

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

PONTIAC HEARING OFFICER MEETING
47450 WOODWARD AVE., PONTIAC, MI
WEDNESDAY, OCTOBER 9, 2019
4:00 P.M.

FROM THE CITY:

- George Hartman, Hearing officer
- Dan Kolbe, Building Department Administration
- Dave Moran, Building Inspector
- Mike Wilson, Building Official

APPEARING ON PROPERTIES:

- Eric Kimmerer
- Antoine Kassab
- Timothy Cason
- Shurly Brown
- Dave Sohi
- Lewis Stephens
- Omar White
- Saeb Orha with interpreter Anthony
- Sherrilynn Calhoun
- Oliver Dudley and his attorney, John Badeen
- Darnell Jackson
- Lani Krispin
- Mike Yono

TRANSCRIBED BY: Mona Storm, CSR# 4460

Notary Public

1	PROPERTY INDEX	
2	ADDRESS	ACTION
3		PAGE
25	Howard St.	Called 69
25	Howard St.	On demo list 70
60	Kemp St.	Called 4
60	Kemp St.	Held over until 1-15-20 5
63	N. Anderson Ave.	Called 15
63	N. Anderson Ave.	Pull permit and have inspections and held over 19
63	Miami Rd.	Called 40
63	Miami Rd.	Held over until 1-15-20 49
79	Home St.	Called 68
79	Home St.	Placed on demo list 69
89	W. Longfellow Ave.	Called 72
89	W. Longfellow Ave.	Placed on demo list 72
99	Monterrey St.	Called 8
99	Monterrey St.	Postponed until 1-15-20 11
113	Florence Ave.	Called 6
113	Florence Ave.	Held over until 1-15-20 7
118	Victory Dr.	Called 75
118	Victory Dr.	Postponed until 1-15-20 75
122	Dwight Ave.	Called 24
122	Dwight Ave.	Held over if Bldg permit pulled by end of Oct. 28
141	Cesar Chavez	Called 52
141	Cesar Chavez	Moved on to BOA 59
195	South Blvd.	Called 73
195	South Blvd.	Remains on demo list 74
407	Highland Ave.	Called 50
407	Highland Ave.	Held over until 1-15-20 52
435	Irwin Ave.	Called 71
435	Irwin Ave.	Postponed until 1-15-20 71
497	E. Pike St.	Called 72
497	E. Pike St.	Placed on demo list 72
502	Harvey Ave.	Called 11
502	Harvey Ave.	Inspection scheduled by mid-Nov., then held over 15
517	E. Walton Blvd.	Called 75
517	E. Walton Blvd.	Placed on demo list 76
529	N. Perry St.	Called 28
529	N. Perry St.	Both properties moved to BOA 35
625	N. Perry St.	Called 19
625	N. Perry St.	Postponed if demo permit pulled 23
625	N. Perry St.	Held over until 1-15-20 24
646	Howland Ave.	Called 70
646	Howland Ave.	Placed on demo list 71

1	PROPERTY INDEX (Continued)		
2	ADDRESS	ACTION	
3		PAGE	
1			
2	750 Scottwood St.	Called	72
3	750 Scottwood St.	Postponed until 1-15-20	73
4	778 University Dr.	Called	74
5	778 University Dr.	Placed on demo list	75
6	1221 Dufrain Ave.	Called	37
7	1221 Dufrain Ave.	Held over until 1-15-20	39
8	1473 Baldwin Ave.	Called	59
9	1473 Baldwin Ave.	To BOA unless plans submitted	67
10		by 11-15-19	
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

1 Pontiac, Michigan

2 Wednesday, October 9, 2019

3 4:00 p.m.

4 HEARING OFFICER: Call the hearing to order.

5 I'm George Hartman, today's Hearing Officer.

6 Gentlemen?

7 MR. MORAN: David Moran, Building Inspector.

8 MR. KOLBE: Dan Kolbe.

9 MR. MORAN: Please stand for Pledge of
10 Allegiance.

11 (Pledge of Allegiance recited by all.)

12 HEARING OFFICER: The first case today is
13 60 Kemp.

14 MR. KOLBE: 60 Kemp was inspected on 9-25 of
15 2019. It's a single-family building, single-story.
16 Vacant, fire-damaged. Fire was in May of 2017.

17 It has had a Property Maintenance Inspection.
18 Building and plumbing, mechanical and electrical
19 permits have been pulled.

20 Garage has been re -- let me get the right
21 one here -- garage has been removed. Board -- windows
22 are no longer boarded, been replaced. Front porch
23 railings are missing. Siding, soffits and trim, some
24 are still missing, still some overgrowth and debris.
25 It's still unkempt. The gas meter is off. The

1 electric meter is on.

2 Our recommendation is postponement to the
3 October meeting -- or the January meeting. However,
4 we're hoping that the outside gets done so that we're
5 not standing around going, "Can't finish because the
6 weather."

7 MR. KIMMERER: Yeah, I got all the siding
8 done. I just got to finish the railings.

9 HEARING OFFICER: Your name, please, for the
10 record?

11 MR. KIMMERER: I'm Aaron Kimmerer. But I got
12 all the railing left to do and outside gutters and the
13 outside's completed.

14 HEARING OFFICER: Okay. Is the garage
15 cleaned up?

16 MR. KIMMERER: Yeah, I cleaned that up last
17 week. It was a little bit of garbage in the back, it
18 wasn't too much.

19 HEARING OFFICER: Okay. So we'd hold this
20 over until our next meeting, which is when, Dan?

21 MR. KOLBE: January 15th.

22 MR. MORAN: One other thing here, too. I see
23 your building permit has been extended but your trade
24 permits are all expired now.

25 MR. KIMMERER: Yeah, I got to call them guys

1 and tell them to come renew them. I just extended the
2 building permit today.

3 MR. MORAN: Okay.

4 MR. KIMMERER: So I'll get them out here next
5 week.

6 MR. MORAN: Very good.

7 MR. KIMMERER: All right.

8 HEARING OFFICER: Thank you.

9 MR. KIMMERER: Thank you.

10 HEARING OFFICER: 113 Florence.

11 MR. KOLBE: 113 Florence was inspected on
12 9-25 of 2019. Vacant, dilapidated structure. Shed is
13 open to trespass, the second floor door is open and
14 windows are open. The roof and front porch steps are
15 rotted, rear of stairway is rotted and missing steps,
16 multiple windows are boarded and/or missing.
17 Overgrown, debris, unkempt, windows broken, guardrails,
18 handrails and rodents. Bricks are falling off the
19 house. The gas meter is off. The electric lines have
20 been cut and the meter is gone.

21 They have pulled their building, plumbing and
22 mechanical permit. Reluctantly, we are recommending
23 postponement to the January 1st with a very strong
24 commitment that this thing gets moving.

25 MR. KASSAB: Yes, sir, it will. We ordered

1 the windows. It's been cleaned up as of last Friday.

2 HEARING OFFICER: Your name, for the record,
3 please?

4 MR. KASSAB: Oh, my name is Antoine, last
5 name is Kassab.

6 HEARING OFFICER: Thank you.

7 MR. KASSAB: We pulled the HVAC permit today.
8 We'll be able to close the walls. I met a plumber
9 downstairs, he's coming to take a look at it tomorrow.
10 And we're going to pull -- we have to re-pull a new
11 plumbing permit because I'm not employing that
12 gentleman anymore.

13 HEARING OFFICER: Okay. So we'll hold this
14 over until our January meeting.

15 MR. KASSAB: Oh, it will be done before
16 January, absolutely.

17 HEARING OFFICER: Okay. But you'll still
18 need to show up here.

19 MR. KASSAB: Absolutely.

20 HEARING OFFICER: Okay. Great.

21 MR. KASSAB: Even if everything is done
22 before that?

23 HEARING OFFICER: Yes, sir. Is that correct?

24 MR. KOLBE: No. If it's just a dismissal, he
25 can, if he wishes to show up. But if he has gotten a C

1 of C, a Certificate of Compliance, then our
2 recommendation would be dismissal and he would not
3 necessarily have to --

4 HEARING OFFICER: When would the C of C have
5 to occur?

6 MR. KOLBE: Before that meeting.

7 MR. KASSAB: Before January 15th.

8 HEARING OFFICER: But when do you send out
9 notices?

10 MR. KOLBE: Oh, we send them out about two
11 weeks ahead of time.

12 HEARING OFFICER: Okay. So, if you finish
13 sometime after you get that notice, then you may have
14 to show up.

15 MR. KASSAB: Then I may have to show up.

16 Okay. Thank you, sir.

17 HEARING OFFICER: Thank you.

18 MR. KIMMERER: 99 Monterrey.

19 MR. KOLBE: 99 Monterrey is a single-family
20 residence, a dangerous and dilapidated structure, the
21 roof and boarded windows. Roof, siding and windows are
22 dilapidated. Overgrown, debris, unkempt, broken
23 windows. They've been working without permits. The
24 gas meter is on. The electric meter is on. And it
25 appears to be occupied.

1 Had they probably pulled permits for the work
2 that they were doing, we probably could have postponed
3 it but they opted out of that. So --

4 HEARING OFFICER: So what permits do we need,
5 Dan?

6 MR. KOLBE: They haven't had a Property
7 Maintenance Inspection. They'll need to perform a
8 Property Maintenance Inspection. But they -- when we
9 were out there, the house had been some major repairs
10 to it from what the Code Enforcement Officers had been
11 out there and taking pictures of. So that's how we
12 knew it was -- had been worked on with no permits but
13 still needs a lot more work done to it.

14 HEARING OFFICER: Okay. Your name, please,
15 for the record?

16 MR. CASON: Timothy Cason. I'm the owner.

17 HEARING OFFICER: Okay.

18 MR. CASON: What happened this summer, we had
19 a couple bad storms. The tree fell on the roof, broke
20 the eave in the front. I just went up there, patched
21 it up and fixed it back. I had my bathroom window
22 boarded because it's just a sliding window but there's
23 no broken windows.

24 HEARING OFFICER: Okay.

25 MR. CASON: And the siding is old but, I

1 mean, there's nothing wrong with the house other than
2 trees that fell in the backyard.

