

1 PONTIAC HEARING OFFICER MEETING
2 47450 WOODWARD AVE., PONTIAC, MI
3 WEDNESDAY, OCTOBER 13, 2021
4 4:00 P.M.

5
6

7 FROM THE CITY:

8 George Hartman, Hearing Officer
9 Dan Kolbe, Building Department Administration
10 Dave Moran, Building Inspector

11

12 APPEARING ON BEHALF OF PROPERTIES:

13 Quarie Hollen
Nishon Johnson
14 Sam Brikko
Michael Conway, Esq.
15 Jan Hoge
Cecelia Lopez with Angelica Lopez as interpreter
16 Latitia Lewis
Gjon Luaj
17 James Sabisch with Pastor William Parker,
Reverend Kathryn Desureau and Veronica Taylor
18 Marion Spencer
Joy Raman
19 Sogol Plagany, Esq., via phone and Lewis Stephens
Alonzo Munoz
20 Gregory R. McKay, Esq.

21

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

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1 Pontiac, Michigan

2 Wednesday, October 13, 2021

3 4:00 p.m.

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

6 (Pledge of Allegiance recited by all.)

7 HEARING OFFICER: My name's George Hartman.

8 I'm the Hearing Officer today.

9 Gentlemen.

10 MR. MORAN: My name's David Moran,
11 Building Inspector.

12 MR. KOLBE: Dan Kolbe, Customer Service,
13 Building Department.

14 HEARING OFFICER: Okay. When your case is
15 called, please go up to the podium and please speak
16 your name clearly into the microphone. We do not have
17 a court stenographer today so this is being recorded.
18 So please speak clearly so that the recording is clear.
19 Thank you.

20 MR. KOLBE: The first case is
21 232 South Anderson. This is a single-family residence
22 that was posted on 9-29 of 2021. It's a vacant,
23 dilapidated structure. The front, right window was
24 making it open to trespass. The roof is caved in.
25 Siding, roof, boarded windows, foundation, structure of

1 home, soffits and trim are all making it dilapidated.
2 It's overgrown, debris, unkempt. Animals undermining,
3 again, broken windows. Porch and overhangs are not to
4 code.

5 The recommendation is for placement onto the
6 demolition list.

7 HEARING OFFICER: Okay. Your name, please.

8 MS. HOLLEN: Quarie Hollen.

9 HEARING OFFICER: Okay. Is this your house,
10 ma'am?

11 MS. HOLLEN: Yes, it is.

12 HEARING OFFICER: And this house is vacant?

13 MS. HOLLEN: Yes, it is.

14 HEARING OFFICER: What's your intent with the
15 property?

16 MS. HOLLEN: Well, my intent was, it was a
17 resided (sic) until the City employees that you guys
18 had didn't do their job and did the damage to it. It
19 need to be demolished, I agree.

20 HEARING OFFICER: Okay.

21 MS. HOLLEN: Ain't nothing -- it can't be
22 rehabbed, you know, at all, period. I done boarded it
23 up the best I can. You know, I keep the lawn up and
24 all that kind of stuff. But I had a case where the
25 City of Pontiac was going to do the repairs before it

1 got any worse. Then you guys changed over financial
2 managers. It's been a minute since this happened. But
3 I haven't heard anything else. And, once the insurance
4 people changed or whatever, then they decided they're
5 not going to pay for it because that was before the new
6 insurance took over.

7 HEARING OFFICER: Okay. Was that --

8 MS. HOLLEN: But I think it should be torn
9 down by the City of Pontiac and I should be able to
10 keep my land.

11 HEARING OFFICER: Dan.

12 MS. HOLLEN: Hmm?

13 MR. KOLBE: Historically, that's the way it's
14 been.

15 MS. HOLLEN: What, tear down by the City of
16 Pontiac?

17 MR. KOLBE: Uh-huh.

18 MS. HOLLEN: See, I don't know how it work.
19 But I'm just saying, I could have had it as a rental
20 had they have done what they were supposed to do. Now,
21 the guy that was over the Water Department, I think it
22 was Bob back then, he came out. He had two city
23 employees that was supposed to turn the water off and
24 didn't. He came out and he set out two hours. They
25 said they had been here. He know they hadn't been

1 here. I know they was terminated due to a lot of

2 damage that was done to it also.

3 The lady I spoke with was Ms. Denise in the
4 Water Department. We had set all this up so they
5 did -- I don't have the paperwork with me because it's
6 been so long. And I don't know exactly what bag, what
7 box I have it in to tell you what insurance it was that
8 was going to cover it. And I don't have the paperwork
9 now, you know. But a lot of people we dealt with back
10 then.

11 HEARING OFFICER: Was there a claim filed
12 against the City?

13 MS. HOLLEN: Yes.

14 HEARING OFFICER: For the damages?

15 MS. HOLLEN: Yes.

16 HEARING OFFICER: Did you get a --

17 MR. MORAN: I don't know. I'm not aware of
18 any.

19 MS. HOLLEN: That was --

20 MR. KOLBE: It sounds like it was way before
21 our time if you're talking about emergency managers.

22 MS. HOLLEN: Right, between 2006 and 2009.

23 MR. KOLBE: Yeah, way before us.

24 HEARING OFFICER: Okay.

25 MS. HOLLEN: And those were the people I

1 talked with. You know, we had everything set up. But,

2 like I said, they, the insurance company, told me to
3 give them an estimate of all the damages that were made
4 and -- I had an inspector to come out. I don't know
5 what his name is now. I don't have all that in front
6 of me -- that the insurance was going to cover it, like
7 I said, until the City Manager, the new one they
8 received, came in. And then that submitted to the City
9 of Pontiac again, they denied the claim.

10 HEARING OFFICER: So you have no contention
11 with the home being torn down. But, just so you
12 know --

13 And correct me if I'm wrong, Dan.

14 -- the City will put this on the demolition
15 list if it goes through the Board of Appeals and the
16 City will tear the house down. But you do put a lien
17 against the property --

18 MR. KOLBE: Yeah.

19 HEARING OFFICER: -- or how does --

20 MR. KOLBE: At this time -- let me qualify,
21 at this time, federal funds are used to demolish the
22 properties and there has not been a lien placed against
23 the properties.

24 MS. HOLLEN: No, it hasn't. Because, like I
25 said, I've kept it up, you know, besides -- like I

9

1 said, it just sit there long enough --

2 HEARING OFFICER: Yeah.

3 MS. HOLLEN: -- because, like I said, there
4 was so much damage done to it. And I didn't have the
5 funds then to do it.

6 HEARING OFFICER: I see the grass is cut.

7 MS. HOLLEN: Yeah. And I keep it always, you
8 know, and stuff like that. But the thing about it is I
9 was really expecting the City of Pontiac to do the
10 repairs to it. But, after they didn't, there was so
11 much damage done until I hadn't done anything to it.

12 HEARING OFFICER: Yeah. So what we'll do is
13 we'll move this on to what's called the Board of
14 Appeals.

15 And, at that time, Dan, will the property
16 owner need to be at that meeting?

17 MR. KOLBE: Unless she's contesting the
18 demolition of the property, you do not need to attend
19 the meeting.

20 MS. HOLLEN: Like I said, I'm not contesting.
21 It need to be torn down now, you know. But, like I
22 said, as long as they're going to tear it down at their
23 expense, the City, and I can still keep my land, my
24 property, then fine, I'm in agreement with it, yes.

25 HEARING OFFICER: Well, it sounds like this

10

1 is the time to get it done because there's federal
2 money and there won't be any charge against you or the

3 property for tearing that down. So --

4 MS. HOLLEN: They can tear it down tomorrow
5 if they wanted to.

6 HEARING OFFICER: Okay. So we'll move this
7 on to the Board of Appeals, then.

8 And that will happen when, Dan?

9 MR. KOLBE: The 17th of November.

10 HEARING OFFICER: 17th of November. If you
11 tear --

12 MR. KOLBE: You'll be notified of that.

13 MS. HOLLEN: Okay. Like I said, I don't have
14 a problem with it. Yes, they can go ahead and tear it
15 down.

16 MR. KOLBE: Again, you're more than welcome
17 to attend that hearing. But, if you have no -- you
18 know --

19 MS. HOLLEN: I don't have any -- I'm not
20 going to contest it. Yes, they can tear it down and
21 demolish it.

22 MR. KOLBE: Then it will just move on.

23 HEARING OFFICER: Okay.

24 MS. HOLLEN: Okay.

25 HEARING OFFICER: Very good.

11

1 MS. HOLLEN: All right.

2 HEARING OFFICER: Thank you.

3 MS. HOLLEN: Thank you. Have a good day.

4 HEARING OFFICER: You, too.

5 MR. KOLBE: 233 South Edith is a
6 single-family home. Let's see. I have an old one. We
7 copied this. It was posted on 9-29 of 2021. There was
8 a Property Maintenance Inspection that was done on the
9 6th. Building, plumbing, mechanical and electrical
10 permits are all needed. It is dilapidated and
11 overgrown, a vacant structure. The roof, siding and
12 windows are all open to the elements. Roof, siding,
13 trim, chimney, porches, doors and windows are all
14 dilapidated. It's overgrown, debris, unkempt. The gas
15 meter is locked out and electric meter is off.

16 Because he has had a Property Maintenance
17 Inspection, he did make application for part of the
18 Building Permit. So our recommendation is to postpone
19 this to the January 19th Hearing Officer meeting to
20 allow him to pull the rest of his permits and get
21 started on the rehab of the house.

