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PONTIAC HEARING OFFICER MEETING
47450 WOODWARD AVE., PONTIAC, MI
WEDNESDAY, October 12, 2022
4:00 P.M.

FROM THE CITY:

- George Hartman, Hearing Officer
- Dan Kolbe, Building Department Administration
- Larry Domski, Building Inspector

APPEARING ON BEHALF OF PROPERTIES:

- Helena Melnik
- Antoine Kassab
- Michelle Munoz
- Jann Hoge
- Letitia Lewis and Damingo Bourgeois
- Vernon Molnar
- Lewis Stephens
- Amit Gujarathi
- Melvin Washington
- Emory Nichols
- Carie Zanin
- Hussein Buzi
- Andrea Cartwright
- Danyal Adi
- Alejandro and Ricky (ph) Preciado
- Fred Calero

TRANSCRIBED BY: Mona Storm, CSR# 4460
Notary Public

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1 Pontiac, Michigan

2 Wednesday, October 12, 2022

3 4:10 p.m.

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

6 (Pledge of Allegiance recited by all.)

7 HEARING OFFICER: When your case is called,
8 please come to the podium and announce your name.

9 MR. KOLBE: 88 Summit is a single-family
10 house. It was posted on 9-29 of 2022. It was a
11 dangerous and dilapidated structure. It appears to be
12 occupied.

13 Roof, siding, trim, soffits, windows and
14 garage are all dilapidated and open to the elements.
15 Chimney is also dilapidated. It's overgrown, debris,
16 unkempt, broken windows, rear porch lacks railings.
17 Gas meter's on the electric meter's on.

18 Our recommendation is to be placed on the
19 demolition list as no effort has been made to get
20 anything done.

21 HEARING OFFICER: Okay. Your name, please.

22 MS. MELNIK: I'm Helena Melnik and I live
23 there. I -- that's the house I grew up in. I'm on a
24 fixed income and all that other good stuff.

25 I've done some of the yardwork myself. It's

1 been very difficult having reliable people coming and
2 help. I've had a lot of problems and a whole lot of no
3 shows.

4 I did recently find one person, though, on
5 the plus side, who seems reliable enough to help me
6 with the yardwork.

7 I've made several inquiries. I am on the
8 waiting list for Habitat -- Habitat for Humanity to
9 help and the dependent upon I have to keep waiting.

10 In the meantime, I've tried my own
11 do-it-yourself things. I repaired the stairs. I do
12 have Plexiglass on the windows. They're not open.

13 I was unaware of the chimney. And I -- I had
14 repaired the front stairs, then I made a call to have
15 someone help me with -- repair the railings, that each
16 stair has two slats. And my house has had a lot of
17 vandalism. The slats on the front stairs have been
18 ripped up repeatedly. I fixed those. And just a few
19 weeks ago, I -- I just gave up. Someone ripped the top
20 step up that I had repaired, just wrenched it. So I
21 tightened the screw again.

22 And I have put -- I have patio stones because
23 I repeated -- I fixed it. My patience saint of self
24 repair seem to be loosening up now. I just -- you
25 know, give me a hammer and a nail and I'll fix that,

1 hear from Habitat for Humanity?

2 MS. MELNIK: No, I don't. That's why I
3 e-mailed them. I think, for someone as rattled as I
4 am -- have been for the last month, you know, maybe I
5 really should be -- have a physical presence among
6 people that are familiar with those repairs and what
7 I'm going through.

8 So I haven't heard back from them to find out
9 what their hours are. I'll just keep e-mailing them
10 they take me on. Because I would really like to find
11 at least a reliable handyman who's affordable.

12 HEARING OFFICER: In the meantime, while
13 you're waiting for Habitat for Humanity, can you trim
14 back the weeds and --

15 MS. MELNIK: Oh, I did --

16 HEARING OFFICER: Remove some of the garbage?
17 I know, I can see you've done some?

18 MS. MELNIK: Uh-huh.

19 HEARING OFFICER: But can you continue to do
20 that; clean up the overgrowth?

21 MS. MELNIK: Yeah. There's one side of the
22 house, there are a few little tiny saplings there. And
23 I did get the lawn mowed by this miraculous man who
24 said he'd do it and he actually showed up. So that was
25 nice. But, you know, I'll -- that's all I can offer.

1 And, like I said, I -- you know, I'm not the
2 most macho person. When I cut down the big piece of
3 the overgrowth, I felt like such a man, I -- and that's
4 about as far as it goes.

5 HEARING OFFICER: Well, we'll hold this over
6 until other January meeting next year.

7 MS. MELNIK: Okay. But --

8 HEARING OFFICER: But --

9 MS. MELNIK: -- any --

10 HEARING OFFICER: -- please --

11 MS. MELNIK: -- referrals --

12 HEARING OFFICER: -- trim --

13 MS. MELNIK: Uh-huh. Any referrals I could
14 get maybe to speed the process up, I'd really
15 appreciate --

16 HEARING OFFICER: Please --

17 MS. MELNIK: -- it.

18 HEARING OFFICER: Please trim back the
19 overgrowth.

20 MS. MELNIK: Uh-huh.

21 HEARING OFFICER: You've got garbage pickup
22 so you can put it out to the garbage.

23 MS. MELNIK: Yep.

24 HEARING OFFICER: And clean up the debris
25 around the home.

1 MS. MELNIK: Uh-huh.

2 HEARING OFFICER: And hopefully by January
3 we'll hear some response. If not, we may have to move
4 this on to the Board of Appeals because the front porch
5 is in serious disrepair.

6 MS. MELNIK: Yeah.

7 HEARING OFFICER: So.

8 DFT ATTY: And I'm very concerned about it.

9 MR. KOLBE: She needs a Property Maintenance
10 Inspection.

11 HEARING OFFICER: Okay. Can you pay for the
12 Property Maintenance Inspection?

13 MS. MELNIK: No, not now that I have to pay
14 these maintenance -- the man who did the other thing --
15 I had a -- that was -- that's another thing that has me
16 so rattled. I've had personal and financial setbacks.

17 HEARING OFFICER: Do you think you'll have
18 the money by January?

19 MS. MELNIK: I'd like to say I would. But,
20 if the car breaks down or something -- you know, if the
21 heating bills -- I -- I don't feel very secure right
22 now. So I don't know if you could put in a good word
23 with Habitat for Humanity, I'd appreciate that.

24 MR. KOLBE: The problem is I don't want her
25 doing things that aren't required to be done. In other

1 words, the Property Maintenance Inspection will tell
2 her the things that she has to do.

3 MS. MELNIK: Well, so will they. They do
4 that, too.

5 HEARING OFFICER: Yeah. I think the porch is
6 an obvious. Fixing the steps is probably the most
7 important thing here. And let's hope that Habitat for
8 Humanity comes through.

9 MS. MELNIK: Yeah. They're pretty good.
10 When they first came to Pontiac, I volunteered with
11 them for about a year. And they have some pretty good
12 skilled tradespeople. Of course that was a million
13 years ago. But I appreciate the patience and
14 understanding.

15 HEARING OFFICER: Yeah. So we'll hold this
16 over until our January meeting. Make call effort to
17 get with Habitat for Humanity. If you can fix the
18 steps yourself, do that. Save some money for the
19 Property Maintenance Inspection because we will require
20 that at the next meeting. Okay?

21 MS. MELNIK: Okay.

22 HEARING OFFICER: So you've got three months
23 to try to save up the --

24 250?

25 MR. KOLBE: It's 200.

1 HEARING OFFICER: -- \$200. Okay?

2 MS. MELNIK: I appreciate your patience and
3 understanding.

4 HEARING OFFICER: Okay. Thank you.

5 MS. MELNIK: Okay. I hope you get a foot rub
6 when you go home tonight, all of you. Thank you very
7 much.

8 MR. KOLBE: 113 Florence is a duplex that's
9 being converted back into a single-family residence.
10 It was posted on 9-29 of 2022. Needs to have a
11 Property Maintenance Inspection, a vacant, dilapidated
12 and dangerous structure. Shed is making it -- or was
13 open to trespass. Roof, front porch steps were rotted,
14 rear stairs are rotted and much of it missing.
15 Multiple windows are boarded and missing. Overgrowth,
16 debris, unkempt, animals undermining, guardrails and
17 handrails are an issue. The gas meter is gone. The
18 electric meter is gone and the lines have been cut.
19 All the permits that have been pulled expired except
20 for Mechanical.

21 Our recommendation is to be placed on the
22 demolition list due to a lack of any forward movement
23 on inspections, et cetera. It seems like we just keep
24 kicking this down and down and down without getting any
25 actual work done.

1 HEARING OFFICER: Your name, sir?

2 MR. KASSAB: Antoine Kassab.

3 HEARING OFFICER: Okay. Is there a reason
4 we're not making any progress? You've put a lot of
5 effort into this so far.

6 MR. KASSAB: We put so much effort and so
7 much money into this. The HVAC should be in. I'm
8 waiting for DTE to come in and connect the electrical
9 and the gas meter. We're supposed to have the HVAC in
10 here if not by the end of next week, the following
11 week. And then plumbing should start within the next
12 couple weeks as well.

13 HEARING OFFICER: Okay.

14 MR. KASSAB: My Building Permit just expired
15 yesterday.

16 HEARING OFFICER: Yeah. It looks like your
17 Plumbing and Mechanical Permits are expired also. Is
18 that correct?

19 MR. KASSAB: No, mechanical is --

20 MR. KOLBE: Mechanical is still good.

21 MR. KASSAB: Electrical and Plumbing is
22 expired.

23 HEARING OFFICER: Okay.

24 MR. KOLBE: We don't have electrical at all.

25 MR. KASSAB: Oh, okay. Well then plumbing is

1 expired.

2 HEARING OFFICER: So when can you renew
3 those?

4 MR. KASSAB: I'm going to renew -- well, HVAC
5 is good. I'm going to -- I'm going to have the
6 plumber -- he said within two weeks, he can come in and
7 pull the permit and start the work.

8 HEARING OFFICER: Okay. If I hold this over
9 until January, will you be done by then?

10 MR. KASSAB: I'll have a lot of it done by
11 then, yes, absolutely.

12 HEARING OFFICER: Okay. I'll hold this over
13 until January.

14 MR. KASSAB: Can I --

15 HEARING OFFICER: But update the permits.

16 MR. KASSAB: Can I extend the Building Permit
17 as well?

18 HEARING OFFICER: Yes.

19 MR. KOLBE: Yes, you'll have to. That will
20 be the first one that you're going to have to do.

21 MR. KASSAB: All right.

22 HEARING OFFICER: Okay.

23 MR. KOLBE: But can we get the debris in the
24 back cleaned up? The same 5-gallon buckets have been
25 there for a year.

1 MR. KASSAB: Yes, sir.

2 MR. KOLBE: You know, it's kind of a marker
3 that it's just the same debris and the same buckets
4 show up in the same pictures every three months.

5 MR. KASSAB: Yes, sir.

6 HEARING OFFICER: Okay. Very good.

7 MR. KASSAB: Thank you. Have a wonderful
8 evening.

9 MR. KOLBE: 208 State is a single-family
10 residence. It was posted on 9-29 of 2022. It's a
11 vacant, dangerous, dilapidated, fire-damaged structure.
12 The fire was from 2017. The lower walkout door and
13 window are making it open to the elements, many broken
14 windows. Roof, siding, trim, soffits, doors and
15 windows are all dilapidated. Foundation cracks are a
16 concern.

17 There had been work being done without
18 permits but there hasn't been any work lately done.
19 There's an open meter box. Wires have been cut. Gas
20 meter is gone, and locked out.

21 Our recommendation is to move on to the Board
22 of Appeals or -- unless they've got some financing that
23 they're doing. There's some options that we have if it
24 goes to the Board of Appeals.

25 HEARING OFFICER: Your name, please?

1 MS. MUNOZ: Michele Munoz.

2 HEARING OFFICER: Okay. And if I remember
3 correctly, you're trying to collect from a contractor.

4 MS. MUNOZ: Yes.

5 HEARING OFFICER: Is that correct?

6 MS. MUNOZ: Yep, we're still in the same
7 situation we were in; just waiting to collect.

8 HEARING OFFICER: And are you getting any
9 closer?

10 MS. MUNOZ: We talked to our attorney and
11 they're still trying to just collect. That's all we
12 can do is just wait.