3 HEARING OFFICER: And you're living in the
4 house?

5 MR. CASON: Yes.

6 HEARING OFFICER: Okay.

7 MR. CASON: And my daughter.

8 HEARING OFFICER: And but we -- now, because
9 of the process, we need the Property Maintenance
10 Inspection. Are you familiar with that?

11 MR. CASON: Yes.

12 HEARING OFFICER: Okay. And that's how much,
13 Dan?

14 MR. KOLBE: Two.

15 HEARING OFFICER: \$200. Can you pay the
16 \$200?

17 MR. CASON: Not today but yeah.

18 HEARING OFFICER: Yeah. Can you get that
19 done, pay that within seven days?

20 MR. CASON: Not seven but maybe two weeks,
21 14, yes.

22 MR. MORAN: By the end of October.

23 HEARING OFFICER: End of October?

24 MR. CASON: Yes.

25 HEARING OFFICER: Will that work for you?

1 MR. CASON: Yes.

2 HEARING OFFICER: Okay. So we'll postpone
3 this, then, until our January meeting to give you time
4 to pay the \$200 inspection fee. And what will happen
5 is the Building Official will come out and tell you
6 what needs to be repaired on the house, if anything.
7 Okay?

8 MR. CASON: Right.

9 HEARING OFFICER: To bring it into
10 compliance.

11 MR. CASON: All right.

12 HEARING OFFICER: Okay?

13 MR. CASON: Thank you.

14 HEARING OFFICER: Thank you.

15 MR. KOLBE: Had you pulled your permits, you
16 would have saved yourself.

17 MR. CASON: I just fixed the roof. I didn't
18 know, since I was living there. Sorry.

19 MR. KOLBE: Okay. That needs to be done.

20 MR. CASON: All right.

21 MR. KOLBE: 502 Harvey is a single-family
22 residence, was posted on 9-25 of 2019. It is occupied,
23 a single -- let's see. Windows, gutters and trim are
24 dilapidated. The gas meter and electric meter are both
25 on, a lot of debris, overgrown, unkempt.

1 Our recommendation is placement on the
2 demolition list.

3 HEARING OFFICER: Your name, please?

4 MR. BROWN: It's Shurly Brown representing
5 Living World Ministries. The overgrown and the debris
6 and everything, all that has been removed. I have
7 pictures. As far as the windows and everything, we --
8 I got to get back. We're a small ministry. We have
9 other buildings in there that are well kept.

10 What had happened here, we had two senior
11 citizens that were living in the house and they were --
12 they were hoarders. And, since then, they have been
13 taken away because they were no longer able to take
14 care of themselves. What we did do, we had a person
15 that was coming back into society in a halfway house,
16 so he's living in there and doing repairs as we buy the
17 equipment.

18 HEARING OFFICER: Okay.

19 MR. BROWN: So, as far as the windows and
20 other different things, we'll go ahead and get that
21 taken care of.

22 HEARING OFFICER: Is this a rental
23 property --

24 MR. BROWN: It's --

25 HEARING OFFICER: -- or --

1 MR. BROWN: It's a rental property. But it's
2 not being rented out. We have a person that was in a
3 halfway house and he is a part of our ministry. He
4 knows how to do some of the work, the painting and
5 different things like that. And he's staying there and
6 painting. But there's no rent being paid.

7 HEARING OFFICER: Okay.

8 MR. MORAN: It still falls in the category of
9 a rental, even though rent isn't being paid. It was
10 registered in 2017 as a rental. But there's huge
11 noncompliance issues in there as a rental. So they
12 haven't complied from that standpoint. So I would
13 recommend we go back and start off with another
14 Property Maintenance Inspection.

15 MR. KOLBE: Property Maintenance Inspection,
16 yes.

17 MR. MORAN: Get a real assessment on the
18 safety and habitability of the structure and start from
19 square-one again.

20 HEARING OFFICER: Okay. And is this
21 different than a Property Maintenance Inspection from
22 the earlier case?

23 MR. KOLBE: No.

24 HEARING OFFICER: Or is it the same type of
25 inspection?

1 MR. MORAN: Yeah.

2 HEARING OFFICER: So a \$200 fee?

3 MR. MORAN: Correct.

4 MR. KOLBE: Yeah.

5 HEARING OFFICER: Can the ministry pay the
6 \$200 here in the next -- by the end of the month?

7 MR. BROWN: I -- we could do it by the end of
8 the month. So a \$200 inspection fee?

9 HEARING OFFICER: Yes.

10 MR. MORAN: Property Maintenance Inspection.
11 And then we can assess it fully at that time. So you
12 make application for that required Property Maintenance
13 Inspection by the end of the month and you have it
14 scheduled for the inspection by the middle of November,
15 that would be great.

16 MR. BROWN: How do I make application for
17 that?

18 MR. MORAN: You go to the Department of
19 Building and Safety and we'll get you --

20 HEARING OFFICER: Right downstairs.

21 MR. BROWN: Okay.

22 MR. MORAN: They're open until 5:00. You can
23 grab a copy of that right downstairs.

24 MR. BROWN: Okay. And just make sure that
25 that's done by when now?

1 MR. KOLBE: By the end of the month.

2 HEARING OFFICER: Pay for the inspection by
3 the end of the month and schedule the inspection prior
4 to the middle of November.

5 MR. BROWN: Okay.

6 HEARING OFFICER: And then we'll hold you
7 until January.

8 MR. BROWN: Okay. Thanks.

9 MR. KOLBE: 63 North Anderson, a
10 single-family residence, is -- was inspected on 9-25 of
11 2019. It's a noncompliant structure, vacant. Siding,
12 trim and porch are dilapidated and missing railings.
13 Overgrown, debris, unkempt, animals undermining. The
14 gas meter's on. The electric meter is on.

15 A Property Maintenance Inspection was
16 performed. A plumbing permit was pulled but the
17 mechanical permit that was required has not been pulled
18 yet.

19 Our recommendation is placement onto the
20 demolition list due to the lack of any type of
21 progress.

22 HEARING OFFICER: Okay. Your name, please?

23 MR. SOHI: Yeah, my name Dave Sohi and we had
24 the Property Maintenance Inspection part. 70 percent
25 of them are done and 30 percent we ready to complete in

1 two weeks, then we'll schedule another inspection to do
2 those after we do those repairs.

3 HEARING OFFICER: Okay. But we need a --

4 MR. MORAN: He's already done the Property
5 Maintenance.

6 HEARING OFFICER: But there are some permits
7 that need to be pulled.

8 MR. KOLBE: Mechanical has not been pulled.

9 MR. SOHI: Oh, mechanical permit, permit, I
10 got show for that. I gave the Farmers. Like they do
11 like the Farmers or something new in the policy where
12 not in City papers or something? We gave the paper
13 from the Farmers company to the City in the last
14 meeting. I dropped that paper there.

15 MR. KOLBE: Per the Property Maintenance
16 Inspection -- he's looking it up. But, per the
17 Property Maintenance Inspection, it said thou shalt get
18 a mechanical permit, not just a heating certificate.
19 So there's been no heating -- no mechanical permit
20 pulled as of when these testimony sheets were done.

21 HEARING OFFICER: Do we know what the --

22 MR. MORAN: I'm looking it up right now real
23 quick.

24 MR. SOHI: So it's just basic maintenance on
25 the house. I don't know why we need the mechanical

1 permit.

2 HEARING OFFICER: Well, if it's required by
3 the Property Maintenance Inspection. I've got some
4 pictures here from late last month and there seems to
5 be a pile of garbage out front, branches and things.
6 Can we get that cleaned up?

7 MR. SOHI: Yeah. That got cleaned up.

8 HEARING OFFICER: It's not there now?

9 MR. SOHI: It's not there. There is a little
10 bit left so I'm cleaning this by this weekend. The
11 City didn't take it because the side. We'll be moving
12 that also.

13 MR. MORAN: So my notes from the Property
14 Maintenance Inspection and a letter that was sent to
15 you on 4-26 of 2019 states a newer furnace and hot
16 water heater have been installed without the required
17 permits. So that's why the mechanical permit was
18 required, to have the Mechanical Inspector verify that
19 those pieces of equipment were installed properly and
20 per the code.

21 MR. SOHI: Yeah, I got the certificate and
22 letters from those companies. I can give those.

23 MR. MORAN: Well, the certification is one
24 thing. But, since these are newer pieces of equipment,
25 they should have been installed as required by the

1 mechanical code, installed under the required permit --

2 MR. SOHI: Okay.

3 MR. MORAN: -- and it wasn't.

4 MR. SOHI: Okay.

5 MR. MORAN: So it's not just going to be a
6 furnace certification at this point. You need a
7 mechanical permit so that the Mechanical Inspector can
8 verify the installation of those pieces of equipment
9 were correct.

10 MR. SOHI: The water heater and the furnace,
11 those two?

12 MR. MORAN: Yeah. You can pull one
13 mechanical permit and that will cover both pieces of
14 equipment.

15 MR. SOHI: Okay. We can do that.

16 MR. MORAN: Okay.

17 MR. SOHI: So that was not clear to us so
18 that's a mistake from us.

19 HEARING OFFICER: Okay.

20 MR. SOHI: So we can pull the permit; that's
21 not a problem.

22 MR. MORAN: Yeah. Again, that was in your
23 original letter from back in April, so this has been
24 going on since then.

25 MR. SOHI: Yeah, I pull permit but I'm not

1 into construction so I didn't know I had to pull one
2 permit --

3 MR. MORAN: Okay.

4 MR. SOHI: -- maybe that's all. So I
5 misunderstood that.

6 HEARING OFFICER: So pull that permit and get
7 your inspections and we'll hold this over until our
8 January meeting. Okay?

9 MR. SOHI: Okay.

10 MR. MORAN: Thank you.

11 MR. SOHI: Thank you.

12 MR. KOLBE: 625 North Perry is a garage,
13 single-story, dangerous, collapsed roof, is vacant,
14 entire structure is open to trespass and the elements,
15 overgrown, much debris, unkempt, broken windows, piles
16 of debris around the structure. Gas and electric meter
17 are non-applicable here.

18 Our recommendation is placement onto the
19 demolition list.

20 HEARING OFFICER: Okay. Your name, please?

21 MR. STEPHENS: Lewis Stephens.

22 HEARING OFFICER: And you're the property
23 owner?

24 MR. STEPHENS: Yes.

25 HEARING OFFICER: This only concerns the

1 garage?