22 HEARING OFFICER: Your name, sir?

23 MR. JOHNSON: Nishon Johnson.

24 HEARING OFFICER: Okay. And are you planning
25 on moving ahead and renovating the house, then?

12

1 MR. JOHNSON: Yeah.

2 HEARING OFFICER: Okay. When do you think
3 you will start?

4 MR. JOHNSON: As soon as I get the approval
5 for the permit, the Building Permit, I'll be
6 starting --

7 HEARING OFFICER: Okay.

8 MR. JOHNSON: -- as soon as possible.

9 HEARING OFFICER: All right. I noticed there
10 was some overgrown trees and shrubs and some garbage on
11 the site.

12 MR. JOHNSON: I already cleaned all that.

13 HEARING OFFICER: You got that cleaned up?

14 MR. JOHNSON: Yeah. When he came for the
15 inspection on the 6th, it was already all taken care
16 of.

17 MR. MORAN: Yeah, big change.

18 HEARING OFFICER: Okay, great. All right.
19 So we'll hold this over until January 19th. And,
20 hopefully, by then, you've got your permits and you've
21 made some progress.

22 MR. JOHNSON: Okay.

23 HEARING OFFICER: Thank you.

24 MR. JOHNSON: Thank you.

25

13

1 MR. KOLBE: 321 West Walton is a commercial
2 property. It was inspected on 9-29 of 2021. It's a
3 vacant, fire-damaged, dilapidated structure. Fire
4 occurred back in January, 2019. Boarded windows and

5 doors. It's overgrown, debris, unkempt. Gas meter is
6 gone. Electric meter is gone.

7 They had pulled a Building Permit for the
8 roof and soffits. That portion of it is completed.
9 However, there's still permits for the interior that
10 have not been pulled yet. So it's -- we can't do a
11 dismissal at this point.

12 Our recommendation is for postponement so
13 they can get the rest of the permits pulled and get the
14 property turned around.

15 HEARING OFFICER: Okay. Your name, sir?

16 MR. BRIKKO: Sam Brikkko.

17 HEARING OFFICER: Okay. And what's the
18 status on progress here; are you -- when's your
19 completion date?

20 MR. BRIKKO: Right now, we're lack of funds.
21 And, you know, we're trying to get funds to complete
22 the project. So, you know, right now, it's at a
23 standstill.

24 HEARING OFFICER: When do you think you'll
25 get back to work?

14

1 MR. BRIKKO: Probably in a couple months.

2 HEARING OFFICER: You know, you're going to
3 miss the good season here.

4 MR. BRIKKO: Yeah. Yeah, I know.

5 MR. KOLBE: Most of the work for the outside
6 is pretty much done.

7 MR. BRIKKO: Yes, yes.

8 MR. KOLBE: So the work they have is on the
9 interior. So weather's not going to be quite the
10 factor because of that.

11 HEARING OFFICER: Well, I wasn't -- I was
12 considering the car washes through the winter.

13 MR. KOLBE: Oh, the money revenue from it.

14 HEARING OFFICER: Yeah, yeah.

15 MR. KOLBE: Yes.

16 HEARING OFFICER: So -- okay. And there's --
17 are there any -- interior permits need to be pulled but
18 you're not pulling those at this point because of
19 funds?

20 MR. BRIKKO: Yes. Yes, sir.

21 HEARING OFFICER: How much -- how much are
22 the interior permits --

23 MR. KOLBE: We don't know exactly --

24 HEARING OFFICER: -- do we know?

25 MR. KOLBE: -- the extent of the work that's

15

1 going to be done.

2 MR. MORAN: Well, it's not the funds for the
3 permits. It's for the actual rehab of the interior for
4 the fire damage. Have you approached a commercial
5 lender for a commercial loan to make this happen? I

6 mean, this has been sitting here for a couple years.

7 MR. BRIKKO: Yes. With the pandemic and
8 everything, things just started getting harder to
9 complete the project.

10 HEARING OFFICER: Well, we'll -- we'll hold
11 this over until our January meeting.

12 MR. BRIKKO: Okay.

13 HEARING OFFICER: But, if you can, get that
14 outside cleaned up and --

15 MR. BRIKKO: Well, it's cleaned.

16 HEARING OFFICER: -- looking good.

17 MR. BRIKKO: It's cleaned.

18 MR. MORAN: What's going on with that truck
19 over back by the dumpster corral? That looks like an
20 abandoned vehicle.

21 MR. BRIKKO: No, that's -- that's my truck.

22 MR. MORAN: Well, it's been sitting there,
23 not moved in months.

24 MR. BRIKKO: Yes. Well, it's -- it's there
25 because that's the only place I can put it for right

16

1 now.

2 MR. MORAN: Can you get the electric meter on
3 the east elevation covered up? It's an open meter box
4 itself. Maybe you can build some kind of temporary box
5 around it.

6 HEARING OFFICER: There's no cover where the
7 meter goes.

8 MR. BRIKKO: No, there's -- there's a cover
9 but the meter is not in the --

10 MR. MORAN: Right. So it's a safety hazard.

11 MR. BRIKKO: Okay. So you want me to put
12 something to block that?

13 MR. MORAN: To keep from somebody sticking
14 their fingers in there --

15 MR. BRIKKO: Okay.

16 MR. MORAN: -- and jolting themselves.

17 MR. BRIKKO: Okay. No, no problem.

18 MR. MORAN: The truck that's by the corral,
19 is it plated?

20 MR. BRIKKO: No.

21 MR. MORAN: Okay. Then it's considered an
22 abandoned vehicle. You need to either get it plated,
23 make sure it's running --

24 MR. BRIKKO: Okay.

25 MR. MORAN: -- and you can leave it on your

17

1 property. But, if it's not plated and not running,
2 it's considered abandoned.

3 MR. BRIKKO: Okay.

4 HEARING OFFICER: Can that be stored inside?

5 MR. MORAN: Yeah. Can you store it inside?

6 That's a good idea.

7 MR. BRIKKO: Well, the garage doors from the
8 fire, the Fire Department knocked them out. So they're
9 boarded up. So, if I get the garage doors put in, I
10 could put it inside the carwash.

11 MR. MORAN: Very good.

12 HEARING OFFICER: So we'd hold you over until
13 January, then.

14 MR. BRIKKO: Okay. Thank you, sir.

15 MR. MORAN: All set. Thank you.

16 MR. BRIKKO: Thank you. Thank you very much.

17 MR. KOLBE: A Michael Conway signed in but
18 did not leave an address.

19 MR. CONWAY: It's the property on Fourth.

20 MR. KOLBE: Okay. You're representing the
21 lender?

22 MR. CONWAY: The lender.

23 MR. MORAN: Fourth Street?

24 MR. CONWAY: Yep. Our front -- yeah,
25 Fourth Street, 580 Fourth Street.

18

1 MR. KOLBE: 580 Fourth is a single-family
2 residence. It was posted on 9-29 of 2021. It's a
3 house and garage. It is a vacant, dangerous,
4 fire-damaged structure. Windows to the house are
5 making it open to trespass as well as the doors and the
6 windows in the garage. Doors and windows in the garage

7 are also making it open to the elements. The siding,
8 trim, gutters and internal fire-damage is making it
9 dilapidated. Overgrown, debris, unkempt, broken
10 windows. There has been squatters spotted over there.
11 There were none when we were there but squatters, by
12 the neighbors, have been reported. The gas meter is
13 locked out and the electric meter is gone with the
14 lines cut.

15 The present owner, which is the bank, took
16 over possession via Sheriff's Deed back in July. But
17 the Property Maintenance Inspection, nothing has moved
18 forward since then.

19 So our recommendation is to remain on the
20 demolition list.

21 HEARING OFFICER: Okay. Your name, sir?

22 MR. CONWAY: Michael Conway on behalf of
23 Select Portfolios. They are currently the owner of
24 this property. They have foreclosed on it. The
25 redemption period runs January 6th of 2022. What we're

19

1 asking and what we're really looking for is if we could
2 put this over until that redemption period is expired.

3 There's a lot more involved on this property.
4 There's like \$60,000 of federal tax liens. There's
5 State of Michigan liens. What my client would like to
6 do is get through that redemption period and then
7 prepare that property for sale. And so we're asking if

8 this could be rolled over until that time.

9 I understand what we're asking but at least
10 you'll -- the City will have somebody that's
11 financially responsible to carry out and execute the
12 program.

13 HEARING OFFICER: Well, we're looking at
14 almost a year and a half of that home sitting there
15 with debris in the yard. Who maintains this property?

16 MR. CONWAY: To my knowledge, nobody at this
17 point because it was in foreclosure. But the
18 foreclosure is now complete and the redemption runs
19 until -- for another 80-something days, 84 days.

20 HEARING OFFICER: What, you said -- or I'm
21 sorry. Excuse me. You said --

22 MR. CONWAY: The redemption period is over
23 within 84 days.

24 HEARING OFFICER: Yes.

25 MR. KOLBE: Well, the bank still has the --

20

1 the blighting obligation to keep the property secure.

2 HEARING OFFICER: Yeah.

3 MR. KOLBE: I think that they would be more
4 willing to see that it being held over if the property
5 was secured.

6 MR. MORAN: Well, I mean now it's secured but
7 cleared. I mean, with the overgrowth and debris

8 cleaned up and secured, you know, I would venture to
9 guess that we would consider the postponement.

10 HEARING OFFICER: Yeah, I mean, we're -- I
11 have to apologize. I was thinking a year and a half
12 down the road. That's -- you're talking this coming
13 January.

14 MR. CONWAY: That's correct.

15 HEARING OFFICER: Got you. So, you know, I
16 have no problem with 90 days. But I think the property
17 needs to be cleaned up and secured. We've got electric
18 meters that are open here. So it's a dangerous
19 situation. Is there some way the bank -- the bank must
20 have somebody that they hire that maintains these
21 properties.