13 HEARING OFFICER: Yep.

14 MR. KOLBE: What's your short-term and
15 long-term -- I mean, if they don't collect, I mean it
16 could be five years and they still haven't collected.
17 What's down the road; what's the plan?

18 MS. MUNOZ: Try to do it ourselves but right
19 now we can't. Like I say, we're paying a mortgage on
20 both houses. So right now all we can do is just wait.

21 HEARING OFFICER: The house has no
22 electricity or gas to it?

23 MS. MUNOZ: No, nothing.

24 HEARING OFFICER: Okay. And I know you cite
25 this all the time; there's open electrical and so

1 forth. What can this couple do to make some of that
2 safe or protected; is there anything they can do
3 without a permit?

4 MR. KOLBE: Well, the line's been cut so the
5 fact there's an open meter box is not a real hazard.
6 One of the things that we could do, which I do through
7 the Board of Appeals, is officially have it registered
8 as a vacant property.

9 HEARING OFFICER: And what will that do?

10 MR. KOLBE: As long as it's kept, you know,
11 mowed --

12 MS. MUNOZ: That's no --

13 MR. KOLBE: -- they won't have to come back
14 every three months to -- basically they'd have a year
15 to register as vacant and figure out what they want to
16 do.

17 HEARING OFFICER: You live next door,
18 correct?

19 MS. MUNOZ: Yes, correct.

20 HEARING OFFICER: Okay. So do you want to do
21 that? I'd hate to move you on to the Board of Appeals
22 but it does buy you a year where you don't have to show
23 up every three months to explain your situation.

24 But what happens after a year if they still
25 haven't collected?

1 MR. KOLBE: Well, at that point, they're
2 going to have to figure out, you know, what they're
3 going to do. I would hope that, within a year's time,
4 the attorney will have some idea of what's going to
5 happen, either, you know, written it off or they're
6 paying -- making payments or something --

7 MS. MUNOZ: Yeah.

8 MR. KOLBE: -- is going on --

9 MS. MUNOZ: Yep.

10 MR. KOLBE: -- in that length of time. But
11 that was my suggestion as a possibility. But it comes
12 back here again and they're in the same position as
13 last time.

14 MS. MUNOZ: Yep.

15 HEARING OFFICER: Well, I'd hate to give them
16 a year of grace to find out that, a year later, they're
17 in worse shape than if I just keep pushing this back
18 every three months.

19 MR. KOLBE: It's your call.

20 HEARING OFFICER: I don't have experience
21 with the Board of Appeals. What do they do in
22 situations -- what kind of leeway do they give
23 homeowners?

24 MR. KOLBE: We can't do the vacant here,
25 which they can do at the Board of Appeals. So that was

1 the option of moving it forward. If not, then we can
2 go with what you want to do.

3 MR. DOMSKI: But at some point --

4 MS. MUNOZ: Can you just give us another
5 three months? And next time we come, we'll bring our
6 attorney with us so he can explain everything.

7 HEARING OFFICER: Yeah. You know, I have to
8 say, of all properties that come here, this property,
9 for being vacant, is maintained at least.

10 MR. KOLBE: Yes.

11 MS. MUNOZ: Yes, it is.

12 HEARING OFFICER: You know, it's clean and
13 there's no garbage and there's no weeds.

14 MS. MUNOZ: No, yeah.

15 MR. KOLBE: And that's the only reason I was
16 suggesting the vacant property because you do maintain
17 it.

18 HEARING OFFICER: I have no problem moving
19 this until January --

20 MS. MUNOZ: Okay.

21 HEARING OFFICER: -- and pushing it back.
22 That gives you time to discuss amongst yourselves what
23 you would like to do.

24 MS. MUNOZ: Okay.

25 HEARING OFFICER: Talk with your attorney. I

1 just want to make sure that you don't end up in a year
2 from now --

3 MS. MUNOZ: Yeah.

4 HEARING OFFICER: -- in more critical
5 condition than you are now.

6 MS. MUNOZ: Yep, correct.

7 HEARING OFFICER: Okay. So we'll hold this
8 off until January, then.

9 MS. MUNOZ: Okay. Thank you.

10 HEARING OFFICER: Thank you.

11 MR. DOMSKI: Thank you.

12 MR. KOLBE: 63 Miami is a single-family
13 residence. It was posted on 9-29 of 2022. It's a
14 vacant, dilapidated structure, particularly the garage
15 is extremely dilapidated. A hole in the garage roof
16 makes it open to the elements. There's some
17 overgrowth, debris, unkempt. The gas meter is locked
18 out. The electric meter is on.

19 Our recommendation is, because they've got
20 some open permits, to postpone this until the
21 January 11th, 2023 Hearing Officer.

22 HEARING OFFICER: Okay. Your name, please?

23 MS. HOGE: My name's Jann Hoge. I'm
24 representing Oliver Dudley who's the homeowner.

25 HEARING OFFICER: Okay. And are you getting

1 any closer to finishing?

2 MS. HOGE: Yeah. Well, Mr. Dudley actually
3 gave me a list, so -- you know, kind of like probably
4 as encouragement like, yes, we are making progress. So
5 he made a list of all of the original complaints and
6 then what's been accomplished. So the roof has been
7 replaced. The neighbors had a car and a boat in the
8 driveway that was removed. The rear porch has been
9 repaired. The electrical system has been upgraded and
10 it's now up to code. There was overgrown -- overgrown
11 landscape that's been addressed. Gutters and
12 downspouts have been installed. Let's see.

13 The plumbing system is about halfway repaired
14 or replaced. Trash in the yard is gone. The garage
15 door was secured. There was a fallen tree in the
16 backyard that was removed. And then mold and asbestos
17 in the basement that's been removed.

18 So the two outstanding key things are the
19 damaged garage, which is in very bad disrepair and the
20 plumbing system, completing that process. We had
21 problems with the first contractor.

22 So the progress is that, since the last
23 hearing, the gutters and downspouts were replaced, a
24 sump pump system and a basement drainage system was put
25 in, which wasn't part of the initial complaint but was

1 important to do and we do now have contractors in line
2 for plumbing and the garage repair.

3 As -- as everybody says, it's really hard to
4 find contractors. It seems half of them say, "We don't
5 serve Pontiac" or, "We don't serve historic homes"
6 or --

7 But we think that these two contractors are
8 going to be good. They're kind of backed up so
9 hopefully -- and it is hopefully, like in the next
10 month, they'll get to us and we'll get the garage
11 repaired and the plumbing completed.

12 And then we also have a contractor lined up
13 for heating. It's a boiler system. So that's lined up
14 and then the final -- the final steps.

15 I -- I do have two questions. A friend of
16 mine who's in development said that it would be good to
17 ask if there -- if you're aware if there are any -- if
18 there are any funds for HARPA (ph), HARPA money for
19 historic homes or just for repairs in general.

20 HEARING OFFICER: Dan, that would be --

21 MR. KOLBE: That's nothing that the Building
22 Department's involved in. You might check Community
23 Development to see if they know of something.

24 MS. HOGE: Okay. And then also, does Pontiac
25 have -- is there any system in place for replacing

1 water mains that have bled?

2 MR. KOLBE: That's through Oakland County
3 Water and Sewer is the Water Department for the City of
4 Pontiac.

5 MS. HOGE: Okay. All right. And then I
6 think the final thing is that I think the Building
7 Permit needs to be updated.

8 MR. KOLBE: And, if you can get the two from
9 Foundations of America --

10 MS. HOGE: Yeah.

11 MR. KOLBE: -- finialed out, it shows a lot
12 if they close. Get them finialed.

13 MS. HOGE: Those have not been finalized?

14 MR. KOLBE: I'm sorry. It's not showing that
15 forward progress we really, really, really would like
16 to see.

17 MS. HOGE: So you're talking the permits for
18 the gutters and downspouts --

19 MR. KOLBE: Correct.

20 MS. HOGE: -- and that whole system that --

21 MR. KOLBE: Yeah. And they're going to
22 expire and now they have to be renewed before you can
23 get -- so there is much advantages to get the work
24 done, get your inspections.

25 MS. HOGE: Right, right. And I had the

1 impression that those were already inspected. Okay.

2 MR. KOLBE: No.

3 HEARING OFFICER: So we'll hold this over
4 until January, again. And, hopefully, by then,
5 everything but the -- well, maybe including the garage
6 roof will be done.

7 MS. HOGE: That is highest priority.

8 HEARING OFFICER: Okay. Good luck. Thank
9 you.

10 (Off the record discussion.)

11 MR. KOLBE: When you go to do the garage,
12 yes, you want to make sure that the materials used
13 are -- I think you met the Historical District out on
14 site once before.

15 MS. HOGE: Right.

16 MR. KOLBE: And you are -- correct me if I'm
17 wrong. You're going to be using the same materials as
18 used on the house --

19 MS. HOGE: Right.

20 MR. KOLBE: -- as far as matching the same
21 roof, et cetera. But you might -- you know, when you
22 go to do that, check and make sure that's still --

23 MS. HOGE: Yeah. I appreciate the reminder.
24 We actually had a contractor recommended by the
25 Historic District Commission but he's no longer in

1 business. So, yeah, thank you for that reminder. That
2 is critical. All right. Thank you.

3 MR. KOLBE: 217 East Wilson is a
4 single-family property that was posted on 9-29 of 2022.
5 It was a vacant, dangerous, dilapidated, fire-damaged
6 structure. The garage is making it open to trespass.
7 There's also a window that will make it open to
8 trespass and open to the elements. Roof, siding,
9 windows, doors, porches, soffit and trim are all
10 dilapidated. Overgrown, debris, unkempt, animals
11 undermining again broken windows, abandoned vehicles.

12 They had been working without permits. The
13 gas meter is locked out. The electric meter is off and
14 the wires have been cut. They have had their Property
15 Maintenance Inspection, have made application for the
16 Building Permit.

17 And our recommendation is to hold it over if
18 the Building Permit -- what they need is taken care of
19 by the end of the month. If not, we've been, I think
20 since the last meeting, trying to get the Building
21 Permit straightened out.

22 HEARING OFFICER: Okay. Your name, please?

23 MS. LEWIS: Letitia Lewis.

24 HEARING OFFICER: Okay.

25 MS. LEWIS: And, for the record, the yard

1 should be taken care of. It has been being
2 maintenanced (sic). Now, there is debris. Like I
3 stated the last time that I was here, we had someone
4 dumping in our yard. So we're actually still cleaning
5 up that debris from when they were dump -- when they
6 ended up dumping after we hauled everything out prior
7 to that.

8 We have started, like he said, on the
9 Building Permit. Now, what are you asking to be done
10 by end of month?

11 HEARING OFFICER: The Building Permit paid
12 for.

13 MS. LEWIS: I believe we've already submitted
14 that, so --

15 MR. DOMSKI: Ma'am, are you the owner of the
16 property?

17 MS. LEWIS: I am. Myself and Teresa.

18 MR. DOMSKI: Your name is on the property
19 now?

20 MS. LEWIS: We are still --

21 MR. DOMSKI: Because there's no document for
22 that.

23 MS. LEWIS: I'm sorry?

24 MR. DOMSKI: We're looking for documentation
25 saying that your name was on the house.

1 MS. LEWIS: No. What you had did was you
2 advised myself and Teresa in regards to moving forward
3 with the property since I purchased the property prior
4 to all of this occurring.

5 But we are still moving forward with the
6 process and that is also worked out because this has to
7 be sorted out as well.

8 MR. DOMSKI: She's not the owner of the
9 property.

10 HEARING OFFICER: So --

11 MS. LEWIS: I am the owner of the property.
12 Well, I understand what you all have been saying and
13 were saying. But I just kind of want to bypass that
14 because it's okay. We have that worked out.

15 HEARING OFFICER: Well, this is the critical
16 issue here.

17 MS. LEWIS: What's the critical issue?

18 HEARING OFFICER: You paid for a piece of
19 property but you never got title to the property; and
20 that's where the problem lies. You need to get the
21 property titled in your name and McCray (ph) who's the
22 former owner of the property --

23 MS. LEWIS: That's correct.

24 HEARING OFFICER: And she's never deeded that
25 property to you.

1 MS. LEWIS: Right.

2 HEARING OFFICER: She needs to do that. And,
3 without having your name on the property title and
4 having the deed to the property, the Building
5 Department can't issue the Building Permit.