2 MR. KOLBE: Only the garage.

3 HEARING OFFICER: Only the garage. And this
4 garage, from all appearances, needs to come down; is
5 that correct?

6 MR. KOLBE: I -- it's got a tarp over some of
7 it so you can't really see the wall structure. But, if
8 the walls look anything like the roof that's no longer
9 there --

10 MR. MORAN: Yeah, it's --

11 MR. KOLBE: -- pretty much start over.

12 MR. MORAN: Yeah, it's in bad shape. We're
13 recommending demolition.

14 HEARING OFFICER: Is there a reason that you
15 haven't repaired the garage?

16 MR. STEPHENS: We've been waiting for the
17 insurance company.

18 HEARING OFFICER: What happened to the
19 garage?

20 MR. STEPHENS: A tree fell on it.

21 HEARING OFFICER: Okay.

22 MR. STEPHENS: They had the tree removed and
23 it caused more damage. And now I'm just trying to get
24 it all settled up with them so I can get it tore down
25 and rebuilt.

1 HEARING OFFICER: Okay. And you have -- how
2 long has this been going on?

3 MR. STEPHENS: Two years.

4 HEARING OFFICER: Two years with the
5 insurance company?

6 MR. STEPHENS: Yeah. They finally sent out
7 two checks about a week and a half ago but they made
8 them out in a way I'm still trying to get them cashed
9 so I can get the garage --

10 HEARING OFFICER: Okay. And would that be
11 all of the money that they're going to pay you?

12 MR. STEPHENS: I'm not sure yet. I know they
13 issued the City a check to, I don't know -- \$4,800 -- I
14 think secure something.

15 MR. MORAN: We don't have any verification of
16 any funds that came to the City and it wasn't a fire,
17 it was a tree that fell.

18 MR. STEPHENS: Yeah.

19 MR. MORAN: So we wouldn't be -- they
20 wouldn't be giving us money, I don't believe.

21 MR. KOLBE: I'll have to check to see if the
22 executive office got anything.

23 MR. MORAN: What's your intention with the
24 money, once you get the money?

25 MR. STEPHENS: Once --

1 MR. MORAN: Are you going --

2 MR. STEPHENS: -- I get --

3 MR. MORAN: -- to --

4 MR. STEPHENS: -- it --

5 MR. MORAN: -- demolish --

6 MR. STEPHENS: -- cashed --

7 MR. MORAN: -- the --

8 MR. STEPHENS: -- I'm --

9 MR. MORAN: -- garage?

10 MR. STEPHENS: -- going to have it tore down

11 and put a new garage up.

12 MR. MORAN: You're going to put a new one up?

13 MR. STEPHENS: Yeah.

14 MR. MORAN: So the demo is only a couple

15 hundred bucks, I think.

16 Yeah, if you can get the demo permit before

17 the next meeting, the demo permit's only a couple

18 hundred bucks --

19 MR. STEPHENS: Okay.

20 MR. MORAN: -- so whether or not you get the

21 insurance money or not, you should be able to pull that

22 thing down, so --

23 MR. STEPHENS: Yeah, hopefully.

24 HEARING OFFICER: Are you going to take the

25 garage down yourself or hire somebody?

1 MR. STEPHENS: I'm handicapped and I'm going
2 to try to hire somebody. I got ahold of two different
3 builders. They will not do anything with this
4 insurance company. They told me to go to the State of
5 Michigan attorney. So I'm trying to find somebody that
6 will come out and at least give me an estimate.

7 HEARING OFFICER: Okay.

8 MR. MORAN: We'll give him some time.

9 HEARING OFFICER: Yeah. So we'll postpone
10 this until our next meeting. If you can --

11 MR. STEPHENS: Okay.

12 HEARING OFFICER: -- pull that demolition
13 permit.

14 Because that will take this off of our
15 agenda, correct?

16 MR. KOLBE: Yeah. The thing is, he should
17 have the contractor pull the demolition permit, not him
18 himself.

19 MR. STEPHENS: Yeah. That's what I'm trying
20 to find.

21 MR. KOLBE: As a property owner, he can pull
22 it but not to have to have the contractor do it under
23 his permit.

24 HEARING OFFICER: Yeah.

25 MR. KOLBE: So --

1 HEARING OFFICER: That's a --

2 MR. KOLBE: -- there's --

3 HEARING OFFICER: -- good --

4 MR. KOLBE: -- no --

5 HEARING OFFICER: -- point.

6 MR. MORAN: -- point to do it.

7 HEARING OFFICER: Yeah.

8 Are you -- you just can't find anybody to --

9 MR. STEPHENS: Not yet.

10 HEARING OFFICER: Well, we'll hold this over

11 until our next meeting in January.

12 MR. MORAN: Call Price Brothers Construction

13 right here in town.

14 MR. STEPHENS: Okay.

15 MR. MORAN: Right down on Cass.

16 MR. STEPHENS: On Cass? Okay.

17 MR. MORAN: Robert Price, he might be able to

18 help you out.

19 MR. STEPHENS: Okey dokey.

20 HEARING OFFICER: Okay. Thank you.

21 MR. STEPHENS: Thank you.

22 MR. KOLBE: 122 Dwight, a single-family

23 residence was posted on 9-25 of 2019. It's a

24 dilapidated and dangerous structure. It's vacant, it's

25 open to trespass below the porch, broken and open

1 window. Rear roof, siding, soffit, trim are all
2 rotted, open -- and, again, broken windows, overgrown,
3 a lot of debris yet, unkempt, animals undermining. The
4 porch is rotted and falling out. Locked out -- the gas
5 meter is locked out. The electric meter is on.

6 They had a Property Maintenance Inspection.
7 All permits were needed. None have been pulled. The
8 Property Maintenance Inspection was back in July.

9 Our recommendation is placement on the
10 demolition list due to lack of activity.

11 HEARING OFFICER: Okay. Your name, please?

12 MR. WHITE: Omar White.

13 HEARING OFFICER: Is there a reason you
14 haven't --

15 MR. WHITE: I just got the letter like last
16 month to -- telling me what I needed to get for the
17 permits. I didn't know what I needed. When he came
18 and did his inspection, he never told me exactly which
19 ones I had to pull. He said he'll send me a letter.
20 And I just had got the letter here.

21 HEARING OFFICER: Do you have the ability
22 to --

23 MR. WHITE: Yes.

24 MR. MORAN: -- pull the necessary permits?

25 MR. WHITE: Yes.

1 MR. MORAN: Okay.

2 HEARING OFFICER: In the meantime, can you
3 get the site cleaned up?

4 MR. WHITE: It's cleaned up.

5 HEARING OFFICER: Is it?

6 MR. WHITE: Yes, it's been cleaned up.

7 HEARING OFFICER: Because the pictures I'm
8 looking at are from late December and it's got a lot of
9 garbage.

10 MR. WHITE: That's old.

11 MR. MORAN: The pictures we got are from two
12 weeks ago.

13 MR. KOLBE: Yeah, two weeks ago.

14 MR. WHITE: There will be no garbage there.
15 I have pictures of my property.

16 HEARING OFFICER: All right.

17 MR. MORAN: It is a big project. I mean, you
18 and I talked about pulling a building permit. The very
19 first thing you got to do is pull a building permit and
20 work on that roof. There's no sense in doing anything
21 else until that roof is corrected --

22 MR. WHITE: That's what --

23 MR. MORAN: -- and repaired.

24 MR. WHITE: -- I'm --

25 MR. MORAN: And that's --

1 MR. WHITE: -- in --

2 MR. MORAN: That's --

3 MR. WHITE: -- the --

4 MR. MORAN: -- a --

5 MR. WHITE: -- process --

6 MR. MORAN: -- big --

7 MR. WHITE: -- of --

8 MR. MORAN: -- project --

9 MR. WHITE: -- doing.

10 MR. MORAN: -- in itself.

11 I mean, you talked about somebody helping you
12 out with that. But, I mean, you're talking, you know,
13 quite an investment of funds just for the roof repairs.

14 MR. WHITE: Yes. I'm in the process of
15 getting a loan from Genisys Bank to pay for it.

16 MR. MORAN: Okay. I wondered what was going
17 on because I hadn't seen you in a while.

18 MR. WHITE: Yes.

19 MR. MORAN: And I thought you were going to
20 move forward with that project, too, so...

21 MR. KOLBE: George, can we can have the
22 building permit pulled by the end of the month
23 contingent on holding it over?

24 HEARING OFFICER: Can you do that?

25 MR. WHITE: Yes.

1 HEARING OFFICER: So pull the building permit
2 by the end of the month and we'll hold this over until
3 our January meeting.

4 MR. WHITE: Okay.

5 HEARING OFFICER: Thank you.

6 MR. WHITE: Thank you.

7 MR. KOLBE: Okay. 524 (sic) North Perry is a
8 commercial property, has got three structures on it.
9 It's a dangerous, dilapidated structure, open to
10 trespass. The rear door of the large building is
11 missing. All the outbuildings open to trespass, broken
12 windows. Roof, siding, soffits, trim, windows, walls
13 are all dilapidated. Very overgrown, debris, unkempt,
14 block wall is crumbling. No gas meter was found. The
15 electric meter is off.

16 Our recommendation is to place this on the
17 demolition list.

18 MR. MORAN: 529 North Perry?

19 MR. KOLBE: What? Yeah.

20 HEARING OFFICER: Where are we at? I've got
21 529.

22 MR. KOLBE: 529, yeah.

23 MR. MORAN: I thought you said 524.

24 MR. KOLBE: Oh, no. 529.

25 HEARING OFFICER: I have one with just North

1 Perry with no address.

2 MR. KOLBE: Yes. And that's an attachment to
3 this. We'll be going right on to that one next.

4 HEARING OFFICER: Very good.

5 Your name, please?

6 MR. ANTHONY L/N/U: My name is Anthony. And
7 that's the owner. His name is Saeb. I'm just here to
8 translate, like, for him.