22 MR. CONWAY: I will recommend to the bank
23 that the Council is willing to put it over for the 90
24 days but on the condition that the grounds are cleared
25 up and the building is secured.

21

1 MR. MORAN: Both buildings, garage and house.

2 MR. CONWAY: And I will communicate that to
3 them today or tomorrow morning. And I'll do it in
4 writing and verbally.

5 MR. KOLBE: The other thing is just, I don't
6 know you'll make your motion when you get the chance
7 but to show the bank's with faith.

8 You take possession of this, you say, the 6th

9 of?

10 MR. CONWAY: The 6th of January.

11 MR. KOLBE: January?

12 MR. CONWAY: That's correct.

13 MR. KOLBE: When it comes before the Hearing
14 Officer again on the 19th of January, sometime between
15 the 6th and the 19th, I think, if they make application
16 for the Property Maintenance Inspection and have that
17 inspection taken care of, much more pall-able when it
18 comes before you to postpone it again to give them some
19 time to get it --

20 HEARING OFFICER: I think that would show
21 some good motivation.

22 MR. CONWAY: Mr. -- would that be your
23 department?

24 MR. MORAN: Yes.

25 MR. CONWAY: Okay. So would you be the point

22

1 person on that, as far as --

2 MR. KOLBE: Yes. Make the application and --

3 MR. CONWAY: Let me do that and I'll make
4 sure you're given the information and I will make that
5 recommendation, as I told you, in writing and verbally
6 to my client --

7 MR. KOLBE: Okay.

8 MR. CONWAY: -- within the next 24 hours.

9 HEARING OFFICER: Okay. Very good.

10 MR. CONWAY: Thank you very much --

11 HEARING OFFICER: Thank you.

12 MR. CONWAY: -- for your courtesy, gentlemen.

13 MR. KOLBE: The next property is 63 Miami.

14 It's a single-family residence. It was posted on 9-29
15 of 2021. Had a Property Maintenance Inspection. The
16 building, plumbing and electrical permits are all
17 pulled. It still needs a mechanical permit. Both the
18 house and garage. The house, the property's vacant,
19 dilapidated and the garage is extremely rotted. In
20 fact, there's a hole in the roof of the garage, making
21 it open to the elements. Still some overgrowth,
22 debris, unkempt. The gas meter is off and locked out.
23 The electric meter is on.

24 Due to the fact that they're making some
25 progress with inspections, our -- our recommendation is

23

1 postponement until the January meeting, to allow for
2 the work to continue.

3 HEARING OFFICER: Okay. Your name, please.

4 MS. HOGE: Jan Hoge, representing
5 Oliver Dudley.

6 HEARING OFFICER: Okay. What's --
7 Dan, what's the status on the garage; that
8 was historic?

9 MR. KOLBE: The building is a historic

10 building. The Historic Commission wants to have the
11 garage rebuilt basically kind of in the same character
12 that it's in. What we're looking at is perhaps getting
13 the house to the point where it can be reoccupied and
14 then final -- finish up the garage at that point.

15 They have secured the garage. It was open to
16 trespass. They have secured it. The roof is
17 collapsing or collapsed in. But the -- you'd have to
18 climb over the wall to get into the garage.

19 HEARING OFFICER: Is Mr. Dudley living in the
20 home now or --

21 MS. HOGE: No, it --

22 MR. KOLBE: No.

23 MS. HOGE: It's not occupied.

24 HEARING OFFICER: No?

25 MS. HOGE: No.

24

1 HEARING OFFICER: Is the intent to build the
2 garage and then sell the home or what?

3 MS. HOGE: Well, the intent is to first
4 finish the work on the house so it can be occupied and
5 then the garage.

6 HEARING OFFICER: Will Mr. Dudley move back
7 in?

8 MS. HOGE: No but probably a family member.

9 HEARING OFFICER: Okay.

10 MS. HOGE: The idea is a family member will.

11 HEARING OFFICER: Okay. So I agree to

12 postpone this, again. Hopefully --

13 MR. KOLBE: Yeah. By that time, I think some

14 of the trade permits will be finished out by then.

15 HEARING OFFICER: Yeah.

16 MR. KOLBE: I talked to the electrical

17 contractor last night and he is basically willing to

18 commit to that fact.

19 MS. HOGE: Yeah. I think we're -- we're

20 ready to move forward on finalizing the electrical and

21 the plumbing.

22 HEARING OFFICER: Okay.

23 MR. MORAN: What about the Mechanical Permit?

24 That's still required.

25 MS. HOGE: Right. And that's the HVAC,

25

1 right?

2 MR. MORAN: Pardon me?

3 MS. HOGE: For the -- for the heating system,

4 right?

5 MR. MORAN: What's the plan with the -- the

6 permit and the boiler installation?

7 MS. HOGE: Well, the plan is to do that after

8 the plumbing is completed. Then the next step is

9 the -- because it's a boiler, yeah.

10 MR. MORAN: Do you have a timeline? Do you

11 have a contractor? Do you have quotes? Do you have
12 any plan in -- of action on getting that done? That's
13 a big project in itself with that.

14 MS. HOGE: Right, yeah. Well, the plan is to
15 do that, you know, probably whenever the plumbing is
16 done. And this is turning out to be a bigger project
17 than we thought --

18 MR. MORAN: Right.

19 MS. HOGE: -- the plumbing part. So, if
20 that's done, I don't know when the next --

21 MR. MORAN: What about the abatement on the
22 old pipes that were there?

23 MS. HOGE: I'm not --

24 MR. MORAN: Asbestos.

25 MS. HOGE: Oh, that's already been done.

26

1 MR. MORAN: No asbestos?

2 MS. HOGE: No asbestos, yeah. Actually, the
3 pipes have already been replaced.

4 MR. MORAN: This has been going on three
5 years; that's why I asked, you know. And it's just,
6 you know, you get to one step and then there's another
7 step and I -- but some of this stuff could be
8 simultaneous. You don't have to wait until the
9 plumbing's done to get the mechanical work going.

10 MS. HOGE: Well, there is a funding issue,

11 too, you know. Financially, it can't all be done at
12 once. So Mr. Dudley is trying to see about getting a
13 loan. He's been -- but he's been denied for loans.
14 He's trying to get money maybe through the VA. He's a
15 Vietnam veteran. But it's -- I -- really, the plan was
16 to have it done so we could have a family member in
17 there, have it occupied by now. But it's just going
18 slower than we had hoped.

19 HEARING OFFICER: Well, we'll hold this over,
20 then, until our January meeting. And hopefully some
21 good progress is made.

22 MS. HOGE: Right. Okay.

23 HEARING OFFICER: Thank you.

24 MS. HOGE: We suspect so. All right. Thank
25 you very much.

27

1 MR. KOLBE: A lot of people did not put an
2 address for me.

3 Cecelia Lopez, address?

4 MS. CECELIA LOPEZ: 441 North Saginaw.

5 MR. KOLBE: 441 North Saginaw is a
6 single-family residence. It was posed on 9-29 of 2021,
7 a two-story home, vacant, dilapidated, fire-damaged.
8 Fire occurred back in July of 2021, the upper roof and
9 side elevation, making it open to the elements.
10 Roofing, siding, boarded windows, soffits, trim,
11 overhang, porches and chimney are all dilapidated.

12 It's overgrown, debris, unkempt, animals undermining,
13 broken windows. The main electric service is open.
14 The gas meter is locked out and the electric meter is
15 off but open.

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

18 HEARING OFFICER: Your name, please.

19 MS. CECELIA LOPEZ: Cecelia Lopez.

20 HEARING OFFICER: Okay. And do you have
21 somebody speaking for you today?

22 MS. CECELIA LOPEZ: Yes.

23 HEARING OFFICER: Your name, please.

24 MS. ANGELICA LOPEZ: Angelica Lopez.

25 HEARING OFFICER: I'm sorry?

28

1 MS. ANGELICA LOPEZ: Angelica Lopez.

2 HEARING OFFICER: Okay. And we don't have a
3 PMI on this, Property Maintenance?

4 MR. MORAN: Fire-damaged structure.

5 Nothing's been brought to our attention as far as a
6 request for a rehab or a Property Maintenance
7 Inspection or anything.

8 HEARING OFFICER: Okay. What is your intent
9 with the property?

10 MS. ANGELICA LOPEZ: She doesn't have the
11 funds right now to redo the house. She does have a

12 church that has helped with the rebuilding; they have a
13 ministry for that. But she doesn't have any funds
14 right now. I was talking to her during the audience
15 and -- and, if the house can be demolished and she can
16 be -- like, if would it be like with the other lady,
17 without charge, she would like to proceed with the
18 demolition.

19 HEARING OFFICER: So, Dan, correct me if I'm
20 wrong. It potentially could be, if the funds are still
21 available; is that correct?

22 MR. KOLBE: As I said, there's -- all the
23 funds that the City has at this time have basically
24 been taken; they're on other houses. So it won't be
25 coming around to this house. Again, historically, to

29

1 date, federal funds have been used to demolish the
2 houses and the owners have been able to keep the
3 property without a lien. That is to date. I don't
4 know what it's going to be in the future. They may
5 find funding from another source and that source will
6 allow for a lien to be placed on the property.

7 Don't know. It's not planned but, you know,
8 where the -- where the funds are going to come from,
9 hopefully maybe more federal funds are going to be
10 available for this.

