

1 PONTIAC HEARING OFFICER MEETING  
2 47450 WOODWARD AVE., PONTIAC, MI  
3 WEDNESDAY, JULY 14, 2021  
4 4:00 P.M.

5

6 FROM THE CITY:

7 George Hartman, Hearing Officer  
8 Dan Kolbe, Building Department Administration  
9 Dave Moran, Building Inspector  
10 Mike Wilson, Building Official  
11 Joseph Sinclair, Code Enforcement

12

13 APPEARING ON BEHALF OF PROPERTIES:

14 James E. Sabisch  
15 Michael A. Conway, Esq.  
16 Alanzo Munoz  
17 Lewis Stephens  
18 Nishaun Johnson  
19 Robert Mitchell  
20 Chris Wardlaw  
21 Joy Raman  
22 Steven Jacobs, Esq.

23

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

25

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1 Pontiac, Michigan

2 Wednesday, July 14, 2021

3 4:04 p.m.

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

6 MR. MORAN: David Moran, Building Inspector.

7 MR. KOLBE: Dan Kolbe, Customer Relations.

8 HEARING OFFICER: All right. Please stand  
9 for the Pledge of Allegiance.

10 (Pledge of Allegiance recited by all.)

11 HEARING OFFICER: When your case is called,  
12 please go up to the podium.

13 James Sabisch?

14 MR. SABISCH: Correct.

15 HEARING OFFICER: Would you please go up to  
16 the podium.

17 MR. KOLBE: There's two properties. First  
18 one is 406 Lynch. It was posted on 6-30 of 2021. It's  
19 a single-family residence, vacant, dangerous and  
20 dilapidated -- I'm sorry -- yeah. Soffits, trim,  
21 windows, flashing and chimney are all dilapidated.  
22 Porch, roof, soffits, trim, windows, garage all have  
23 issues. Overgrown, debris, unkempt, animals  
24 undermining. Gas meter is on. The electric meter is  
25 on.

1                   Our recommendations is move to the Board of  
2 Appeals.

3                   HEARING OFFICER: Okay. Your name, please,  
4 for the record, sir.

5                   Your name, please, for the record.

6                   MR. SABISCH: James E. Sabisch,  
7 S-A-B-I-S-C-H.

8                   HEARING OFFICER: Okay. And do you live in  
9 these homes, sir, or are these rentals?

10                  MR. SABISCH: I live in 406 Lynch.

11                  HEARING OFFICER: Okay.

12                  Dave, are you going to read into the record  
13 or --

14                  MR. MORAN: I can't get in. I have to -- if  
15 I have to research anything, I'll have to go  
16 downstairs. I've got a new air card and apparently IT  
17 hasn't set it up yet.

18                  HEARING OFFICER: Okay.

19                  Dan, do you want to read?

20                  MR. KOLBE: I did. I read the testimony for  
21 406.

22                  HEARING OFFICER: Okay. Sorry.

23                  So the recommendation is to place this home  
24 on the demolition list. Do you understand what that  
25 means?

1                   MR. SABISCH: I don't understand why it's on  
2 the demolition list. I understand the word  
3 "demolition". But why it's on it is -- escapes me.

4                   HEARING OFFICER: Well, the home -- have  
5 you -- you have not been inside the home or conducted a  
6 Property Maintenance Inspection?

7                   MR. MORAN: I have not. Not on 406.

8                   HEARING OFFICER: Okay. And, other than the  
9 fact that I look at the pictures here, I see a lot of  
10 debris outside the property, is there something that's  
11 structurally wrong with this or is it a -- just a  
12 maintenance issue?

13                   MR. MORAN: There is a history with this  
14 property that I'm not familiar with. But this has been  
15 under scrutiny for many, many years, this property.  
16 And it continues to deteriorate and we have not been  
17 able to come to any resolution and get any cooperation  
18 from the owner. And, based on the history, this was  
19 our recommendation.

20                   HEARING OFFICER: Sir, is there a reason you  
21 don't maintain your property?

22                   MR. SABISCH: Last thing I done is put on a  
23 new roof, replaced the 3/4 -- 3/8 sheeting with 3/4.  
24 It was a complex -- it was not at re-roof, it was a  
25 total tear-off of the roof.

1 I've shown pictures to the safety process.  
2 They had saw what I've done. I showed him the  
3 certificate -- the billing that I paid to have it done.  
4 Apparently, the only thing that hadn't been done, it  
5 hasn't been inspected.

6 HEARING OFFICER: Dave, was there a permit  
7 for that?

8 MR. KOLBE: There was a permit back in 2018  
9 for the roof. No inspections ever called in. He did  
10 bring some pictures in but I tried to scan them so I  
11 could put them in the system but he wouldn't let me  
12 scan them. He wanted to show them to a building  
13 inspector when he come out.

14 MR. SABISCH: I wanted a discussion with the  
15 Building Inspector at the time to know what he saw.

16 HEARING OFFICER: Is there a reason you can't  
17 let Dan scan those pictures into the system?

18 MR. SABISCH: I'm just saying, I wanted the  
19 Building Inspector available to talk. He can -- he can  
20 have copies of them if he wants but I wanted a  
21 conversation with the Building Inspector to know what  
22 he saw or what his overview was.

23 Whatever's convenient to the City but I -- my  
24 objective is I wanted him to talk to this Cortez or  
25 whatever his name is.

1                   MR. KOLBE: Hector is a Code Enforcement  
2                   Officer who has nothing to do with the Building  
3                   Department or permits.

4                   MR. MORAN: Part of the problem with this  
5                   roof here is it's what we categorize as a low-slope  
6                   roof, less than three and a half slope. So there's  
7                   certain requirements as far as ice and water shield  
8                   protection on a low-slope roof. Whether or not it's  
9                   even capable utilizing a standard shingle, you know, we  
10                  have to make a determination on the Application of the  
11                  Building Permit up front.

12                  So, again, without those inspections -- but  
13                  there's a whole litany of other issues there beyond the  
14                  roof itself. And the house, the soffits, I mean, it's  
15                  just been deteriorating for years. Five, six years now  
16                  we've been dealing with this house.

17                  HEARING OFFICER: I notice a lot of debris;  
18                  branches and things in the yard. Is there a reason  
19                  that can't be cleaned up?

20                  MR. SABISCH: This year I had a tree taken  
21                  down in the back of 412. In that process, I cut a lot  
22                  of brush at the fence line in both properties. I  
23                  already hauled away one -- I have a pickup. I've  
24                  hauled away one load of brush. I'm cutting up other  
25                  brush so that I can handle it with my pickup. It will



1 probably take two or three loads more in order to get  
2 rid of all the brush.

3 HEARING OFFICER: Okay. I notice a pile of  
4 some form of debris. Is that -- branches from that --  
5 in the front yard, is that from the tree next --

6 MR. SABISCH: Front --

7 HEARING OFFICER: -- door?

8 MR. SABISCH: -- yard?

9 HEARING OFFICER: I'm sorry?

10 MR. SABISCH: There's no branches in the  
11 front yard. There's a pile of topsoil that I had  
12 delivered this year to take care of the -- I don't have  
13 any topsoil. This is a clay process. I'm -- I've had  
14 five yards of topsoil. There's not brush, there's  
15 topsoil. I don't know what you're looking at but  
16 there's no brush there.

17 HEARING OFFICER: Okay.

18 MR. SABISCH: Unless you're looking at --

19 HEARING OFFICER: Well, it's a pile in the  
20 front yard. It's hard to --

21 MR. SABISCH: That's --

22 HEARING OFFICER: -- determine what it is.

23 MR. SABISCH: -- topsoil.

24 HEARING OFFICER: It's topsoil?

25 MR. SABISCH: Topsoil.

1 HEARING OFFICER: Okay. And can we get that  
2 cleaned up or have it --

3 MR. SABISCH: I'm --

4 HEARING OFFICER: -- moved?

5 MR. SABISCH: I am taking -- I am utilizing  
6 it. You want it done yesterday? I'm distributing it  
7 where it needs to be on my -- my property is a clay  
8 process; it does not grow grass well. There are a lot  
9 of shortcomings in there which is why I had five yards  
10 of topsoil. This is topsoil. This is not, as one of  
11 the papers says, "dirt", this is a topsoil.

12 HEARING OFFICER: And the scaffolding that's  
13 in the yard, is that yours or is that a neighbor's?

14 MR. SABISCH: Mine. I had -- I put  
15 scaffold -- you're looking at 412 or 406?

16 MR. MORAN: It's been sitting there visible  
17 to everybody for years and years.

18 MR. SABISCH: It hasn't been there years and  
19 years. I had --

20 MR. MORAN: It's been there --

21 MR. SABISCH: -- set it up --

22 MR. MORAN: -- for years.

23 MR. SABISCH: I set it up on 406. I set it  
24 up on 406 Lynch in order to deal with -- on the right  
25 side of the building in order to deal with the

1 building. It had 3/8 sheeting on it and it took  
2 considerable effort to deal with the structural  
3 shortcomings of it in order to put the roof on.

4 When I got done with the roof on 406, I  
5 transferred the scaffolding over to 412 in order to do  
6 the same thing with 412. It's got 3/8 sheeting on. It  
7 will be a total tear-off just like it was on 412. This  
8 is not just shingles, this is a re-roofing process.

9 HEARING OFFICER: Are you doing the work  
10 yourself?

11 MR. SABISCH: I'm doing the edging. I'm  
12 doing the fascia. Structural improvement of the --  
13 these rafters are two foot centers, 24 inches. I'm  
14 putting in a two-by fascia at the end of the rafters  
15 and then putting cedar fascia over that.

16 HEARING OFFICER: Okay.

17 MR. SABISCH: So it's -- the structural  
18 integrity is greater so that when you put eavestroughs  
19 on -- which there's only eavestroughs on the right side  
20 of the building. So that, when you put the  
21 eavestroughs, it's fastened to two-by and not just the  
22 3/4 fascia.

23 HEARING OFFICER: Okay. And does this work  
24 need a permit, Dave?

25 MR. MORAN: Yes, Building Permit.

1 HEARING OFFICER: So -- and we don't have a  
2 current Building Permit?

3 MR. MORAN: No. He's -- whatever work he's  
4 been doing has been done without a required permit.

5 MR. SABISCH: I had a permit.

6 MR. KOLBE: On that one, he pulled a permit  
7 in 2018 and it expired in 2019.

8 HEARING OFFICER: Okay. And is that  
9 renewable or do you --

10 MR. KOLBE: (Nods head.)

11 HEARING OFFICER: And what is the cost for  
12 renewing?

13 MR. MORAN: It might be cheaper for him to  
14 probably just pull a new one now because extensions  
15 would be every three months and it's \$50 per  
16 three-month cycle. So, by the time you add it up, he's  
17 probably better off cost-wise just to pull a new  
18 permit.

19 HEARING OFFICER: Can you pull a new permit,  
20 Building Permit, for the work you're doing?

21 MR. SABISCH: He has --

22 HEARING OFFICER: Because it --

23 MR. SABISCH: -- given --

24 HEARING OFFICER: -- is required.

25 MR. SABISCH: He has given me instruction on

1           what to do. I'm not sure whether to pull a permit  
2           or -- I have paperwork that he has given me.

3                       HEARING OFFICER: Yeah. I think it -- what  
4           he's saying is it's cheaper to pull a new Building  
5           Permit so that you can repair your fascias and your  
6           trim work.

7                       MR. SABISCH: There's no repair on the  
8           fascia, there's new -- the fascia is new. I'm going to  
9           repeat: I put two-by fascia at the end of the rafters  
10          and then I put cedar fascia -- this is on 406.

11                      HEARING OFFICER: Yes.

12                      MR. SABISCH: And I put cedar fascia over top  
13          it. It's painted. It was painted before it was put up  
14          and painted afterwards. The soffit, I -- part of it  
15          was taken down at the time that I did the roof and the  
16          fascia. I done all the fascia before the company done  
17          the roof. I took part of the fascia down because I --  
18          I wanted it replaced with vinyl venting fascia that  
19          someone else would do part of the soffit, which is a  
20          24-inch overhang.

21                      HEARING OFFICER: Okay. So we need an  
22          inspection on the roof installation that was done years  
23          ago. And the inspection was never called for. Is that  
24          requiring a new permit?

25                      MR. KOLBE: It doesn't require a new permit.

1 It needs the permit that's there current. Now, what  
2 exactly the costs are going to be, we'll have to check  
3 to see, you know. But it's typically \$50 for every  
4 three months. They may do a deal with him because of  
5 the length of time. But, when you get to a certain  
6 length -- I don't know how much his original permit  
7 was -- as Dave said, sometimes it gets cheaper to just  
8 reapply for the permit than to pay the \$50 for the --  
9 you know, it's \$200 a year and we're looking at a  
10 couple years here that it expired.

11 HEARING OFFICER: Is there any reason, Dave,  
12 to believe that there is issues inside the home?

13 MR. MORAN: A history of both properties, I  
14 would say. Yes, because I was in the --

15 MR. KOLBE: 412.

16 MR. MORAN: -- 412, the property to the  
17 north, on a Property Maintenance at least three years  
18 ago. So based on the history --

19 MR. SABISCH: 2017.

20 MR. MORAN: -- and the results of that  
21 inspection -- and, again, the history of both  
22 properties, I would say yes, that there are concerns  
23 about what's going on in the interior as well.

24 HEARING OFFICER: Well, let's require a  
25 Property Maintenance Inspection on this property.

1 That's \$250?

2 MR. MORAN: 200.

3 HEARING OFFICER: \$200.

4 MR. SABISCH: I've owned 406 since 1962,  
5 1962. So I've owned it for over 60 years.

6 HEARING OFFICER: Okay. So I don't want to  
7 move this on to the Appeals Board. I'd like to hold  
8 this over until our next hearing which is three months  
9 from now. But, in that time, you need to call for a  
10 Property Maintenance Inspection and get that roof  
11 inspected that was never done years ago when you put  
12 the roof on. So that issue needs to be resolved.

13 MR. MORAN: We need to take a look at those  
14 rafters and the fascia and soffit work that he's doing  
15 as well. He needs to add that to the new permit.  
16 Because that's going to have to be done under the  
17 required Building Permit as well.

18 HEARING OFFICER: Okay.

19 MR. MORAN: Where the original permit was  
20 just for the roof only, so --

21 HEARING OFFICER: Okay. So then the fascia  
22 and rafter work needs to be added onto the permit. Do  
23 you understand; does that make sense?