9 HEARING OFFICER: Okay. And this is a vacant
10 building?

11 MR. KOLBE: Vacant building. We didn't go
12 inside because the floor is very questionable.

13 HEARING OFFICER: Okay.

14 MR. MORAN: I was in there briefly.

15 HEARING OFFICER: What is the owner's intent
16 with the building; is he going to fix this up or tear
17 it down?

18 MR. ANTHONY L/N/U: Yeah, he said he just
19 want to demo it and make it like a ground and then
20 probably going to build it back, make it like a
21 warehouse. But he doesn't have the money to tear it
22 down, so --

23 HEARING OFFICER: Yeah. He can't -- he can't
24 tear it down; he doesn't have --

25 MR. KOLBE: He needs to get it secured.

1 HEARING OFFICER: Yeah, it's got to get
2 boarded, so --

3 MR. KOLBE: It needs to get secured because
4 he'll continue to get tickets for open to trespass even
5 though it --

6 MR. YONO: I'm just on another property here
7 in Pontiac.

8 HEARING OFFICER: Would you please identify
9 yourself.

10 MR. YONO: My name is Mike Yono.

11 He's willing to secure the property, board it
12 up and make sure nothing --

13 Are you willing to do that?

14 All right. He cannot do that. Then, okay.

15 HEARING OFFICER: He cannot afford to do
16 that?

17 MR. YONO: That's what he said.

18 MR. MORAN: He can't afford to board it up?

19 MR. YONO: He cannot afford to board it up.
20 He said, "a dump".

21 He can afford to board it up.

22 HEARING OFFICER: He can?

23 MR. YONO: Yeah.

24 MR. MORAN: He's got to do something. I
25 mean, he's got liability as a property owner. He's a

1 responsible party otherwise he's going to end up
2 getting tickets and go before the judge and explain to
3 them why he can't maintain the property.

4 MR. YONO: He said he's willing to board it
5 up.

6 HEARING OFFICER: Okay. Can we get the weeds
7 cut?

8 MR. YONO: All the weeds, you got to get it
9 cleaned around the property, make sure everything's
10 clean. It's to be cleaned not one time, all the time
11 maintain it.

12 All right. He said he's willing to do that.
13 He's willing to do that.

14 MR. KOLBE: If he's looking to demo the
15 property, we can move this on. I mean, there's no use
16 in holding it back, waiting for him to demo it. We can
17 have a demolition order on it. He can still demo it
18 himself.

19 HEARING OFFICER: Do you understand what's
20 being said here, Mr. Yono?

21 MR. YONO: I don't think he did. Repeat your
22 question.

23 MR. KOLBE: I stated there's no reason to
24 hold this on to the next Hearing Officer meeting. It
25 might as well move on to the Board of Appeals and be

1 ordered down unless he's planning to fix the property.
2 He's looking to have it demoed anyway.

3 MR. YONO: He's willing to board everything
4 up and clean it up.

5 MR. KOLBE: He's going to have to do that
6 regardless --

7 MR. YONO: Okay.

8 MR. KOLBE: -- if it moves on or not.

9 MR. YONO: That's the only thing he can
10 afford to do, he say.

11 He said only thing he can do, board it up and
12 keep it clean and safe for the time being.

13 MR. KOLBE: Right. But he's not planning on
14 fixing the building to reoccupy the building, correct?

15 MR. YONO: He's not going to fix the building
16 because he's going to demo it in the future when he
17 have the money.

18 MR. KOLBE: Right. So there's no reason that
19 we can't turn this on to the Board of Appeals.

20 MR. YONO: Okay.

21 MR. KOLBE: Okay?

22 MR. YONO: Got you.

23 HEARING OFFICER: I think that the intent
24 here is if -- if it takes a long time, if I understands
25 your theory, here --

1 MR. KOLBE: Uh-huh.

2 HEARING OFFICER: -- if it takes a long time
3 for this gentleman to get the money to tear the
4 building down, if this moves on to the Board of
5 Appeals, they could order it down and take the building
6 down and put a lien on the property; is that what
7 happens or --

8 MR. KOLBE: Well, that's not at this point
9 but yes. They haven't been liening them in the past
10 but they're looking to rework that.

11 MR. YONO: He said, if you could give him six
12 months, maybe he'd raise the money to demolish it.

13 HEARING OFFICER: How long?

14 MR. YONO: 180 days.

15 MR. MORAN: Well --

16 HEARING OFFICER: If we send it to the Board
17 of Appeals, the Board of Appeals --

18 MR. KOLBE: They can always postpone it.

19 HEARING OFFICER: When would this go to the
20 Board of Appeals?

21 MR. KOLBE: Next month, November.

22 HEARING OFFICER: This would be on November
23 what?

24 MR. KOLBE: 20th.

25 HEARING OFFICER: November 20th.

1 MR. MORAN: And even if it was ordered down,
2 it would still take, you know, that length of time.

3 MR. KOLBE: Oh, yeah, yeah.

4 HEARING OFFICER: So, even if this -- worst
5 case scenario --

6 MR. YONO: Okay.

7 HEARING OFFICER: -- if we send this to the
8 Board of Appeals, that meets next month. If they said
9 the building has to come down, it probably will take at
10 least six months before anything is done.

11 Am I understanding you correctly, Dave?

12 MR. MORAN: Correct.

13 MR. YONO: Let me explain that to him.

14 HEARING OFFICER: Okay.

15 MR. YONO: That would be fine, he said, to
16 come in front of the Board of Appeals.

17 HEARING OFFICER: Okay. Very good. So we'll
18 move this on to the Board of Appeals, next month. When
19 will this gentleman get a notice?

20 MR. KOLBE: The first of the month, first of
21 November.

22 HEARING OFFICER: First of November.

23 MR. KOLBE: Same as he just got this notice.

24 MR. YONO: He understood.

25 HEARING OFFICER: Okay. Very good.

1 MR. MORAN: You still have to board it and
2 clean it up.

3 MR. KOLBE: There is also an empty lot that's
4 landlocked behind this property, that's where the North
5 Perry without an address comes in. The outbuilding in
6 the back bridges both properties. And, because there
7 is an outbuilding on this landlocked piece, we brought
8 another one with it.

9 HEARING OFFICER: Okay. So we need an order
10 on both?

11 MR. KOLBE: Well, basically, it's also a
12 vacant, dilapidated structure, a single structure on
13 it, debris, doors open to trespass, overgrown, debris,
14 unkempt. And there's no gas meter or electric meter.

15 But, again, on this one, our recommendation
16 is to demo that building also.

17 MR. MORAN: So do you understand there's two
18 pieces of property we're talking about here?

19 MR. ANTHONY L/N/U: Yeah.

20 HEARING OFFICER: So the ruling is the same
21 for both. We'll move both properties on to the Board
22 of Appeals in November.

23 MR. ANTHONY L/N/U: Let me explain that.

24 Okay.

25 HEARING OFFICER: He understands?

1 MR. ANTHONY L/N/U: Yeah.

2 HEARING OFFICER: Okay. Very good. So both
3 properties will be at the Board of Appeals in November
4 now.

5 MR. ANTHONY L/N/U: Okay.

6 HEARING OFFICER: Okay. Very good. Thank
7 you.

8 MR. KOLBE: One of the out buildings bridges
9 both properties so that's why the second property
10 that's landlocked was also taken.

11 MR. ANTHONY L/N/U: Yeah. We were here last
12 month or so for the other one and now for --

13 MR. KOLBE: Yeah. That was actually three
14 parcels that you own there, not just two.

15 MR. ANTHONY L/N/U: Oh, there are three?

16 MR. KOLBE: There are three, yes. There's
17 one directly behind the building that we just took care
18 of that's landlocked. There's one over here that's a
19 house that we had last meeting.

20 MR. ANTHONY L/N/U: Yeah.

21 MR. KOLBE: This one is the commercial piece
22 to the west of it. And then there's a piece behind it
23 that's landlocked. And the piece behind that's
24 landlocked, one of the sheds bridges the property line
25 so that's why both parcels were brought in. So there's

1 no question about it. Okay?

2 MR. ANTHONY L/N/U: Okay.

3 HEARING OFFICER: Thank you very much.

4 MR. ANTHONY L/N/U: Thank you.

5 MR. KOLBE: Next house is 1221 Dufrain. It's
6 a single-family residence, was inspected on 9-25 of
7 2019, a fire-damaged structure. The fire was on
8 May 27th of 2019. It's vacant, some windows are
9 boarded, garage door and -- is dilapidated. Siding,
10 trim, chimney and garage door, again, are all
11 dilapidated. Overgrown, debris, unkempt. Gas meter is
12 locked out. The electric meter is on.

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

15 HEARING OFFICER: Okay. Your name, please.

16 MS. CALHOUN: Sherrilynn Calhoun.

17 HEARING OFFICER: Okay. And you're the
18 property owner?

19 MS. CALHOUN: Yes.

20 HEARING OFFICER: And are you going to
21 attempt to repair the home or --

22 MS. CALHOUN: Right now, I'm in the process
23 of -- I just got a dumpster today and I'm cleaning it
24 out. And I had a -- I'm working with Home Choice
25 realtor company and they put it up for sale this past

1 Monday.

2 HEARING OFFICER: Okay. And so is there
3 anything that prohibits selling that house?

4 MR. KOLBE: Yes. And I'm going to recommend
5 that she does a Property Maintenance Inspection. It's
6 basically illegal to sell the property in this
7 condition unless the buyer signs that they understand
8 the condition it's in and what has to be done in order
9 to reoccupy it.

10 MS. CALHOUN: Okay.

11 MR. KOLBE: The Property Maintenance
12 Inspection will be an attachment to that Sworn
13 Affidavit that they're going to be signing.

14 MS. CALHOUN: Okay.

15 MR. KOLBE: Okay? So they're going to know
16 exactly what has to be done in order to reoccupy the
17 structure.

18 MS. CALHOUN: Right.

19 MR. KOLBE: All right? So I would recommend
20 that you go ahead and have the Property Maintenance
21 Inspection done.

22 MS. CALHOUN: Okay.

23 MR. KOLBE: We'll hold this over until the
24 next meeting. And give that to your realtor so that
25 they -- the buyer knows what's going on. Hopefully,

1 this will be sold prior to the next meeting.