11 HEARING OFFICER: Did you understand that?

12 MR. KOLBE: So --

13 MS. ANGELICA LOPEZ: So the -- what I get is
14 that there is no funds right now. Everything has been
15 assigned?

16 MR. KOLBE: Funds that we have are basically
17 in Batch 17, have been assigned to the houses that are
18 in Batch 17. There is no more funds for the additional
19 houses at this time. So, if she's thinking, "Oh, the
20 City's going to come out there in two months and demo
21 the house for me and I can rebuild", no, that's not
22 going to happen.

23 MS. ANGELICA LOPEZ: No, she's not planning
24 on re -- like --

25 MR. KOLBE: And, again, it may be that, by

30

1 the time the funds are available, there may be a lien
2 on the property for that.

3 MS. ANGELICA LOPEZ: What does "lien" means?

4 MR. KOLBE: They may put a -- file a document
5 with Oakland County stating that the funds that were
6 spent on demoing the house are owed by the property
7 owner.

8 MS. ANGELICA LOPEZ: Okay.

9 HEARING OFFICER: It's the same as if you
10 take out a mortgage, the bank has a lien on your
11 property.

12 MS. ANGELICA LOPEZ: Uh-huh.

13 HEARING OFFICER: That would happen if
14 federal funds aren't used for this, if the City used
15 other funds.

16 MS. ANGELICA LOPEZ: Okay.

17 HEARING OFFICER: Okay? So how badly damaged
18 is the house inside?

19 MS. ANGELICA LOPEZ: You ask how is the
20 damage inside?

21 HEARING OFFICER: Yes.

22 MS. ANGELICA LOPEZ: Yeah. She said that
23 they are not living there because of it. It's -- it's
24 not total but it is significant.

25 HEARING OFFICER: Is there a mortgage on the

31

1 property?

2 MS. ANGELICA LOPEZ: No, she owns the house.

3 HEARING OFFICER: Okay. Was there --

4 MR. KOLBE: Was there no insurance?

5 HEARING OFFICER: -- no insurance?

6 MS. ANGELICA LOPEZ: No, no insurance.

7 HEARING OFFICER: No.

8 MR. MORAN: It did look extensive.

9 MS. ANGELICA LOPEZ: They -- like the -- the
10 people from the church, they went and see and bring an
11 inspector and everything and they realized what it
12 needs to be done and they can help with most of the --
13 like the safety work that needs to be done. It will

14 not be esthetic but, like, they will help to do all the
15 wiring and all that kind of stuff.

16 HEARING OFFICER: But they can't do the
17 structural framing; is that what you're saying, the --

18 MS. ANGELICA LOPEZ: They will help with the
19 structure and all of that, too. It won't be more
20 like -- it will be more for her like painting after
21 it's done and that kind of stuff. But they will help
22 with the structure and the wiring and...(interpreting)

23 ...all the walls and all the outside. We
24 don't have a letter from them. We tried to contact
25 them and they did say, again, that they will help and

32

1 then -- but they weren't able to give us a letter in
2 time to come here.

3 HEARING OFFICER: And how soon could they
4 start work on the house?

5 MS. ANGELICA LOPEZ: They -- they didn't give
6 her a specific date. She asked them and they say that
7 they are saying that they will do it but they didn't
8 give her a date. So -- and she is very aware of it.
9 And so, if -- if she has to run with the expenses of
10 demolishing the house, how much would that be; do you
11 have any idea?

12 MR. KOLBE: In the neighborhood of \$10.27 per
13 square foot of the structure.

14 HEARING OFFICER: So \$16,000?

15 MR. KOLBE: And that's -- yes.

16 HEARING OFFICER: Yeah.

17 MR. KOLBE: Well over 17,000.

18 HEARING OFFICER: That's the City charge?

19 MR. MORAN: Yeah.

20 MR. KOLBE: Now, that would include a

21 basement that would have to be done on an individual

22 home. So she should be able to get it done probably

23 cheaper than that but -- at a budget price.

24 HEARING OFFICER: So, if this homeowner waits

25 on the church and the church does not come through, the

33

1 longer this goes on, the greater chance that -- if

2 there were more federal funds available, the greater

3 chance she'd be locked out of that because it would be

4 enough already; is that a fair assessment or not?

5 MR. KOLBE: The problem is, if it goes to the

6 point where it's being ordered down and on the

7 demolition list, now she's going to have to post a bond

8 and do all those type of things to go into a rehab

9 agreement.

10 HEARING OFFICER: If there's federal money?

11 MR. KOLBE: Right. My suggestion, listening

12 to what I'm hearing, would be to have a Property

13 Maintenance Inspection as soon as possible. If they

14 decide that they don't want to go on with it, we can

15 always put it on to the Board of Appeals and go on with
16 the demolition part of it. But at least, at that
17 point, they will know what has to be done in order to
18 reoccupy it and what of those items are going to
19 require permits and have a better idea what the costs
20 are going to be if they decided to rehab it to meet the
21 code.

22 HEARING OFFICER: Okay. Are you familiar
23 with the Property Maintenance Inspection?

24 MS. ANGELICA LOPEZ: No.

25 HEARING OFFICER: So 250?

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1 MR. KOLBE: 200.

2 MR. MORAN: 200.

3 HEARING OFFICER: 200. So there's a \$200 fee
4 that gets paid to the Building Department. And the
5 building inspectors come out, they look at the house,
6 they give you a written list of what items need to be
7 repaired, what building permits are required.

8 MS. ANGELICA LOPEZ: Okay.

9 HEARING OFFICER: And the -- so, that way,
10 the church would know what they have to do and the full
11 extent of the work. It may be that the extent of the
12 work is far more than the church wants to put forth on
13 this. But that might be a good place to start if you
14 have the \$200.

15 MS. ANGELICA LOPEZ: Yeah, she -- yeah, she
16 has the \$200 to pay for the inspection to get done and
17 then we can bring that with the church and see
18 specifically what will be covered by them and what not
19 and see where we are.

20 HEARING OFFICER: Yeah, it -- you know, the
21 church may find out it's far more money than they
22 anticipate.

23 MS. ANGELICA LOPEZ: Uh-huh.

24 HEARING OFFICER: And that would leave, you
25 know, no other choice but to tear the house down.

35

1 MS. ANGELICA LOPEZ: Is there a way that she
2 can be like in a waiting list for demolishing houses
3 for the government? But maybe that come first and the
4 rebuilding. She can go through the demolition.

5 MR. KOLBE: She does not want it to go on the
6 demolition list if she's going to rebuild.

7 MS. ANGELICA LOPEZ: Okay.

8 MR. KOLBE: It becomes extraordinarily
9 expensive. In order to enter into a rehab agreement,
10 if it gets ordered down, in order to enter into a rehab
11 agreement, she's going to have to post a cash bond.
12 The cash bond is in the amount of \$10.27 per square
13 foot of the structure. Basically, the property owner
14 puts up the demolition funds up front in cash, then
15 they pull all their permits and they have six months to

16 get it done.

17 Failure to get it done in that rehab
18 agreement, she's giving the City permission to take the
19 cash bond that she posted and use that to tear the
20 house down. So, if she goes that route, it becomes
21 extraordinarily, I'll say, cost prohibitive for someone
22 like her who needs every dime to put into the rehab of
23 the house. She doesn't have the money to put into
24 the --

25 MS. ANGELICA LOPEZ: She doesn't --

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1 MR. KOLBE: -- bond of it. So, you know, to
2 say, "Well, yeah, put it and then I'll rehab it if I
3 decide later", that's going to become extraordinarily
4 expensive. If she decides to let it go, she's going to
5 let the house go.

6 MS. ANGELICA LOPEZ: Okay.

7 MR. KOLBE: Okay?

8 MS. ANGELICA LOPEZ: So, if -- just, if the
9 church doesn't come through and then it's impossible
10 for her to rebuild, then she will go -- will be forced
11 to go through demolition, right?

12 MR. KOLBE: Right. And, as I say, my
13 suggestion would be is, before the end of the month,
14 have your Property Maintenance Inspection.

15 MS. ANGELICA LOPEZ: Okay.

16 MR. KOLBE: And, you know, have it early
17 enough that she can go to the church and decide, "You
18 know what? Let's just go on to the demolition of the
19 property" because the church doesn't have the funds to
20 donate to do something of this magnitude.

21 MS. ANGELICA LOPEZ: Okay.

22 MR. KOLBE: Or, if they say, "Yep", then we
23 can let it go on to the Hearing Officer.

24 MS. ANGELICA LOPEZ: Okay.

25 MR. MORAN: Board of Appeals.

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1 MR. KOLBE: No. I'm saying --

2 HEARING OFFICER: Right. Right now, we'll
3 hold -- we'll hold this over until January 19th, which
4 is our next meeting.

5 MS. ANGELICA LOPEZ: Okay.

6 HEARING OFFICER: You apply for the Property
7 Maintenance Inspection, what they call the PMI, the
8 \$200, and schedule your inspection of the property.

9 MS. ANGELICA LOPEZ: PMI. Uh-huh. I'll
10 write it out before I forget. I have to ask for a PMI,
11 right?

12 HEARING OFFICER: Correct.

13 MR. KOLBE: Yeah.

14 MS. ANGELICA LOPEZ: Okay.

15 HEARING OFFICER: And that gives you time to
16 get your inspection, meet with the church and -- and

17 the church will now have a much better understanding of
18 the work that needs to be done and whether they can
19 handle the scope of work or not.

20 MS. ANGELICA LOPEZ: Okay.

21 HEARING OFFICER: Okay? And gives you time
22 to think about what to do with the property, too. In
23 the meantime, I -- I don't know if you can -- there's
24 some debris on the site. And is there any way you can
25 get some of that cleaned up a little bit?

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1 MS. ANGELICA LOPEZ: Yeah, she will.