6 Am I correct?

7 MS. LEWIS: Well, it was issued before. If
8 she's the one that's doing all of that, then yes
9 because Teresa has been to several of the meetings, you
10 see she's been down to your office with me, she helps
11 me submit the documentation and paperwork. We're doing
12 everything by the book to be able to move forward with
13 this process, irregardless of on my end okay --

14 HEARING OFFICER:

15 MS. LEWIS: -- being, I guess, secured.

16 So --

17 HEARING OFFICER: So, if --

18 MS. LEWIS: -- as long as she's doing --

19 HEARING OFFICER: Ms. McCray's not on the
20 Building Permit. Who is on the Building Permit?

21 MR. DOMSKI: I think --

22 MS. LEWIS: Teresa, sir.

23 MR. DOMSKI: -- Teresa.

24 MS. LEWIS: Yes. We're going by the book
25 with everything, everything with that.

1 MR. KOLBE: But she's -- other than that,
2 what do you need to issue a permit?

3 MR. DOMSKI: She needs a full scope of work.
4 What I asked for is fire damage. I need a full scope
5 of work of everything that's being repaired in it.

6 MS. LEWIS: Okay.

7 MR. DOMSKI: And the actual cost of
8 construction.

9 MS. LEWIS: Okay.

10 MR. DOMSKI: That's what we're looking for.

11 MS. LEWIS: Did you provide that?

12 MR. BOURGEOIS: Excuse me?

13 MR. DOMSKI: I need to know how many windows
14 are going to be replaced, how many ceiling trusses are
15 to be replaced, all of -- what's going to be replaced
16 from the rot that's been burnt. So we need all that
17 information.

18 MS. LEWIS: Oh, this is my contractor. He's
19 actually working on the property.

20 HEARING OFFICER: Sir, your name, please, for
21 the record.

22 MR. BOURGEOIS: My name is Damingo Bourgeois.
23 Actually the garage did not get burnt.

24 MR. DOMSKI: I didn't say that.

25 MR. BOURGEOIS: Oh, okay.

1 MR. DOMSKI: But the garage might have to be
2 repaired anyway. But we need a full scope of work --

3 MR. BOURGEOIS: Okay.

4 MR. DOMSKI: -- and the actual cost of
5 repairs. And I've been asking for months for this but
6 I'm just not getting it. I can't just approve a permit
7 saying repair the house for 15,000, which I know it
8 can't be done or whatever's on there, a low amount. So
9 just gives an actual cost and a full scope of work of
10 everything that's being done and we'll get the permit
11 issued in her name.

12 MR. BOURGEOIS: Okay. But I was going to do
13 that and I had asked him. He said just put it in for
14 work that we was going to have done right now. See,
15 the work that they was going to do right now, so that's
16 why we just put that in for work they was going to do
17 like right now, you know like right now. That's what
18 he said. So it was a misunderstanding,
19 miscommunication.

20 MR. KOLBE: I had said that work that you're
21 not doing, in other words, if weren't doing the roof,
22 "Roofing permit by others" is what -- you know,
23 everything that had to be done, you put in. But, if
24 the roofing or something that they're hiring someone to
25 do for you, "Siding by others", he may be able to give

1 you the approval on what's going on, knowing that you
2 understand you need a roof.

3 MR. BOURGEOIS: Yeah.

4 MR. KOLBE: But you're hiring contractors,
5 you're not going up there to do it.

6 MS. LEWIS: Oh, yeah. Yeah.

7 MR. BOURGEOIS: Yes. I understand. Okay. I
8 understand.

9 MR. DOMSKI: Yeah. The interior structure
10 has to be repaired before the roof sometime.

11 MS. LEWIS: Okay.

12 MR. DOMSKI: I have to have a full scope of
13 work; that's all.

14 MS. LEWIS: Okay. So you want that submitted
15 by the end of the month?

16 MR. KOLBE: Yes.

17 HEARING OFFICER: That's correct.

18 MS. LEWIS: Okay.

19 HEARING OFFICER: Can you do that?

20 MS. LEWIS: Yes, absolutely. Thank you very
21 much. I appreciate it.

22 HEARING OFFICER: So we'll do that. We'll
23 hold this over until January, then. Okay?

24 MS. LEWIS: Okay.

25 HEARING OFFICER: Thank you.

1 MS. LEWIS: Thank you very much.

2 MR. KOLBE: 1254 University is a
3 single-family residence. It was posted on 2-29 of
4 2022. It was a vacant, dilapidated, damaged structure.
5 It basically got torn down, other than the foundation
6 wasn't taken out. There was no permit pulled for it.

7 And our recommendation is placement on the
8 demolition list. The -- the owner was trying to do
9 some cleanup and ended up taking the entire structure
10 down and then filled in the basement and never had any
11 permits to do this, which, you know, he dropped some
12 drawings off to the Building Official, was no
13 Application with it. So it wasn't a formal submittal
14 of a Building Permit.

15 But we're kind of stymied as to, you know --
16 we understand that he's looking to rebuild on the site.
17 So, when he's contacting the utilities, i.e. Water and
18 Sewer, they can give them a letter, understanding that
19 it's going to be re-hooked up to the new structure. So
20 they don't take it all way out. But still we need --
21 needs to come out and get started with the new.

22 HEARING OFFICER: Your name, please?

23 MR. MOLNAR: Vernon Molnar.

24 HEARING OFFICER: Okay. And is there a
25 reason you tore the house down without a permit?

1 MR. MOLNAR: Yes. I -- before I bought the
2 house, I went to the Building Department twice and
3 asked them what's the feasibility of rebuilding --
4 repairing the house that -- that was on fire.

5 And they said we'll work with you on it.

6 Then I started -- okay. So I figured I had
7 no intention on -- on tearing the house down. I had
8 intentions on taking out what was -- the fire-damaged
9 materials, assess the damage --

10 Just to give you some idea who I am, in the
11 '80s and '90s I was -- out of 4,500 builders in the
12 United States, I was in the top ten for Builder of the
13 Year. I was on Fox 2 News, Channel 7 Action News. I
14 was in the front page of the paper. So I have a track
15 record of doing good work. You can see all on
16 Facebook.

17 I've never torn anything down. I had no
18 intentions on tearing it down. One wall led to another
19 wall and it got to a point where it was -- there was
20 nothing I could save. I made a conscious effort.

21 So I went ahead and I got the application for
22 a Demolition Permit. I got the Detroit Edison shut-off
23 letter. It the Consumer shut-off letter. Then, in
24 order to continue on, the Sewer and Water, they wanted
25 it disconnected at the road. The house is 300 feet

1 away from the road. The sewer and water going to the
2 house is relatively new. They put a new one in when
3 they widened the road. It's cost prohibitive. I want
4 to use the foundation that is there and I want to use
5 the sewer and water that is there. If I can't --

6 I'm meeting with the people from the
7 assessing department out there, out at the site. I'm
8 being assessed as if there's a house there right now.
9 The surrounding vacant land is 10 bucks a year property
10 tax. If the Building Department wants to put up
11 hurdles and roadblocks, you win, I'm not going to --
12 I'll throw in the towel.

13 He said that there was an open basement.
14 There was a little Michigan basement. I filled it in
15 with fill sand. You can't buy bank run fill sand. I
16 had to get State-inspected sand. I had \$7,000 worth of
17 sand in the hole where the basement was. I thought it
18 was going to take two or three large dumpsters, it took
19 nine. Every nitpicking thing has been taken off site.

20 This has turned into a nightmare. I was
21 misled by the Building Department. The guy in the
22 yellow vest came out to the job and said, "I could have
23 told you it had to be torn down." You should have told
24 me before I bought the property. I was there twice. I
25 turned in two sets of blueprints.

1 I've been to the Building Department seven or
2 eight times. I left messages. I've left my phone
3 number. They've called me back zero. This is wrong.
4 I've never experienced this. This is either laziness,
5 incompetence, this is -- I can't -- they have my
6 drawings. Where are my drawings at?

7 I showed what was there. I showed the
8 proposed foundation. I got to use the foundation
9 that's there. I've got to use the sewer and water that
10 is there. It's cost prohibitive or else it's a
11 dead-end.

12 And I would like to build a brick house and
13 move into it and you then you get tax revenue or else
14 it just goes as a vacant lot and it's a dead-end. And
15 I need cooperation. I need help. I just can't do it
16 fighting the Building Department.

17 MR. KOLBE: Do you have an application with
18 those plans, a Building Permit application?

19 MR. MOLNAR: No, it's a preliminary plan. It
20 was showing the demolition work. What did you do with
21 the plans, did you look at them?

22 MR. KOLBE: They're on my desk.

23 MR. MOLNAR: Did you call me? I left phone
24 numbers over and over.

25 HEARING OFFICER: Sir, take it down a notch.

1 MR. DOMSKI: Sir, first of all, you're not
2 right with your information.

3 MR. MOLNAR: Correct me.

4 MR. DOMSKI: Sir, I listened to you. You
5 tore the house down. You could have came to us and
6 said, "I got to tear this down." We would have worked
7 with you. We work with everybody in the City of
8 Pontiac. Your information is false. We bend over
9 backwards to help some of these residents and you never
10 contacted me.

11 And I knew that house should have been
12 demoed. It was that far gone. If you're a qualified
13 builder, you should have known that house should have
14 been taken down. So don't give me this line that we're
15 not cooperating with you. We bend over backwards to
16 help people.

17 MR. MOLNAR: All right. Let me define "bend
18 over backwards". I saw you at the job site. I came
19 over to shake your hand. You immediately got
20 aggressive with me and said, "Get your hand off my
21 truck." This is the type of dialogue that I've had so
22 far.

23 MR. DOMSKI: Sir --

24 MR. MOLNAR: That's why I'm venting. George,
25 I apologize for --

1 MR. DOMSKI: Sir, I did you a favor. I was
2 just getting over COVID. So that's why I told you to
3 back away from my car.

4 MR. MOLNAR: I stand corrected. I apologize.
5 I'm in the wrong. I would like to build a house there.

6 HEARING OFFICER: The foundation that's
7 there, was the foundation in good shape?

8 MR. MOLNAR: It is solid. When that house
9 was built, it was professionally built and whoever put
10 the foundation in did a good job. I'm not going to
11 build a new house on a crummy foundation. I filled in
12 the basement. I want to put in a slab construction and
13 build a good-looking house and you'd get tax revenue
14 and it would be a win/win and I'd live there.

15 HEARING OFFICER: Are the utilities shut off,
16 the water shut off at the road?

17 MR. MOLNAR: Everything is shut off at the
18 road. But they want me to sever it and disconnect it
19 at the road. And I don't want to do that. I want
20 what's there.

21 HEARING OFFICER: When do you expect to
22 submit plans for new construction?

23 MR. MOLNAR: I'm waiting for the City. I'm
24 waiting for the Building Department to review my
25 preliminary foundation drawings and give me a yay or a

1 nay. That's why I'm here today.

2 HEARING OFFICER: Do you review
3 preliminary --

4 MR. DOMSKI: I have not seen his drawings.

5 MR. KOLBE: The drawings are on Mike's desk.

6 MR. DOMSKI: Okay.

7 MR. KOLBE: There was no application for
8 anything that was there. And I asked him about it.
9 And there was no application for a demo.

10 MR. MOLNAR: So, more on this, you don't call
11 the phone number and ask?

12 HEARING OFFICER: Sir --

13 MR. DOMSKI: What we would require, if he
14 gave us plans, since he filled the hole in already,
15 we're going to ask for engineering report saying that
16 that foundation will hold whatever he's intending to
17 build. That's what we're going to require.

18 MR. MOLNAR: That foundation has already been
19 inspected by the City when it was built. If you want
20 to put up roadblocks and hurdles, you win. I will just
21 walk away from here.

22 HEARING OFFICER: Sir, let's resolve things.
23 I'm not going to sit here or else I'll just move it on
24 to the Board of Appeals. What type of -- that's a
25 concrete block foundation?