24 MR. SABISCH: How are you going to look at  
25 the fascia? The fascia, which is painted.

1                   MR. MORAN: Some of that soffit's exposed  
2                   still so we would be able to see a portion --  
3                   MR. SABISCH: Yes.  
4                   MR. MORAN: -- of --  
5                   MR. SABISCH: But --  
6                   MR. MORAN: -- what --  
7                   MR. SABISCH: -- I --  
8                   MR. MORAN: -- you --  
9                   MR. SABISCH: -- thought --  
10                  MR. MORAN: -- put --  
11                  MR. SABISCH: -- the soffit -- I took some of  
12                  the soffit out to --  
13                  MR. MORAN: You'll need to cease and desist  
14                  any more work so that we can get caught up with those  
15                  types of inspections. And, if you've got any pictures  
16                  on the roof, we're going to need copies of those so we  
17                  can put those in the system --  
18                  MR. SABISCH: I have --  
19                  MR. MORAN: -- to --  
20                  MR. SABISCH: -- them --  
21                  MR. MORAN: -- verify --  
22                  MR. SABISCH: -- and --  
23                  MR. MORAN: -- that --  
24                  MR. SABISCH: -- I --  
25                  MR. MORAN: -- the --



1 MR. SABISCH: -- have --

2 MR. MORAN: -- work --

3 MR. SABISCH: -- them --

4 MR. MORAN: -- was done.

5 MR. SABISCH: -- with me.

6 HEARING OFFICER: Okay. So, within the 90  
7 days, Property Maintenance Inspection and then the  
8 updated Building Permit for the roof work that you did  
9 several years ago. And we'll hold this over until our  
10 next hearing, which is October --

11 MR. KOLBE: 13th.

12 HEARING OFFICER: 14th?

13 MR. KOLBE: 13th.

14 HEARING OFFICER: -- 13th. Sorry.

15 Okay?

16 MR. SABISCH: I do what I can --

17 HEARING OFFICER: Understood.

18 MR. SABISCH: -- guided by this gentleman who  
19 instructs me here.

20 HEARING OFFICER: Okay.

21 MR. SABISCH: I have paperwork that he gave  
22 me.

23 HEARING OFFICER: And, if you go down to the  
24 Building Permit, they'll help you through the process.

25 Okay?

1                   So what's the next address, 412 Lynch?

2                   MR. KOLBE: 412 Lynch is a single-family  
3                   residence. Again, it was posted on 4-30 of 2021. It  
4                   was a vacant, dangerous and dilapidated structure. The  
5                   roof, soffit, trim, siding and windows and chimney are  
6                   all dilapidated.

7                   MR. SABISCH: It's a brick building.

8                   MR. KOLBE: Overgrown, debris, unkempt,  
9                   animals undermining broken windows. Porch and egress  
10                  access were other conditions that the inspector had.  
11                  Gas meter is on and electric meter is on.

12                  And, again, our recommendation is to place  
13                  onto the list for the Board of Appeals.

14                  HEARING OFFICER: Okay. And is this a rental  
15                  house, sir, or is this vacant?

16                  MR. SABISCH: I bought it at a county auction  
17                  with intent not as a rental. The City's implied that  
18                  it needs to be a rental but I claimed it as not a  
19                  rental. I bought it to rebuild it, repair it and sell  
20                  it. It's owner-occupied.

21                  MR. MORAN: You just stated that you occupied  
22                  406.

23                  MR. SABISCH: I'm saying I'm occupying also  
24                  412. I'm doing the -- I'm replace -- this building was  
25                  empty for four years before I bought it. I put in a

1 new furnace, replaced the breaker, just like I did on  
2 412 -- 406; new furnace, replaced the fuse box or the  
3 breaker box.

4 This year is where I had the tree took down  
5 in the backyard. The backyard is completely free of  
6 any -- well, there's still a pile of brush there that I  
7 cut down at the fence line. But, basically, the  
8 backyard is free of any material, which will take me a  
9 truckload myself -- one of my truckloads to clean out  
10 the backyard. But I paid 1,400 to have the tree cut  
11 down in the backyard.

12 HEARING OFFICER: There's a lot of garbage  
13 and debris piled under the carport. Is that your  
14 personal belongings --

15 MR. SABISCH: That isn't garbage.

16 HEARING OFFICER: -- or is that in the house?

17 MR. SABISCH: That's material. I wouldn't  
18 say it's garbage. I truck my -- I park my truck in my  
19 carport. Why is it garbage? Because someone says it's  
20 garbage?

21 HEARING OFFICER: Well, it certainly doesn't  
22 look neat. So I strongly --

23 MR. SABISCH: You can't see it.

24 HEARING OFFICER: I see dog cages. I see --

25 MR. SABISCH: That --

1                   HEARING OFFICER: -- dressers and drawers and  
2                   other plywood. Is this material you're using to  
3                   renovate this house?

4                   MR. SABISCH: The plywood is going to be used  
5                   when I put the roof on this building. It's -- it's  
6                   what plywood was left over from 406, 3/4 inch plywood,  
7                   which is what I'm going to put on this roof, 3/4. It's  
8                   got 3/8 sheeting on it and I'm going to replace it with  
9                   3/4 sheeting.

10                  HEARING OFFICER: And there's a lot of -- a  
11                  lot of debris. There's got to be -- I count at least  
12                  six or eight dog cages.

13                  MR. SABISCH: Dog cages?

14                  HEARING OFFICER: Dog cages. Do you -- do  
15                  you have dogs here, animal cages?

16                  MR. SABISCH: They're animal cages. I  
17                  wouldn't -- there's no doors on them. I wouldn't  
18                  say -- they're animal cages.

19                  HEARING OFFICER: Well, I think we've got the  
20                  same situation here as on the other house; we have work  
21                  being done --

22                  MR. MORAN: I've been going by this house for  
23                  years and this is how it looks every time I go by  
24                  there. I mean, this has just been an ongoing -- we  
25                  have a history with these two properties and that's why

1 we're at where we're at today. Because it just doesn't  
2 seem to be getting better, it's deteriorating, both  
3 situations. And, you know, aside from some of the work  
4 he's done on 406, these are both very deteriorated,  
5 dangerous structures in our opinion.

6 HEARING OFFICER: Is 412 salvageable? Now,  
7 you did a PMI on this years ago.

8 MR. MORAN: Three years ago. But it was  
9 infested back then with flees and it was just a very  
10 deteriorated situation. So -- I haven't been back in  
11 there since. But, just from, you know, the appearance  
12 on the outside kind of tells you that --

13 MR. SABISCH: No, 2017.

14 MR. MORAN: '17. So four years now.

15 HEARING OFFICER: And the rafter tails have  
16 been open like this all --

17 MR. MORAN: All the time, yeah. You can tell  
18 just by looking at these black and white pictures the  
19 deterioration that's occurring.

20 HEARING OFFICER: When do you think you would  
21 have this house renovated and complete?

22 MR. SABISCH: I'm going to be working on the  
23 right side. I got the -- took the scaffold off 406.  
24 The scaffold is on the right side of 412. I'm going to  
25 do the same thing on 412 that I did on 406. I'm not

1 going to replace 3/8 sheeting with -- I'm not going to  
2 re-roof over 3/8 sheeting, I'm going to take the -- I'm  
3 going to do the permit like I did on 406 and going to  
4 have a company re-roof it, replace the 3/8 sheeting  
5 with 3/4 inch and then re-roof it.

6 HEARING OFFICER: And when will they do that?

7 MR. SABISCH: It will be done when I get done  
8 with what I'm doing.

9 HEARING OFFICER: And when will you be done  
10 with what you are doing?

11 MR. SABISCH: I can't predict that.

12 HEARING OFFICER: Well, we've got the same  
13 situation here with this house that we had with 406.  
14 So you need --

15 MR. SABISCH: I do the major work for the  
16 project.

17 HEARING OFFICER: And that's fine. You need  
18 an active Building Permit for this project, for 412.  
19 So it will be the same conditions as I stipulated for  
20 406; and that is secure an active Building Permit for  
21 the work that you're doing on 412 and do that and we'll  
22 hold this over until our next hearing. If you don't do  
23 that, this will move on to the Board of Appeals.

24 MR. MORAN: I would recommend a Property  
25 Maintenance Inspection as well since we haven't been in

1           there for four years.

2                       HEARING OFFICER:   Okay.  And the house has  
3           been uninhabited for --

4                       MR. SABISCH:  I live in it.  I occupy it.

5                       HEARING OFFICER:  Which one do you live in;  
6           this one or 406?

7                       MR. SABISCH:  My home is 406.  I occupy the  
8           other building.

9                       HEARING OFFICER:  Well --

10                      MR. SABISCH:  Regardless of what your  
11           classification, I occupy 412.

12                      HEARING OFFICER:  Well, it's been four years  
13           so we will need a Property Maintenance Inspection on  
14           that also.  So --

15                      MR. SABISCH:  I was told.

16                      HEARING OFFICER:  So, again, Building Permit,  
17           Property Maintenance Inspection, we'll hold this over  
18           until our October meeting.  If not, this will move on  
19           to the Board of Appeals.  Okay, sir?

20                      Are you clear?

21                      MR. SABISCH:  I'm going to make one statement  
22           here.  I have a Builder's License.  I'm going to do it  
23           the right way.  I'm not going to be shortcoming this  
24           process, just like I did -- even though I'm hearing  
25           opinions on 406, I got a good job on 406 because I set

1 the perimeters. I'm going to do the same thing on 412.

2 HEARING OFFICER: Okay.

3 MR. SABISCH: I'm going to do the perimeter.  
4 I'm going to put two-by fascia on the end of the  
5 rafters and then put cedar fascia over it. I'm going  
6 to make it structurally -- these rafters are two-foot  
7 centers, two critical factors, two-foot centers. 3/8  
8 sheet is a bad idea. This home is the most common  
9 structural design in this community.

10 My next door neighbor and across the street,  
11 I have pictures of her eavestroughs coming off and  
12 that's because the people maintaining them do not  
13 understand the structural shortcomings.

14 HEARING OFFICER: It's certainly your  
15 prerogative to work on the home yourself but you do  
16 need --

17 MR. SABISCH: I --

18 HEARING OFFICER: -- a --

19 MR. SABISCH: I set the perimeters.

20 HEARING OFFICER: And that's fine. And you  
21 do need to have a current Building Permit on both of  
22 these properties, as we've talked about. So that's  
23 the -- that's the order here today.

24 MR. SABISCH: I've been guided by this  
25 gentleman here. He's given me paperwork.



1 HEARING OFFICER: He'll take care of you.

2 Okay? Thank you.

3 MR. KOLBE: The next property we have is

4 480 Fourth.

5 Are you with the bank or the owner, the deed

6 holder?

7 MR. CONWAY: I'm with the bank. I

8 represent -- excuse me -- Selective Services, which

9 maintains it for the bank.

10 MR. KOLBE: Okay. Has the property been

11 forfeited to you?

12 MR. CONWAY: We're in the process of

13 foreclosing on it. And what we're asking, because we

14 don't have the ownership interest to get in and do it,

15 is to adjourn this over to get -- so that the

16 foreclosure can be completed, at which time we'll take

17 care of the maintenance on the outside or whatever has

18 to be done to the property.

19 MR. KOLBE: Okay.

20 MR. CONWAY: It's the owners have vacated it.

21 MR. KOLBE: I think what we need maybe is to

22 hold this until we go into the other properties to give

23 the owner time to come. I don't want to -- I don't

24 want to act on this and then have the owner show up

25 later.

1 HEARING OFFICER: Mr. Wilson?

2 MR. WILSON: Good afternoon. What is this,  
3 580 Fourth Street?

4 MR. KOLBE: Yeah, 580 Fourth. Yes.

5 MR. WILSON: So you represent the bank --

6 MR. CONWAY: That's correct.

7 MR. WILSON: -- that holds the mortgage  
8 that's responsible to maintain the property even going  
9 through the foreclosure process?

10 MR. CONWAY: Well, I'm not sure that that's  
11 accurate --

12 MR. WILSON: Well --

13 MR. CONWAY: -- but --

14 MR. WILSON: -- I believe it's in the -- I  
15 believe it's in the mortgage document that says that,  
16 if the owner doesn't do something, that the bank can do  
17 that. I need that -- I need the property -- I'm the  
18 Building Official in the City of Pontiac, and I was  
19 getting ready to call you. You're on my list to call  
20 you guys tomorrow. I need that property secured  
21 against illegal entry and the debris cleaned up  
22 immediately. I just want you to know, I live on that  
23 street.

24 MR. CONWAY: If we have the authority under  
25 the mortgage document to do that, it will be done. But

1 I'm not sure that we have that authority until that  
2 foreclosure is completed.

3 MR. WILSON: I see.

4 MR. CONWAY: So, if --

5 MR. WILSON: Just as in my mortgage, if I  
6 have a violation on my mortgage, the bank, the lending  
7 institute, has the right to take care of that violation  
8 and charge it to me. I understand the bank doesn't  
9 want to do it because they're not going to get any  
10 money because they're taking the property back.

11 MR. CONWAY: No, no, no. That's not true.  
12 We want to secure it. But your mortgage is your  
13 mortgage. This is a different mortgage document --

14 MR. WILSON: Okay.

15 MR. CONWAY: -- that we have on here. And,  
16 if that provision is in there -- and if you say it  
17 is -- then we will take those steps. But, if it's not,  
18 we would be trespassers until we have completed the  
19 foreclosure process.

20 MR. WILSON: I'll call Flagstar.

21 MR. CONWAY: It's actually Citibank.

22 MR. WILSON: Is it?

23 MR. CONWAY: Flagstar assigned its interest  
24 to Citibank.

25 MR. WILSON: Well, the last recorded

1 document's Flagstar. I'm just saying that's the  
2 problem that we have as we try to resolve these issues.

3 MR. CONWAY: I'm here to deal with you.

4 MR. WILSON: I know. I understand that.

5 MR. CONWAY: And I'll give you my phone  
6 number. You can get ahold of me.

7 MR. WILSON: All right.

8 MR. CONWAY: And I'll tell you, if it's in  
9 the document --

10 MR. WILSON: All right.

11 MR. CONWAY: -- they're delighted to do it.

12 MR. KOLBE: Should we proceed with this case  
13 or come back to it?

14 HEARING OFFICER: Well, are you expecting the  
15 homeowner to show up?

16 MR. KOLBE: I seriously doubt it.

17 HEARING OFFICER: I mean, the hearing was  
18 scheduled for 4:00 and it's 4:35.

19 MR. MORAN: Let's more move forward.

20 MR. KOLBE: 580 Forth was a single-family  
21 residence. It was inspected on 7-1 of 2021. It's a  
22 single-story building, was occupied by vagrants,  
23 squatters. It's a dangerous, fire-damaged, dilapidated  
24 structure. Doors and windows in the house are open as  
25 well as in the garage. Siding, trim, gutters and

1 interior fire-damaged. There's overgrowth, debris,  
2 unkempt, broken windows. Again, squatters living in  
3 the house; there was about eight of them. The gas  
4 meter's locked out and the electric meter is gone with  
5 the lines having been cut.