2 HEARING OFFICER: Okay. All right.

3 MR. KOLBE: If you go down to the Building
4 Department -- they're still open for about another five
5 minutes -- you can ask for the application for a
6 Property Maintenance Inspection. And there's somebody
7 that can help her fill that out.

8 MS. ANGELICA LOPEZ: Thank you so much.

9 HEARING OFFICER: Okay. So January 19th.

10 MS. ANGELICA LOPEZ: Okay.

11 HEARING OFFICER: Okay? Thank you.

12 MS. ANGELICA LOPEZ: Thanks.

13 MR. KOLBE: Okay. Then 217 Wilson,
14 East Wilson, is a single-family residence. It was
15 posted on 9-29 of 2021. It is a house and garage.
16 Vacant, dilapidated, dangerous, fire-damaged structure.

17 The garage rear door and windows are making it open to
18 trespass. A motor home is also open to trespass.
19 Roof, siding, windows, doors, porch, soffit and trim
20 are all dilapidated. Overgrown, unkempt, debris.
21 Animals undermining, again, broken windows. There are
22 abandoned vehicles and RV. Again, open to trespass,
23 for a nuisance. The gas meter is locked out. The
24 electric meter is off, wires are cut and the service is
25 open to -- is open.

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1 Our recommendation is to remain on the
2 demolition list.

3 HEARING OFFICER: Your name, please.

4 MS. LEWIS: My name is Latitia Lewis. I
5 recently purchased this property. And so I'm speaking
6 on behalf -- it's in the process of everything being
7 changed over, as far as deed and everything. The
8 mobile home was recently put there because I was
9 having -- I'm going to have everything moved out of the
10 property. There is a hole in the roof but that was put
11 there only to put the fire out. So there is a tarp
12 over that.

13 The garage structure -- I don't know, I have
14 to figure out what we're going -- we're in the process
15 of just getting the home together first and then we
16 were focusing on the garage structure. The vehicle
17 that's in the yard, I do understand and, clearly, it

18 can't go in the garage, though. That's going to have
19 to be removed. But, as I stated before, everything's
20 kind of in the process of being changed over, you know,
21 to myself as of right now.

22 I'm waiting for the other -- the actual
23 homeowner, Teresa McCray. She's supposed to be
24 attending. She's trying to make it here as well
25 because everything has not been completely changed

40

1 over.

2 MR. KOLBE: You have not closed on the
3 property at this point?

4 MS. LEWIS: I'm sorry. What?

5 MR. KOLBE: You have not closed on the
6 property to this point?

7 MS. LEWIS: Well, yeah, but the deed has not
8 been changed over.

9 MR. KOLBE: Okay.

10 MS. LEWIS: That's pretty much --

11 MR. KOLBE: Okay. So --

12 MS. LEWIS: -- what it is. So I just don't
13 personally have anything to show you, to show you that
14 I'm the homeowner; that's why I'm, you know, making you
15 aware of that.

16 HEARING OFFICER: So you're -- right now,
17 you're not the property owner?

18 MS. LEWIS: Yeah, I actually am. I purchased
19 it, yeah.

20 HEARING OFFICER: But, if you --

21 MS. LEWIS: I paid for it. I mean, nothing's
22 been -- she has not provided me with the deed to the --
23 it was owned by her. She just has not provided me --
24 she's still going through her files is what she stated.
25 That's why she was going to come here today. And

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1 because, as of -- I guess I'm just a representative
2 since I don't have anything to physically show you.

3 MR. KOLBE: Why don't we --

4 HEARING OFFICER: Did you pay cash for this
5 property?

6 MS. LEWIS: I did, yeah.

7 MR. KOLBE: And you didn't get a deed?

8 MS. LEWIS: She stated she was providing it
9 to me.

10 HEARING OFFICER: Well --

11 MS. LEWIS: And she's a friend, so --

12 HEARING OFFICER: I -- if you -- did you do
13 this through a title company, a title insurance
14 company?

15 MS. LEWIS: No, I didn't.

16 HEARING OFFICER: No.

17 MS. LEWIS: This was -- she had the deed.

18 She owns the house. She provided me with a quit claim

19 deed, deeding it over.

20 HEARING OFFICER: She has your money already?

21 MS. LEWIS: Absolutely.

22 HEARING OFFICER: But she hasn't given you

23 the deed. You don't own the property. She has your

24 money.

25 MS. LEWIS: Okay. So -- well, I do

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1 understand that but I can tell you -- I understand

2 that, legally termed by paper. But that's why she was

3 supposed to be coming here because she has not been

4 able to. And she's going to go down and get it if she

5 cannot find it in her files, so --

6 MR. KOLBE: Why don't we hold her yet on this

7 meeting?

8 Have another seat. Let me get finished with

9 everyone and, hopefully, the owner has come --

10 MS. LEWIS: Absolutely. I'll give her a

11 call.

12 MR. KOLBE: -- to here. Yeah, have her come

13 here. That way, we can perhaps --

14 MR. MORAN: That doesn't change the fact that

15 there's no --

16 MR. KOLBE: Well -- but it's going to need a

17 Property Maintenance Inspection. And --

18 MS. LEWIS: And I'm willing -- I'm going to

19 go through the whole process of everything, me, myself.

20 So I'm going to be the one that's going to be here and

21 taking care of everything.

22 MR. MORAN: As of today, though --

23 MR. KOLBE: As of today, she don't have a

24 deed and she doesn't have a Property Transfer Affidavit

25 to make application.

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1 MS. LEWIS: The trailer that's actually over

2 there is mine. I put that trailer there myself. You

3 know what I mean?

4 HEARING OFFICER: Who is --

5 MS. LEWIS: It's my property.

6 HEARING OFFICER: Who is the person you

7 bought the property from?

8 MS. LEWIS: Teresa McCray.

9 HEARING OFFICER: Who is Willy Ratcliff?

10 MS. LEWIS: I don't know if he's on the deed

11 as well or if she is her. I don't know but I purchased

12 it from her. From my understanding, she's the only one

13 that's on the --

14 MR. KOLBE: Oh, yeah, Teresa McCray.

15 MS. LEWIS: She's the only one on the deed to

16 the property, from my understanding.

17 MR. MORAN: But Willy Ratcliff is also listed

18 as an owner. So we would have to have verification

19 from --

20 MS. LEWIS: Both?

21 HEARING OFFICER: Both.

22 MR. MORAN: -- both parties.

23 HEARING OFFICER: If he's on the deed.

24 MS. LEWIS: How about -- okay. Is it
25 possible if I can provide you -- be given time to --

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1 because I'm just unprepared because I just bought this
2 property. So if I can be given time to provide you
3 with all the documents you need in order for -- so that
4 we can move forward in this process and I can get
5 started on my renovation. Because I'm -- I purchased
6 this house to renovate it and get it together.

7 HEARING OFFICER: Yeah.

8 MS. LEWIS: And I don't want to be held up in
9 this process either, you know.

10 HEARING OFFICER: I understand that. And
11 I'm -- we certainly would -- because you just bought
12 this, we would go through the same process that you've
13 heard, the Property Maintenance Inspection --

14 MS. LEWIS: Yes.

15 HEARING OFFICER: -- and so forth. So we
16 would go through that process. The problem we have is
17 because you aren't the legal owner --

18 MS. LEWIS: It hasn't transferred over.

19 HEARING OFFICER: -- we -- you know.

20 MR. MORAN: Like, she can make the same
21 argument at the Board of Appeals.

22 MS. LEWIS: Is it possible -- I'm just going
23 to take -- check my phone, just seeing if it's maybe
24 her --

25 No, it's not. I'm sorry. Can we put it off

45

1 until I can provide you with those? Because I'll have
2 the paper because it takes --

3 MR. KOLBE: How long do you think it's going
4 to take for you to be able to get that paperwork?

5 MS. LEWIS: Okay. Well, I'm hoping that she
6 has it. So, if she has it, then we can get -- I'll
7 have it like that. If not, we'll just have to go down
8 to the County Clerk to have them -- you know, not the
9 County Clerk but the recording of the deed and have
10 them do it.

11 Also, I spoke with them and they said that
12 they're kind of changing over systems. So their
13 processing time is going to -- it might be just a
14 little hiccup in it; that's what they stated to me,
15 because they're changing systems.

16 So they told me yesterday, if I didn't get it
17 to them by yesterday in the mailbox, then I'm going to
18 get hit with their changing over the system so it may
19 take longer. But we're talking about less than -- less
20 than a month. Less than a few weeks with their system.

21 I don't know how long their system --

22 MR. KOLBE: No, it doesn't take that long to
23 get a copy of the deed.

24 MS. LEWIS: Okay. Well, then less than that,
25 then. If I could get a couple of --

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1 HEARING OFFICER: Do you want to just hold
2 this over until January?

3 MR. KOLBE: I was going to say, why don't you
4 give it until the end of the month?

5 MS. LEWIS: I will definitely have it by
6 January.

7 MR. KOLBE: If we get that application done
8 by the end of this month, we'll hold it over.

9 HEARING OFFICER: Well -- but, if this woman
10 doesn't get deed to the property until the end of the
11 month --

12 MS. LEWIS: What is the date? Oh, wow.

13 MR. KOLBE: The -- technically, I was going
14 to say, property in this condition is illegal to sell
15 without you, the buyer, signing a notarized affidavit
16 stating that you understand the house is condemned.