1 MR. MOLNAR: Yes.

2 HEARING OFFICER: Okay. And you say it was a
3 Michigan basement, which tells me it was only --

4 MR. MOLNAR: It was only this deep.

5 HEARING OFFICER: -- four or five feet deep.
6 Okay. I assume there's a spread plate under that.

7 MR. MOLNAR: All right. There -- there is
8 some trench footings around it where there was an
9 addition put on. And there's also trench footings
10 where the garage was at.

11 HEARING OFFICER: Okay.

12 MR. MOLNAR: So there's -- the house was
13 block construction and I didn't want -- I didn't want
14 to continue on with block construction. That's why
15 there was no evidence of heaving, there was no evidence
16 of cracks.

17 MR. DOMSKI: We don't know that.

18 HEARING OFFICER: Okay. So, for you to
19 continue on here, you submitted preliminary foundation
20 plans?

21 MR. MOLNAR: Yes. I sent what was there.

22 HEARING OFFICER: Okay. And your -- you want
23 to know, will the City allow you to build on that?

24 MR. MOLNAR: My thought is those -- that
25 foundation was put in and it was inspected when it was

1 installed. There was no evidence of any failures on
2 the foundation. If I've got to dig trenches along the
3 foundation so somebody can inspect it, that's just
4 going to weaken it.

5 As a matter of fact, whenever anybody pulls a
6 remodeling permit, which I'd like to do, do you make
7 them expose their foundation so you can look at them
8 for remodeling permits? Does everyone that gets a
9 remodeling permit have to expose their basement?

10 MR. DOMSKI: Sir, if someone pulled a
11 remodeling permit and, at the time of the inspection,
12 we don't think the foundation's adequate, we will ask
13 for an engineering report. That's what we're going to
14 ask from you.

15 MR. MOLNAR: Why wouldn't you think it's
16 adequate? The house stood for 50 years with no
17 failures.

18 MR. DOMSKI: We don't know. You buried it.

19 HEARING OFFICER: So was there a slab in the
20 basement?

21 MR. MOLNAR: Yes, there was a slab in the
22 basement. It's structurally there. If this is what
23 you want --

24 HEARING OFFICER: You had a ranch house
25 there?

1 MR. MOLNAR: Yes.

2 HEARING OFFICER: Are you putting a ranch
3 house back?

4 MR. MOLNAR: No, I'm going to put a
5 two-story, three-bedroom, brick house. I'm going to
6 say a high-end house in Pontiac. I'm probably the only
7 guy that's going to do that.

8 HEARING OFFICER: If Mr. Molnar comes to you
9 with plans for new construction and has prepared --
10 Are you drawing the plans yourself?

11 MR. MOLNAR: Yes.

12 HEARING OFFICER: Do you have an architect
13 that's going to do this.

14 MR. MOLNAR: I build a Harry Potter castle.
15 I'm doing it myself.

16 HEARING OFFICER: So how big will the home
17 be?

18 MR. MOLNAR: 2- or 3,000 square feet.

19 HEARING OFFICER: So under 3,500 livable?

20 MR. DOMSKI: Right.

21 HEARING OFFICER: He doesn't need an
22 architect or engineer.

23 MR. DOMSKI: That's right.

24 HEARING OFFICER: So, if he prepares a set of
25 plans and he draws what he knows to be the existing

1 foundation, is that something you would still question
2 the foundation on or are you still going to ask for
3 some sort of engineering report?

4 MR. DOMSKI: I'm going to ask for an
5 engineering report on the basement.

6 HEARING OFFICER: Do you have an issue having
7 an engineer look at the basement and at the foundation
8 and write a report as to what they can visually see?

9 MR. MOLNAR: I have never done this. I've
10 never done any demolition work. This is new to me.

11 HEARING OFFICER: I will tell you this
12 because I'm an architect and I've gone through this
13 multiple times for my clients.

14 MR. MOLNAR: I worked at Smith, Henson and
15 Gross, the old architectural firm in the United States.

16 HEARING OFFICER: All right. So the Building
17 Department is saying that they would like somebody to
18 state that the foundations are adequate for what you
19 plan on doing. And the question is, do you have an
20 issue doing that?

21 MR. MOLNAR: I would like, if you can give me
22 until January to find -- try to find somebody for the
23 next -- this next hearing, and I'll make an effort to
24 have something done by January.

25 MR. DOMSKI: It doesn't matter. The house is

1 gone.

2 HEARING OFFICER: Yeah. But what I'm
3 concerned about -- a couple of things. There is some
4 debris laying around the site --

5 MR. MOLNAR: There is zero debris.

6 HEARING OFFICER: -- in the pictures that I
7 have here. And maybes it's gone now but please make
8 sure the site is clean.

9 MR. MOLNAR: There is nothing.

10 HEARING OFFICER: You've heard earlier we've
11 got somebody that's been coming here for a year and
12 that their site is always clean, even though they can't
13 do anything with the home, the site is clean; that's
14 key.

15 Number two, make sure that there's no pits or
16 holes that somebody could fall in on that foundation.
17 If you put sand backfill in there, make sure that
18 everything's tapered at a nice slope so that, if any
19 kids or anybody goes in there, they can easily get out.
20 Maybe that's already done. I can't tell from the
21 pictures. So that -- that would be my requirements
22 here.

23 I mean, is there any reason to move this on
24 to the Board of Appeals if the man's going to --
25 ultimately, he wants to build a new home on the

1 foundations.

2 MR. DOMSKI: As long as he gets his permits
3 and --

4 HEARING OFFICER: So --

5 MR. DOMSKI: -- I mean I don't see an issue
6 with it. The house is gone.

7 HEARING OFFICER: Yeah. So we'll hold this
8 over until January. But you know what the
9 requirement's going to be when you come in for your
10 Building Permit. And that is to make sure that you've
11 got somebody --

12 MR. MOLNAR: A letter from an engineering
13 firm saying that the foundation is solid.

14 HEARING OFFICER: Right.

15 MR. MOLNAR: Thank you. You've been very
16 kind. And I apologize for overreacting.

17 HEARING OFFICER: Okay. Very good.

18 MR. MOLNAR: All right. See you guys.

19 HEARING OFFICER: Thank you.

20 MR. KOLBE: 628 North Perry is a garage. It
21 was a dangerous, collapsing garage with debris. The
22 entire structure of the garage is in need of repair.
23 It's overgrown. There's debris. It's unkempt. Piles
24 of debris all around the structure in front. The gas
25 meter and electric meter is not an issue. I mean, we

1 had this around for quite a while but there has been no
2 changes to it.

3 Our recommendation is to move it on to the
4 Board of Appeals or put it on the demolition list due
5 to a lack of any type of forward movement.

6 HEARING OFFICER: Your name, sir?

7 MR. STEPHENS: Lewis Stephens.

8 HEARING OFFICER: Okay. And are you making
9 any progress or have you hit the wall?

10 MR. STEPHENS: Very little. I've -- I'm on a
11 fixed income. And, with the cost of everything, I
12 haven't had the money to come down and get new permits
13 and I can't do anything until I get a new permit on it.

14 I am working inside it still. But,
15 hopefully -- I have to go back to work five days a week
16 because I'm on Disability but I have to go do some
17 other stuff. Hopefully I'll have the money by end of
18 next week to get the permit. I've been trying like
19 heck to cut on it. But I can't do it until I get a
20 permit.

21 MR. KOLBE: How are you getting access into
22 the building?

23 MR. STEPHENS: Open the door and go in.

24 MR. KOLBE: The man door?

25 MR. STEPHENS: Yeah. The side door, you can

1 go in, come out, you can slam it, you can kick it, you
2 can -- it's solid.

3 MR. KOLBE: Well, just the fact that the door
4 is on quite an angle and would be opening down. I
5 figured it would hit the floor.

6 MR. STEPHENS: There are two four-by-sixes up
7 against that, holding that up. The -- the big garage
8 door, you can't open. But the little service door, you
9 can open, go in and out. I still have my lawnmower in
10 there and a couple other things. It's solid that way.
11 I mean, I've pushed on the walls with my weight to see
12 if it would collapse and it won't. But I still want to
13 get it down; that's the problem. But I can't afford it
14 right now.

15 HEARING OFFICER: And any chance you can get
16 the car parts out of the yard or what are you going to
17 do with those?

18 MR. STEPHENS: The Jeep engine and trans will
19 be tore apart. Everything else around has been
20 cleaned. The woods are all gone except for two new
21 piles that we just cut branches up. I mean, what's
22 left of the frame and transmission will be torn apart
23 and it will be gone.

24 HEARING OFFICER: Okay. And is this
25 gentleman with you today?

1 MR. CASH: No, I'm representing Home and
2 Garden Credit.

3 HEARING OFFICER: Okay.

4 MR. KOLBE: The mortgage company.

5 HEARING OFFICER: I see.

6 MR. CASH: The mortgage company to see what
7 you guys are going to do.

8 HEARING OFFICER: So you think you'll have
9 the money for the permit next week?

10 MR. STEPHENS: In two weeks.

11 HEARING OFFICER: Two weeks. Okay.

12 MR. STEPHENS: Yeah. Because I do flea
13 markets five days a week.

14 HEARING OFFICER: Okay.

15 MR. STEPHENS: And then that's been slow.
16 I'll put the money away.

17 HEARING OFFICER: Yeah. So, if you get the
18 permit, when will you be able to get the garage down?

19 MR. STEPHENS: Hopefully within three weeks.
20 Once I get the permit, and I can't do nothing now with
21 it because they won't let me do it.

22 HEARING OFFICER: Okay. I hate the slow
23 progress, you know.

24 MR. STEPHENS: I know. But you figure my age
25 and my health, it's kind of slow.

1 HEARING OFFICER: Yeah. All right. I'll
2 hold you over until the January meeting. Get the
3 permit and get the rest of it cleaned up, please.

4 MR. STEPHENS: Yeah. Thank you.

5 HEARING OFFICER: Okay. Thank you.

6 MR. KOLBE: 580 Fourth is a single-family
7 residence, posted on 9-29 of 2022. It's a vacant,
8 dangerous and dilapidated structure, fire-damaged,
9 windows in the house are making it open to trespass.
10 Most of the windows are covered with a plastic,
11 Plexiglas, but there are still some open windows.
12 Siding, trim gutters and interior fire damage.
13 Overgrown, debris, unkempt. The gas meter is gone.
14 The gas meter is locked out.

15 There is a new meter box but no Electric
16 Permit has been pulled on the project yet. They do
17 have a Building and Plumbing Permit.

18 Our recommendation is postponement but we
19 would really like to make sure that that house stays
20 secure. It's very -- in the past, has always had
21 squatters in it. So it would be very much to your
22 advantage to keep the house secure.

23 HEARING OFFICER: Your name, sir?

24 MR. GUJARATHI: Amit Gujarathi.

25 HEARING OFFICER: Okay. And you're

1 progressing on repair work here?

2 MR. GUJARATHI: Correct. So one correction.
3 I think the Electrical and Mechanical Permit should be
4 pulled as of yesterday. That's what my contractor told
5 me.

6 MR. KOLBE: When I checked them about 1:00
7 yesterday, they were not pulled. So, if it was
8 something that was done, it was done fairly late today.

9 MR. GUJARATHI: Yeah. Because they started
10 the work yesterday, the mechanical and electrical. So
11 scope of the work is complete rehab of the entire
12 system. So we start on the plumbing. I got the window
13 company to get windows in by the end of the month. And
14 we're replacing the front doors on the exterior.

15 Yeah, the neighbors there are nice except --
16 and I have contact information for it -- except for
17 folks dumping garbage in the driveway, there's no other
18 issue on any breaking in.

19 HEARING OFFICER: Okay. Can you make sure
20 the windows are boarded or secured properly? I don't
21 know if your trades are working, they open the windows
22 and they don't shut them.

23 MR. GUJARATHI: No, no. I mean, the exterior
24 doors that are there, they have a lockbox.

25 HEARING OFFICER: Yeah.

1 MR. GUJARATHI: So people have been going in
2 there in the lockbox. But Plexiglas --

3 MR. KOLBE: Many of the windows do not have
4 Plexiglas on them. And most of those windows were
5 literally open, I would be able to crawl through, get
6 into the house, open. The bathroom window being one of
7 them.