2 MS. CALHOUN: Yeah. I've already had two
3 people --

4 MR. KOLBE: Keep it secure, mowed. I mean,
5 for what it's worth, you're trying to sell it, so even
6 though it's got some fire damage, give it the best, you
7 know --

8 MS. CALHOUN: Okay.

9 MR. KOLBE: -- that you can do to sell it.
10 Get it cleaned up. Okay?

11 MS. CALHOUN: Somebody tried to break in the
12 garage. I got to board it.

13 MR. KOLBE: Maybe you can go from the inside
14 and get it straightened up.

15 MS. CALHOUN: I can do that.

16 MR. MORAN: So at least from the outside it
17 looks like it's secure and intact. Okay?

18 MS. CALHOUN: Okay.

19 HEARING OFFICER: Okay. So we'd hold this
20 over until our next meeting. Hopefully by then it's
21 sold.

22 If the property sells before the next
23 meeting, Dan?

24 MR. KOLBE: I'd ask, when it sells, notify
25 the Building Department because sometimes it takes a

1 demolition list due to lack of forward movement on it.

2 HEARING OFFICER: Your name, please?

3 MR. BADEEN: John Badeen, appearing on behalf
4 of the property owner, Oliver Dudley, standing to my
5 left.

6 HEARING OFFICER: Okay.

7 MR. BADEEN: Since the last time we were
8 here, the remainder of the exterior of the house has
9 been worked on over the course of the last week or two.
10 It should be completed shortly, including the back
11 porch, which I know it was a large complaint when we
12 were here back in July. All of the dead wood and the
13 falling-over wood has been cleared out. So it's just a
14 masonry structure now that was inspected by the person
15 doing the repairs and he said that it's in working
16 order.

17 My client has contacted 13 contractors to try
18 to deal with the garage. The problem being, this is a
19 historic building. Three of those contractors told
20 them that they wouldn't handle exterior work. The
21 other ten don't want to work on it in stages to make
22 sure that we don't end up running afoul of the Historic
23 Commission by tearing down the whole thing.

24 So they had been doing their best to try to
25 make sure that the garage gets into working order but,

1 because of the complicated nature of it, they're having
2 a lot of trouble finding a contractor who would take on
3 the work.

4 The -- most of the front plant life,
5 shrubberies and whatnot, have actually been removed so
6 they're not looking overgrown. We have photos. In
7 fact, it looks much, much nicer, even after having them
8 completely gone, as opposed to just trimmed back.

9 So, obviously, we're coming up on the winter
10 months which might make this more difficult but we
11 would ask that we get some more time to try to continue
12 the progress. As to the interior permit, to put off
13 interior work, for the most part, other than mold and
14 asbestos remediation, which has progressed to some
15 extent, while they get the exterior up and running,
16 which, obviously, curbside is the more important issue
17 for the City.

18 The electrical meter is inside. Last time we
19 were here you requested that my client reach out to
20 DTE. They did so. DTE said they will not move it.
21 That would have to be done by an electrician. And so
22 the thought was it would be best to just put that off
23 until they redo all the interior electrical.

24 MR. MORAN: Seems like a very haphazard and
25 dangerous situation outside with that main entrance

1 cable. You know, you're carrying 240 volts and it just
2 looks very haphazard. I am concerned about that.

3 MR. BADEEN: To be honest, this is the first
4 time we're hearing that complaint.

5 MR. MORAN: Well, that's because we didn't
6 have a clear look at it because of all the shrubs and
7 stuff. But we did this Property Maintenance Inspection
8 back in July of 2018. I mean, what's the holdup with
9 the -- the permits on all the trade work?

10 MR. BADEEN: Well, most of the trade work is
11 the interior side. And, as I mentioned, for the most
12 part, my client's trying to do his best to make sure
13 that all the exterior work is done so that the property
14 at least looks presentable before he goes on to
15 rehabbing the inside.

16 He has done -- he had work with contractors
17 on mold and asbestos remediation. But, as far as
18 getting the inside rebuilt to habitability, frankly we
19 didn't think it was the City's priority so we held off
20 on that.

21 HEARING OFFICER: And you expect -- I see
22 we've got some siding that's been removed, we've got
23 some new weather barrier that's been installed, some
24 Tyvek wrap, it appears.

25 MR. MORAN: Yeah. That's all -- I mean, we

1 understand that. That's -- I'm just trying to get this
2 project to continue to move forward. I know the
3 challenges of the garage with the Historic District.
4 But that doesn't have anything to do with the house and
5 the project moving forward with the house. It's been
6 over a year now.

7 MR. BADEEN: Well, and when we started --

8 MR. MORAN: Is it occupied?

9 MR. BADEEN: No, it is not occupied. When we
10 started, I mean, there was a hole in the roof, it was
11 completely unpresentable. I mean, so considerable
12 progress has been done to get it to presentability.

13 Obviously, right now, the biggest issue is
14 finding a contractor who will touch the garage and then
15 working with the City to make sure that we can -- both
16 Building and Historic Commission to make sure the
17 garage can be restored.

18 MR. MORAN: The garage is a separate -- I
19 mean, yeah, that's a separate issue. But what about
20 the project itself of making the house safe and
21 habitable and moving that forward?

22 The original Property Maintenance Inspection
23 letter that was sent was requiring permits to be pulled
24 within 30 days. And the only permit that was pulled
25 was a building permit.

1 MR. BADEEN: The -- based on all of our past
2 appearances -- and, as you pointed out, I believe this
3 is the fourth time we've been here, it had always been
4 made clear to us, or perhaps mistakenly so on my part,
5 that the biggest priority was the structural integrity
6 and making sure that it looks good from the outside. I
7 know the hole in the roof was a significant complaint.
8 And we worked with the Historic Commission to make sure
9 that was addressed and then got that set.

10 The back porch, I know, had been brought up.
11 We had gotten that cleaned up. So, garage aside, most
12 of the external issues that -- other than this new
13 electrical concern, have been addressed as we thought
14 would be what the City's priority was. I mean, we can
15 begin taking steps on the inside.

16 MR. MORAN: Well, what's the goal with the
17 property, though? I mean, is this going to be fixed up
18 and sold, fixed up and rented, fixed up and reoccupied
19 by the owner?

20 MR. BADEEN: This is the family home of my
21 client. His parents had it and left it to him. He
22 wants to get it restored and into habitable condition.
23 However, because of medical conditions he has, he's not
24 able to reside in the home himself. But what we want
25 to do is make sure that he gets it to a position where

1 it's not going to be running afoul of City Code or
2 ordinances.

3 MR. KOLBE: When you went to the Historical
4 Commission with the exterior of the house, did you
5 include the work with the garage or just the house?

6 MR. BADEEN: No, we didn't. It was just the
7 house because we had to make sure that the roof and
8 siding were approved.

9 MR. KOLBE: I would strongly suggest, if
10 George does hold this over, that part of that is an
11 application for the historical for the garage of what
12 you're planning to do with it. Because you can -- as
13 the property owner, can make that application. The
14 building permit to actually do the work can be done
15 from a contractor. But that way you know what you want
16 to do is, in fact, going to be able to be done by your
17 contractor.

18 In other words, don't wait until the
19 contractor decides. To make application, say, "We want
20 to do" A, B and C "to this garage to rebuild it", if
21 that's your case. Or, if you just want to have it
22 demoed, then they'll allow it to be demoed.

23 MR. BADEEN: And that's the unfortunate
24 Catch-22 of where we're at is that we can't find a
25 contractor to even touch the project. So we would like

1 to get the garage restored.

2 MR. KOLBE: But you were talking about one of
3 the problems is dealing with the Historical Commission.
4 What I'm saying is the property owner, Mr. Dudley, make
5 the application to the Historical Commission of, "We
6 want to use this siding, we want to use this roofing,
7 we want to" -- you know, how it's going to look and
8 what it's going to look like. So that now, once you
9 get that approval from the Historical Commission, you
10 can take that to your contractor and say, "This is what
11 we're -- our contract for this garage is going to be.
12 It's already been approved by the Historical
13 Commission."

14 MR. MORAN: You're defining your scope of
15 work already.

16 MR. KOLBE: Right.

17 MR. MORAN: Before you go and present it to
18 the contractor and --

19 MR. KOLBE: He doesn't have to deal with them
20 because you've already done it for him.

21 MR. BADEEN: Right. And, again, perhaps the
22 mistake is on our end. We had done the reverse of that
23 last time with roof and trim because it was what the
24 contractor -- you know, picked the contractor and then
25 followed their work. We can give that a try.

1 Obviously, we haven't done this stuff over the last
2 couple of months. So we can go to the Historic
3 Commission first and then come to the Building
4 Department.

5 MR. KOLBE: If you want to stop in and talk
6 to Donovan. He's the Planner. He basically is the one
7 who would be taking your application. And you can find
8 out from him what parameters they're going to need, if
9 they're going to need material samples, what it is, so
10 that your application, when it comes in, you have an
11 idea of what's going to be needed.

12 If you -- you know, can he put vinyl siding
13 on the garage because it's behind the house? Can -- do
14 you have to use wood siding? You know, what's the
15 parameters, dealing with the Historical Commission with
16 the garage in the condition it's in and the location
17 it's in?

18 If only the front has to be a wood siding and
19 the rest of it they're a little more lenient on -- I
20 know, on windows, the front windows have to be of a
21 certain historical commission, you know, type. But the
22 side and rear has some latitude as to what you do with
23 them. The garage is in the back. They may have some
24 latitude with that. So talk with them and get your
25 scope. Have it approved by the Historical. Now you

1 know what you're going to be dealing with for your
2 contractor.

3 HEARING OFFICER: Yeah. So, I think, just to
4 conclude this, we've got some issues here. Obviously,
5 I can see there's been some work done and a little bit
6 of progress made on the exterior but I would agree with
7 Dan's comments. Get that application in to the
8 Historic Commission on the garage so you know what
9 direction to head on that.

10 MR. BADEEN: Okay.

11 HEARING OFFICER: I -- Dave would like to see
12 that electrical service fixed. I can't tell from the
13 pictures here what kind of shape it's in but I trust
14 your word that that service entrance is dangerous.

15 MR. MORAN: It's concerning at least.

16 HEARING OFFICER: Yeah. So, if you could get
17 the trade permit pulled on the electrical and get
18 that -- get that cleaned up, that would be a good
19 progress. Okay?