17 MS. LEWIS: Okay.

18 MR. KOLBE: It's at the -- in this case, the
19 Hearing Officer.

20 MS. LEWIS: Got you.

21 MR. KOLBE: And what it's going to take to
22 rehab the house, i.e. a Property Maintenance
23 Inspection.

24 MS. LEWIS: You said I need a notarized --

25 MR. KOLBE: A notarized affidavit.

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1 MS. LEWIS: A notarized affidavit, okay. So
2 I'll make sure that I --

3 MR. KOLBE: What we do, George, with that is
4 the Property Maintenance Inspection, the current owner
5 can make application for the Property Maintenance
6 Inspection --

7 MS. LEWIS: Notarized affidavit.

8 MR. KOLBE: -- and attach that to that
9 document, that she knows now what has to be done to
10 rehab the property; it's the items on this Property
11 Maintenance Inspection.

12 HEARING OFFICER: Did that make sense to you?
13 You could have the woman you bought the property from
14 apply for the Property Maintenance Inspection.

15 MS. LEWIS: Oh. And keep moving forward with
16 the process?

17 MR. KOLBE: She could make the application
18 for the Property Maintenance Inspection, have the
19 inspection done. Now, that result of that can be
20 attached to --

21 MS. LEWIS: To the affidavit?

22 MR. KOLBE: The affidavit that we're taking
23 about.

24 MS. LEWIS: Got you.

25 MR. KOLBE: Because that's the laundry list

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1 of things --

2 MS. LEWIS: Yeah --

3 MR. KOLBE: -- that --

4 MS. LEWIS: -- yeah --

5 MR. KOLBE: -- have --

6 MS. LEWIS: -- yeah --

7 MR. KOLBE: -- to be done in order to

8 reoccupy the structure.

9 MS. LEWIS: Okay. Well, how soon are you
10 going to have me have to do that?

11 MR. KOLBE: She can come in tomorrow and do
12 that if she wants. She is the deed holder of record.
13 If she can do that, and that will allow us to postpone
14 this until the January meeting. And, at that point in
15 time, you'll probably be the deed holder of record.

16 MS. LEWIS: Right.

17 MR. KOLBE: And you'll be starting out on
18 whatever was on that list.

19 MS. LEWIS: So she just needs to apply for an
20 application?

21 MR. KOLBE: Come in to get a Property

22 Maintenance Inspection Application, \$200, and we can
23 get you --

24 MS. LEWIS: Oh.

25 MR. KOLBE: Okay?

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1 MS. LEWIS: Okay. So, until then, what are

2 we --

3 HEARING OFFICER: So let me make this clear

4 so you understand.

5 MS. LEWIS: The only way I'm going to be able

6 to move forward is if we do it that way?

7 HEARING OFFICER: That's --

8 MS. LEWIS: No!

9 MR. KOLBE: You --

10 HEARING OFFICER: -- right.

11 MR. KOLBE: -- can't apply for the Property

12 Maintenance Inspection because you're not the deed

13 holder.

14 MS. LEWIS: But we can't give me more time

15 and just like maybe tomorrow -- how much time am I

16 going to get in order to have her be able to do this?

17 Can we get --

18 HEARING OFFICER: So, if you -- let's just

19 reiterate here. Let's -- if you get the woman you

20 bought the property from to apply for the Property

21 Maintenance Inspection, then this whole process will

22 hold over until our January 19th meeting. Okay?

23 MS. LEWIS: And --

24 HEARING OFFICER: Which is what you've heard
25 us do for other people here.

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1 MS. LEWIS: And --

2 HEARING OFFICER: If --

3 MS. LEWIS: I'm sorry.

4 HEARING OFFICER: -- she doesn't get the
5 Property Maintenance Inspection, this would move on to
6 the Board of Appeals --

7 MR. KOLBE: In November.

8 HEARING OFFICER: -- November 17th of this
9 year. Okay? Now, that doesn't -- that isn't as bad as
10 it sounds, other than it comes up a few months earlier
11 than you might expect. But, at the Board of Appeals,
12 if you've then had your Property Maintenance
13 Inspection, if you got your -- your deed transferred,
14 the Board of Appeals will give you time to move ahead
15 with your project.

16 MS. LEWIS: And that's in November?

17 HEARING OFFICER: (Nods head.)

18 MS. LEWIS: Okay. So that would be November.
19 So, if she were to come in, then would we be able to --

20 MR. KOLBE: If she came in by the end of the
21 month and got a Property Maintenance Inspection.

22 MS. LEWIS: By today, I'm saying, will we be

23 able to hold it off until January?

24 HEARING OFFICER: Yeah.

25 MR. KOLBE: Yeah.

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1 MS. LEWIS: If I can get her in here today?

2 HEARING OFFICER: By the end --

3 MR. KOLBE: Well, we're closed today. But
4 you're welcome to come in any time this week and we can
5 get it taken care of, no problem at all.

6 MS. LEWIS: All right. Thank you.

7 HEARING OFFICER: But I'll --

8 MS. LEWIS: No, go ahead.

9 HEARING OFFICER: Get that deed.

10 MS. LEWIS: Yes.

11 MR. KOLBE: All you're looking for is a copy
12 of the deed.

13 MS. LEWIS: I'm on top of that right now.
14 She says she has it in her files.

15 HEARING OFFICER: Okay. Good luck.

16 MS. LEWIS: Thank you.

17 MR. KOLBE: Okay. 1182 Dudley.

18 MR. McKAY: Good afternoon or evening,
19 however you want to call it.

20 MR. KOLBE: Is the owner for Dudley here? I
21 know you're representing the bank.

22 MR. McKAY: Yes.

23 MR. KOLBE: Is the owner not -- we're going

24 to hold you until we make sure everyone is here and
25 give her time to show up.

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1 MR. McKAY: Okay.

2 MR. KOLBE: Finley, 51 Finley. It is a
3 duplex. It was posted on 9-29 of 2021. It had a
4 Property Maintenance Inspection and all permits were
5 needed. Vacant, dilapidated, dangerous structure. The
6 shed is open to trespass. The roof, siding, soffits,
7 trim are all dilapidated, boarded windows, rear -- it's
8 no longer there. It's overgrown, debris, unkempt,
9 structurally unstable building due to the water
10 intrusion that had been in it, electrical hazard. The
11 gas meter and electrical meters are both gone.

12 Our recommendation -- they had a Building
13 Permit, it expired. Our recommendation would be to
14 remain on the demolition list due to lack of activity.

15 HEARING OFFICER: Your name, sir.

16 MR. LUAJ: My name is Gjon Luaj.

17 HEARING OFFICER: Okay.

18 MR. LUAJ: Okay. On the property there we
19 got like all this COVID stuff that was going on,
20 everybody's so backed up with everything, couldn't get
21 nobody out there to give you a price. And, if they
22 did, they were giving you outrageous prices.

23 But I've got a contractor that has actually

24 started working on the roof as of Monday. And he's
25 going to be doing the roof. Once he gets the roof

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1 done, he's going to be doing the inside, getting it all
2 squared away.

3 Because, as we were talking about before, it
4 was hard to get everybody out there or anybody out
5 there to even give us a quote. They were telling me
6 three, four and five months later, to go out there and
7 give you a price. But, even so, they wouldn't be able
8 to get to it until after they get a bunch of other work
9 done. So I was in a jamb.

10 But I found this one guy that's a licensed
11 builder and he told me he'll do all the work and
12 everything with the roofing. He's doing -- like I
13 said, he's doing the roofing right now so we can get
14 that covered up so it doesn't rain inside and stuff.
15 And then he's going to start on the inside and bringing
16 it all up and getting it all straightened, you know,
17 secured, pretty much.

18 But everything else should have been all
19 cleaned up. I got my guy running around there, cutting
20 the grass and cleaning up whatever's left in there.
21 So, I mean, I try to keep it up so it doesn't get too
22 bad on there. And, also, the windows on the first
23 floor are brand new. So -- not on the first floor but
24 the first floor they're all brand new windows.

25 So it is trying to get to it. I have -- I

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1 mean, if you've seen it and everything, it's trying to
2 get there. But right now I actually got everything,
3 all the contractors going in there now and working with
4 the roof and getting the rest of it done.

5 HEARING OFFICER: So, if they're working on
6 the roof, they need a permit.

7 MR. LUAJ: Yes.

8 MR. MORAN: They got permits, the building
9 permits. And we've talked before about --

10 HEARING OFFICER: Okay.

11 MR. MORAN: -- you know, meeting some
12 performance --

13 MR. LUAJ: Right.

14 MR. MORAN: -- standards. And, you know, for
15 the roof, I mean, I don't see any inspections under
16 both these permits. He's required to have permits on
17 each unit. It's a duplex.

18 MR. LUAJ: No, I just -- we just started
19 Monday. So he is going to go in there and pull the
20 permits.

21 MR. MORAN: Today's Wednesday. But we have
22 to have what we call an open roof permit.

23 MR. LUAJ: Right. He's over there tearing it
24 all out and getting all the stuff that's from all the

25 rotted wood and everything, trying to frame it up and

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1 get it all --

2 MR. MORAN: Yeah. And there's no window
3 flashing inspection. There's no inspections on any of
4 the work that he's done so far.

5 MR. LUAJ: On the window? I didn't get that.

6 MR. MORAN: Okay. So that needs to be done.
7 I see a lot of work going on inside the house with the
8 demolition and the installation of new steel. And, I
9 mean, it's great that you're doing the work but you got
10 to be cognizant of the fact that it's required to have
11 certain inspections, too.

12 So just make sure you comply with those
13 requirements. It's posted right on the back of your
14 permit. Is the permit posted in the window on that
15 property?