8 MR. GUJARATHI: Okay.

9 HEARING OFFICER: I mean, it's in the
10 pictures.

11 MR. KOLBE: Yeah.

12 HEARING OFFICER: Again, make sure the
13 windows are secured and make sure the site stays clean.
14 We'll hold this over, then, until January. And
15 hopefully you'll make some progress.

16 MR. GUJARATHI: Yeah, I think.

17 MR. KOLBE: You have a window underneath the
18 gas meter. It was open. There's a big picture window
19 on the left side of the house.

20 MR. GUJARATHI: Okay.

21 MR. KOLBE: The window on the right-hand
22 side, it's open.

23 MR. GUJARATHI: Yeah. I mean, at this point,
24 there's no plumbing inside, there's no water, right?
25 And it's gutted.

1 MR. KOLBE: But again --

2 MR. GUJARATHI: We painted it so I just left
3 it for ventilation. But you're right, those windows
4 are working. So we've closed them. But the windows
5 have been -- they are in working shape but we're going
6 to have new windows put in there anyway.

7 MR. KOLBE: I reiterate, this house has been
8 extremely susceptible to squatters.

9 MR. GUJARATHI: Yes.

10 MR. KOLBE: Open windows, they take as an
11 invitation.

12 MR. GUJARATHI: Okay. No, I agree.

13 HEARING OFFICER: We will hold you over until
14 January.

15 MR. GUJARATHI: Okay.

16 HEARING OFFICER: Thank you.

17 MR. GUJARATHI: Yeah.

18 MR. KOLBE: 245 South Paddock is a
19 multiple-family structure -- or was a multiple-family
20 structure. It's a vacant, abandoned construction
21 project. Some overgrowth, debris, unkempt, broken
22 windows. We had been locked out so we couldn't get
23 close access to find out if there was a gas meter or an
24 electric meter there.

25 Due to a lack of progress, our recommendation

1 is to be placed on the demolition list.

2 HEARING OFFICER: Your name, sir?

3 MR. WASHINGTON: Melvin Washington.

4 HEARING OFFICER: And are you the owner of
5 the property?

6 MR. WASHINGTON: Yes, I'm the owner and
7 developer. Yes, sir.

8 HEARING OFFICER: Okay. And is this a new
9 project?

10 MR. WASHINGTON: Absolutely, sir. Actually,
11 I built the building in 1999 at the time with the
12 Pastor, Johnny West, New Jerusalem. It's now named
13 West Manor in honor of him.

14 However, we had a fire in 2017, July 4th, and
15 the building burnt down. I know there were some
16 issues, you know, with the water systems and
17 what-have-you.

18 But, at that time, we made a decision to
19 rebuild. That was the question; either not rebuild or
20 to demo the site and, you know, plant grass seeds on it
21 and make it into, you know, a park or whatever.

22 So no. But what we did, we wanted to make a
23 commitment to build it back bigger and better. I have
24 since then spent over three and a half million dollars
25 on four sets of plans and drawings that have been

1 approved by the Building Department. We went through
2 that process.

3 However, there was a delay. As soon as we
4 got to the site plan approval process, we found we had
5 to rezone the site.

6 So I never, in my 45-year career have
7 built -- I've built these buildings all over the State
8 of Michigan. I've never had an insurance claim. Okay?
9 So it was new to me. So I thought it caught on fire,
10 we'd tear it down and rebuild it. It did not happen
11 that way.

12 So we found out we had to take a year and a
13 half to go through the community support for site plan
14 approval. They had to change it from R2 to R3. I
15 think your consultant changed the zoning where you
16 could not use an existing R2 to put up a multi-story
17 senior building.

18 So we went through that process. We -- that
19 took all of 2018. And then we got a Building Permit.
20 We got plans stamped from the Building Department that
21 we could have done in 2019 and then the great pandemic
22 hit. All right?

23 And, when the pandemic hit and January shuts
24 down, the City closed down immediately. I think they
25 stayed from that January of 2019 -- 2020 to -- I don't

1 know how long the State shut down, I guess.

2 But we kept making progress. So what I made
3 a commitment was to show good faith that I was going to
4 proceed with this facility. We went on, pulled the
5 permits. Larry has been our inspector.

6 We put up the elevator, the stairwell shaft,
7 four stories. We put in a new foundation system. We
8 are going bigger and better. It was two stories, we're
9 going four stories. And we're going through a timely
10 process. I have had some delays which were caused by
11 surprise. The biggest issue was with the -- getting
12 our Building Permit say go-go-go.

13 However, then, when your Civil Engineering
14 Department came back through their consultants and
15 then, when your fire review through Waterford, they
16 came back and said we got to have a fire lane, you got
17 to make your retention pond ten feet deeper, so large.
18 That increased the cost of the building to about 2.5,
19 2.6 million is what we're dealing with right now in
20 additional costs.

21 We are not walking away. That is an option
22 for us to completely rip out the foundation. I have a
23 demo bid for a hundred grand. It would take the
24 property down, plant grass seeds on it. No, that's not
25 what we do. Recommended doing it? No, let's talk.

1 There's a major issue I have here. My issue
2 is we're waiting because there's been a lot of change
3 in the administration. We got caught in the
4 transition. I know this administration is super busy.
5 I was working with Annette Philips. She was pushing --
6 pushing everything through. Now she's gone. All
7 right?

8 We were requesting our PILOT, our payment in
9 lieu of taxes. All right?

10 So we've done multiple projects like this
11 through the State Affordable Housing Act Authority.
12 And so we need a PILOT. Now, I already have a PILOT.
13 The PILOT is still -- the resolution's still active.
14 However, it needs to be amended because we've had a
15 fire ten, fifteen years into the deal. And now we have
16 to remove it. Now I guess there's a mandate, no more
17 PILOTs going in the City. So I'm caught. All right?

18 So how much more money do I put into the
19 deal, you know? I've got a permit that's going to
20 expire on the 15th. I came in Friday on the
21 September 29th, pulled my -- upgraded my permit to keep
22 the job moving. You know, it definitely is moving --
23 and that's what I'm used to. You know, if you move
24 slow through construction development, you definitely
25 lose money.

1 I've was going as fast as I can under the
2 deficit I've got. I got a complete timeline that, if
3 you want to, you know, get a crash course in how, from
4 day one and every step we went. Oakland County Water,
5 the DEQ, we had to go through all those approvals. I
6 don't think the Building Department is aware of that.
7 You know, they just want us to just go ahead and build
8 it but they don't understand about the other approvals,
9 nor the PILOT that's a mandatory to build affordable
10 housing. So that's what we're doing.

11 HEARING OFFICER: How big is this building?

12 MR. WASHINGTON: This building is over 90,000
13 square feet, four stories. It's going to be the most
14 fabulous like the first one I did in 2009.

15 And Colonial Meadows was a big company I was
16 working for back in the 1980s. So I put your first --
17 I was a Superintendent like my son who's training now.
18 But, yeah, we did the first one, a development that was
19 called Colonial Meadows. I broke out on my own and
20 I've been on my own now for 25-plus years and this is
21 what I do.

22 HEARING OFFICER: Okay. So what -- this is
23 here because of lack of progress. But it has a valid
24 Building Permit?

25 MR. WASHINGTON: Yes.

1 MR. DOMSKI: Well, I know it's lack of
2 progress because they did the foundations every -- I
3 don't know where it stopped.

4 MR. WASHINGTON: It's -- you know --

5 MR. DOMSKI: That's why, when I seen you in
6 the hall, I was like --

7 MR. WASHINGTON: Yeah. Like I don't even
8 want to know why I'm here, you know.

9 MR. KOLBE: According to Mike, it was an
10 abandoned construction project.

11 MR. DOMSKI: Well, yeah, prior. But since --
12 since June, they've been working on it.

13 Is that when you started, sir, back in June?

14 MR. WASHINGTON: Yeah. Actually, we've been
15 working on it for the last -- we took a year -- last --
16 probably about the first of -- had to be in December.
17 We built the four-story elevator -- I mean the elevator
18 shaft and the stairwell; that's we did first.

19 You know, we're slow walking until we get it
20 to the process. Right? So we're using the existing
21 foundation. I left the initial infield building up.
22 All right? One, it's my control point. Two, it houses
23 my electrical and my mechanical department systems. So
24 I didn't want to -- we're still using that. It's still
25 got DTE power. We connected that back up. We still

1 got water. We're ready.

2 We're just needing some help, help, help.

3 You know, these are -- we're going to get a PILOT --
4 we're going to get my PILOT amended so that I could
5 build a 90-unit affordable housing with rents at 50 to
6 60 percent AMI, which is almost literally impossible to
7 do today. But I'm mandated to do that because of the
8 regulatory agreement that I have with the State of
9 Michigan for perpetuity for 99 years. That site must
10 stay affordable.

11 HEARING OFFICER: So you've got -- are you
12 familiar with this at all? You have your engineering
13 approvals, your site plan approvals?

14 MR. WASHINGTON: Everything -- we had
15 everything approved. Finally, we had some issues with
16 the -- with the DEQ and all that on the retention pond
17 expansion and addendums. So we had all our approvals
18 back in February. We even got the final site plan
19 approval. We had -- they based it on getting all the
20 other subs. Yes, we've all our approvals.

21 The only thing that's missing is the PILOT,
22 in saying, you know, if forward -- it says this in an
23 e-mail, you know, "Don't be building a building and go
24 somewhere else and build it somewhere else."

25 MR. DOMSKI: I'd say, if he gets the PILOT

1 taken care of, let's continue.

2 HEARING OFFICER: I mean, do we need to
3 postpone this until January or just walk away from it;
4 how do we --

5 MR. KOLBE: I would say postpone it until
6 January, make sure it's moving forward. If, in
7 January, if he's doing it, then we can address how we
8 want to handle it at that time.

9 HEARING OFFICER: Okay.

10 MR. WASHINGTON: Okay.

11 HEARING OFFICER: And, as I tell everybody,
12 keep the site safe and clean.

13 MR. WASHINGTON: Yes, sir. We have a
14 professional contractor keeping the grass cut. But I
15 still need help. I understand a construction site. We
16 need -- if we don't get the PILOT, it's -- we cannot
17 build affordable housing.

18 MR. DOMSKI: Did you talk to Mike?

19 MR. WASHINGTON: No -- or well, I talked to
20 Mike on several occasions.

21 MR. DOMSKI: How about Donovan?

22 MR. WASHINGTON: Yes, Donovan -- Donovan and
23 Ms. Lannette Philips, I know there's been a change now.
24 So, again, you know, like that other gentleman, it's
25 been difficult, it's -- you know, it's definitely been

1 difficult. But, the reality, they are -- Donovan knows
2 the history. I talk to him about once a week,
3 Mr. Smith.

4 Lannette Phillips was about to take it -- the
5 next step was to take it to City Council for November
6 and to do the -- the Hearing I and Hearing II. She's
7 gone. So now I've experienced -- I met Ms. Lockryn at
8 the desk with Mike last Friday when I said, "What's
9 going on? I got this thing."

10 So she's now doing her due diligence. I
11 think she's done a -- so I'm diligently waiting on her
12 to say, "Hey, yes, we're -- the City's going to honor
13 the PILOT and we're going to move" --

14 You know, and I said, "I don't want a new
15 PILOT" because I heard them mention a new PILOT. I
16 have an existing PILOT that's on a -- on the -- it's
17 been around for 15 years. It still has over 30 years
18 left on it. Right?

19 But it needs to be amended. And that's all I
20 need. If I get that, we'll move full steam ahead.

21 HEARING OFFICER: Yeah. We'll postpone this
22 until January.

23 MR. WASHINGTON: Okay.

24 HEARING OFFICER: Hopefully, by then, you've
25 got everything straightened around and -- yeah.

1 MR. WASHINGTON: So nobody can help me with
2 counseling?

3 HEARING OFFICER: I have no authority, so --

4 MR. WASHINGTON: All right. Thank you.

5 HEARING OFFICER: Good luck. Thank you.

6 MR. WASHINGTON: All right. Thank you.

7 We're committed.

8 HEARING OFFICER: Good.

9 MR. WASHINGTON: And we're the Phoenix II.
10 So that's our name.

11 MR. DOMSKI: Have a good day.

12 MR. KOLBE: 176 Liberty, a single-family
13 residence, was posted on 9-29 of '22. It was a
14 fire-damaged, dangerous and dilapidated structure. The
15 roof and siding and porch were all dilapidated at the
16 time. There had been a fence put up along the
17 Mark Avenue that's not to code. The gas meter's on.
18 The electric meter is on.