20 MR. BADEEN: All right.

21 HEARING OFFICER: And we'll hold this over,
22 then, until our January meeting.

23 MR. BADEEN: We will comply.

24 HEARING OFFICER: Okay. Thank you very much.

25 MR. BADEEN: Thank you.

1 MR. KOLBE: Okay. We're missing some people
2 that didn't sign in.

3 HEARING OFFICER: Okay.

4 MR. JACKSON: Jackson for 407 Highland.

5 MR. KOLBE: 407 Highland is a single-family
6 residence, was inspected on 9-25 of 2019. It's a
7 vacant, dangerous, dilapidated structure, does not seem
8 to be open to trespass, a tarp is on the roof, broken
9 window. Roof, windows, trim and porch are all
10 dilapidated. Overgrown, debris, unkempt, animals
11 undermining. Didn't do a lot in the backyard because
12 there's a dog that's not real happy with people.
13 Missing handrails on the porch, security bars on the
14 windows. The gas meter is locked out. The electric
15 meter is gone and the lines have been cut.

16 They had a Property Maintenance Inspection on
17 the 9th and I don't have the result of --

18 MR. MORAN: 7th. A couple days ago.

19 MR. KOLBE: I don't have the results as to
20 what was needed. It was not in --

21 MR. MORAN: Building, plumbing and electrical
22 permits required.

23 MR. KOLBE: Our recommendation is
24 postponement until the January meeting to allow him to
25 pull the permits.

1 MR. JACKSON: And I will have them.

2 HEARING OFFICER: Can we get the yard cleaned
3 up in the meantime?

4 MR. JACKSON: Yes, sir. I'm working on it.
5 I got the car moved. I got the front cleaned up,
6 pretty much, the front grass cut and cut in the back.
7 It's just a few more items in the back that I have to
8 move and I'll get to that fence line and, hopefully,
9 have it done before it snow.

10 HEARING OFFICER: Okay. Very good.

11 MR. KOLBE: There was debris but, yes,
12 George, there has been a lot of cleanup done on it.
13 So, I -- you know.

14 MR. JACKSON: It's a big project.

15 MR. KOLBE: It's going in the proper
16 direction; that's one thing we'll say.

17 MR. JACKSON: I'll get my permits. I got my
18 wife here, she's going to help me with it. I just need
19 about a good 30 or 60 days, 30 days or so, to go get
20 the permits. It's going to be a little bit more than I
21 expected.

22 MR. MORAN: You might want to explain your
23 status, as far as your relation to the owner.

24 MR. JACKSON: The owner of the house is
25 Benjamin Edwards. He'll be out, hopefully, on the

1 15th. If not, then I'll just continue what I'm doing,
2 as far as keeping the property up or trying to. He's
3 my uncle. He is currently incarcerated and I've just
4 been doing the best I can to help him out ever since.

5 MR. KOLBE: Your building permit's going to
6 be the first permit you're going to have to pull.

7 MR. JACKSON: We'll have to.

8 MR. KOLBE: So, you know, as far as after
9 that, your trade permits, which was electrical and
10 plumbing, can go in whatever order you want to do them
11 in. The building permit's the one that's got to be
12 pulled first. Okay?

13 MR. JACKSON: I'll have it.

14 MR. KOLBE: If you're doing the work, you can
15 pull the permit yourself. If you're going to hire it
16 out, the roofing and et cetera, have them pull the
17 permit. Don't have them work under your permit. Okay?

18 MR. JACKSON: Okay. Okay.

19 HEARING OFFICER: In so we'll hold this over,
20 then, until our January meeting.

21 MR. JACKSON: Okay.

22 HEARING OFFICER: Thank you.

23 Ma'am?

24 MS. KRISPIN: 141 Cesar Chavez.

25 MR. KOLBE: 141 Cesar E. Chavez is a

1 commercial property, was inspected on 9-25 of 2019.
2 It's a single structure, vacant, dangerous and
3 dilapidated, was open to trespass by upper window.
4 There's issues with the roof and a hole in the front
5 step -- or the front stoop. Roof, siding, windows,
6 doors, trim, brick, veneer is falling off and
7 crumbling, all of which are dilapidated. It's
8 overgrown, debris, unkempt, animals undermining, again,
9 broken windows, graffiti, abandoned vehicles. The gas
10 meter is locked out and the electric meter was not
11 visible.

12 Our recommendation is placement onto the
13 demolition list.

14 HEARING OFFICER: Okay.

15 MS. KRISPIN: Yeah. My name -- I gave my
16 name already. It's my husband but he start to have
17 dementia. And, when I talk to him, it's like,
18 "Everything is good." So I don't know what to do to
19 persuade him to sell, don't want it. It's basically he
20 keep stuff inside the building. And that vehicle is
21 already -- you know, the vehicle abandoned is already I
22 take care of it and I get it. But I cannot do anything
23 with the building because I cannot talk to him, he's
24 not --

25 MR. MORAN: Have you seen the building?

1 MS. KRISPIN: Yeah.

2 MR. MORAN: Recently?

3 MS. KRISPIN: I seen the building. I said to
4 him, "This isn't good." I mean, either -- I tried -- I
5 did talk to what is that, build for a new -- for to
6 rebuild the building. I talked to a company doing
7 that. And they do some prechecking and came back to me
8 and it cost between 8,000 to \$9,000.

9 I said, "Well, I cannot -- I cannot afford to
10 do that." And I keep telling my husband what -- I --
11 "What do you want with the building? There's nothing
12 in it." But he's not into the dementia that I can be
13 doing a Power of Attorney, so I don't know. So far, we
14 didn't pay taxes, too, for the -- this is the second
15 year we don't pay taxes, because I cannot afford it to
16 do. And I just lost my job, too. So it's like I don't
17 know. I mean, I said to him maybe just demolition.
18 But I don't know how -- what it cost to do demolition.

19 MR. MORAN: It's a big building.

20 HEARING OFFICER: Is this -- is there
21 something here that's salvageable in this building?

22 MR. MORAN: I haven't seen the inside but
23 it's in really bad shape.

24 HEARING OFFICER: I mean, from what I see
25 here, it's the brick and everything falling off of it.

1 MR. MORAN: You'd have to have a design
2 professional really come in and try to design
3 something. But, you know, I suspect that the roof --
4 you know, we were in the building to the south of it
5 and it's already been ordered down and we were -- I was
6 in that one a couple years ago and the roof was just
7 completely, you know, dilapidated. And I suspect that
8 this building is probably in the same shape.

9 HEARING OFFICER: Are the two buildings tied
10 together?

11 MR. KOLBE: No.

12 MR. MORAN: No. There is actually a
13 separation.

14 HEARING OFFICER: Is there?

15 MS. KRISPIN: Yeah, yeah.

16 MR. KOLBE: If you look at about the third
17 picture down of the front, George, the picture, it was
18 taken between the two buildings. There's daylight
19 between them, so they're two totally separate -- a lot
20 of debris falling between them but they're separate.

21 HEARING OFFICER: Yeah. And you can't do
22 anything because you're not on the title to the
23 property?

24 MS. KRISPIN: Yeah. First of all, it's
25 not -- I'm not on the title. And I cannot -- I don't

1 know where he put the title. He already forgot where
2 it is and I have to go through all the house. I
3 haven't gotten through the whole house to look for
4 where the paper is, something.

5 MR. MORAN: There's no intentions of doing
6 anything with the property, so --

7 HEARING OFFICER: Yeah. I mean, do you have
8 anybody that would fix the property up, any children or
9 relatives or --

10 MS. KRISPIN: He has his son. I thought his
11 son, he doesn't -- he -- he doesn't want to do
12 anything, so -- he has some stuff in the -- in that
13 building. I said to him, "I'm going to the City." I
14 said, "Maybe they're going to demo it, you know, if
15 you, you know, pick up --" so, basically, the building
16 is like a storage right now. I don't know what he
17 store, anyway.

18 So, so far, before that, I never have any
19 involvement with whatever building. But, since he
20 started to get going down, in physical not but in the
21 mind, short of the memory, stuff like that, so now I
22 start have to be concerned with this kind of things,
23 so --

24 HEARING OFFICER: Yeah. And if your husband
25 has no intention of fixing up the building --

1 MS. KRISPIN: No. Every time I said to him,
2 he said, "No, it's good."

3 HEARING OFFICER: Yeah.

4 MS. KRISPIN: That's what he -- I said, "Why
5 don't you sell it before?"

6 He said, "I'm waiting for something to come
7 up."

8 I said, "What?"

9 HEARING OFFICER: Well, I think we'll -- I
10 hate to do this to you, but I'm going to move this on
11 to the Board of Appeals. Because, if there's no
12 ability to either sell the building or fix it up, we
13 have to do something, maybe, to motivate your husband a
14 little.

15 MS. KRISPIN: Yeah, I've been trying to
16 persuade him to sell it, you know.

17 HEARING OFFICER: Yeah.

18 MS. KRISPIN: I mean, I don't know. Can you
19 sell it like that?

20 MR. MORAN: Your best option right now is to
21 try to sell it to somebody that might have the
22 wherewithal and the ability and the finances to fix it
23 up.

24 MS. KRISPIN: Yeah, because I did ask, I
25 mean, when we -- when the City came the first time. So

1 I go looking around and asking.

2 MR. MORAN: Well, contact a commercial real
3 estate broker that might be able to do just that, sell
4 the property.

5 MS. KRISPIN: Oh, okay. A realtor, okay.

6 MR. KOLBE: But, on the same token, though,
7 make sure you're able to or he's willing to sign the
8 deed. Because I'd hate to get, you know, involved in
9 doing a real estate investment or, you know, deal and
10 all of a sudden find out, "Oh, I'm not going to sell
11 it. I'm not going to sign the deed over."