16 MR. LUAJ: Well, yeah, the permit is on the
17 property. But it's inside, actually, because we don't
18 want it to --

19 MR. MORAN: Because --

20 MR. LUAJ: -- get --

21 MR. MORAN: -- this --

22 MR. LUAJ: -- rained --

23 MR. MORAN: -- looks --

24 MR. LUAJ: -- on.

25 MR. MORAN: -- like a very dangerous

1 structure. I mean, it's --

2 MR. LUAJ: Yeah. We --

3 MR. MORAN: There's nothing holding it,
4 structurally stabilizing it, in the house and the
5 outside walls are crumbling --

6 MR. LUAJ: Yeah.

7 MR. MORAN: And, I mean, just this has been a
8 blight scenario for many, many, many months.

9 MR. LUAJ: Okay.

10 MR. MORAN: I'm glad to hear that there's
11 things going on there. But we haven't seen that up to
12 date. And, even when we posted on the 29th, it was
13 like we -- I mean, we don't have any choice but to send
14 it on to the Board of Appeals and on to the demolition
15 process. So that's where we're at.

16 MR. LUAJ: Right, no. I mean, at that time
17 when you posted it, yeah, it wasn't nothing going on
18 because I was trying to find the guys for it. And,
19 like I said, now --

20 MR. MORAN: What about pulling trade permits?
21 You're required to have, you know, mechanical, plumbing
22 electrical permits.

23 MR. LUAJ: Yeah. I got the plumbers. I got
24 everybody. But they're just waiting for all the
25 framing to be done on it. And, once all that's done,

1 they're going to go in, get the plumbing, electrical
2 and mechanical part. I got all that covered, part.
3 But just my hard part was getting the roofers up there
4 and getting the guys in there to frame up the inside.

5 MR. MORAN: Sounds like he's got it going.

6 HEARING OFFICER: So, Dave, you need some
7 inspections out there?

8 MR. MORAN: Yeah. I would start with an open
9 roof inspection by the end of the week, at least verify
10 that the work is, you know, ongoing, as he's described.

11 HEARING OFFICER: Yeah.

12 MR. MORAN: And then I'll assess it from
13 there. Once I'm out there doing the open roof I'd see
14 what other inspections he's due for.

15 MR. LUAJ: Okay. I can --

16 HEARING OFFICER: So we'll hold this over,
17 then, until our January meeting. But, like Dave says,
18 get your inspections.

19 MR. LUAJ: Okay. I'll get those. I didn't
20 realize about the window thing, you know, so -- but
21 I'll get those permits for it.

22 HEARING OFFICER: Very good. Thank you.

23 MR. LUAJ: Okay? Thank you, guys.

24 MR. KOLBE: Our next property is 406 Lynch.
25 It's single-family residence. It was posted on 9-29 of

1 2021. It's a vacant, dilapidated, dangerous structure.
2 Soffits, trim, windows, flashing, chimney make the --
3 are all open to the elements. Porch, roof, soffits,
4 trim, windows -- let's see -- are all dilapidated.
5 Overgrown, debris, unkempt, animals undermining.
6 Electric meter is on. The gas meter is on.

7 Our recommendation is to go on to the
8 demolition list because we have not been able to get a
9 PMI application.

10 HEARING OFFICER: Okay. Your name, sir.

11 MR. SABISCH: James Sabisch, S-A-B-I-S-C-H.

12 HEARING OFFICER: Okay. And last time you
13 were here, you were supposed to get a Property
14 Maintenance Inspection. Is there a reason you haven't
15 done that?

16 MR. SABISCH: I didn't understand the
17 relationship between the need for a Property
18 Maintenance Inspection and this to come to pass. I put
19 a new roof on. It was -- I had assumed it was
20 inspected.

21 HEARING OFFICER: I don't think there was
22 ever a permit pulled to put a roof on, was there?

23 MR. MORAN: Yeah.

24 MR. SABISCH: Yes, there was.

25 MR. KOLBE: No inspection was done on it,

1 though.

2 MR. MORAN: No.

3 HEARING OFFICER: Is there a reason that the
4 shrubs and yard aren't cleaned up?

5 MR. SABISCH: What shrubs? I have hostas on
6 one side of the house, roses on the other side of the
7 house.

8 HEARING OFFICER: There's a lot of overgrown
9 landscaping.

10 MR. MORAN: There was a Building Permit
11 pulled in 2018 for replacing fascia, soffit, roof
12 shingles. And that was long expired in May of --
13 May 23rd of 2019. No inspections were called under
14 that permit, no approvals, no open roof, no
15 verification of anything.

16 MR. SABISCH: I was told, if I took pictures,
17 it would be adequate for the roof inspection, which I
18 took pictures. But, as I showed the pictures to
19 someone today, he said I did not take enough pictures.
20 I have pictures. I have the contract for the company
21 who put on the roof.

22 MR. MORAN: The soffits, the trim, the fascia
23 were all part of that Building Permit. It's been
24 expired for over two years.

25 MR. SABISCH: The soffit was done by me,

1 which was the time-consuming process. I put two-by --
2 two-by -- treated two-by on the overhangs. And then I
3 covered it with cedar all the way around, painted it.
4 It was 3/8ths sheeting. So it was a total tore-off,
5 not a re-roof.

6 MR. MORAN: Again, there was no inspections.

7 MR. KOLBE: The picture of the roof he has,
8 there's only one pictures that shows plywood going down
9 on the top. The rest of them are from the ground,
10 looking up at the eaves.

11 MR. MORAN: It doesn't show any ice and water
12 shield. It doesn't show any type of felt paper, no
13 flashing, no drip edge.

14 MR. SABISCH: There was no --

15 HEARING OFFICER: So, to get an inspection on
16 this roof, how would you do that now?

17 MR. MORAN: Okay. It would be up to the
18 Building Official. But my -- my thought process would
19 be to have to remove a section of it and see what's
20 underneath some of the shingles along the edge of the
21 roof where we can verify it's drip edge and ice and
22 water and felt paper, all the components that are
23 required by MRC 2015.

24 HEARING OFFICER: And would that require a
25 new Building Permit?

1 MR. MORAN: Well, he's going to have to pull

2 a new Building Permit because this is way too far
3 expired. It would be cheaper for him to pull a new
4 Building Permit versus extending it from 2019 on a
5 three-month cycle. So, yeah, he'd have to have a new
6 Building Permit.

7 MR. KOLBE: But there may be other items
8 needed --

9 MR. MORAN: Right.

10 MR. KOLBE: -- once a PMI is done.

11 MR. MORAN: A Property Maintenance should
12 come first.

13 MR. KOLBE: Yeah.

14 MR. MORAN: I mean, it's --

15 MR. KOLBE: And if --

16 HEARING OFFICER: Do you live in this house?

17 MR. SABISCH: I lived in this house. I
18 bought this house in 1962. My mother lived with me
19 until her passing. 1962, so I've owned this house for
20 60 years.

21 HEARING OFFICER: Okay. Do you live in the
22 house?

23 MR. SABISCH: It was my primary residence.

24 HEARING OFFICER: So you live in this house?

25 MR. SABISCH: I live in the house next door

1 now. I reside in both houses. I pay the taxes on both

2 houses. I bought the house at 212 (sic) at a county
3 auction.

4 HEARING OFFICER: Well, I think the -- the
5 solution here is we need that Property Maintenance
6 Inspection, which is required by the City Statute.
7 So --

8 MR. SABISCH: I have paperwork for that.

9 HEARING OFFICER: So you can apply for the
10 Property Maintenance Inspection?

11 MR. SABISCH: I have not but I will.

12 HEARING OFFICER: You will. Can you do that
13 by the end of October?

14 MR. SABISCH: I can do that this week.

15 HEARING OFFICER: Okay. So apply for the
16 Property Maintenance Inspection and schedule that
17 inspection and we will -- if you do that, we will hold
18 this over until our January meeting. If you don't
19 apply for that, this will move on to the Board of
20 Appeals. Do you understand that?

21 MR. SABISCH: I'm in my 80's.

22 PASTOR PARKER: You just tell me what he
23 needs, I'll make sure he gets it.

24 MR. KOLBE: Well, he was given an application
25 for the Property Maintenance Inspection when he came in

1 earlier.

2 HEARING OFFICER: Would please do me a favor,

3 Pastor, will you please state your name into the
4 microphone so -- we don't have a court recorder today.

5 PASTOR PARKER: I understand. I'm
6 Pastor William Parker. I reside side at 11 Fairway,
7 Pontiac, Michigan. And I just came to support because
8 he's a fellow veteran. So, if you let me know what he
9 needs, I'll make sure he gets it.

10 HEARING OFFICER: So what this gentleman
11 needs is a Property Maintenance Inspection. The fee is
12 \$200. And the Building Department will come out and
13 inspect the home and make a list of what items need to
14 be corrected, what permits are needed. Okay?

15 So I'd like this gentleman to do that. We
16 had talked about having this done last time he was
17 here, three months ago, and it didn't happen. So, if
18 he gets that Property Maintenance Inspection paid and
19 scheduled by the end of October, we will hold this
20 process over until our next Hearing Officer meeting
21 January 19th. If he fails to do this, this case will
22 move on to the Board of Appeals. Okay?

23 PASTOR PARKER: Okay.

24 HEARING OFFICER: It doesn't mean it's the
25 end of the road but it's the steps in the process.

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1 REVEREND DESUREAU: May I ask a question
2 which pertains --

3 HEARING OFFICER: Your name, please.

4 REVEREND DESUREAU: I'm sorry. I'm Reverend
5 Kathryn Desureau and I'm at 1200 Colony Lane, Pontiac.

6 HEARING OFFICER: Okay.

7 REVEREND DESUREAU: My curiosity is, once the
8 inspection permit is applied for and received, I assume
9 somebody from the City comes out and inspects the
10 properties. Are they then -- is he given then a list
11 of everything that needs to be done so it will be in
12 writing?