19 They have pulled all their permits other than
20 Mechanical. They finished out the Plumbing. Our
21 recommendation is postponement to allow work to
22 continue.

23 But your fencing is not to code.

24 MR. NICHOLS: Fencing?

25 MR. KOLBE: You can't have a privacy fence

1 along the roadway like that.

2 MR. NICHOLS: Okay. So what we got to do,
3 take it down? First of all, for the record --

4 HEARING OFFICER: Your name, please.

5 MR. NICHOLS: My name is Emory Nichols.

6 HEARING OFFICER: Thank you.

7 MR. NICHOLS: The owner of 176 Liberty.

8 HEARING OFFICER: Thank you.

9 MR. DOMSKI: Get with Donovan.

10 MR. NICHOLS: Okay.

11 MR. DOMSKI: And he'll tell you what to do on
12 your fence, sir.

13 MR. NICHOLS: Okay. Say that again. Now
14 who?

15 MR. DOMSKI: Donovan Smith.

16 MR. NICHOLS: Okay.

17 MR. KOLBE: Fencing along that area needs to
18 be opaque, meaning a chain link, a picket fence, a
19 wrought iron fence, something as you pull out the
20 driveway and there's a three- or four-year-old on a
21 tricycle, going down the sidewalk, there is no way on
22 God's old green you're going to be able to see them.

23 MR. NICHOLS: So that's got to come down,
24 right?

25 MR. KOLBE: The location's okay.

1 MR. NICHOLS: All right.

2 MR. KOLBE: But it's got to be a different
3 type of fencing and can only be four foot high, maximum
4 height.

5 MR. NICHOLS: Okay. Good. You know, the
6 Plumbing has already been approved. Am I correct on
7 that?

8 MR. KOLBE: Yeah, the Plumbing's already been
9 finialed out.

10 MR. NICHOLS: Okay. The Electrical, that's
11 all done now. In fact, I just went down there before I
12 came in here today, that's all done. I just
13 rescheduled for the electrical to come back out. And
14 the mechanical, I didn't even know I needed a -- needed
15 a permit. So what we going to do on that?

16 I'm going to have to come and down and get a
17 heating and cooling guy first. Because the guy I had
18 it first, he came down here. McFair (ph) Heating and
19 Cooling, anybody familiar with them?

20 I can't find him now. He won't respond.
21 I've been calling him for the last week. He won't
22 respond. That's all I've got left, as far as the
23 Building Permit. Everything in the house is pretty
24 much done, I'll say about 85 to 90 percent.

25 MR. DOMSKI: It's looking good.

1 MR. NICHOLS: Yeah. You saw it?

2 Okay. Thanks, man.

3 MR. KOLBE: What you've done looks very good.

4 MR. NICHOLS: All right.

5 MR. KOLBE: But, to get your C of O or C of
6 C --

7 MR. NICHOLS: Yeah.

8 MR. KOLBE: -- they're going to knock you
9 down because of that fence as being one of them.

10 MR. NICHOLS: Okay.

11 MR. KOLBE: I just want to give you some
12 heads-up.

13 MR. NICHOLS: Okay. I'm going to get it
14 down. We'll get it down. So I think I'm just about
15 done with this place, so I don't know the next step. I
16 guess just get the Mechanical Permit and then go back
17 down -- you know, downstairs and take care of the
18 necessities and that -- and get the approvals from the
19 inspector amongst that, I guess. I don't know.

20 MR. DOMSKI: Get Mechanical taken care of.
21 All the other ones have been finialed out and I'll
22 recommend the Building final last.

23 MR. NICHOLS: Okay. Good. Okay. Okay.

24 HEARING OFFICER: So we'll hold this over
25 until January. And, hopefully, at that time, we'll

1 dismiss.

2 MR. NICHOLS: Okay.

3 HEARING OFFICER: Thank you.

4 MR. NICHOLS: Thank you. Thank you.

5 HEARING OFFICER: Good luck.

6 MR. NICHOLS: Thanks.

7 MR. KOLBE: 164 Cadillac is a single-family
8 residence. It was posted on 9-29 of 2022. It was a
9 noncompliant structure. Trim, siding and porch are all
10 dilapidated. Overgrowth, still some debris, unkempt,
11 missing guardrails and handrails. The electric meter
12 and gas meter are both on.

13 Building Permit was pulled along with
14 Plumbing and Electrical. However, there was residents
15 in the structure and making it very difficult to get
16 anything really done. When we were out there posting,
17 the tenant that was there said they were moving out.

18 So, based on that, our recommendation is
19 postponement to the January Hearing Officer to allow
20 the owner to get access to the house, to be able to do
21 what they need to do on the inside and outside the
22 house.

23 HEARING OFFICER: Okay. Your name, please?

24 MS. ZANIN: Carie Zanin. I'm actually the
25 attorney for the owner, SKRA Ventures.

1 So everything that Dan said is correct. We
2 do have a tenant in there. I call him "tenant", he
3 called him "resident". We are in eviction. Pontiac
4 Court is very, very, very behind. When I say "very
5 behind", I mean things that I filed in July are just
6 starting to get set, will be set in January.

7 So we are working diligently to get this
8 done. We have the permits. That was part of -- that
9 was something we didn't have last time. We have them.
10 I'm just -- I just need to get these tenants out so we
11 can get it done.

12 HEARING OFFICER: Okay.

13 And, Larry, I'm looking. Is this garage in
14 bad shape? It's hard for me to tell on the picture.

15 MR. KOLBE: Yes.

16 MR. DOMSKI: Yeah. There's a whole lot of
17 things.

18 MS. ZANIN: Yeah. If you look at the back of
19 the garage --

20 HEARING OFFICER: Yeah, okay.

21 So what you need is time?

22 MS. ZANIN: I do.

23 HEARING OFFICER: Okay. So we'll hold this
24 over until January. And, hopefully, by then, you've
25 got things resolved.

1 MS. ZANIN: Thank you.

2 HEARING OFFICER: Okay. Thank you.

3 MR. KOLBE: 90 Virginia is a single-family
4 residence, was posted on 9-29 of '22, a dangerous,
5 nonconforming, occupied structure. The garage is open
6 to trespass. The garage roof and siding are also
7 making it open to the elements. Roof, siding, trim,
8 chimney, garage and fencing are all dilapidated.
9 Overgrown, debris, unkempt, animals undermining again
10 some broken windows. Guardrails and handrails are
11 missing. Smoke detectors were not working. There was
12 gas meter's on. Electric meters on.

13 They had a Property Maintenance Inspection.
14 Building, Plumbing and Electrical Permits were needed.
15 Building Permit was issued. But, again, they had
16 supplied paperwork showing that they are in the process
17 of evicting the tenant that's there.

18 We're asking to postpone it, as we know that
19 they're actively trying to do something. And having
20 someone in the building makes it virtually impossible
21 to get, you know, anything done inside the house.

22 HEARING OFFICER: Okay. Your name one more
23 time, for the record?

24 MS. ZANIN: Okay. Carie Zanin, on behalf of
25 the owner. I was going to do my court thing there for

1 a second. Sorry. Thank you.

2 HEARING OFFICER: So we'd hold -- same as
3 last one; we'll hold this over until January.
4 Hopefully --

5 MS. ZANIN: This one I have a little bit
6 closer hand on. I had a hearing on it with the tenant
7 today. He wants until the end of the year to vacate.
8 That's not going to happen in my world. But I am
9 working to get him out a little bit quicker than
10 Cadillac but yes.

11 HEARING OFFICER: And I assume all the
12 equipment and garbage is --

13 MS. ZANIN: All of that is his. And he's
14 running a business out of his home. We have my client,
15 the management company has repeatedly spoken with him
16 about cleaning it up. We have been all over him. We
17 just need him out at this point because he doesn't
18 comply with anybody.

19 HEARING OFFICER: All right. Very good.

20 MR. KOLBE: Yeah. He doesn't have a business
21 license either.

22 MS. ZANIN: That, I can't help with.

23 MR. KOLBE: Yeah. Thank you.

24 118 Victory. It's a single-family residence,
25 posted on 9-29 of 2022. It was a dangerous,

1 dilapidated structure. It is occupied. Overgrown,
2 debris, unkempt, broken window. Both electrical and
3 gas meter are on.

4 They had pulled all their permits. The
5 Plumbing, Mechanical and Electrical are all finalized.
6 Still just cannot get a final approval inspection on
7 the Building Permit. That's the only thing that's
8 holding it up. The Building Permit had expired a while
9 back.

10 Our recommendation is to move it on to the
11 Board of Appeals as no forward movement has been made
12 to final out this Building Permit.

13 HEARING OFFICER: Okay. Your name, sir?

14 MR. BUZI: Thank you. Sam Buzi, appearing on
15 behalf of Mr. Hall, the homeowner.

16 So, to address Dan's concerns in terms of any
17 progress that's been made, I have with me here today
18 some work that's contracted for.

19 Just to -- to briefly go over some of the
20 things that are going to be done to the home:
21 Handrails will be -- a new handrail will be installed,
22 a garage door will be replaced, some -- some internal
23 things will also be done with respect to the kitchen
24 floor tile, broken windows are going to be replaced
25 and/or repaired. There's also going to be some new

1 paint and trim all around the home. There's some
2 siding issues due to some storms that occurred
3 recently, which are also going to be addressed.

4 So what I'm asking for here today is some
5 time just to put things in order. I think the City
6 would acknowledge that there are some issues previously
7 that were addressed, such as plumbing. There was final
8 inspections done. Electrical work was also done.

9 So this isn't a situation where the homeowner
10 is completely oblivious to the issues at hand. But
11 instead what's happening here is the homeowner's
12 working towards finalizing and bringing the home to an
13 acceptable standard and condition.

14 So, with that being said, I am asking for
15 additional time, possibly 30 days. Although I don't
16 know what the meeting schedule is like, frankly. But
17 there is work being completed. And the work that I
18 just listed off here today has actually been paid for
19 already. I have copies of -- if you're interested in
20 seeing that. You know, the homeowner is working to
21 bring this home up to acceptable condition.

22 HEARING OFFICER: Okay. And there is a
23 permit that needs to be --

24 MR. KOLBE: Oh, yes. The Building Permit
25 needs to be brought up to date.

1 HEARING OFFICER: Are there any other permits
2 that --

3 MR. KOLBE: Not, all the rest of the permits
4 have been finialed, got finalized. You know, it takes
5 them 60 days to finally get the plumbing permit
6 finalized. We have been probably since the Plumbing
7 Permit was finalized, I'm going to say we're another 60
8 days trying to get the Building Permit finalized.

9 More and more siding keeps coming off every
10 time we go out there to take pictures. You have to
11 understand the frustration level of the fact that, in
12 some respects we're not moving forward, we're moving
13 backward because stuff keeps falling off the house.
14 So, you know, we're just trying to get it done.

15 HEARING OFFICER: Yeah. So I'll hold this
16 over until our January meeting based upon your word
17 that you've got all this work lined up -- or Mr. Hall
18 does.

19 MR. BUZI: Right.

20 HEARING OFFICER: The one thing I always ask
21 and I'll ask you, please get the site cleaned up.
22 There is broken bricks and garbage in the driveway.
23 There is, every time I -- this comes in front of me, I
24 don't know if it's the tenants that are sloppy or what
25 it is. But ask Mr. Hall to clean the site up, too,

1 please.

2 MR. KOLBE: Yeah. When I showed the picture
3 to Mr. Hall, he was just in shock of how it looked. He
4 said, "I will have it cleaned up tomorrow." But yet
5 there's still stuff there.

6 MR. BUZI: So, just recently -- and this is
7 what the contractor has told me. There was site -- I'm
8 sorry. There was a crew on site that did some power
9 washing and cleaning up on the driveway and
10 specifically the garage area. As a matter of fact, the
11 individual who was just here earlier just while ago is
12 the one who completed that work. I don't know when the
13 last time you guys went by the home.