6 Our recommendation is to move on to the Board  
7 of Appeals.

8 HEARING OFFICER: And do we know if the  
9 mortgage holder lives in this house or who is in there?

10 MR. KOLBE: I believe the mortgage -- just a  
11 minute.

12 The mortgage holder was using that address to  
13 have a tax bill sent so I'm assuming that they were.  
14 It was not a registered rental, if that's what you're  
15 getting at. They were having the tax bill sent there  
16 so I assume that they probably lived in the house.

17 HEARING OFFICER: I'm just curious if the  
18 squatters have -- what you assumed to be squatters are  
19 her family or whoever.

20 MR. MORAN: We have no idea.

21 HEARING OFFICER: You don't know. All right.

22 MR. CONWAY: Mr. Hartman, if I might, my  
23 information is that the homeowners do not occupy that  
24 premises at present. We are in the process of  
25 foreclosing on our interest in that property. And we

1 stand ready, willing and able to take whatever  
2 corrective measures are necessary to protect the  
3 investment that Citibank has in that property. But,  
4 until we can perfect the foreclosure, the decision is  
5 that we'd be trespassers going in on that property.

6 So all we're asking for is the time to  
7 complete the foreclosure process. And, if -- I'm  
8 asking if we could do it in 60 days. If we have the  
9 foreclosure completed before that, I will certainly  
10 notify this tribunal and the respective parties and we  
11 will begin the process of cleaning up the grounds and  
12 securing the building.

13 HEARING OFFICER: Yeah. Do you know how long  
14 the foreclosure will take?

15 MR. CONWAY: I don't. I'm not handling it.  
16 I'm very frank with you. But that's -- if I could get  
17 60 days from this tribunal, I'm sure that it will be  
18 done within that period, at least the information  
19 that's being provided to me.

20 HEARING OFFICER: If this moves on to the  
21 Board of Appeals --

22 MR. CONWAY: Right.

23 HEARING OFFICER: -- when does it hit the  
24 Board of Appeals?

25 MR. KOLBE: It will be October. It will be

1 90 days.

2 HEARING OFFICER: 90 days.

3 MR. KOLBE: So it will be plenty of time. If  
4 he gets ownership of the house through the foreclosure,  
5 I would suggest that he comes in, does his Property  
6 Maintenance Inspection. So, by the time it comes  
7 before you again, he will be possibly even to the point  
8 of pulling permits.

9 HEARING OFFICER: And, if this -- if the  
10 foreclosure didn't happen before the October Board of  
11 Appeals meeting -- is that correct?

12 MR. KOLBE: No, October Hearing Officer.

13 HEARING OFFICER: No. When's the Board of  
14 Appeals?

15 MR. KOLBE: Oh. The Board of Appeals meets  
16 next month on the 18th of August.

17 HEARING OFFICER: So 30 days is probably not  
18 enough time --

19 MR. KOLBE: No.

20 HEARING OFFICER: -- to -- but, if this --  
21 what's the worst case? Because I'm looking at a  
22 building with the doors flapping in the breeze and  
23 windows broken.

24 MR. MORAN: Yeah. We had to have the  
25 Sheriff's Office, you know, come out there and shoo

1 people away because it's been a problem.

2 HEARING OFFICER: If it goes to the Board of  
3 Appeals, does somebody from the City or the County go  
4 and board up this house?

5 MR. KOLBE: No.

6 HEARING OFFICER: How does this house get  
7 secured? I understand this gentleman's dilemma here.

8 MR. KOLBE: Yeah.

9 HEARING OFFICER: Because he doesn't own the  
10 property until he gets title to it or the bank gets  
11 title to it.

12 MR. CONWAY: That's correct.

13 HEARING OFFICER: He can't legally go in  
14 there and do something, it would be, you know, damaging  
15 somebody's property, potentially. So how -- what's the  
16 best way to make this building safe at this point; move  
17 it on to the Board of Appeals or --

18 MR. KOLBE: What would help the matter, it  
19 would basically have to go through Code Enforcement and  
20 get a -- a Court Order to -- to have it boarded --

21 HEARING OFFICER: Which could take --

22 MR. KOLBE: -- by the City.

23 HEARING OFFICER: -- many months to --

24 MR. KOLBE: Yeah, it can take a while.

25 MR. SINCLAIR: If you go ahead and send it



1 through Code Enforcement, I'll make sure we get a rush  
2 job on that, to get it sealed up. But I would check in  
3 the morning with Patrick to make sure we can get a Code  
4 Enforcement Officer out there to list everything that  
5 needs to be done. And then, even at the behest of the  
6 bank or the owner, that it could be listed, put on the  
7 property taxes right now, on the tax rolls. So that  
8 it's the City's not liable and the money could still be  
9 paid by the bank for the services that the City may  
10 have to provide. But we definitely don't want to leave  
11 the doors flapping or anything in the wind for 60 to 90  
12 days.

13 MR. KOLBE: Right. I know there was like  
14 eight squatters, guys in the house --

15 MR. SINCLAIR: Right.

16 MR. KOLBE: -- when they were out there. And  
17 that's just not cool for a neighborhood to have that --

18 MR. MORAN: I made Patrick and Tami Cooper  
19 both aware of it the day I was there and assessing the  
20 damages. So they were aware of it. I don't see that  
21 they put in enforcement. I'll get with Patrick. We'll  
22 put in a new enforcement and put a rush on, you know,  
23 trying to get that boarded up.

24 MR. SINCLAIR: Yes, sir. And I'll get behind  
25 you all in the morning to get it taken care of.

1 MR. MORAN: Thank you.

2 HEARING OFFICER: Yes, sir?

3 MR. CONWAY: So is this -- will this matter  
4 be held over so that we can address it more fully when  
5 we have the foreclosure completed?

6 HEARING OFFICER: If you foreclose on the  
7 property and you get title to the property, what do you  
8 do; do you sell this, do you try to come in and  
9 renovate this; what is the --

10 MR. CONWAY: The first thing that happens is  
11 we'd secure the property and clean up the grounds;  
12 that's the first thing that we'll do before any  
13 decision as to whether they're going to find another  
14 investor or sell it or what. But the first thing we  
15 would do is secure the property. And, as I understand,  
16 the grass hasn't been cut and the grounds need to be  
17 cleaned up; that will be done right away, immediately.

18 HEARING OFFICER: Okay. I hate to send this  
19 to the Board of Appeals. It sounds like that's a --  
20 could be a bigger stumbling block.

21 MR. CONWAY: And the other thing I would  
22 assure you is, if that foreclosure is completed next  
23 week, we would begin that process and we would notify  
24 the City and the various departments that the  
25 foreclosure has been completed and we're taking on that

1 responsibility.

2 HEARING OFFICER: And we can't do a Property  
3 Maintenance Inspection because the homeowner isn't  
4 available and the bank doesn't hold title yet.

5 MR. KOLBE: Right, right. Now -- and I think  
6 Joe could probably help with this also. Through Code  
7 Enforcement, if the grass is as tall as we're talking,  
8 we could probably put enforcement on tall grass, have  
9 the City's contractor mow that also. So, you know, as  
10 far as the grass and the board-up is concerned, that  
11 could take place with the help of Code Enforcement  
12 having a contractor go out and secure it and mow the  
13 grass. And that bill would be put onto the taxes. But  
14 it's nonetheless --

15 MR. CONWAY: Plus I'm around, too. I'm  
16 local. So, if you need a contact, I'm here. I'll  
17 respond --

18 MR. KOLBE: Okay.

19 MR. CONWAY: -- as a lawyer. I -- that's why  
20 I'm here.

21 HEARING OFFICER: Okay.

22 MR. KOLBE: But I'm saying, I guess, if your  
23 concern is getting it secured, getting it cleaned up,  
24 with Code Enforcement's help, we can probably  
25 facilitate some of that. So, if you did want to give

1           them the time and have it held over, again, it's your  
2           call.

3                       HEARING OFFICER:  Yeah.

4                       MR. KOLBE:  But that could be taken care of,  
5           even if the bank has to wait until they get it before  
6           they can go on.  It might be a while.

7                       HEARING OFFICER:  Yeah.  Because, even if we  
8           send this to the Board of Appeals --

9                       MR. KOLBE:  The same situation.

10                      HEARING OFFICER:  -- it's still in limbo  
11           until --

12                      MR. KOLBE:  Right.

13                      HEARING OFFICER:  -- the foreclosure takes  
14           place.  So we'll hold this over until our October  
15           meeting.

16                      In the meantime, Code Enforcement, Dave, will  
17           see that?

18                      MR. MORAN:  I'll get in touch with them.  
19           They actually have another different Code Enforcement  
20           Officer assigned for tomorrow as an inspection.  I'll  
21           make sure we put tall grass and board-up on that when  
22           we get with Hector tomorrow.  So we'll do that first  
23           thing in the morning; make sure we move forward with  
24           those two elements.

25                      HEARING OFFICER:  Okay.  Very good.

1 MR. CONWAY: Thank you very much.

2 HEARING OFFICER: Is that good?

3 MR. CONWAY: Yes.

4 HEARING OFFICER: Thank you.

5 MR. CONWAY: And, as I represented to this  
6 panel, if that foreclosure is completed, you'll be  
7 immediately notified.

8 HEARING OFFICER: Okay. Thank you.

9 MR. KOLBE: The first step will be a Property  
10 Maintenance Inspection.

11 MR. CONWAY: Okay.

12 MR. KOLBE: So let us know and we'll get you  
13 hooked up with an application and get that taken care  
14 of. And it will look very good when you come back if  
15 you have already gotten the ball rolling by October.  
16 Okay?

17 MR. CONWAY: Okay. Thank you very much.

18 MR. KOLBE: The next property we have is  
19 208 State. It was a fire-damaged, vacant, dilapidated  
20 structure that was inspected on 6-30 of 2021. The fire  
21 was back in 2017. A lower walkout door and window is  
22 now secured. Broken windows, roofing, siding, trim,  
23 soffits, doors and windows are all dilapidated.  
24 There's still some debris. It's classified as unkempt,  
25 animals undermining, again, some broken windows.

1 Foundation cracks are a concern.

2 Had been having some work done without  
3 permits but there's no evidence of that right now. The  
4 electric meter box is open, the meter is gone, wires  
5 been cut. Gas meter's gone.

6 Because of no activity -- I know this was  
7 involved in a lawsuit but we haven't heard anything  
8 about where that's at, as far as paperwork documenting  
9 that -- our recommendation is to move on.

10 HEARING OFFICER: Okay. Your name, please.

11 MR. MUNOZ: Alonzo Munoz.

12 HEARING OFFICER: Okay. And where do you  
13 stand with your lawsuit on this?

14 MR. MUNOZ: The first week of June, we was  
15 told that the judge ruled in our favor and now it's the  
16 process of collections now.

17 HEARING OFFICER: And you're trying to  
18 collect from?

19 MR. MUNOZ: Recon Specialists and Tim Foster;  
20 we're suing him.

21 HEARING OFFICER: Okay. And there's no  
22 Building Permit?

23 MR. MORAN: There's no permit. There was a  
24 Property Maintenance Inspection permit applied for --

25 HEARING OFFICER: Okay.

1                   MR. MORAN:  -- and paid for but it's never  
2                   been scheduled or completed.

3                   HEARING OFFICER:  Okay.

4                   MR. MORAN:  That was back in 2000.

5                   HEARING OFFICER:  Is there a reason --

6                   MR. MUNOZ:  No.

7                   HEARING OFFICER:  -- at this point now that  
8                   you -- I know you're waiting to collect money.  Is  
9                   there a reason now not to proceed with the Property  
10                  Maintenance Inspection?

11                  MR. MUNOZ:  We're just waiting to get the  
12                  money to build the house.

13                  HEARING OFFICER:  But you've already paid for  
14                  the inspection.

15                  MR. KOLBE:  Right.

16                  HEARING OFFICER:  So that could be scheduled  
17                  now.

18                  MR. MUNOZ:  We did go down and pay the  
19                  inspection.

20                  MR. KOLBE:  Right.

21                  MR. MUNOZ:  And we can't move on until  
22                  collections.

23                  MR. KOLBE:  But you can have the inspection.

24                  MR. MUNOZ:  We paid that.

25                  MR. KOLBE:  I understand that.  But you

1 haven't physically had the inspection.

2 MR. MUNOZ: You said there was no need to go  
3 over there.

4 MR. KOLBE: Well, I was saying until the  
5 lawsuit was done.

6 MR. MUNOZ: Well, we went down and paid you  
7 the \$200 and you said there was no need to go in there  
8 because we can't do nothing and we're waiting on  
9 collections. And that's what the lawyer --

10 MR. KOLBE: So that, again, was because of  
11 the lawsuit. If we had done inspections back  
12 originally, that inspection's only good for a certain  
13 period of time.

14 MR. MUNOZ: That's what I asked you.

15 MR. KOLBE: We'd have to do another one.

16 MR. MUNOZ: That's what I asked you.

17 MR. KOLBE: As we said, wait until this is  
18 all over and then we'll do that inspection. You paid  
19 for it, it's now just a matter of having an inspection.

20 MR. MUNOZ: I don't know what he's talking  
21 about.

22 HEARING OFFICER: Well, is there a problem  
23 now scheduling that inspection?

24 MR. MUNOZ: Yes. Let's wait until we get the  
25 money from the lawsuit.



1 HEARING OFFICER: But that money could be --

2 MR. MORAN: Years, if ever.

3 HEARING OFFICER: Was this a construction  
4 company that you --

5 MR. MUNOZ: Recon Specialists, yes.

6 HEARING OFFICER: And were they in there  
7 doing work?

8 MR. MUNOZ: Yes. He took my \$8,000 and left.  
9 That's why we're suing them and Tim Foster. We're  
10 going through the legal process to -- and we finally  
11 got the judge to rule in our favor, now it's the  
12 collection process.