12 MS. KRISPIN: Yeah.

13 MR. KOLBE: Then you just wasted a lot of
14 people's time and efforts.

15 MS. KRISPIN: I know. I mean, I'm trying.

16 HEARING OFFICER: Yeah. But I hate to make
17 your situation worse.

18 MS. KRISPIN: Yeah.

19 HEARING OFFICER: But -- so this will go
20 to -- what date is the Board of Appeals meeting?

21 MR. KOLBE: November 20th.

22 HEARING OFFICER: November 20th.

23 MS. KRISPIN: Okay.

24 HEARING OFFICER: So put that on your
25 calendar. You'll get a notice for that.

1 MS. KRISPIN: Okay.

2 HEARING OFFICER: Okay?

3 MS. KRISPIN: Okay.

4 MR. KOLBE: Just like you got this one,
5 you'll get another notice. Okay?

6 MS. KRISPIN: All right.

7 HEARING OFFICER: Good luck. Thank you.

8 MS. KRISPIN: Thank you.

9 MR. KOLBE: What property?

10 HEARING OFFICER: I don't know who was here
11 first.

12 MR. YONO: 373 -- oh, you can take him first,
13 okay.

14 UNIDENTIFIED MALE: No, I'm fine. I was
15 waiting on somebody else for the property on
16 University.

17 MR. KOLBE: Baldwin.

18 UNIDENTIFIED MALE: I think her name's
19 Ebony Smith but she's not here. I was interested in
20 purchasing the building.

21 MR. KOLBE: Yeah, she's not here.

22 UNIDENTIFIED MALE: Yeah.

23 MR. KOLBE: 1473 Baldwin Avenue is a
24 commercial building, was inspected on 9-25 of 2019.
25 Vacant, dilapidated and dangerous structure, boarded

1 and broken windows. Roof, siding, windows, soffits and
2 trim are all dilapidated. Interior was falling in.
3 They've since screened off the window so you can't see
4 in anymore. A truck had hit the building and they
5 boarded up the corner of it. It's overgrown, debris,
6 unkempt. Gas meter is gone. The electric meter is
7 off.

8 They have not done the Property Maintenance
9 Inspection or a team inspection on it. No activity
10 whatsoever. So our recommendation is placement onto
11 the demolition list.

12 HEARING OFFICER: Okay. Your name, please.

13 MR. YONO: Mike Yono. I'm with a company
14 called Slewa Investments. Can I show you some
15 pictures?

16 MR. MORAN: What are these pictures
17 representing?

18 MR. YONO: We cleaned up, everything is
19 boarded up, everything is secure, as you can see. The
20 picture was taken this week.

21 MR. MORAN: What about that upper -- that
22 upper soffit trim?

23 MR. YONO: We fixed it. It's all secure and
24 we painted it. We painted it Friday.

25 MR. KOLBE: And no permit.

1 MR. YONO: And you need no paperwork if you
2 paint the outside. I mean, we only did cleanup. And I
3 took some picture on Baldwin Avenue, some other
4 property, 200 percent worse than that, and I got
5 picture of that. Nobody's doing nothing about it.

6 MR. KOLBE: Call the Code Enforcement.

7 MR. YONO: I'm sorry?

8 MR. KOLBE: Send it to Code Enforcement.

9 MR. YONO: It's not my job. Don't pick on
10 some and don't pick on other. I got pictures to show
11 the Board here.

12 My building is very secure and clean and it
13 should be removed from the demolition list because
14 it's -- the buildings is very secure.

15 MR. KOLBE: What about the interior?

16 MR. MORAN: What about the interior?

17 MR. YONO: We have it for sale. And we
18 repaired the roof, there was a little leak.

19 MR. MORAN: But we need to define the safety
20 and habitability of the structure.

21 MR. YONO: It's safety, it's very safety.
22 There's nothing needed.

23 MR. MORAN: Then how about we do a Property
24 Maintenance Inspection to verify that?

25 MR. YONO: Why we need it when building is

1 vacant?

2 MR. MORAN: I mean, you can verify, nobody's
3 been in this building. It's been vacant for years. It
4 appears to be a dangerous structure.

5 MR. YONO: Can I approach one more time? I
6 mean, if I'm going to do that --

7 MR. MORAN: We simply need to get in and do a
8 Property Maintenance Inspection.

9 MR. YONO: I went up and down Baldwin --

10 MR. KOLBE: But, again, this needs to go to
11 Hearing Officer. This Board does not handle that.
12 Send that to Hearing Officer --

13 MR. MORAN: Make a complaint to the Code
14 Enforcement.

15 MR. YONO: All right, then.

16 MR. KOLBE: That's how it comes to us is
17 through Code Enforcement.

18 MR. YONO: Thank you.

19 MR. KOLBE: We don't put it on.

20 MR. YONO: Then I need some more time.

21 HEARING OFFICER: So we --

22 MR. YONO: I did that for the time being.
23 Give me more time, I'll get it done.

24 HEARING OFFICER: So last time you were here
25 we asked for a Property Maintenance Inspection.

1 MR. KOLBE: Or a team inspection, one of the
2 two.

3 HEARING OFFICER: Yeah. And can you -- will
4 you apply for that by the end of October?

5 MR. YONO: By October?

6 HEARING OFFICER: End of October and have the
7 inspection by the middle of November.

8 MR. YONO: Inspection only, team inspection?

9 MR. MORAN: Team inspection.

10 MR. YONO: I have no problem with that.

11 MR. WILSON: Is this the Baldwin?

12 MR. YONO: I have no problem. I clean up
13 both side perfect. And, I mean, if you want to inspect
14 inside, I could -- more than happy to get inspected. I
15 mean, there's nothing inside the building, just four
16 walls.

17 HEARING OFFICER: Did you --

18 MR. WILSON: May I speak?

19 HEARING OFFICER: Yes, sir.

20 MR. WILSON: Good evening. Mike Wilson,
21 Building Official, City of Pontiac. So I met with the
22 building owner. He's supposed to be bringing us sealed
23 architectural drawings to turn the space into a white
24 box area; that's what he wants to do. He was
25 instructed -- he couldn't do any work on it until he

1 brought us those plans.

2 To date, we still have not received those
3 plans. There's no sense going in and doing an
4 inspection. He needs to bring those plans so that we
5 can move forward with this or I -- we just move this to
6 the Board of Appeals and let the Board of Appeals make
7 a decision on what we're going to do with it.

8 The business owner a couple doors down from
9 this has been dealing with this building for a long
10 time, with no -- you know, again, and don't get me
11 wrong, I like this young man.

12 MR. YONO: Thank you, Mike. Appreciate that.

13 MR. WILSON: But we -- he's not taking care
14 of the building. And Baldwin is a major -- Baldwin and
15 Walton, they're major intersections into the City. And
16 we don't want people driving by seeing the facade
17 falling off the building and nobody taking care of it.
18 And that's why we're here today.

19 HEARING OFFICER: Okay. Mr. Yono, have you
20 started preparation of those plans?

21 MR. YONO: I haven't start yet but I did
22 clean up and I painted the outside. Let me ask the
23 question for Mr. Wilson what he's saying next door.
24 The next door, he wanted to buy the steel building from
25 me. I told him I'm not going to sell it for this

1 price. That's why he keep calling the City and
2 complaining for no reason. And now I have a sign,
3 property for sale now.

4 HEARING OFFICER: Okay. So when will you
5 have plans submitted to the Building Department?

6 MR. YONO: Hopefully, I'll get it submitted
7 by 30 to 60 days, if I can find somebody.

8 MR. MORAN: Mid-November.

9 HEARING OFFICER: We heard 30 to 60 days
10 three months ago.

11 MR. MORAN: Mid-November.

12 HEARING OFFICER: Can you get that in by
13 mid-November?

14 MR. YONO: I'm going to try my best because
15 I've been as busy as crazy. Everybody calling me and
16 saying --

17 HEARING OFFICER: Is there any reason, then,
18 that this gentleman --

19 MR. MORAN: To go to the Board of Appeals.

20 HEARING OFFICER: Do we need the team
21 inspection?

22 MR. YONO: I mean, I'll show you the picture,
23 how clean --

24 MR. MORAN: If the signed, sealed plans show
25 us compliance with the requirements that we would

1 assess on the team inspection anyways, then we don't
2 need the team inspection.

3 But we want to see those plans by
4 November 15th. We've given him a lot of leeway.

5 MR. YONO: I'll try my best; that's what I
6 can tell you.

7 HEARING OFFICER: Okay. So plans submitted
8 for permits by November 15th. We'll hold this over
9 until our January meeting. If the plans aren't
10 submitted, then this will move to the Board of Appeals.
11 Is that correct, gentlemen?

12 MR. YONO: I mean, why I have to submit plans
13 when I'm not going to do nothing with the building? I
14 mean, obviously, we're not going to use it. If someone
15 buy it, then they're going to do different design.
16 What I'm going to do is not going to help anybody. I'm
17 just wasting money.

18 MR. WILSON: The plans create a white box
19 space --

20 MR. MORAN: That's in compliance --

21 MR. WILSON: -- period.

22 MR. MORAN: -- with the Michigan Building
23 Code.

24 MR. YONO: I'll do what you tell me, Mike. I
25 listen to you all the time. I've listened to you for

1 two years.

2 MR. KOLBE: I'm going to send my notices out
3 by the first of November. So the only thing I can say
4 is we can send out the notices for the Board of
5 Appeals. If he has his plans in and the meeting's on
6 the 20th, if those plans are in, they'd hold it over,
7 if not, he'll be before the Board of Appeals on the
8 20th.

9 HEARING OFFICER: Okay. So Dan just informed
10 me that he has to send out his Board of Appeals notices
11 by November 1st.

12 MR. YONO: Okay.

13 HEARING OFFICER: So here's the situation:
14 Dan will be sending out a notice that this project will
15 move on to the Board of Appeals. However, if you meet
16 the November 15th deadline and submit plans to the
17 Building Department for the white box improvements to
18 the building, then this will be held over and not move
19 on to the Board of Appeals.

20 MR. YONO: Can we move it to December 15th?
21 That will give me enough time.

22 HEARING OFFICER: No.

23 MR. KOLBE: No.

24 HEARING OFFICER: You've already had 90 days
25 because this is the same thing we talked about three

1 months ago.