14 MR. KOLBE: The 29th.

15 MR. BUZI: The 29th. So it's been -- it
16 definitely occurred after that. I don't have any
17 photos or anything to present to you here today. But,
18 rest assured, if it hasn't been done, it's in the
19 works. And we'll certainly put good faith effort
20 moving forward to correct any outstanding issues.

21 HEARING OFFICER: Very good. Thank you.

22 MR. KOLBE: 425 Second is a single-family
23 residence that was posted on 9-29 of 2022, a vacant,
24 dilapidated, dangerous structure. It was documented to
25 be open to trespass on 6-28. However there was crews

1 working there. It's still open to trespass, side door
2 and the rear door. Garage eaves are open to the
3 elements as well as the garage door and the side door,
4 making it open to the elements. The house is full of
5 mold. You can smell it well outside the doors. It's
6 overgrown, debris, unkempt. The front steps are
7 crumbling. The gas meter's located out. The electric
8 meter is off.

9 And our recommendation is to remain on the
10 demolition list.

11 HEARING OFFICER: Okay. Your name, please?

12 MS. CARTWRIGHT: Good evening now.

13 Andrea Cartwright appearing on behalf of the mortgage
14 company.

15 HEARING OFFICER: Okay. And are -- what has
16 happened; is this --

17 MR. KOLBE: It needs a Property Maintenance
18 Inspection. It's nothing -- it's not moved forward to
19 any degree.

20 HEARING OFFICER: What happened with the
21 homeowner?

22 MS. CARTWRIGHT: I believe it is vacant. It
23 is currently being -- it has been listed. They went
24 through the eviction process. It has been listed. It
25 is not under contract right now. It is also my -- I

1 spoke with the client this morning. It is my
2 understanding that there was some debris that has been
3 cleaned up. But it is being listed and they want to
4 sell it as is.

5 HEARING OFFICER: Okay. And have you been in
6 the house? I don't have any --

7 MR. KOLBE: Without a mask, I wouldn't walk
8 too far into the house.

9 MR. DOMSKI: We didn't want to go in. It was
10 too bad.

11 HEARING OFFICER: Really?

12 MR. DOMSKI: Yeah.

13 MR. KOLBE: I mean you can tell by some of
14 the pictures, the mold is extraordinarily visible on
15 the walls. And you -- as I say, from five feet from
16 the door, you can smell it when you walk up to the
17 house.

18 HEARING OFFICER: Have you seen the house,
19 ma'am?

20 MS. CARTWRIGHT: I have not.

21 MR. DOMSKI: The garage --

22 MR. KOLBE: The garage is, when you talk
23 about debris, is up to the rafters in debris. It's
24 like everything that was outside the last time we were
25 there had been shoved into the garage and, "Oh, put the

1 door down it's all gone."

2 MS. CARTWRIGHT: Okay. Yeah, it's my
3 understanding that the mortgage company did hire
4 someone to clean up the debris. There is scheduled to
5 come out to do the -- you know, to mow the lawn. But
6 what they're trying to do at this point, last time we
7 were here in July, it had not been listed. It has
8 currently been listed. And the mortgage company would
9 like to sell it as is.

10 HEARING OFFICER: Okay. And, if this moves
11 to the Board of Appeals, anybody that buys that house
12 has to agree to repair it or tear it down; is that
13 correct?

14 MR. KOLBE: Just as they would here.

15 HEARING OFFICER: And would you feel that in
16 any way compromises your ability or your client's
17 ability to sell this house?

18 MS. CARTWRIGHT: I think it would.

19 HEARING OFFICER: Based upon what you've seen
20 from the outside, is this house at all salvageable or
21 do you believe that the mold condition inside is
22 irreparable?

23 MR. DOMSKI: No, I believe the house is
24 salvageable. Most of the them -- I mean, the
25 structure, it's a brick home. I haven't been in but I

1 looked through the door. And I think the brick is --
2 the home could be saved, I don't believe the garage can
3 be. But the garage should be cleaned -- we should have
4 that cleaned out because there is so much junk in
5 there, rats and -- if it takes them another three
6 months, who knows how many rats could live in there.
7 It needs to be cleaned out.

8 HEARING OFFICER: Is that something that your
9 client can do?

10 MS. CARTWRIGHT: Yes.

11 HEARING OFFICER: Do you think your client
12 would be able to hire a professional to do an
13 examination of the inside of the home as to the amount
14 of mold that's in there and whether they feel it's a
15 safe --

16 MS. CARTWRIGHT: I can -- I can definitely
17 make that proposal.

18 HEARING OFFICER: Okay.

19 MS. CARTWRIGHT: But, if they -- you know, at
20 this time, if we could request some additional time to
21 at least clean out the garage or clean out the debris
22 from the garage. And, you know, not sure what progress
23 can be made in terms of -- of purchasing or any --

24 HEARING OFFICER: Sure.

25 MS. CARTWRIGHT: -- listings or offers at

1 that time.

2 HEARING OFFICER: Okay. So we'll hold this
3 over until our January meeting. That gives you some
4 time to get the garage cleaned out, potentially have an
5 assessment of the inside of the home.

6 MS. CARTWRIGHT: Okay.

7 MR. KOLBE: And the house needs to be -- the
8 property, both house and garage, need to be secured.

9 MS. CARTWRIGHT: Okay.

10 HEARING OFFICER: Okay. Okay?

11 MS. CARTWRIGHT: All right. Thank you so
12 much.

13 HEARING OFFICER: Thank you.

14 MR. KOLBE: 26 Tacoma is a multi-family
15 property. It was posted on the 9-29 of 2022. It was a
16 noncompliant structure that was not properly
17 registered. It is now vacant. Two of the units are
18 occupied. Siding, trim, roof and shingles are all
19 dilapidated along with the soffits and the porches.
20 Overgrown, debris, unkempt. The guardrails and
21 handrails are an issue. All the gas meters appear to
22 be on and the five electric meters were on.

23 They did finally pull their Building Permit.
24 And our recommendation is to allow them to continue
25 on -- or postponement so they can continue on.

1 But I want to make sure that you understand
2 that the other units are not to be occupied until a
3 Certificate of Compliance is issued on each one of the
4 units. Do you understand that, Danyal?

5 MR. ADI: Uh-huh.

6 MR. KOLBE: Okay. In the past, you haven't.
7 So I just want to make sure I have a record that you do
8 understand you are not to move anyone in until you have
9 a final inspection on that unit.

10 MR. ADI: Okay.

11 HEARING OFFICER: Okay. Your name for the
12 record, sir?

13 MR. ADI: Danyal Adi.

14 HEARING OFFICER: Okay. And we'll hold this
15 over, unless you have something to say. The -- I see
16 some garbage around the site. If you'll make sure
17 that's cleaned up, please.

18 MR. ADI: Okay.

19 HEARING OFFICER: And we'll hold this over
20 until January so you can make some progress.

21 MR. ADI: Okay. All right.

22 HEARING OFFICER: Thank you.

23 MR. KOLBE: 441 North Saginaw was a
24 single-family residence that was posted on 9-29 of
25 2022. It is a vacant, dilapidated, fire-damaged

1 structure. The front entry door -- or front entry is
2 extremely dilapidated. Upper windows on the north
3 elevation were open. Roofing, siding, boards, windows,
4 soffit, trim, overhangs and porches are all
5 dilapidated. Overgrown, debris, unkempt, animals
6 undermining. Main electric service is open. Working
7 without permits on the front porch. The gas meter is
8 locked out. The electric meter is off with the box
9 being open.

10 They have made application for the Building
11 Permit. And, therefore, our recommendation is for
12 postponement so that they can get their Building Permit
13 issued and start continue work on a legal matter.

14 HEARING OFFICER: Okay. Your name, please?

15 MR. PRECIADO: The homeowner or mine?

16 HEARING OFFICER: Both, please.

17 MR. ALEJANDRO PRECIADO: Okay. My name's
18 Alejandro Preciado.

19 MR. RICKY PRECIADO: My name's
20 Ricky (ph) Preciado.

21 HEARING OFFICER: Okay. And we'll hold this
22 over until our January meeting. Please make sure the
23 windows and the doors are secured and clean up any
24 garbage around the site.

25 MR. ALEJANDRO PRECIADO: Yes. It's all

1 clean.

2 MR. RICKY PRECIADO: The only thing, the
3 windows got taken.

4 MR. ALEJANDRO PRECIADO: What he's trying to
5 do to say, he ordered the windows now. So they're
6 going to be replaced soon.

7 HEARING OFFICER: Okay.

8 MR. RICKY PRECIADO: Just taking the door,
9 taking everything, just taking the door.

10 HEARING OFFICER: All right. Very good.

11 MR. ALEJANDRO PRECIADO: Very good. Thank
12 you.

13 HEARING OFFICER: Do you have any questions?

14 MR. ALEJANDRO PRECIADO: Oh. He was just
15 asking about the permit.

16 MR. KOLBE: Check with the downstairs
17 tomorrow.

18 MR. RICKY PRECIADO: By tomorrow?

19 MR. DOMSKI: Did I speak with you yesterday,
20 I believe? Did I speak with you yesterday?

21 MR. RICKY PRECIADO: Yes. And I come in
22 today, just come in.

23 MR. DOMSKI: Bring me the plan.

24 MR. RICKY PRECIADO: Yeah, the plan. I just
25 come on the next -- for the --

1 MR. ALEJANDRO PRECIADO: Okay. Sorry. Thank
2 you.

3 MR. RICKY PRECIADO: Thank you.

4 MR. DOMSKI: Okay.

5 MR. KOLBE: 404 Highland Avenue is a
6 single-family residence. It was posted on 9-29 of
7 2022. It was a vacant, abandoned structure under
8 construction. The siding is not complete as well as
9 the construction is not complete. It's overgrown,
10 debris, unkempt. Debris and car parts were on site at
11 the time of posting. The gas meter and electric meter
12 are not yet installed.

13 Our recommendation was placement on the
14 demolition list unless the Site Plan that they're
15 working on is delivered to the office by the 28th of
16 October. It's been quite a while trying to get an
17 acceptable Plot Plan on it by an engineer. And it's
18 been asked for a while. They gave us one that was more
19 of a Site Plan. We need a Plot Plan. And we were told
20 that it's going to be finished up and available on the
21 20th. We're going to give them a little bit of leeway
22 on it but we need to move this, you know, one way or
23 another. So I basically told him that, if he would
24 have it to us by the 28th, we would hold this over. If
25 not, we'll send it on.

1 HEARING OFFICER: These -- this Plot Plan
2 that you're asking for, is this an engineered Site
3 Plan --

4 MR. KOLBE: Yes.

5 HEARING OFFICER: -- with grading and
6 drainage?

7 MR. KOLBE: Yes, exactly. Exactly. And, as
8 I say, in the past we've gotten one apparently that an
9 architect drew up and it didn't have what all was
10 needed. And then he's finally on the right track. He
11 has an engineering firm who's doing it for them.

12 HEARING OFFICER: Who does your reviews?

13 MR. KOLBE: Nowak and Fraus.

14 HEARING OFFICER: Your name, sir?

15 MR. CALERO: My name is Fred Calero. So, I
16 don't know. You guys probably know Jeremy Sutton.
17 Jeremy had a medical emergency. He was supposed to be
18 here. He was actually here earlier. But I'm a partner
19 with him with this LLC. So I wanted to make sure you
20 guys realized that we don't have a financial issue to
21 finish this project. We think it would be completely
22 inappropriate to even talk about demoing a brand new
23 construction that we're -- we've been trying to build.

24 And permits were submitted back in 2020, the
25 fifth month of 2020, approved, and built -- we built a

1 house, as is, as you can see. And we had to cease and
2 desist. And we've been trying to get this going again,
3 get it -- get it completed. There's nothing more we
4 want than to complete a project.

5 MR. DOMSKI: Sir, I believe I met with the
6 owner on that back -- oh, in the spring of the year.
7 And he was going to get the Site Plan that we asked for
8 and keep the site cleaned up. Well, he hasn't kept the
9 site cleaned up we would appreciate a cleanup.