13 HEARING OFFICER: Are they still in business?

14 MR. MUNOZ: Yes.

15 HEARING OFFICER: This could drag out for  
16 years.

17 MR. MUNOZ: Hopefully not.

18 HEARING OFFICER: Yeah.

19 MR. MUNOZ: I want to do this as quickly as  
20 possible. But it's out of my hands. And, Dan, you and  
21 I, we talked and the \$200 was paid for that inspection.  
22 But you said there was no need to walk in because we're  
23 in limbo.

24 MR. KOLBE: You wouldn't have had to pay the  
25 \$200 if you weren't going to have an inspection done.

1                   MR. MUNOZ: I asked you do I have to pay it  
2 again and you said no.

3                   MR. KOLBE: Well, again, it was to pay it.  
4 Now --

5                   MR. MUNOZ: You want to do it again?

6                   MR. KOLBE: No. We just need to physically  
7 do the inspection. You've already paid for it.

8                   MR. MUNOZ: Okay. I already paid for it.  
9 Come on through.

10                  HEARING OFFICER: Hold on. Let's -- so, if  
11 you do the inspection now, what are the odds -- if this  
12 gentleman collects his money in six or eight months and  
13 then gets back to work on this, what are the odds that  
14 your inspection report's going to be no good if there's  
15 no --

16                   There's nobody living in the house, correct?

17                   MR. MUNOZ: I live next door. Nobody's  
18 living in the house.

19                  HEARING OFFICER: The house appears to be  
20 boarded up; I understand that.

21                   MR. MUNOZ: And I maintain the grounds.

22                  HEARING OFFICER: Yeah. You know, it's -- I  
23 understand. But, to move this on to the Board of  
24 Appeals while this gentleman's trying to resolve his  
25 monetary problem doesn't seem to make sense. So the --

1 and, if you do the Property Maintenance Inspection now,  
2 to me, six, eight, ten months from now, as long as --

3 MR. MUNOZ: I think the --

4 HEARING OFFICER: -- there hasn't been a fire  
5 or something, nothing's going to change.

6 MR. MORAN: This is a vacant and dilapidated  
7 structure. He's the owner of the property. He's  
8 responsible for making those improvements regardless of  
9 a lawsuit. We haven't seen any activity, not even the  
10 Property Maintenance Inspection.

11 Yes, we can now do the Property Maintenance  
12 Inspection. It's going to require multiple permits and  
13 a lot of work on this house. You know, it shouldn't be  
14 dependent on whether, you know, and when he gets his  
15 money from the lawsuit. He's the responsible party,  
16 owner of the property, nothing's going -- getting done  
17 on that property and we're at the point where we need  
18 to hold him accountable for moving forward with the  
19 renovation of the property.

20 I don't think the lawsuit and the money  
21 that's associated with the lawsuit has anything to do  
22 with it. He's the responsible party.

23 MR. MUNOZ: It's the insurance. It's money  
24 they took off with.

25 MR. MORAN: I understand that. But we can't

1 wait years and let this property continue to be a  
2 vacant, dilapidated, dangerous structure.

3 HEARING OFFICER: So the only way this is  
4 going to move forward is to get the Property  
5 Maintenance Inspection.

6 MR. MORAN: Right.

7 HEARING OFFICER: And, in my opinion, short  
8 of a fire or a tree falling on the house, the  
9 inspection you do, whether it's this week or two months  
10 from now, isn't going to change --

11 MR. MORAN: No.

12 HEARING OFFICER: -- the work that needs to  
13 be done. Okay? So this gentleman's already paid for  
14 the PMI.

15 Schedule the Property Maintenance Inspection  
16 with Dan.

17 MR. MUNOZ: Okay.

18 HEARING OFFICER: Let's get that done  
19 sometime. We'll hold this over until our next hearing  
20 in October. And, hopefully, by that time, you've got  
21 some good news --

22 MR. MUNOZ: Okay.

23 HEARING OFFICER: -- and you can get to work.  
24 And you understand that, once you get that inspection  
25 report, you will have to secure whatever permits are

1 required by that report; do you understand that?

2 MR. MUNOZ: No. Explain more.

3 HEARING OFFICER: Building Permits to do --

4 MR. KOLBE: To do all the work.

5 HEARING OFFICER: To do all the work.

6 MR. MUNOZ: Yeah, I understand.

7 HEARING OFFICER: Okay. So let's -- I'll

8 hold this over until October but --

9 MR. MUNOZ: Wait a minute. Wait a minute.

10 After the walk-through inspection and then there's a

11 certain time period that I have to do the work for

12 these permits that I'm about to pay for?

13 MR. MORAN: The letter you would get from me

14 subsequent of the Property Maintenance Inspection being

15 completed is a requirement for making application for

16 the required permits within 30 days of that letter.

17 MR. MUNOZ: Okay.

18 MR. MORAN: So, if we do the, you know,

19 Property Maintenance Inspection next week, you know,

20 sometime by mid- to late August you would be required

21 to pull those permits and then you would have 180 days

22 from the issuance of those permits to complete the

23 work.

24 MR. SINCLAIR: At what time does the

25 property -- the PMI expire?

1                   MR. MORAN: The Property Maintenance  
2                   Inspection expires within 90 days; that's just the  
3                   inspection itself. But, again, subsequent of the  
4                   inspection, he's required -- he's now required to  
5                   comply with permit applications.

6                   MR. SINCLAIR: Could he -- could you all do  
7                   the PMI now and -- with an addendum, make it subject to  
8                   another PMI by the builder or contractor or the  
9                   homeowner before a C of O is given?

10                  And that way, in 90 days, while he's -- if --  
11                  just in case an appeal hits for the suit, we aren't,  
12                  six, seven, eight months down the line, in the same  
13                  position.

14                  If you do it -- if you all did go ahead and  
15                  do the inspection right now, he'll know everything that  
16                  he has to clear with us anyway and -- and it's almost  
17                  like a -- I guess you could say better than just him  
18                  giving his word if the inspection -- if no work  
19                  commences during the time of the inspection, then he  
20                  will have to start that process and go ahead with the  
21                  new inspection to get it all over with.

22                  MR. MORAN: I mean we can put a 30 days  
23                  subsequent a PMI inspection being completed or  
24                  application on the required permits. If we're going to  
25                  move it to the October meeting anyways --

1 HEARING OFFICER: Right.

2 MR. MORAN: -- we can put in there a  
3 requirement, not just 30 days subsequent of the PMI, we  
4 could do 90 days or 60 days or whatever.

5 MR. SINCLAIR: I'm of the mindset with you  
6 that we don't know how long that deal could take.

7 MR. MORAN: Right. It would give him a  
8 little bit more time. So, since we're going to wait  
9 until the next Hearing Officer meeting anyways, we can  
10 do the Property Maintenance Inspection now and then put  
11 a requirement in our letter to him within 90 days he  
12 would be required to pull the required permits.

13 MR. SINCLAIR: Okay.

14 MR. MUNOZ: There's no funding -- it will  
15 take like 40 or 50 grand just in material to build this  
16 house.

17 MR. SINCLAIR: Well, that's going to change  
18 every month. Building materials are on the 300 and 400  
19 percent increase every month.

20 MR. MUNOZ: Yes.

21 MR. SINCLAIR: So no contractor that can  
22 really come in and give you an estimate will be able to  
23 keep his word 30 months down the line. And that's  
24 just -- that's the reality of COVID-19.

25 All estimates with all tradesmen are -- the

1 materials that they need to do to complete the job goes  
2 up on them in the middle of jobs. So you -- if you --  
3 it would be in your best interest, to me, to get the  
4 work -- get the inspection and get the work started  
5 with -- without waiting on the funds to come back to  
6 it. Because, if we have to wait the -- your case could  
7 be tied up in appeals for just as long as it took you  
8 to go through the --

9 MR. MUNOZ: Collection.

10 MR. SINCLAIR: Well, not -- collections is a  
11 whole different matter.

12 MR. MUNOZ: Yeah, it's a whole process.

13 MR. SINCLAIR: So I think working with what  
14 they said, they're giving you the best -- the best  
15 opportunity to come in. Most of the time I've never  
16 heard of them waiting on a PMI to happen and someone  
17 paying on it and people taking their time to get  
18 scheduled the date, if I'm correct.

19 MR. KOLBE: Uh-huh.

20 MR. SINCLAIR: So I think it would be in your  
21 best interest to have the inspection and allow them to  
22 go ahead and tell you where you stand at that point in  
23 time. But you don't want us to have to be six months  
24 down the line and right back at the thing and feel that  
25 you may not win an appeal and it might go back the



1 other way and the property has to come down. And we're  
2 in the midst of a huge time where we're going to be  
3 looking at all types of squatters after the CDC ends  
4 its --

5 MR. MUNOZ: You said squatters?

6 MR. SINCLAIR: Yeah, around the City. We're  
7 going to be looking at a whole lot of people who are --

8 MR. MUNOZ: I live next door. There's no  
9 squatters.

10 MR. SINCLAIR: Not just your place but the  
11 City is going to be looking at some things when the CDC  
12 rule ends. So I think this is the best possible outlet  
13 that you all are --

14 MR. MUNOZ: You guys have been working with  
15 me and I appreciate it. It's been four years since  
16 this, you know, tragedy happened.

17 HEARING OFFICER: Yeah. So we'll -- schedule  
18 your Property Maintenance Inspection. You'll work with  
19 this gentleman, Dave, on the time limit to apply for a  
20 Building Permit.

21 MR. MORAN: Yeah. I'll extend it to 90 days.

22 HEARING OFFICER: And we'll hold this over  
23 until our October meeting. And, hopefully, you've got  
24 a resolution by that point in time --

25 MR. MUNOZ: Okay.

1 HEARING OFFICER: -- so that you can move  
2 forward. You know, most of these homes we look at, you  
3 see piles of garbage and debris. And I understand this  
4 house has some issues with it outside that are visible  
5 but the yard's clean, there's no garbage piled up here.

6 MR. KOLBE: There was an abandoned vehicle  
7 last time. It's gone.

8 HEARING OFFICER: It's gone, yeah.

9 MR. MUNOZ: Yeah, I cleaned it all up. But,  
10 when it comes to securing the home, let's say I put  
11 windows in it and put doors up. Is that enough?

12 MR. KOLBE: Again, we need the permit.

13 MR. MUNOZ: Yes, I need the permit, of  
14 course.

15 HEARING OFFICER: But you could -- that would  
16 be progress and that would be good to see.

17 MR. MUNOZ: I have it sealed up right.

18 MR. KOLBE: Having it look like a viable  
19 house from the outside is what will help you a lot  
20 greatly. The fact that the inside still needs to be  
21 worked on, drywall, et cetera --

22 MR. MUNOZ: If I can put my money that I  
23 have, that I work for, into windows, doors and finish  
24 the siding for appearance, like you say, and that will  
25 give me the time to, you know, work on the inside

1 later.

2 MR. KOLBE: Yeah, correct, right.

3 MR. MORAN: Schedule the Property Maintenance  
4 Inspection and we'll have more conversation about and  
5 I'll try to guide you on just that, you know, how you  
6 can get on track with, you know, keeping the house  
7 presentable and moving forward with the work that's  
8 necessary.

9 MR. MUNOZ: Okay. Your name's Dave?

10 MR. MORAN: Dave Moran.

11 MR. MUNOZ: Okay. Dan and Dave. Do you work  
12 with Dan downstairs?

13 MR. MORAN: Yeah, we're in the Building  
14 Department. Yeah, we're on the same team.

15 MR. MUNOZ: Okay.

16 HEARING OFFICER: Thank you.

17 MR. MUNOZ: I appreciate it.

18 MR. KOLBE: Next property is 628 North Perry.  
19 It's a garage. It was posted on 6-30 of 2021, a  
20 dangerous, dilapidated, collapsed building. The entire  
21 garage structure is basically down. It's overgrown,  
22 debris, unkempt, broken windows, piles of debris around  
23 the building. There was no gas meter or electric meter  
24 associated with it.

25 It looked like he had started some progress.

1 We were looking for postponement but we want to have  
2 some sort of a commitment on "What are we doing here?"  
3 It's just taking way, way long.

4 MR. STEPHENS: Well, right now I'm cleaning  
5 some of the inside -- I was cleaning some of the inside  
6 out. I had it for over 20 years of stuff put in. So I  
7 got deathly ill and then I got really weak and then I  
8 fell. So I'm getting back a little bit now. Hopefully  
9 by next Monday I'll come down, renew my permit and  
10 start on it.

11 MR. MORAN: I thought you had somebody that  
12 was going to help you that you were on the verge of  
13 hiring for the demolition.

14 MR. STEPHENS: It fell through. So -- it's  
15 really hard to find anybody that's worthy --  
16 trustworthy; put it that way.

17 HEARING OFFICER: Well, we have made some  
18 progress, right; small but progress?

19 MR. KOLBE: Yeah, yeah.

20 HEARING OFFICER: So I -- you know, I hate  
21 to -- I hate to stop any progress, so we'll hold this  
22 over until our October hearing. Renew the permit,  
23 please.

24 MR. STEPHENS: Yeah, I'll do that either  
25 Friday or Monday.

1 HEARING OFFICER: Be careful but we need to  
2 pick up the pace a little.

3 MR. STEPHENS: Yeah, a whole lot.

4 HEARING OFFICER: Okay.

5 MR. STEPHENS: All right.

6 HEARING OFFICER: Thank you.

7 MR. KOLBE: Thank you.

8 MR. STEPHENS: Thank you.

9 MR. KOLBE: I've got the same situation;  
10 we're going to pass the next one and we'll go on to  
11 233 South Edith. It was a single-family residence, was  
12 posted on 6-30 of 2021. It was a vacant, dangerous and  
13 dilapidated structure. Roof, siding and windows,  
14 porch, doors, trim are all dilapidated. It's  
15 overgrown, debris, unkempt, animals undermining. The  
16 gas meter is locked out and the electric meter is off.  
17 Our recommendation is to move to the Board of  
18 Appeals.

19 HEARING OFFICER: Okay. Your name, sir?

20 MR. JOHNSON: Nishaun Johnson.

21 HEARING OFFICER: Okay. And are you planning  
22 on fixing this house up?

23 MR. JOHNSON: I am. It's just having the  
24 finances; that's all. I've been trying to get the  
25 finances together. I've been having things going on

1 and I just haven't been able to get everything together  
2 but I do plan on getting the house, you know, fixed.