2 MR. YONO: Yeah. But this building is not
3 danger.

4 HEARING OFFICER: It's the same building and
5 we talked about this three months ago.

6 MR. YONO: Yeah, but this building is not
7 danger. I mean, you can see the pictures. Pictures
8 speak for themself.

9 HEARING OFFICER: If it wasn't a danger, if
10 it wasn't an issue, we wouldn't be here.

11 MR. YONO: Mr. Wilson just told you the
12 reason why he's here is because the guy next door
13 complain.

14 MR. WILSON: That's not why it's here.

15 HEARING OFFICER: That's the ruling. So,
16 again, plans by November 15th to the Building
17 Department.

18 MR. YONO: Okay.

19 HEARING OFFICER: Okay. Thank you very much.

20 MR. YONO: Thank you.

21 HEARING OFFICER: 79 Home Street.

22 MR. KOLBE: 79 Home Street is a single-family
23 residence that was inspected on 9-25-2019. It's
24 vacant, dilapidated, dangerous and now extraordinarily
25 fire-damaged structure. Rear entry door is open,

1 garage and upper windows are open to trespass. Roof,
2 siding, trim, soffits, windows and garage are all
3 dilapidated. Overgrown, debris, unkempt, animals
4 undermining and, again, broken windows. The gas meter
5 was not found. The electric meter is gone with the
6 wires cut. Since the meeting -- or the --

7 MR. MORAN: Posting.

8 MR. KOLBE: -- posting, there was a fire at
9 the property, two days ago. The roof structure is now
10 gone. When you look through the second floor windows,
11 you see sky above. So the rehabilitation of the
12 building at this point in time is very questionable.
13 It's being -- probably going to be fast tracked into an
14 emergency demolition situation.

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

17 HEARING OFFICER: So ordered.

18 25 Howard Street.

19 MR. KOLBE: 25 Howard Street. Oh, I got Home
20 and Howard mixed up. Yeah, Howard is the one that had
21 the fire. 25 East Howard is a single-family residence.
22 It is a vacant, dilapidated and dangerous fire-damaged
23 structure. Windows are missing, broken out. Boarded
24 windows, roof, siding, dilapidated -- are dilapidated.
25 Soffits, trim and doors are dilapidated, also.

1 Overgrown, debris, unkempt. It, again, was extremely
2 fire-damaged.

3 And our recommendation is to be on the
4 demolition list.

5 HEARING OFFICER: So ordered.

6 646 Howland Avenue. Is it just a garage, is
7 that what this one is or is there a house attached to
8 this?

9 MR. KOLBE: No, I think there was a -- it was
10 the house as well.

11 HEARING OFFICER: The house is there as well.
12 Okay.

13 MR. KOLBE: Yes, it's house and garage.

14 HEARING OFFICER: Okay.

15 MR. KOLBE: Yes. 646 Howland Avenue is a
16 dilapidated structure, both house and garage, was
17 posted on 9-25 of 2019. Vacant, dangerous and
18 dilapidated structure. The garage door and windows are
19 missing and making it open to trespass. Siding, trim,
20 windows are all dilapidated. Overgrown, debris,
21 unkempt, foundation is crumbling. Gas meter is off.
22 The electric meter is on.

23 And our recommendation is placement onto the
24 demolition list.

25 HEARING OFFICER: So ordered.

1 435 Irwin Avenue.

2 MR. KOLBE: 435 Irwin is a single-family
3 residence, was inspected on 9-25 of 2019. It is a
4 vacant, dilapidated structure. The shed is falling
5 off. The door is falling off. It's missing some
6 siding, exterior -- or interior was gutted. Piles of
7 brush are in the backyard, it's overgrown, debris.

8 They had a Property Maintenance Inspection.
9 They have pulled their building permit and electrical
10 permit. They still need the plumbing and mechanical.

11 They have been making some progress and,
12 therefore, our recommendation is postponement to the
13 January 15th Hearing Officer meeting.

14 HEARING OFFICER: Okay. Postponed until
15 January.

16 MR. KOLBE: Are you here on a particular
17 property?

18 UNIDENTIFIED FEMALE: I'm trying to get to
19 see how I go about buying some property before you
20 all -- before it go to the City.

21 MR. KOLBE: These are all privately owned.
22 You'll have to contact the homeowner. None of these
23 are owned by the City or the County.

24 UNIDENTIFIED FEMALE: Okay. These are
25 privately owned, okay.

1 MR. KOLBE: Yes.

2 89 West Longfellow is a single-family
3 residence, was inspected on 9-25 of 2019. It's two
4 structures, a house and shed, vacant, dangerous,
5 dilapidated structures. Basement wall is crumbling in.
6 It has been boarded up. Windows are broken. Again,
7 foundation, roof, siding, trim are -- and windows are
8 all dilapidated. Overgrown, debris, unkempt, animals
9 undermining broken windows. Was posted condemned. Gas
10 meter is locked out and the electric meter is gone with
11 the wires having been cut.

12 Our recommendation is placement onto the
13 demolition list.

14 HEARING OFFICER: So ordered.

15 497 East Pike Street.

16 MR. KOLBE: 497 East Pike is a garage only.
17 It's a dilapidated and dangerous structure. The garage
18 door is missing. The garage door, roof and siding are
19 all dilapidated. Overgrown, debris, unkempt, again,
20 broken windows. The gas meter and electric meter are
21 nonapplicable. Our recommendation is placement onto
22 the demolition list.

23 HEARING OFFICER: So ordered.

24 750 Scottwood Street.

25 MR. KOLBE: 750 Scottwood is a single-family

1 residence, was posted on 9-25 of 2019. It's a vacant,
2 dilapidated and dangerous structure. Trim is missing
3 around the windows and doors, boarded windows. Siding,
4 trim and chimney foundation has cracks. And overgrown,
5 debris, unkempt, animals undermining, electrical
6 hazards, missing handrails on the front porch steps.
7 The gas meter is off and the electric meter is on.

8 They had a Property Maintenance Inspection,
9 have pulled all their permits. But all the permits
10 have now expired. Original recommendation was to be
11 placement -- or to be postponed until the January
12 meeting.

13 Are you okay with that, Dave?

14 MR. MORAN: As long as they continue to move
15 forward, yes, we're willing to postpone it.

16 HEARING OFFICER: We'll postpone, then, until
17 January.

18 MR. KOLBE: Okay. 195 South Boulevard is a
19 commercial property, was posted on 9-25 of 2019.
20 There's two structures on it, they're both vacant,
21 dangerous and dilapidated.

22 On the second building to the rear, there's a
23 section of the wall that's actually missing from the
24 building, which makes it open to trespass as well as
25 open to the elements. The roof, siding, soffits, trim,

1 gutters, boarded windows, doors and the entire back
2 building are all dilapidated. So there's overgrowth,
3 debris, unkempt, animals undermining, foundation's
4 crumbling. The gas meter was not visible. The
5 electric meter is gone.

6 Our recommendation is to remain on the
7 demolition list.

8 HEARING OFFICER: So ordered.

9 778 University Drive.

10 MR. KOLBE: 778 University Drive is a
11 multiple-family. It's a vacant, dilapidated and
12 dangerous structure. There's actually two buildings,
13 four units to it. The basement window in the rear
14 makes it open to trespass. The roof of the second
15 building, of the western building, is extremely rotted
16 through. The roof, brick, siding, soffit, trim and
17 chimney are all dilapidated. Overgrown, debris,
18 unkempt. Electrical meter is a hazard. The gas meter,
19 one is locked out and three are gone. The electrical
20 meter, one is missing, two are open and one is on.

21 They had a Property Maintenance -- or a team
22 inspection. All permits were needed. No permits have
23 been pulled.

24 And our recommendation is placement on the
25 demolition list because of no activity.

1 HEARING OFFICER: So ordered.

2 118 Victory Drive.

3 MR. KOLBE: 118 Victory Drive was a
4 single-family residence, was posted on 9-25 of 2019.
5 It's vacant, dangerous and dilapidated structure.
6 Open -- garage is open to trespass, broken and boarded
7 windows. Siding, trim, garage, fencing are all
8 dilapidated. The siding's been stripped, there's still
9 some debris, electrical hazards and an open meter box.
10 The gas meter is not visible. The electric meter was
11 not found.

12 They've had a Property Maintenance Inspection
13 on the 24th of September. All permits were required
14 and we're going to recommend postponement to the
15 January meeting to allow them to pull permits and get
16 started on the project.

17 MR. MORAN: I signed the building permit this
18 afternoon.

19 MR. KOLBE: Oh, okay.

20 HEARING OFFICER: Okay. Good. We'll
21 postpone to January.

22 517 East Walton Boulevard.

23 MR. KOLBE: 517 East Walton is a commercial
24 property, is vacant, dangerous and dilapidated. The
25 rear door is open to trespass. There's a hole in the

1 roof. Roof, siding, board -- boarded windows, blocked
2 walls and gutters and downspouts are all dilapidated.
3 Overgrown, debris, unkempt, broken windows, crumbling
4 block walls, graffiti and old tires. The gas meter is
5 gone. The electric meter, one is gone the other one is
6 open with wires cut.

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

9 HEARING OFFICER: So ordered.

10 Next meeting January 15th, 2020?

11 MR. KOLBE: January 15th, 2020. Also, if you
12 would check your calendar to confirm the dates that are
13 open with you for next year. We've got the
14 January 15th meeting, an April 8th meeting, a July 8th
15 and an October 14th. If you need, I can e-mail you
16 those.

17 HEARING OFFICER: What was the October date?

18 MR. KOLBE: October 14th. All of them are
19 the second Wednesday that we normally meet. The
20 January is the third Wednesday because our posting and
21 everything would be right during Christmas Eve, in that
22 whole genre between Christmas and New Year's, which
23 makes my doing testimony sheets very limited.

24 So, if we can move it back to the third
25 Wednesday, which the building is open -- or the room is

1 open. If you can handle that, we have been doing that
2 for a couple years now as our first meeting.

3 HEARING OFFICER: I'm not aware of any
4 interference.

5 MR. KOLBE: Okay.

6 HEARING OFFICER: Okay.

7 MR. KOLBE: I will finish the calendar out.

8 HEARING OFFICER: That concludes today's
9 hearing.

10 (Meeting was concluded at 5:19 p.m.)

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I, Mona Storm, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the meeting at the time and place hereinbefore set forth. I do further certify that the foregoing transcript, consisting of (78) pages, is a true and correct transcript of my said stenographic notes.

Date

Mona Storm
CSR-4460

