. Then, as you heard, this  
11 will be on the Board of Appeals agenda for August.

12 MR. HOEKSTRA: Okay.

13 HEARING OFFICER: Okay?

14 MR. HOEKSTRA: Yeah. Because I'm  
15 representing my landlady because I'm a rental. She  
16 owns the two houses on both sides of this house.

17 HEARING OFFICER: Okay.

18 MR. HOEKSTRA: And she couldn't be here. She  
19 was going to bring me down here but her housemate got  
20 sick and they're at the hospital.

21 HEARING OFFICER: Okay.

22 MR. HOEKSTRA: So --

23 HEARING OFFICER: Thank you.

24 MR. HOEKSTRA: Okay. Thank you.

25 MR. JOHNSON: You said it was 5:00 p.m.?



1 MR. KOLBE: Yes.

2 MR. JOHNSON: On the third Wednesday?

3 MR. KOLBE: Correct.

4 MR. JOHNSON: Okay, great.

5 MR. KOLBE: And, again, it will be posted  
6 just like this one was.

7 MR. JOHNSON: He came and took the signs off  
8 the door. So --

9 MR. KOLBE: Okay.

10 MR. JOHNSON: All right. I guess we're all  
11 set. Thank you.

12 MS. MURPHY: Thank you.

13 MR. JOHNSON: Appreciate it. And we'll see  
14 you.

15 HEARING OFFICER: 496 Arthur.

16 MR. KOLBE: 496 Arthur is a single-family  
17 residence, was posted on 6-29 of 2022. It was a  
18 vacant, dangerous, dilapidated, fire-damaged structure.  
19 The side door is making it open to trespass. The front  
20 and side doors are both open and making it open to the  
21 elements. Roof, siding, soffits, trim, doors and  
22 windows are all dilapidated. Portions of the house  
23 have been gutted. Overgrown, debris, unkempt, animals  
24 undermining, porch railings are missing. The gas meter  
25 is locked out. The electric meter is gone.

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

3                   HEARING OFFICER: Placed on the demolition  
4 list.

5                   MR. KOLBE: 164 Cadillac is a single-family  
6 residence. It was posted on 6-29 of 2022. It's a  
7 noncompliant structure, finished renovations without  
8 permits. The siding, trim and soffits are dilapidated.  
9 An abandoned vehicle is there. Overgrown, debris,  
10 unkempt, missing guardrails and handrails. The  
11 electric meter is on. The gas meter's on.

12                   They had had a Property Maintenance  
13 Inspection. They needed a building, plumbing and  
14 electrical permits. All permits except for the  
15 plumbing have been pulled. Our recommendation is  
16 postponement while they are working on the permits they  
17 have and they basically said that they'll be pulling  
18 the plumbing permit very shortly.

19                   HEARING OFFICER: Okay. We'll postpone until  
20 October 12th.

21                   750 Lounsbury.

22                   MR. KOLBE: 750 Lounsbury is a single-family  
23 residence that was posted on 6-29 of 2022. It was a  
24 dilapidated, dangerous structure. The roof, siding,  
25 trim and soffit were all dilapidated. It has had a new

1 roof put on. The rear elevation wall had been exposed.  
2 Since our time of our posting, the windows have been  
3 replaced on the back. It's still some debris, unkempt.  
4 It lacks handrailings on the front porch. The gas  
5 meter and electric meter are both on.

6 It has had the building permit pulled and the  
7 electrical permit pulled and are current.

8 Our recommendation is to be postponed until  
9 the October 12th, 2022 meeting to allow the work to  
10 continue. They look to be about two weeks before they  
11 can get the rough electrical done. Then they'll follow  
12 along behind -- the electrician is kind of slowing them  
13 up in being able to get his work done so that they  
14 could move forward with the building part of it.

15 HEARING OFFICER: Okay. Postponed until  
16 October 12th.

17 MR. KOLBE: 68 Lull was a single-family  
18 residence. It was posted on 6-29 of 2022. It is a  
19 dangerous, dilapidated structure. Vacant, garage door  
20 is making it open to trespass. The roof, siding,  
21 soffit, trim, doors and windows are all dilapidated.  
22 Extreme overgrowth, debris, unkempt. Front and rear  
23 porches have some dilapidated and dangerous steps. The  
24 gas meter was not found nor was the electric meter  
25 found due to overgrowth.

1                   Our recommendation is placement on the  
2 demolition list.

3                   HEARING OFFICER: Placed on the demolition  
4 list.

5                   MR. KOLBE: 412 Paddock is a commercial  
6 property, carwash, that was posted on 6-29 of 2022.  
7 It's an abandoned, vacant, dangerous, dilapidated  
8 structure. The carwash bays are not secured and so,  
9 therefore, allowing for dumping to be taking place in  
10 them. There's holes through the roof. The roof,  
11 panel -- wall panels are loose and coming off. Vines  
12 are growing inside of the building. It's overgrown,  
13 debris, unkempt. There is debris in each bay and many  
14 of them have graffiti. The grate covers are missing or  
15 displaced. Gas meter is locked out, the electric meter  
16 not found.

17                   Our recommendation is to be placed on the  
18 demolition list.

19                   HEARING OFFICER: Placed on the demolition  
20 list.

21                   MR. KOLBE: 90 Virginia is a single-family  
22 residence that was posted on 6-29 of 2022. It is a  
23 dangerous, nonconforming, occupied structure. The  
24 garage is open to trespass. The roof, siding, trim,  
25 chimney, garage and fencing are all dilapidated.

1 Overgrown, debris, unkempt, animals are undermining,  
2 again, broken windows. Guardrails and handrails are  
3 missing. Smoke detectors were not working when they  
4 had their Property Maintenance Inspection. The gas  
5 meter's on. The electric meter is on.

6 At the time the Property Maintenance  
7 Inspection was done, they needed a building, electrical  
8 and plumbing permit. They have pulled the building  
9 permit, have not pulled the electrical and plumbing  
10 because the tenants who are there are not being  
11 cooperative in allowing them to do any work. They have  
12 sent the paperwork to me that shows that they are in  
13 the process with the court for an eviction.

14 So our recommendation is to postpone to allow  
15 the eviction to take place and the owner to make  
16 repairs to the building.

17 THE CHAIRPERSON: Okay. We'll postpone,  
18 then, until October 12th.

19 Is this the one they're doing the landscape  
20 business out of the driveway and the yard's a mess?

21 MR. KOLBE: They have the landscape business  
22 being run out on the property.

23 HEARING OFFICER: It's a mess. I have one  
24 here, 363 Seward. This was in my packet.

25 MR. KOLBE: 363 Seward is a single-family

1 residence that was posted on 6-29 of 2022. It's a  
2 vacant, dilapidated structure. Basement window is  
3 making it open to trespass and open to the elements.  
4 Foundation, electrical and mechanical are dilapidated.  
5 Overgrown, debris, unkempt. The gas meter is off. The  
6 electric meter is off. All the permits they had  
7 expired back in 2021.

8 And our recommendation, therefore, is to be  
9 placed on the demolition list.

10 HEARING OFFICER: Placed on the demolition  
11 list.

12 Next hearing October 12th.

13 MR. KOLBE: October 12nd, correct.

14 HEARING OFFICER: Thank you. That concludes  
15 this hearing.

16 (Hearing was concluded at 5:26 p.m.)

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## C E R T I F I C A T E

I, Mona Storm, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the meeting at the time and place hereinbefore set forth. I do further certify that the foregoing transcript, consisting of (79) pages, is a true and correct transcript of my said stenographic notes.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mona Storm  
CSR-4460