3 HEARING OFFICER: And how long have you owned  
4 the house?

5 MR. JOHNSON: Since 2016, I believe.

6 HEARING OFFICER: Okay. You don't live in  
7 here?

8 MR. JOHNSON: No, I don't.

9 HEARING OFFICER: There was no PMI on this?

10 MR. KOLBE: No.

11 MR. MORAN: No.

12 HEARING OFFICER: And can you pay for the  
13 PMI, the Property Maintenance Inspection?

14 MR. JOHNSON: I can.

15 HEARING OFFICER: \$200?

16 MR. JOHNSON: Yeah.

17 HEARING OFFICER: Okay.

18 MR. JOHNSON: I just know I won't have all  
19 the finances to do all the work that it needs when they  
20 do it. Like he said, you only have -- you have a  
21 window of time to do the work and pull the permits and  
22 everything and I don't have that right now. So that's  
23 the only reason it's been sitting. I've been thinking  
24 about selling it, you know, but I've been getting  
25 offers that I'll take a loss on it. So I've just been

1           trying to hold out and do what I can. You know?

2                   HEARING OFFICER: Yeah. When do you think  
3 you would have the money to start work?

4                   MR. JOHNSON: Honestly, this year's been  
5 going good for me. So I should be able to start by  
6 possibly August.

7                   HEARING OFFICER: Okay. Well, I think  
8 we'll -- this is the first time this has been before  
9 us.

10                  MR. KOLBE: Uh-huh.

11                  HEARING OFFICER: Pay for the Property  
12 Maintenance Inspection and get that scheduled.

13                  Can we give a little leeway on Building  
14 Permits on this, too --

15                  MR. MORAN: Yeah.

16                  HEARING OFFICER: -- if needed?

17                  MR. MORAN: Yeah. We can give him a 90-day  
18 notice.

19                  HEARING OFFICER: Then we'll hold this over  
20 until our next meeting.

21                  MR. JOHNSON: Okay.

22                  HEARING OFFICER: Which will be October.  
23 And, hopefully, by that time, you've got things  
24 rolling.

25                  MR. JOHNSON: All right.

1 HEARING OFFICER: Okay?

2 MR. JOHNSON: I can do that.

3 HEARING OFFICER: Thank you.

4 MR. JOHNSON: Thank you, guys.

5 MR. KOLBE: Okay. Signed up, what street?

6 MR. MITCHELL: 297 Star.

7 MR. MORAN: All the way in from Vegas?

8 MR. MITCHELL: Yes. I'm supposed to be back  
9 out there right now. But you know my buddy Dan; he  
10 always convinces me to stick around.

11 MR. KOLBE: 297 Star Avenue is a  
12 single-family residence, was posted on 6-30 of 2021.  
13 It had been vacant and we're hearing now it's being  
14 occupied, a dilapidated structure, boarded windows.  
15 Windows, trim and siding and driveway are all  
16 dilapidated. There was overgrowth, debris, unkempt,  
17 been some work done without permits. The gas meter is  
18 off and the electric meter is on.

19 Our recommendation was to move on to the  
20 Board of Appeals.

21 HEARING OFFICER: Okay. And the house, is  
22 someone living in this house now?

23 MR. MITCHELL: Yeah. I live there. I've  
24 lived there for over a year now. There was a problem I  
25 found out recently from January 9th, 2020. There was



1 two broken storm windows. I think I -- when I bought  
2 it, it did have the two broken storm windows. But,  
3 like I said, I've been living there for over a year  
4 now. I just talked to the Code Enforcement Officer who  
5 was -- you know, when this matter came up.

6 He said, "Hey, the City of Pontiac  
7 appreciates you." And all the neighbors appreciates  
8 what I've done over there. The work that was being  
9 done was done, what you're talking about without a  
10 permit, I did have the roofing permit. It was pulled  
11 because somebody made an accusation that I wasn't the  
12 owner. Mike pulled the permit immediately without  
13 looking into it.

14 HEARING OFFICER: So I see the house does  
15 have a newer roof on it but we've got some issues with  
16 siding and --

17 MR. MITCHELL: Currently I'm -- right now I'm  
18 pulling all the siding off of it but we've had rain for  
19 the last few weeks. I'm pulling all the siding off and  
20 painting it. Because it's a beautiful Hardie plate  
21 underneath there. Should have never had that aluminum  
22 on there anyway. It's a beautiful house.

23 HEARING OFFICER: Is a permit needed to  
24 remove aluminum siding and paint the wood that's  
25 underneath?

1 MR. MITCHELL: Not on my own home.

2 MR. MORAN: Well, no. I mean, to remove the  
3 siding and just paint, that would fall under a  
4 maintenance so that wouldn't require a Building Permit.  
5 But it doesn't appear that there are any permits that  
6 were pulled. He did make an application for the  
7 Property Maintenance Inspection back in 2020, never  
8 scheduled it. The last permit --

9 MR. KOLBE: There should be another permit in  
10 there.

11 MR. MORAN: Let me see here.

12 MR. MITCHELL: I guess it was -- from what  
13 I'm reading here, it was decided because it had a  
14 bicycle and some kids toys and I think the two windows  
15 was --

16 MR. MORAN: Tear off and re-roof, new asphalt  
17 shingles, no open roof, no final. So, yeah, a permit  
18 was pulled in 2020 but no inspections.

19 MR. MITCHELL: I called. I was issued a  
20 permit. I called, contacted and I waited and we were  
21 in a season --

22 MR. MORAN: It sure doesn't appear that  
23 anybody's been living in this house. I go by there not  
24 every day but I've been by there many times in the last  
25 six, eight, ten months.

1 MR. MITCHELL: I'm there --

2 MR. MORAN: I never see a car. I never see  
3 any activity. I never see a garbage can.

4 MR. MITCHELL: -- every week, unless I'm not  
5 here to stay.

6 MR. MORAN: I thought you moved to Vegas.

7 MR. MITCHELL: I am, eventually. But I got  
8 to -- I got to get rid of the rentals and I got to  
9 finish my deal in Bloomfield. But I'm there every day.  
10 Ask the neighbors. The neighbors have -- even Tami,  
11 the Code Enforcement Officer, they'll tell you. But I  
12 have a car in the garage and sometimes it's in the  
13 driveway when I'm there overnight.

14 MR. MORAN: So can we do a Property  
15 Maintenance Inspection since you --

16 MR. MITCHELL: I don't even let my family in  
17 my house. Were you done with that copy of my Driver's  
18 License?

19 I don't let anybody, especially not during  
20 COVID. I've been living there for over a year now.

21 MR. MORAN: You don't have to be in there but  
22 we have to assess the property both inside and out.

23 MR. KOLBE: We can do a virtual.

24 MR. MORAN: We can do a virtual, too. You  
25 can hold the camera --

1 MR. MITCHELL: I appreciate --

2 MR. KOLBE: -- so we can see what's going on  
3 in there --

4 MR. MITCHELL: I appreciate you guys.

5 MR. MORAN: -- and verify you have the  
6 correct smoke alarm, life safety issues, handrails,  
7 guardrails.

8 MR. MITCHELL: I live there. I live there.

9 MR. MORAN: It's required. These are the  
10 requirements under the ordinance. We have to do a  
11 Property Maintenance Inspection.

12 MR. MITCHELL: What for?

13 MR. MORAN: To assess the property and  
14 verify. That's what we do; we verify compliance.

15 MR. MITCHELL: I just gave you my Driver's  
16 License.

17 MR. MORAN: We verify compliance; that's what  
18 we do.

19 MR. MITCHELL: And that's a year old.

20 HEARING OFFICER: Are these windows -- it's  
21 hard to tell. I see some new windows.

22 MR. KOLBE: Uh-huh.

23 HEARING OFFICER: I see what appears to be a  
24 boarded-up window in the garage. Is that boarded up?

25 MR. MITCHELL: I have no idea. I do have

1 a -- because I don't want anybody to break in. The  
2 former occupant -- the former occupant, one of them  
3 had -- had a mental condition. And he -- even after I  
4 bought it and moved in it, he would hang around the  
5 house.

6 So the neighbors would call me and say, "This  
7 guy is in your backyard." He's -- you know, I've had  
8 to call -- I've had to call the police out, you know,  
9 10:00, 11:00 at night while I'm in there.

10 MR. MORAN: The requirements for changing out  
11 windows if they're in the bedroom -- and it looks like  
12 one of them is in a bedroom -- you have to now comply  
13 with the requirement of egress in a building. There's  
14 certain size windows that are labeled to be egress  
15 windows in a bedroom. You have to comply. And, again,  
16 we have to verify compliance; that's what we do as City  
17 Inspectors.

18 MR. MITCHELL: Dave --

19 MR. MORAN: We're licensed by the State to do  
20 this work. And this is -- you're no different from  
21 anybody else in this City or any other city under  
22 Michigan Residential Code.

23 MR. MITCHELL: I haven't changed any of the  
24 bedroom windows. But you want me to get a permit for  
25 changing flowers, too, doing the landscaping?

1 MR. MORAN: No, that's maintenance.

2 MR. MITCHELL: That's my own house.

3 MR. MORAN: I would never do that.

4 MR. MITCHELL: You guys can't come in.

5 MR. MORAN: We have to do a Property  
6 Maintenance Inspection, George. We have to verify  
7 compliance.

8 MR. MITCHELL: And I live there. Sir, here's  
9 a copy of my Driver's License.

10 HEARING OFFICER: I trust you. I trust you.  
11 This gentleman looked at it.

12 MR. MITCHELL: This is my own home.

13 HEARING OFFICER: The work on the outside,  
14 does it require a permit?

15 MR. MORAN: Yes.

16 MR. MITCHELL: What part?

17 MR. MORAN: The windows. The new windows.

18 MR. MITCHELL: I haven't put -- the two, the  
19 storm windows that I put in cost me less than --

20 MR. MORAN: It's not about cost. It's a  
21 required permit.

22 MR. MITCHELL: They're not bedrooms.

23 MR. MORAN: But the roof work that was done  
24 under the permit was never inspected or approved. No  
25 open roof, no final.

1                   MR. MITCHELL: Because, when I called them, I  
2 had the roof torn open. They gave me an okay to do it  
3 and then they pulled it back because somebody made an  
4 accusation. A civilian made an accusation.

5                   HEARING OFFICER: Well, we've -- we've got a  
6 roof that was put on without an inspection; so that  
7 needs to be rectified. And the windows were installed  
8 without a permit. There was no permit for the windows;  
9 so that needs -- so you need a permit for that.

10                  MR. MORAN: Or he can --

11                  HEARING OFFICER: To paint the house, to  
12 remove the siding --

13                  MR. MORAN: That's maintenance; I wouldn't  
14 require that.

15                  HEARING OFFICER: So that's not required.

16                  MR. MORAN: But I don't know the condition of  
17 the wood siding underneath the aluminum siding. So we  
18 would have to verify whether or not that would be an  
19 acceptable means of --

20                  MR. MITCHELL: I have -- sir --

21                  MR. MORAN: And he doesn't even know because  
22 the siding's not been removed.

23                  MR. MITCHELL: I've been buying property  
24 here. I'm a former police officer, retired fireman.  
25 They've been working with me since they've been here.

1 I've been knowing Mike for 30 years. I've been buying  
2 property here for 41 years. I know if I am going to  
3 put myself -- I'm not going to put myself in any  
4 danger. But, if that wood -- and, so far, that wood is  
5 in great condition and I know it doesn't require --

6 MR. MORAN: We just need to verify; that's  
7 all.

8 HEARING OFFICER: Listen, we can do this a  
9 couple of different ways.

10 MR. MITCHELL: Sure.

11 HEARING OFFICER: One, I could just move it  
12 on to the Board of Appeals which I don't want to do; I  
13 hate doing that to people. I look at the outside of  
14 the house and, again, like the previous home, there's  
15 not a lot of garbage piled up out here or anything. I  
16 see there's some dirt. Obviously, you don't like  
17 shrubs and things but I guess that's your business.  
18 But the siding and the overhangs are -- need work. And  
19 Dave's already said that if you remove --

20 MR. MITCHELL: This is --

21 HEARING OFFICER: Excuse me.

22 MR. MITCHELL: Yes, sir.

23 HEARING OFFICER: If you remove the siding  
24 and paint the wood that's underneath, that's  
25 maintenance. Okay? If you're replacing windows, that



1 requires a permit. And the roof never had an  
2 inspection for whatever reason. Okay?

3 MR. MITCHELL: Yes.

4 HEARING OFFICER: So I --

5 MR. MITCHELL: He said that the siding  
6 doesn't need --

7 HEARING OFFICER: I don't see anything from  
8 the picture on the outside of the house that would tell  
9 me that the inside of the house is structurally  
10 unsound, you know. And I -- I'd hate to force a PMI on  
11 you, which is going to open up other requirements, you  
12 know. And, if you don't want people in your house,  
13 like we said, it could be done virtually.

14 But I suggest that the easiest way out of  
15 this is get a permit for those windows that were  
16 replaced, call for your inspection on the windows and  
17 the roof. And, at that point, you'll be available --  
18 you'll be able to see if there's other issues that need  
19 to be resolved.

20 MR. MORAN: Okay.

21 HEARING OFFICER: We'll hold this over until  
22 our October meeting, then. And if -- if there's other  
23 issues, then we'll discuss it in October.

24 MR. MORAN: Okay.

25 MR. MITCHELL: I offered that. Thank you. I

1 offered that to Dan.

2 HEARING OFFICER: Okay.

3 MR. MITCHELL: I said, "Listen, I have no --"  
4 they know I have no problem paying for permits. But  
5 that's not this issue in this case.

6 HEARING OFFICER: Okay. Very good.

7 MR. MITCHELL: Thank you, sir.

8 HEARING OFFICER: Thank you.

9 MR. MITCHELL: Thank you.

10 MR. WARDLAW: 845 Scottwood.

11 MR. KOLBE: I think he's in the group that's  
12 being dismissed. I got the voicemail.

13 845 Scottwood is a single-family residence,  
14 was posted on 6-30 of 2021. It had been a vacant,  
15 dilapidated and dangerous structure. All the permits  
16 have been pulled on the property and all permits have  
17 been finalized. A C of C has been issued on the  
18 property.