10 MR. CALERO: What we wanted to do was, if
11 you'll notice, the site has a lot of different
12 elevations.

13 MR. DOMSKI: Correct.

14 MR. CALERO: And we wanted to get approval to
15 just level it so that it's going to look pretty and
16 clean. It's really hard to mow when you have mountains
17 all over the place because you guys shut us down.

18 And then, on this list, you have things like
19 there's no siding. Well, all the siding is on the
20 property until we got shut down.

21 Unlike everybody else here that I've heard
22 for the last hour, we are so committed to getting this
23 thing done. I wish we could find a way to just move
24 forward because this has been kind of a lengthy
25 process.

1 MR. DOMSKI: The Building Department's ready
2 to move forward. Because I met your partner out there.

3 MR. CALERO: Jeremy --

4 MR. DOMSKI: I don't see nothing wrong with
5 the building, the structure itself. You just need to
6 get the Site Plan and all that worked out. I'm
7 understanding you might have built a little bit in the
8 front right-of-way. I'm not sure.

9 MR. CALERO: I don't know. Jeremy had a
10 medical emergency. I'm his business partner. So I'm
11 here just to show good faith to say "Guys, let's not
12 talk about demoing this." Our fear was that you guys
13 were just going to put it and a demo list and all our
14 investment on this property will go to zero.

15 MR. DOMSKI: But, back in the spring we had
16 this same conversation. We thought it would be done by
17 now. But please get the site cleaned up because, I
18 mean, it's a mess out there.

19 MR. CALERO: So yesterday I just picked up
20 three bumpers that our neighbors in the community chose
21 to use it as a dumping ground. It's gone. If you
22 drive by there today, the bumpers are gone. The rest
23 of the stuff that's there is building materials to
24 complete the project.

25 MR. DOMSKI: I know that. I've been by there

1 numerous times. I mean, I think just get the Site
2 Plan, let's move forward and get it done.

3 HEARING OFFICER: But we don't have a current
4 Building Permit.

5 MR. KOLBE: The Building Permit was put on
6 hold and a cease and desist because of the issue with
7 the Site Plan. And we've been asking for an engineered
8 Site Plan. And, again, they submitted one --

9 HEARING OFFICER: Who's doing your -- do you
10 know who's doing your --

11 MR. CALERO: I don't know which engineering
12 firm Jeremy's using. Again, I'm kind of pinch hitting
13 right now.

14 HEARING OFFICER: Yeah. So --

15 MR. CALERO: But we have every intention to
16 do whatever needs to be done to complete this project.

17 HEARING OFFICER: So Nowak and Fraus will --

18 MR. KOLBE: Review it.

19 HEARING OFFICER: -- review the site plan.

20 MR. KOLBE: Uh-huh.

21 HEARING OFFICER: And, assuming everything's
22 good --

23 This is a residential project, correct?

24 MR. CALERO: Correct.

25 MR. DOMSKI: Yeah.

1 HEARING OFFICER: Or is it not?

2 MR. KOLBE: Yes, it is.

3 MR. DOMSKI: It is.

4 HEARING OFFICER: You're -- you kind of
5 bobbed your head there.

6 MR. DOMSKI: Yeah.

7 MR. CALERO: It's a house. You guys approved
8 the plans.

9 MR. DOMSKI: Yeah. It's --

10 MR. CALERO: It's built as a house. I don't
11 know why there's -- We've had people say to us, just so
12 you know a little -- I'm going to vent just a little
13 bit. Someone said that this doesn't look like any of
14 the other homes around here. It's also 2020. It's not
15 going to look like a house built in the '60s. And then
16 we've been accused of, "Are you guys going to have a
17 grow operation here?"

18 We're not a grow operation, it's a house.
19 We've been -- the amount of turmoil that we've had to
20 go through because people don't like the fact that
21 we're building a house on -- in Highland Road is
22 unbelievable.

23 MR. DOMSKI: Well, I'm all for it. I think
24 it looks good.

25 MR. CALERO: Thank you. I think it looks

1 great. It's got to be the best looking house there.

2 MR. DOMSKI: Well, probably. Let's get it
3 done.

4 MR. CALERO: Let's get it done.

5 MR. DOMSKI: Let's get an engineer and get it
6 done.

7 HEARING OFFICER: So we'll hold this over
8 until January.

9 MR. CALERO: Just don't tear it down.

10 HEARING OFFICER: And, hopefully, by then,
11 you're submitting your Site Plan here by the end of
12 October.

13 And what's it take Nowak and Fraus, 30 days
14 on a turnaround?

15 MR. KOLBE: No, they've been asked -- they're
16 going to do it on the day.

17 MR. CALERO: We need to do it quickly because
18 we're still hoping to literally get our contractors
19 back and finish it before the winter.

20 MR. KOLBE: Mike came around and I sat down
21 and talked to him today. He said, "I want to know a
22 date." He said, If they have it in by the 28th, that
23 gives us until the 31st for Nowak and Fraus to make the
24 approval and enough time to figure out if it's going to
25 go on to the Board of Appeals if it's got all the bells

1 and whistles of what it's supposed to have. And
2 they've been given a list of what was efficient on the
3 plan, so we're assuming --

4 HEARING OFFICER: If the site plan gets
5 approved?

6 MR. KOLBE: It's held over.

7 HEARING OFFICER: And how long before you
8 reactivate the Building Permit, immediately?

9 MR. DOMSKI: Right away.

10 MR. KOLBE: We can do it the next day.

11 HEARING OFFICER: The next day.

12 MR. CALERO: Okay.

13 HEARING OFFICER: So, as soon as you get
14 notice that your Site Plan is approved, please come in,
15 get the Building Permit.

16 MR. CALERO: Thank you.

17 HEARING OFFICER: And we'll get back at it.

18 MR. CALERO: Thanks, everyone.

19 HEARING OFFICER: Thank you.

20 MR. CALERO: Have a great evening.

21 MR. DOMSKI: That's it.

22 MR. KOLBE: That's it.

23 HEARING OFFICER: We have the sped round now.

24 MR. KOLBE: 636 Lebaron is a single-family
25 residence. It was posted on 9-29 of 2022. The

1 building had been renovated without permits. It is
2 occupied. Gas meter's on. The electric meter is on.

3 They finally have come in and were given the
4 Building Permit on the 11th of -- yesterday. They paid
5 for it and got it taken care of. Therefore, our
6 recommendation is postponement to the January Board of
7 Appeals -- or January --

8 HEARING OFFICER: Postpone it until the next
9 meeting. Tell them to trim the trees.

10 MR. KOLBE: 750 Lounsbury Avenue is a
11 single-family residence. It was posted on 9-29. This
12 is a dangerous, dilapidated structure. Roof, siding,
13 trim, soffits and rear elevation were all exposed. The
14 roof has now been taken care of. Siding, trim and
15 soffit work needs to be done. Rear elevation is still
16 exposed. There is some debris, unkempt, lack of
17 handrailing on the front porch. The gas meter is on.
18 The electric meter is on. It is occupied.

19 We had a recommendation to be placed on the
20 demolition list if no commitment was made to get this
21 thing finished. The occupant's sister was in to plead
22 her brother's case, asking if we possibly would
23 postpone it.

24 He apparently gave the contractor the funds
25 to do the back of the house. They put the windows in.

1 And he hasn't been able to get them back since. And
2 the property owner was working tonight and wasn't able
3 to make it in, wasn't able to get a schedule change.
4 And she said that, you know, he is scrambling to try to
5 get them back out to get it finished, but they're not
6 responding to his calls.

7 I did tell her, you know, to find out what
8 the company's name is, if they have a builders'
9 license. Although they pulled the permit, the
10 homeowner pulled the permit and is having the
11 contractor work on his license. I'm saying, if they
12 don't respond, contact LARA.

13 HEARING OFFICER: Okay. So you want to
14 postpone until January and give them --

15 MR. KOLBE: Yeah. We can --

16 HEARING OFFICER: Yeah. We'll postpone them
17 until our January meeting, then.

18 MR. KOLBE: And 148 Ottawa is a garage. It
19 was posted on 9-29 of 2022. It was a nonconforming
20 accessory structure. The house was demolished due to a
21 fire. The owner was planning to rebuild. This was
22 sold at the County auction. The new buyer has not come
23 forward with any plans or any indication on what they
24 plan to do.

25 There's some roof shingles are missing. The

1 gas meter and electric meter is nonapplicable. Again,
2 the primary structure was a house and was demoed, so
3 making this a noncompliant structure. So our
4 recommendation is to be placed on the demolition list.

5 HEARING OFFICER: Placed on the demolition
6 list. It's kind of a nice-looking garage.

7 MR. DOMSKI: It is.

8 MR. KOLBE: It was a beautiful house.

9 MR. DOMSKI: I think a new buyer will buy it.

10 MR. KOLBE: It's been bought. And there's
11 been no success with the owner.

12 99 South Shirley is a single-family
13 residence. It was posted on 9-29 of 2022. It was a
14 dangerous, dilapidated structure. We're not sure if
15 it's vacant or not. We heard noises inside as though
16 it might be occupied. Siding is missing and some
17 windows are boarded. The porch, siding and windows are
18 all dilapidated. It's overgrown, debris, unkempt, an
19 unsafe structure. The porch columns are literally
20 missing. The gas meter's on. Electric meter is on.

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

23 HEARING OFFICER: Placed on the demo list.

24 MR. KOLBE: 89 Ruth is a single-family
25 residence. It was posted on 9-29 of 2022. It's a

1 vacant, dangerous, dilapidated structure. The roof --
2 part of it's open making it open to the elements. As
3 well as the cracked windows, foundation, chimney,
4 soffits and trim; these are all also dilapidated. It's
5 overgrown, debris, unkempt, animals undermining, bricks
6 are falling off the chimney. The gas meter is on. The
7 electric meter is on.

8 Our recommendation is to be placed onto the
9 demolition list.

10 HEARING OFFICER: Placed on the demolition
11 list.

12 MR. KOLBE: 103 Union is a single-family
13 residence. It was a vacant, dangerous, dilapidated
14 structure. Broken windows, a hole in the roof, missing
15 wood. The roof -- which those items were making it
16 open to the elements. The roof, siding, windows and
17 trim are all dilapidated. It's overgrown, debris,
18 unkempt, again broken windows. There was a homeless
19 person living in a tent in the backyard. First floor
20 door and windows are boarded. The gas meter is locked
21 out and the electric meter is off.

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

24 HEARING OFFICER: Placed on the demolition
25 list.

1 MR. KOLBE: And 321 West Walton is a
2 commercial property. It's a carwash. It was posted on
3 9-29 of 2022. It was a vacant, dangerous, fire-damaged
4 structure. They still have some boarded windows. They
5 had pulled a building permit for the exterior of the
6 building and have pretty much finished the exterior
7 except for some overhead doors. The gas meter's gone.
8 The electric meter is gone. A lot of the debris around
9 it has been cleaned up.

10 Our recommendation is to remain on the
11 demolition list. And, again, we're thinking that he's
12 looking at selling it. Mike said, if he moved to
13 demolition, that they could register as vacant at that
14 point and not have to be coming back here every three
15 months.

16 HEARING OFFICER: So move on to the Board of
17 Appeals?

18 MR. KOLBE: Yep, Board of Appeals.

19 HEARING OFFICER: I don't understand this
20 one. It's got to be -- it's got to be a moneymaker --
21 not a big moneymaker but a moneymaker.

22 MR. KOLBE: Yeah.

23 HEARING OFFICER: If they could get the thing
24 open.

25 MR. KOLBE: And he has several car washes.

1 It's not like this is his only one.

2 HEARING OFFICER: Yeah. Well, move on to the
3 Board of Appeals.

4 MR. KOLBE: And, other than the -- you had
5 mentioned earlier that the 2023 calendar looked to be
6 okay.

7 HEARING OFFICER: I have no objections to it
8 at this point in time.

9 MR. KOLBE: Okay. That is all we have.

10 HEARING OFFICER: That concludes tonight's
11 meeting.

12 (Meeting was concluded at 5:53 p.m.)

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C E R T I F I C A T E

I, Mona Storm, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the meeting at the time and place hereinbefore set forth. I do further certify that the foregoing transcript, consisting of (94) pages, is a true and correct transcript of my said stenographic notes.

Date

Mona Storm
CSR-4460