19 Our recommendation is dismissal.

20 HEARING OFFICER: Okay. Your case is  
21 dismissed.

22 MR. WARDLAW: All right. Thank you.

23 HEARING OFFICER: Thank you.

24 MR. WARDLAW: All right. Would I get a paper  
25 or something?

1 HEARING OFFICER: Dan, is there a --

2 MR. KOLBE: You should have gotten a  
3 Certificate of Compliance on it.

4 HEARING OFFICER: On your last inspection,  
5 you should have had a Certificate of Compliance.

6 MR. WARDLAW: Okay.

7 HEARING OFFICER: That would be -- that would  
8 be your documentation.

9 MR. WARDLAW: Okay. That's cool. All right.

10 HEARING OFFICER: Okay. Thank you.

11 MR. WARDLAW: All right.

12 MR. KOLBE: He's -- you have to wait on him.

13 MR. RAMAN: 35 Warner.

14 MR. KOLBE: 35 Warner is a single-family  
15 residence, was posted on 6-30 of 2021, a vacant,  
16 dilapidated and dangerous structure. It looks to still  
17 be vacant. The broken windows and the door, siding,  
18 trim, soffits are all dilapidated. It's overgrown,  
19 debris, unkempt, animals undermining. There's missing  
20 handrail and guardrails.

21 Had been work being done without permits.

22 There is a trailer, a bunch of debris in the drive.

23 Gas meter is on. The electric meter is off.

24 Our recommendation is placement onto the  
25 demolition list because of lack of any type of

1 activity.

2 HEARING OFFICER: Okay. And the Property  
3 Maintenance Inspection was postponed or canceled?

4 MR. KOLBE: It had a Property Maintenance  
5 Inspection. They pulled the permit back in 2019 but  
6 nothing's ever been -- nothing's ever been moved  
7 forward on anything.

8 HEARING OFFICER: And so the permits are  
9 expired again?

10 MR. RAMAN: Well, last time I was here, you  
11 had asked me to -- well, Dan had asked me to pay a \$50  
12 permit extension fee, which I tried to do and they  
13 rejected me. I would like to do an inspection. So I'm  
14 sort of stuck at the moment. I would like to do an  
15 inspection but they want me to do another Property  
16 Maintenance Inspection. But I'm real close to a final  
17 inspection.

18 MR. MORAN: Usually, after a year, we don't  
19 know the condition of the house, how it's changed in  
20 that period of time. And it's been two years now since  
21 we were last in that house.

22 MR. KOLBE: There's been water heaters that  
23 we've gone to do postings and there's no mechanical or  
24 Plumbing Permit pulled.

25 HEARING OFFICER: But there was a Building

1 Permit pulled on this?

2 MR. KOLBE: Back in 2019. August 30th of  
3 2019 there was a permit pulled.

4 MR. RAMAN: No, I paid -- I paid for the  
5 extensions. The last extension was -- was denied.  
6 And --

7 HEARING OFFICER: Was he denied an extension?

8 MR. KOLBE: I --

9 MR. RAMAN: That's what I was told.

10 MR. KOLBE: Who did you give it to, Michael?

11 MR. RAMAN: No -- no. What I did was I  
12 was -- I named the check, I was -- somebody called me  
13 and she asked me to send an e-mail to a specific  
14 address.

15 MR. MORAN: I don't see any extensions  
16 approved or denied --

17 MR. RAMAN: Okay. Which I did.

18 MR. MORAN: -- nor requested.

19 MR. RAMAN: And the lady called me back,  
20 stating that, "I have your \$50 check but we are not  
21 accepting it." So that's what I was told.

22 MR. KOLBE: And who was that?

23 MR. RAMAN: I don't know the name of the  
24 lady.

25 HEARING OFFICER: Have you been doing

1 plumbing work in here?

2 MR. RAMAN: What?

3 I'm sorry?

4 HEARING OFFICER: Plumbing. Have you done  
5 plumbing work?

6 MR. KOLBE: Yes.

7 MR. RAMAN: No. There were some leaks before  
8 which were fixed, at which point -- this started off as  
9 a rental inspection and then they asked me to get a  
10 permit. I got the permit. I also paid a penalty  
11 because I guess I did some work before -- without  
12 pulling the permit. So I've been paying into this for  
13 quite sometime and I'm close to having a final  
14 inspection but I'm not able to schedule it.

15 HEARING OFFICER: Well --

16 MR. KOLBE: What's the debris, all the -- the  
17 trailer load of stuff that just came to the house;  
18 what's that all about?

19 MR. RAMAN: There's -- that's stuff from  
20 inside the house and -- that will go away from there.  
21 I'm aware of the trailer.

22 MR. MORAN: At one point we posted the house  
23 and there was a water heater, an old water heater in  
24 the driveway. So you must have installed a new water  
25 heater.

1 MR. RAMAN: No, I have not.

2 MR. MORAN: So you have no water heater in  
3 there?

4 MR. RAMAN: No, I have a water heater, the  
5 same water heater.

6 MR. MORAN: There was a rental inspection or  
7 certification as a rental back in 2018. There's 15  
8 inspections in sequence that has been done and it's  
9 still not complied or been certified.

10 He did have the one permit back in 2019 but,  
11 again, it's expired. And it was only for painting some  
12 laminate floor, an egress window, stairway, railing and  
13 some miscellaneous kitchen cabinets repair -- replaced.

14 But, again, we don't know the condition of  
15 the house so our recommendation would be to at least do  
16 a Property Maintenance Inspection.

17 MR. RAMAN: That is why I wanted to do a  
18 final inspection. There has been significant  
19 improvement to the facility since they last came there.

20 HEARING OFFICER: Well, this is -- this has  
21 been in front of this board for a year now, so four  
22 times. And I think we go through the same thing every  
23 time.

24 So you need -- you need an updated Property  
25 Maintenance Inspection and then you need to update your

1 permit. If somebody in the Building Department would  
2 not extend your permit, we don't know why. I don't  
3 work in the Building Department so I can't verify  
4 whether that happened or didn't.

5 But you will need to have all current  
6 Building Permits, be it a Building Permit, Mechanical,  
7 Electrical Permit, Plumbing Permit, whatever work is  
8 being done. But that's the point of having the PMI.  
9 So --

10 MR. RAMAN: I have a PMI.

11 HEARING OFFICER: No, that was --

12 MR. MORAN: Two years ago.

13 HEARING OFFICER: -- two years ago.

14 MR. RAMAN: So can I use it -- can I -- I  
15 mean that PMI is good for a certain number of visits.  
16 And I've used only one visit, which is initial  
17 inspection.

18 HEARING OFFICER: Well, the PMI is only a  
19 one-visit inspection. So you haven't called for any  
20 building inspections on the work you've been doing; and  
21 that's part of the problem. Had you called for your  
22 building inspections, the inspectors could keep you  
23 up-to-date on what you need to do to comply.

24 So, to make things right here, we need to get  
25 an updated Property Maintenance Inspection. That will



1 tell you exactly what permits you need. In the  
2 meantime, though, you need to clean up the garbage.

3 MR. RAMAN: Yeah, I will.

4 HEARING OFFICER: The site's a mess. It  
5 needs to be cleaned up.

6 MR. RAMAN: Okay. I'm a little confused by a  
7 term that you used, which is building -- building what  
8 did you say; building inspector? Isn't is that part of  
9 PMI?

10 HEARING OFFICER: The Property Maintenance  
11 Inspection establishes the items that need to be  
12 addressed for correction.

13 MR. RAMAN: Okay.

14 HEARING OFFICER: Okay?

15 Some of those might be under a Building  
16 Permit. Some might be under a Plumbing Permit, a  
17 Mechanical Permit, an Electrical Permit.

18 MR. RAMAN: Okay.

19 HEARING OFFICER: Okay? And that's the  
20 purpose of the Property Maintenance Inspection.

21 MR. RAMAN: Correct.

22 HEARING OFFICER: So we need to schedule an  
23 updated inspection because it's been two years. We  
24 don't know what's happened in that house in the last  
25 two years. So --

1 MR. RAMAN: Which I'm willing to do.

2 HEARING OFFICER: Okay.

3 MR. RAMAN: But why -- why should I pay again  
4 is my question.

5 HEARING OFFICER: Because your -- the work  
6 you've done in the house has not been inspected. Your  
7 Building Permit has expired. It's been two years.

8 MR. RAMAN: So can they not accept my  
9 extension? I mean, that's -- I paid them \$50 like I  
10 was -- like you told me to do three months ago. And so  
11 what I'm hoping that you will do is to accept the \$50  
12 and schedule an inspection and come and look at the  
13 work that I've done; that's all I'm looking for.

14 HEARING OFFICER: When did the permit expire,  
15 do we know?

16 MR. MORAN: The permit expired  
17 September 25th, 2019.

18 MR. RAMAN: No.

19 MR. MORAN: No, that was issued. I'm sorry.  
20 It expired 1 of -- 13, 2021.

21 HEARING OFFICER: Okay. So that's --

22 MR. KOLBE: It's --

23 HEARING OFFICER: -- at --

24 MR. KOLBE: -- a couple --

25 HEARING OFFICER: -- least --

1 MR. KOLBE: -- meetings ago.

2 HEARING OFFICER: What's that?

3 MR. KOLBE: A couple meetings ago.

4 HEARING OFFICER: So that's at least two,  
5 three extensions that are needed. So, to update that  
6 would be \$150?

7 MR. KOLBE: Uh-huh.

8 HEARING OFFICER: Is that correct, \$50 a  
9 quarter?

10 MR. KOLBE: Uh-huh. But, again, if --

11 HEARING OFFICER: So, if you -- well, let me  
12 ask you, Dave, if the man updates his Building Permit  
13 and you go in the house, do you -- you don't send  
14 anybody out because you go out with a team for a PMI  
15 or --

16 MR. MORAN: No, I would just do it as a  
17 one-man inspection. And, if I see that there's new  
18 plumbing fixtures or there's no electrical wiring or  
19 panels, then I call them out on requiring those trade  
20 permits.

21 HEARING OFFICER: Do you feel comfortable  
22 that, if this man calls for his Building Permit  
23 inspections, that you'll be able to --

24 MR. MORAN: Assess it?

25 HEARING OFFICER: -- reasonably assess it?

1 MR. MORAN: That's fine.

2 HEARING OFFICER: Okay.

3 MR. RAMAN: Thank you.

4 HEARING OFFICER: So you'll have to renew --  
5 you're going to have approximately three -- three  
6 payments of \$50, so \$150 to update your Building  
7 Permit. Okay? Because it expired back in January.  
8 And each extension is a 30-day -- or a three-month  
9 extension --

10 MR. MORAN: Right.

11 HEARING OFFICER: -- at \$50. So you're  
12 heading into your -- your third three-month period.

13 MR. MORAN: Third cycle, yeah.

14 HEARING OFFICER: So that's an option. So  
15 renew your --

16 MR. RAMAN: Permits.

17 HEARING OFFICER: -- Building Permit.

18 MR. RAMAN: Okay.

19 HEARING OFFICER: And call for your  
20 inspections.

21 MR. RAMAN: Okay.

22 HEARING OFFICER: And, if you do this within  
23 how many, 30 days or --

24 MR. MORAN: By the end of July. He should  
25 be --

1 HEARING OFFICER: Fifteen days?

2 MR. MORAN: -- able to do it by the end of  
3 July for sure.

4 HEARING OFFICER: Okay. End of July, 15  
5 days. So do that and we'll hold this over until our  
6 October meeting.

7 MR. RAMAN: So I need to go to the office and  
8 determine how many extensions I have to pay for?

9 HEARING OFFICER: Correct.

10 MR. RAMAN: Okay.

11 HEARING OFFICER: Okay? Make sure you give  
12 yourself enough there when they -- if it's going to  
13 expire quickly, you may need to pay for an additional  
14 extension if you're not going to get all of your work  
15 and your inspections done. Okay?

16 MR. RAMAN: Okay. So will the office accept  
17 my check? I mean --

18 HEARING OFFICER: They should.

19 MR. RAMAN: Okay.

20 HEARING OFFICER: Is there a reason that the  
21 department doesn't accept checks?

22 MR. KOLBE: I have no idea why they didn't  
23 unless it was a case of they needed a hundred dollar  
24 check and was only a \$50 check. But, if I was turned  
25 down by the department and I had to come back here, I

1 definitely would have written down the name of the  
2 person I was talking to.

3 HEARING OFFICER: So, if you get your  
4 extension, you call for your inspections. So that's  
5 part of the deal here.

6 MR. RAMAN: Yeah. I mean --

7 HEARING OFFICER: So, if you get your  
8 extensions and we come back in October and you haven't  
9 called for inspections, that isn't part of the  
10 agreement.

11 MR. RAMAN: That --

12 HEARING OFFICER: And then part of the  
13 agreement is you have to clean up the site.

14 MR. RAMAN: Yes. Absolutely.

15 HEARING OFFICER: Okay.

16 MR. KOLBE: What are you using as a power  
17 source for the house?

18 MR. RAMAN: There's no power there right now.

19 MR. KOLBE: There was a light on. There was  
20 a back door light on. The meter's gone.

21 MR. RAMAN: I was there two days ago and  
22 there's no power.

23 MR. MORAN: There was a light inside the  
24 house and a porch light.

25 MR. KOLBE: Yeah, it was a porch light on. I

1 have pictures with the light on. And, again, it was a  
2 frosted panel in the meter box. But I was like, "Wow,  
3 there's no meter here but there's lights on. What's  
4 the power source?"

5 MR. RAMAN: Well, I think -- I think -- I  
6 don't know. I'm just saying that, as of two days ago,  
7 there's no power. If you go there right now, there's  
8 no power.

9 MR. KOLBE: All right.

10 HEARING OFFICER: Okay. Thank you.

11 MR. RAMAN: Okay. Thank you.

12 MR. KOLBE: All right. Moving on to  
13 1182 Dudley. It's a single-family residence, was  
14 posted on 6-30 of 2021, vacant, dangerous, dilapidated  
15 structure. Roof, siding, porch, trim, chimney are all  
16 dilapidated. Overgrowth, debris, unkempt, broken  
17 windows, abandoned vehicles. Gas meter is not visible.  
18 The electric meter is on.

19 Our recommendation is to move this on to the  
20 Board of Appeals.

21 HEARING OFFICER: Your name, sir?

22 MR. JACOBS: Yes. Good afternoon,  
23 Steven Jacobs. I'm an attorney for the mortgage lender  
24 on this property. I was actually glad that I was held  
25 until the end because I was hoping that Ms. Lewis, who

1 is the owner of the property, would actually appear  
2 because sometimes they do.

3 MR. KOLBE: Yeah. And that's why we waited.

4 MR. JACOBS: Yeah, absolutely.

5 MR. KOLBE: I saw an attorney, I was like,  
6 "Wait a minute."

7 MR. JACOBS: Yeah, absolutely. This is the  
8 first -- so I got this in my office late yesterday  
9 afternoon. My client contacted me and said, "Look,  
10 we've got this notice", which by the way I'm three  
11 years early on my notice because it says July 14th of  
12 2024.

13 MR. KOLBE: Oh.

14 MR. JACOBS: Just a little humor but -- but  
15 yeah. So I actually don't know anything about this  
16 property, nor does my client. Because the odd thing  
17 with this one is that Ms. Lewis, the borrower, is  
18 current on her loan, not like the other situation that  
19 you had earlier where there was a default and a  
20 foreclosure because that's actually a more typical  
21 situation, I know, that you're confronted with.

22 In my case, I've actually got a current loan  
23 and I don't know anything else about the house other  
24 than what you just said. So I was hoping a couple  
25 different things; that, one, we could put this over



1           until the October hearing. And, in that time frame, I  
2           could actually get with the City officials and get  
3           information and try to find out what's going on.  
4           Because if -- if the property's in this type of  
5           scenario, then she is in default under the covenants  
6           under the mortgage, maybe not the payment covenants but  
7           certainly keeping the property in good repair.

8                         And then I can talk to my client about what  
9           we can do under the mortgage to protect their interest,  
10          which would be, whether it's foreclosed, initiate a  
11          separate action against her so that we can get into the  
12          property, do the types of things. And do you know if  
13          it's -- is it occupied or vacant?

14                        MR. MORAN: Appears vacant.

15                        MR. KOLBE: Appears to be vacant.

16                        MR. JACOBS: But the power's on, you said,  
17          right?

18                        MR. KOLBE: Yes.

19                        MR. JACOBS: That's always one of the things,  
20          too, that, so now that we're aware of the situation,  
21          what my client's going to do is send out their property  
22          maintenance company and do an inspection themselves.  
23          And if there's somebody -- and they'll actually knock  
24          on the door. They'll try to find out, you know, who's  
25          living in there, if anybody is, those types of things,

1 if there's abandoned vehicles. They're problems for  
2 us; we recognize that. But I'm just at a little bit of  
3 a disadvantage because this is -- we just don't know  
4 what's going on so I'm hoping that you could --

5 MR. KOLBE: I had a conversation with your  
6 client and one of the questions I asked was -- because  
7 what was said was payments were being made. And I said  
8 I had no idea how old the person might be and if they  
9 had auto-payment.

10 We had a -- somewhat of a famous scenario in  
11 the city where a woman passed away. She had a lot of  
12 money in the bank. And all of -- the light bill, gas  
13 bill, lawn mowing people, everybody did auto-pay out of  
14 it. And it wasn't for years after she had died in the  
15 garage that the money ran out of the bank. Yeah, the  
16 mortgage was, you know, "What's going on here?" And  
17 they basically found her, I want to say, skeletal  
18 remains in the garage.

19 MR. JACOBS: I remember reading this story in  
20 the news.

21 MR. KOLBE: Yes.

22 MR. JACOBS: This was just the past couple  
23 years.

24 MR. KOLBE: Yes.

25 MR. JACOBS: I do remember that.

1                   MR. KOLBE: Like I said, I don't know if  
2                   that's the same scenario. But that would explain why  
3                   the electric's still on and why the mortgage's being  
4                   paid, you know.

5                   MR. JACOBS: And, with the time -- and those  
6                   are things that, now that you bring that up, I mean  
7                   that's something that I have those abilities to  
8                   research and find out, you know, is she deceased or not  
9                   and, you know, is she living. And, certainly, if she's  
10                  not living in the property and she is alive, I'm going  
11                  to try to track her down because we can't have this.  
12                  First, it's no good for the City itself but it's not  
13                  good for my client's interest either so --

14                  HEARING OFFICER: Well, if you do, I don't  
15                  know if you've seen the pictures or been by the  
16                  property --

17                  MR. JACOBS: No.

18                  HEARING OFFICER: It looks like --

19                  MR. JACOBS: If you don't mind, I'll pop up  
20                  and take a look.

21                  HEARING OFFICER: -- another few months and  
22                  you won't see this house, it's so overgrown.

23                  MR. KOLBE: The front yard, the grass has  
24                  been mowed in it. But, as I told your client, there's  
25                  a lot of times the neighbors just get tired of looking

1 at the tall grass and, because it's not huge, they just  
2 go and mow it when they mow their own front yard. But,  
3 if you look at the backyard, it's been a while since  
4 the lawnmower has hit that backyard.

5 MR. JACOBS: Sure. And there's -- is there  
6 two vehicles or just one in the driveway?

7 MR. KOLBE: There's one vehicle -- well,  
8 there's one in the driveway which we thought could  
9 possibly be a neighbor's vehicle. There's no plate on  
10 the back of it.

11 MR. JACOBS: I was going to ask that.

12 MR. KOLBE: Yeah, there's no plate on it.  
13 But a lot of times, people with darkened windows, if  
14 there's a ten-day tag, they just do not show up in the  
15 window. So that would get us out to investigate the --

16 MR. JACOBS: And what about the other vehicle  
17 in the back --

18 MR. KOLBE: There's a trailer.

19 MR. JACOBS: -- a trailer?

20 MR. KOLBE: Yeah. Everything in the back is  
21 either not plated or old. So, you know.

22 MR. JACOBS: Okay.

23 HEARING OFFICER: If this moved on to the  
24 Board of Appeals next month, does that compromise your  
25 ability to do your research?

1                   MR. JACOBS: It does a little bit. It puts  
2 me in a little bit tighter timeframes and makes it a  
3 little more difficult for me. Certainly, I understand  
4 why you would want to move it along to the Board of  
5 Appeals. But time is -- is my friend when it comes to  
6 these types of situations. We're already on top of it  
7 in getting, you know, the research and those types of  
8 things necessary.

9                   My client can get someone out there. So  
10 every client has -- all these different lenders have  
11 different servicers and they all have different  
12 restrictions and every mortgage is a little different.  
13 But, certainly, when it comes to property maintenance  
14 and brush and getting things cleaned up, there's a lot  
15 more leeway there when it comes to, you know, whether  
16 the property is foreclosed or not.

17                   I mean, I don't know if I would be able to --  
18 I don't know if I have to submit a FOIA request to get  
19 copies of the photos or those type of things or if I  
20 could just e-mail you and say, "Hey, could you send me  
21 a photo?" Did you provide them to my client, by  
22 chance?

23                   MR. KOLBE: No.

24                   MR. JACOBS: Because what I'm going to do,  
25 though, is I'm going to go back and tell them, "Look,

1       you've got a brush situation here" and stuff like that.  
2       I personally don't have a problem. I think, under the  
3       mortgage documents, once I get it from my client, they  
4       have the authority to send someone out there and cut  
5       things down. So I'm going to recommend to them,  
6       actually, to go out there and do it. Of course that's  
7       my recommendation. Whether or not they actually listen  
8       to me is another thing.

9               MR. MORAN: I'm looking at the history of  
10       this property and there's no rental certificates. This  
11       wasn't a rental.

12              MR. JACOBS: Okay.

13              MR. MORAN: If it was a rental, it's never  
14       been certified as a rental.

15              MR. JACOBS: Sure.

16              MR. MORAN: We don't know the condition of  
17       the interior of the house. I would recommend, you  
18       know, a Property Maintenance Inspection to assess it  
19       and verify where we're at with the property.

20              MR. KOLBE: But he doesn't have the  
21       authority --

22              HEARING OFFICER: The same situation, he  
23       doesn't hold --

24              MR. JACOBS: Yeah, we don't hold title. My  
25       client's the lender so they don't -- they don't hold

1 title.

2 MR. MORAN: But we can get ahold of owner.

3 MR. KOLBE: I have no idea where the owner's  
4 at. I mean, we sent the paperwork to her. Yeah, she  
5 had -- it hasn't come back yet from her.

6 MR. JACOBS: And my client --

7 MR. KOLBE: It's going to that address. I  
8 mean, it's not like the tax bills are being sent to --

9 HEARING OFFICER: Do you have any idea how  
10 old this person is?

11 MR. JACOBS: I don't now but I'll find out  
12 once I get her loan file. Like I said, I just got this  
13 yesterday. So my opportunity to do my due diligence is  
14 very limited. So -- because what I'll ask for is the  
15 entire loan origination file. Now, I do know that she  
16 purchased this back in '97 because one of the things  
17 that I was looking for was -- because I was wondering  
18 if it's a rental or not. And it doesn't look it is  
19 because it looked like it had the principal residence  
20 exemption, you know, as far as taxes as well.

21 So I'm actually starting to lean more towards  
22 either she's deceased or elderly, maybe she's in a home  
23 and then -- but maybe it is an auto-pay or maybe the  
24 kids are still making payments. "I don't know" is a  
25 plausible expansion. But I just -- I'm asking for time

1 in order to be able to --

2 HEARING OFFICER: Yeah.

3 MR. JACOBS: -- take a look at it and see.

4 And if, you know, there's no nothing we can do, you  
5 know, I know it's October -- I was actually surprised  
6 as to how far out they are that you're putting them  
7 out. But I would understand that if you put it to the  
8 Board of Appeals, it will make it a little bit more  
9 challenging for me to be able to assess the entire  
10 situation. And I have no problem remaining in contact  
11 with the City. I can give you a card, too, before I  
12 leave.

13 MR. KOLBE: When you -- doing work for your  
14 client and you said being able to go onto the property.

15 MR. JACOBS: Uh-huh.

16 MR. KOLBE: Having it condemned or having it  
17 ordered down, which one is going to give you more  
18 power, if you will, or more credence, if you will, if  
19 it's ordered down versus just having a condemnation?

20 MR. JACOBS: No. Ordered down makes it a lot  
21 worse. A condemnation or an order to get out there and  
22 get it cleaned up, they'll comply with those types of  
23 things.

24 MR. KOLBE: Okay. Condemnation, they'll be  
25 less likely to want to go out and do something?



1                   MR. JACOBS: Well, because now you're talking  
2 about different legal avenues and challenges that, you  
3 know, they may need to assess. But then they're also  
4 talking about, "Okay. Well, if it's going to get torn  
5 down, you know, how is that going to get paid for? Who  
6 is going to be responsible?" Because they are just the  
7 mortgage lender at this point. It makes it more  
8 challenging. I'm trying to be honest.

9                   MR. KOLBE: Well, I want to give George some  
10 information.

11                   HEARING OFFICER: I appreciate that.

12                   MR. JACOBS: Sure.

13                   MR. KOLBE: Because he will -- it's condemned  
14 right now; that's what the status is.

15                   MR. JACOBS: Yep.

16                   MR. KOLBE: If George orders it to the Board  
17 of Appeals, now it's condemned, first step.

18                   MR. JACOBS: Yeah.

19                   MR. KOLBE: The Board of Appeals will  
20 basically agree with George's assessment that it needs  
21 to be taken down. And that's -- so you're going to be  
22 going to that step. But I want to know if, from your  
23 legality and from your client view, which is going to  
24 either tie your hands or know, if it gets ordered down,  
25 my clients are going to say, "Hey, we need to get

1 something done here so it doesn't move on past the  
2 Board of Appeals"?

3 MR. JACOBS: It's their -- this particular  
4 client of mine, this particular servicer, they take  
5 these things very seriously. This isn't -- because you  
6 probably spoke with someone from Chase, right?

7 MR. KOLBE: Yeah.

8 MR. JACOBS: JP Morgan Chase?

9 Yeah, they take it very, very seriously.  
10 This isn't a small institution that's dealing with  
11 this. This is -- it's not like it's a local -- you  
12 know, local bank with, you know, limited resources. So  
13 they take them seriously. And I handle a lot of these  
14 different matters for them throughout the State of  
15 Michigan. And they're all really good about taking  
16 care of these things. So, I mean, I understand the  
17 situation but...

18 HEARING OFFICER: Dave, do you see  
19 anything -- you know, I'm looking at pictures here  
20 which -- well, most of the time they show a pretty good  
21 picture. I'm having a hard time telling. Does it look  
22 like the roof's going to fall in or anything on this  
23 house?

24 MR. MORAN: No.

25 HEARING OFFICER: Or is it just, you know,

1 bad shingles and fascia?

2 MR. MORAN: Yeah, yeah.

3 HEARING OFFICER: I mean, the house obviously  
4 needs repair work.

5 MR. JACOBS: Sure.

6 HEARING OFFICER: And I hate to compromise  
7 your ability to move this along. So I'll -- we'll hold  
8 this over until October; that should hopefully give you  
9 enough time. I hate to push it on to the Board of  
10 Appeals and make things more difficult for you. But  
11 can you lean on your lender to get out and -- I don't  
12 know if you can trim shrubs and cut grass --

13 MR. JACOBS: Uh-huh.

14 HEARING OFFICER: -- and, you know, at  
15 least -- I know you can't do anything with the car, you  
16 don't have title to it and that type of thing. But if  
17 you can at least get it cleaned up, at least we're  
18 moving in the right direction.

19 MR. JACOBS: Yeah, I will make that  
20 recommendation to him. I don't have these same types  
21 of reservations about making those recommendations to  
22 my clients, especially when we're facing condemnation  
23 orders. I think the mortgage gives us the power to do  
24 that. We're not entering into the physical structure  
25 of the property; we're maintaining the exterior.

1 HEARING OFFICER: Yeah.

2 MR. JACOBS: So I don't have a problem with  
3 that. And I think they're within their rights  
4 contractually under the mortgages to do that, even if  
5 someone was even living in the property. You know,  
6 once you try to breach the door and go inside the  
7 property, then I think you're getting into different  
8 legal considerations. But, for something like this,  
9 yes. And I will make that recommendation that they get  
10 someone out there to get it cleaned up. And I  
11 appreciate it. It will give me time to figure out  
12 whether she's even alive anymore so --

13 HEARING OFFICER: Yeah.

14 MR. KOLBE: And I think it also -- I can't  
15 speak for George. But, if I was in his shoes, if it  
16 got cleaned up when this came back before him, you're  
17 probably much more likely to give them more time to get  
18 things taken care of --

19 HEARING OFFICER: Right.

20 MR. KOLBE: -- than if it's still looking  
21 like this. In October, it's like, "You know, they're  
22 really not willing to be too cooperative with this so  
23 maybe it's something to be moved on."

24 MR. JACOBS: Yeah. Well -- and, really --  
25 that that's the thing, too, is that, you know, if

1           they're given an opportunity to do some things and it's  
2           not done, you know, especially in this type of a time  
3           frame, I mean I even have a hard time being  
4           straight-faced and saying, "Well, give me another  
5           adjournment." I mean, I understand there has to be  
6           progress. And it only benefits them but it also  
7           benefits the City and the neighbors as well. So I  
8           understand and I appreciate it greatly, for the  
9           extension.

10                   MR. KOLBE: We only hold these meetings every  
11           quarter so it's not a monthly cycle.

12                   MR. JACOBS: Okay.

13                   MR. KOLBE: So, I mean, it would be a little  
14           more, you know, pushing if it was a monthly cycle.

15                   MR. JACOBS: Sure.

16                   MR. KOLBE: But, you know, it's once a  
17           quarter. So that's why it won't come up until October.

18                   MR. JACOBS: It's been probably about 12 or  
19           13 years since I've had one of these hearings in  
20           Pontiac. And I know every different city and  
21           municipality does them a little differently. Some hold  
22           them monthly so I wasn't -- you know, I wasn't really  
23           sure.

24                   MR. KOLBE: Back in the day, it was the City  
25           Council.

1 MR. JACOBS: City Council meetings, yeah.

2 And I'll be in touch, then.

3 HEARING OFFICER: Okay. Thank you.

4 MR. JACOBS: Thank you very much.

5 MR. KOLBE: Okay. Let's go on to  
6 113 Florence. It was a duplex that's being converted  
7 into a single-family home. We were out posting on 6-30  
8 of 2021. It was a vacant, dilapidated and dangerous  
9 structure. It had been open to trespass. It's secure  
10 now. Roof, soffit, porch steps are rotted. Rear  
11 stairs are rotted, missing steps, multiple windows are  
12 boarded and missing. It was overgrown, debris,  
13 unkempt, animals undermining, handrails and guardrails  
14 are missing, rodents, and brick are falling off the  
15 house. Gas meter's gone. The electric meter is gone  
16 and the line's been cut.

17 We have since gotten a set of plans. They  
18 want to convert this into a single-family residence.  
19 It was one of the things they talked about. But they  
20 thought they'd have the plans within 30 days and his  
21 architect kind of flaked out so they had to find  
22 someone else. But we do now have plans --

23 Have you talked to the architect, Dave? It  
24 sounds like there was calls going back and forth.  
25 There were some issues with the plans.

1 MR. MORAN: They're not completed.

2 MR. KOLBE: They're not really stellar, the  
3 plans. And I talked to the owner and he was going to  
4 get with the architect and say, "Hey", you know "what's  
5 with" these issues that they're having.

6 HEARING OFFICER: Okay.

7 MR. KOLBE: But that's why our recommendation  
8 is for postponement, to get the plans straightened out  
9 and to allow him time to move forward.

10 HEARING OFFICER: Okay. So we'll postpone  
11 until October.

12 MR. KOLBE: And 407 Highland is a  
13 single-family residence, had been vacant, was a  
14 dangerous and dilapidated structure, was posted on 6-30  
15 of 2021. Siding, trim and porch had all been  
16 dilapidated. There was still some overgrowth and  
17 debris. Handrails and guardrails are missing from the  
18 porch steps. Gas meter's on. The electrical meter's  
19 on.

20 All Building and Plumbing and Electrical  
21 Permits were all pulled. Electric and a Plumbing have  
22 since been finialed out. They had a final inspection  
23 on the building. It was about three items that had to  
24 be taken care of. And he's hoping by the end of the  
25 month to have his final inspection and pass it.

1                   So our recommendation is dismissal if the C  
2 of C is issued by the end of the month.

3                   HEARING OFFICER: Okay. So we'll dismiss if  
4 C of C is issued.

5                   MR. KOLBE: And we have 731 Melrose is a  
6 garage. Had a Building Permit pulled. It was a  
7 dilapidated, dangerous structure. Roof, siding and  
8 trim were all dilapidated, needed scraped and painted.  
9 It was overgrowth, debris and unkempt. The property  
10 owner has pulled a permit. It is actually still  
11 active.

12                   And our recommendation is postponement to  
13 allow him to finish it up. And, when I talked to him  
14 this last week, it was basically everything is done  
15 except for the painting. He said, "Get it to stop  
16 raining."

17                   HEARING OFFICER: What about all the debris  
18 out here?

19                   MR. KOLBE: It apparently has been cleaned  
20 up. And he said everything is away from the building  
21 and ready to be painted.

22                   HEARING OFFICER: Okay.

23                   MR. KOLBE: But he said but between he  
24 developed vertigo. So he said there's times he  
25 can't -- you know, he looks up, he gets some issues.



1 But he said everything is ready to go. His son's been  
2 helping him get things prepped. He said but a big part  
3 of it is the rain.

4 HEARING OFFICER: Okay. Postpone it until  
5 October.

6 MR. KOLBE: 63 Miami is a single-family  
7 residence, posted on 6-30 of 2021. Was a vacant,  
8 dilapidated structure. The garage roof is extremely  
9 rotted and has caved in. In fact, there was a hole in  
10 the garage roof. Siding, trim and the garage are all  
11 problems. Overgrowth, debris, unkempt. The gas meter  
12 is off and the electric meter is on. Building,  
13 Plumbing and Electrical Permits have all been pulled.  
14 All permits are current.

15 Our recommendation is that we postpone this  
16 to allow work to continue. As slow as it is, it is  
17 continuing forward.

18 HEARING OFFICER: Does he have plans approved  
19 for the garage now?

20 MR. KOLBE: Yes and no. It's in a historical  
21 district. And he was hoping to get the house done  
22 enough to have a family member occupy and get the  
23 income to redo the garage the way that the Historical  
24 Committee wants it done, as opposed to just re-making  
25 repairs to the garage.

1                   It is secure. You know, there's a wall  
2                   around it so it is secure. They went inside and got  
3                   the garage door down and secured the garage door from  
4                   the inside so it can't be lifted up. So someone would  
5                   actually have to scale over the wall to get into the  
6                   garage.

7                   But the Historical Commission, you know,  
8                   wants all sorts of little funky things when it's in the  
9                   Historical Commission. And it's not just put siding on  
10                  it, it has to be a certain siding.

11                  HEARING OFFICER: Yeah.

12                  MR. KOLBE: It can't be just shingles, it has  
13                  to be certain shingles.

14                  HEARING OFFICER: Okay.

15                  MR. KOLBE: And, because of that, they said,  
16                  "Well, we might as well make it look like the house and  
17                  use the same siding that's on the house." But there's  
18                  also funds issued with that. They want to spend the  
19                  funds for the inside. There's a family member that  
20                  would possibly move in, pay some rent to help get the  
21                  garage to where it needs to be.

22                  HEARING OFFICER: Okay. Postpone until  
23                  October.

24                  MR. KOLBE: 99 Monterey was a single-family  
25                  residence, was posted on 6-30 of 2021, was a vacant and

1 dilapidated structure. It is not vacant anymore. Roof  
2 and siding and windows were all dilapidated. It was  
3 overgrown, unkempt, debris, electric meter on, gas  
4 meter on.

5 They have pulled the Building and Mechanical  
6 Permit but the Mechanical Permit has been finialed out  
7 and they are in the process of getting their stuff  
8 together. And I think they had a -- did they have a  
9 final Building already?

10 MR. MORAN: I did a final Building. They had  
11 three items. The final building inspection is  
12 rescheduled for August 20th.

13 MR. KOLBE: Okay. Well, our recommendation  
14 is dismissal upon the passing of that Building Permit.

15 HEARING OFFICER: Yeah. So this says --

16 MR. KOLBE: Yeah, it says August 1st --

17 HEARING OFFICER: -- August 1st. You're  
18 saying it's August 20th?

19 MR. MORAN: August 20th. That's what's on  
20 the DS-based system.

21 MR. KOLBE: So, if you want to push it out  
22 until the 20th.

23 HEARING OFFICER: Yeah, we'll push that out  
24 to the 20th and then dismiss.

25 MR. KOLBE: 118 Victory is a single-family

1 residence, was posted on 6-30 of 2021. It was a  
2 dangerous and dilapidated structure. Garage is open.  
3 Windows, siding, trim and garage and fencing were all  
4 dilapidated. Block wall to the rear of the house  
5 appears as though somebody had hit it with a car; it's  
6 damaged. Overgrown, debris, unkempt. The gas meter is  
7 on. The electric meter is on.

8 They have pulled their Building, Mechanical  
9 and Electrical Permit. They have not pulled the  
10 Plumbing Permit yet. Mechanical and Electrical Permit,  
11 they have finalized out. He's trying to find a plumber  
12 who will come up to Pontiac to finish the work on the  
13 plumbing. He has to have that done before he can final  
14 out his Building. He's asking that he be postponed so  
15 he can get the Plumbing Permit pulled and final it out.

16 HEARING OFFICER: Is there a reason this  
17 property can't be cleaned up with all the garbage in  
18 the driveway?

19 MR. KOLBE: It's his son living in the house.  
20 I kind of -- I concur with you. I told him that the  
21 debris, I said, "You know, it's one thing a kid's bikes  
22 is not debris but mattresses and that type of thing is  
23 debris and it really needs to be cleaned up." I said,  
24 "I'm hoping that by the time we go out there to do the  
25 final inspection or go out there in October, that I'm

1 not looking at that stuff." And he assured me that it  
2 would be taken care of.

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

5 MR. KOLBE: And 321 Walton is a commercial  
6 building, carwash, was fire-damaged. It's currently  
7 closed. It's vacant, a fire-damaged, dilapidated  
8 structure, was inspected on 6-30 of 2021. The roofing,  
9 siding, trim and -- were damaged on the structure.  
10 There's still some overgrowth, debris, unkempt, broken  
11 windows. Gas meter is gone. The electric meter is  
12 gone.

13 They have finished all the soffits on the  
14 outside of the building and they're trying to find  
15 siding -- or roofing to match what was there. They're  
16 having some issues trying to get roofing. He said,  
17 "We're to the point now we may have to just get roofing  
18 and paint it but that was not what we were hoping to do  
19 originally."

20 So he does realize that there's -- and I  
21 cautioned him on UV factor of the membrane that they  
22 put down. A lot of those membranes, you know, don't  
23 want to be exposed to the sunlight for too long. We  
24 haven't had a lot of sunlight in the last couple of  
25 weeks. But, nonetheless, it needs something to be

1 addressed. So he was going to check with the roofer  
2 that was there and the manufacturer to make sure that  
3 that was not going to be an issue.

4 HEARING OFFICER: Okay. We'll postpone until  
5 October.

6 MR. KOLBE: 51 Feneley. It's a duplex, was  
7 posted on 6-30 of 2021, a vacant, dilapidated,  
8 dangerous structure. The shed is open to trespass.  
9 Roof, siding, soffit, trim and boarded windows.  
10 Overgrown, debris, unkempt. There was some concerns  
11 about the stability of the structure and some  
12 electrical hazards. The gas meter is gone. The  
13 electric meter is gone.

14 They have submitted plans for the work on the  
15 inside and currently have a current permit to be  
16 working. So our recommendation is for postponement to  
17 allow them to continue working on the permit and the  
18 plans that they have.

19 HEARING OFFICER: Okay. Postpone them until  
20 October.

21 MR. KOLBE: And 212 Branch is a single-family  
22 residence, was posted on 6-30 of 2021, appears to be a  
23 vacant, dangerous and dilapidated structure. Soffit,  
24 siding, trim, doors, windows, chimney, porch and light  
25 fixture are all dilapidated. Overgrown, debris,

1 unkempt, animals undermining, again, broken windows.  
2 Dumping on the property includes tires. One gas meter  
3 is locked out, the other one is gone and both  
4 electrical meters are gone.

5 Our recommendation is to be placed on the  
6 demolition list.

7 HEARING OFFICER: Placed on the demo list.

8 MR. KOLBE: 317 Perry was a duplex, was  
9 posted on 6-30 of 2021. It's a vacant, dilapidated and  
10 dangerous structure. Upper windows on the front and  
11 rear and crawlspace are -- make it open to trespass and  
12 to the elements. The roof, siding, soffit, trim,  
13 windows and doors are all dilapidated. It's overgrown,  
14 a lot of debris, unkempt, broken windows, foundation  
15 and chimney are -- and abandoned vehicles. Gas meter  
16 is gone. The electric meter not visible.

17 And our recommendation is to move this on to  
18 the demolition list as no one has come forward on  
19 behalf of the estate.

20 HEARING OFFICER: Okay. Placed on the demo  
21 list.

22 MR. KOLBE: We've postponed this a couple of  
23 times -- the owner had been deceased -- and looking for  
24 someone to step forward and say that they were taking  
25 over and no one has done that. So we'll move it on.

1                   65 Putnam is a single-family residence, was  
2 posted on 6-30 of 2021. It was a vacant, dilapidated  
3 and dangerous structure. It appeared to be occupied.  
4 Rear door, windows, entry are all dilapidated and  
5 making it open to trespass. Sidings, windows, soffit,  
6 trim and garage are all dilapidated. Porch and steps  
7 and the corner of the porch support is making it a  
8 dangerous structure. Overgrown, debris, unkempt,  
9 abandoned vehicles. The gas meter is on. The electric  
10 meter is on.

11                   They had a Property Maintenance Inspection.  
12 All permits except for Mechanical were needed.  
13 However, nothing has been pulled at this point. Our  
14 recommendation, due to lack of permits and progress, is  
15 to place this on the demolition list.

16                   HEARING OFFICER: Placed on the demo list.

17                   MR. MORAN: How come he didn't stay?

18                   MR. KOLBE: I do not know.

19                   62 East Ypsilanti is a single-family  
20 residence, was posted on 6-30 of 2021. It is a vacant,  
21 dilapidated structure. The roof, siding, soffit, trim,  
22 deck boards and windows and driveway are all  
23 dilapidated. Overgrown, debris, unkempt, animals  
24 undermining, fallen tree on the house. The gas meter  
25 was not visible. The electric meter is off and the



1 lines are down.

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

4 HEARING OFFICER: Placed on the demo list.

5 MR. KOLBE: The -- about the second page down  
6 here at the bottom, when you say that's overgrown,  
7 that's the steps going up to the deck.

8 HEARING OFFICER: I noticed that.

9 MR. KOLBE: You don't go up on the deck.

10 HEARING OFFICER: No.

11 MR. KOLBE: And that's all we have.

12 HEARING OFFICER: Our next meeting,  
13 October 13th. This concludes tonight's meeting.

14 (Meeting was concluded at 5:56 p.m.)

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