13 HEARING OFFICER: That's correct.

14 MR. MORAN: Well, yes and no. I mean, he
15 will get a list of what's required to comply. It won't
16 be to the nth degree of detail, as far as, "Oh, you
17 need to change that receptacle to a GFCI in the
18 bathroom." It will state the requirements of the
19 Electrical Code --

20 MR. SABISCH: You're going to inspect the
21 inside of the home?

22 MR. MORAN: -- of the residential code.

23 MR. SABISCH: We're talking about the outside
24 of the house.

25 MR. MORAN: We're talking about everything

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1 regarding the house, inside and out.

2 MR. SABISCH: No, we're not.

3 MR. MORAN: And that's why he hasn't made

4 application for the Property Maintenance Inspection.

5 MR. SABISCH: I've owned this property for 60

6 years. I got a permit to put a new roof on. What's

7 that got to do with the inside of the house?

8 MR. MORAN: Compliance. Michigan Residential

9 Code compliance; that's what it has to do with.

10 MR. SABISCH: It wasn't that way when I was

11 here three months ago.

12 MR. MORAN: Safety compliance --

13 MR. SABISCH: It was not that way when I was

14 here three months ago.

15 MR. MORAN: -- Electrical Code, Plumbing

16 Code, Mechanical Code and Fire Code; those are the

17 requirements.

18 MR. SABISCH: No, it's your requirements.

19 MR. MORAN: No, it's not.

20 MR. SABISCH: So, if you want to inspect the

21 house, I will get -- pull a permit.

22 MR. MORAN: It's the municipal code to have a

23 Property Maintenance Inspection and compliance under

24 those requirements.

25 HEARING OFFICER: Okay. So, again, the

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1 decision is Property Maintenance Inspection by the end

2 of October.

3 MR. SABISCH: It will be done this week.

4 HEARING OFFICER: Paid for and scheduled.

5 Okay? So that's the decision on 406 Lynch Avenue.

6 Okay?

7 So that we're just -- Reverend, we're only

8 dealing with the one property right now. So you had

9 mentioned "properties". I just want to be clear, we're

10 talking 406 Lynch.

11 MR. KOLBE: No, the next one's coming up.

12 MR. MORAN: 412 is next.

13 HEARING OFFICER: So let's move on to the

14 next.

15 MR. KOLBE: 412 Lynch is a single-family

16 residence. It was posted on 9-29 of 2021. It is a

17 vacant, dangerous, dilapidated structure. Roof,

18 soffit, siding, trim, windows and chimney are all

19 dilapidated.

20 MR. SABISCH: Siding?

21 MR. KOLBE: Overgrowth, debris, unkempt,

22 animals undermining, broken windows. Porch and egress

23 and access are of a concern for dangerous conditions.

24 The gas meter is on. The electric meter is on.

25 And, likewise, our recommendation is to go to

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1 the -- move on to the Board of Appeals due to lack of a

2 Property Maintenance Inspection. However, if, I think,

3 the same would apply with this one, we can hold that

4 over.

5 HEARING OFFICER: Okay. Sir, would you
6 please recite your name one more time for the record.

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

8 HEARING OFFICER: Thank you. Now, what is
9 your intent with this property?

10 You are living in this?

11 MR. SABISCH: I reside -- yes.

12 HEARING OFFICER: Okay. And the truck
13 that's --

14 MR. SABISCH: I bought this at an Oakland
15 County auction.

16 HEARING OFFICER: Okay.

17 MR. SABISCH: I've put a new furnace in it.
18 I've had the fuse box breaker -- fuse box replaced with
19 a breaker box. They've been inspected. I'm -- I put
20 the scaffolding that I had on 406 on 412 to start
21 working on the roof.

22 HEARING OFFICER: Okay. So there's a lot of
23 debris in the yard around this house.

24 MR. SABISCH: In the --

25 HEARING OFFICER: Is there a reason --

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1 MR. SABISCH: -- yard?

2 HEARING OFFICER: Is there a reason that you
3 can't clean that up?

4 MR. SABISCH: What kind of debris?

5 HEARING OFFICER: Well, I see a --

6 MR. SABISCH: I had -- I had a tree cut down
7 in the back of 412. I cut -- I had a tree, it cost me
8 1,400. I cut -- there's no trees in the backyard of
9 412. I present -- just recently, I cut four trees down
10 in 406, which are lying between 406 and -12. I had a
11 chain -- these trees are -- that I cut down are
12 probably 12 inches plus at the base. I was using a
13 chainsaw. The chainsaw malfunctioned. I just recently
14 got it back to cut up these -- these logs, which are --
15 one's 12 feet high and the other two are six feet high.
16 I got three logs I got to cut up to get off the
17 property, along with the brush.

18 Again, I cut four trees down myself at 406.
19 I cut four trees down at the back of 412. I had
20 someone else cut the tree -- a tree that cost 1,400.
21 There's no trees in the back of 412.

22 MR. MORAN: We have -- we have -- he had
23 pulled some trade permits for the furnace and some
24 other things. But there are eight -- count them, eight
25 code enforcement with some tickets that have been

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1 issued and noncompliance. And that has to do with
2 sanitation, debris and that kind of thing.

3 The question I'd like to ask you Mr. Sabisch,
4 do you have running water in the house?

5 MR. SABISCH: In which house?

6 MR. MORAN: In 412, the one we're talking
7 about today.

8 MR. SABISCH: I'm residing in that.

9 MR. MORAN: Okay. So you have water, City
10 water --

11 MR. SABISCH: There's --

12 MR. MORAN: -- turned on in the house?

13 There's running water in the house for
14 your --

15 MR. SABISCH: There is a heater in there --
16 there was a heater, furnace.

17 MR. MORAN: Hot water heater?

18 MR. SABISCH: Yes. It --

19 MR. MORAN: And --

20 MR. SABISCH: -- goes --

21 MR. MORAN: -- it's --

22 MR. SABISCH: -- with --

23 MR. KOLBE: -- operational?

24 MR. SABISCH: -- it.

25 MR. MORAN: And it's operational?

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1 MR. SABISCH: Yes.

2 MR. MORAN: And you have City water running
3 in the house?

4 MR. SABISCH: No, I have my own well. I
5 think it's stated like that; that's why I'm responding

6 as such.

7 HEARING OFFICER: Have you -- have you been
8 working on the house? The roof overhangs are open.
9 This isn't -- looks in the same condition as it was
10 three months ago. Are -- are you making any progress?

11 MR. SABISCH: I had a contractor replace both
12 porches, widening the porch and extending them across
13 the front of the -- the windows. I put a deposit down.
14 They was supposed to come back with a dumpster the next
15 day. He did not. I got involved -- the City Police
16 got involved. I have a detective involved in what
17 happened.

18 So I turned to cleaning up the property by
19 cutting trees down. There's no trees or brush in the
20 back of 406 and I cut -- what -- if you've got recent
21 pictures, what you're looking at is the trees that I
22 cut down. I powered away probably --

23 MR. MORAN: Open soffits have been like that
24 for years.

25 HEARING OFFICER: The truck that's parked in

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1 the driveway, is that --

2 MR. SABISCH: That's my truck. I only got
3 one vehicle.

4 HEARING OFFICER: Does it have a current
5 license on it?

6 MR. MORAN: Is it plated and insured and

7 running?

8 HEARING OFFICER: I can't tell from the
9 picture.

10 MR. MORAN: Is --

11 MR. SABISCH: No, no license, no insurance.

12 You know, it's -- no, they're talking -- this
13 is the thing as I've been here, they're just talking
14 ridiculous statements that's got nothing to do with why
15 I'm here.

16 Yes, this is a new -- I bought -- bought this
17 truck while I was working for GM. I'm a GM retiree
18 after 53 years. It does have a license on it. Does it
19 need to be insured?

20 MR. MORAN: Is it plated and running?

21 MR. SABISCH: No, it's not running. I got
22 here by walking.

23 MR. MORAN: No. Is the -- is the vehicle
24 currently plated and in operating condition?

25 MR. SABISCH: Just sit down. What's that got

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1 to do with the building?

2 MR. MORAN: Because, if it's not currently
3 plated and running, it's considered an abandoned
4 vehicle and you can't --

5 MR. SABISCH: It's a vehicle I use. I only
6 got one vehicle.

7 MS. TAYLOR: Excuse me, sir.

8 HEARING OFFICER: Dan.

9 MS. TAYLOR: Are you okay?

10 MR. SABISCH: No, I'm not okay.

11 MS. TAYLOR: Okay.

12 MR. SABISCH: They're talking ridiculous --

13 MS. TAYLOR: Okay.

14 MR. SABISCH: They're making ridiculous
15 statements that's got nothing to do with the building
16 process.

17 HEARING OFFICER: Okay. Let's do this.

18 Mr. Sabisch, can -- can we hear from some of the other
19 attendees of the meeting; do you mind?

20 MR. SABISCH: Delay this until the last?

21 MS. TAYLOR: No, no. We will talk for you.

22 HEARING OFFICER: I just want to hear from
23 some of the other people here at the meeting, if you
24 don't mind.

25 MR. SABISCH: You mean people who are here to

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1 support me?

2 MS. TAYLOR: Yes.

3 HEARING OFFICER: Yes.

4 MS. TAYLOR: Good evening, you all. My name
5 is Veronica Taylor. I live at 160 Jane Hubbard Lane,
6 Unit 1, Pontiac, Michigan. Mr. Sabisch is a very nice
7 man but he's going through some things. His truck

8 runs. I'm going to make sure, if it don't have
9 insurance, it will get insurance. Right now, he's
10 driving that truck. His house need to be cleaned up,
11 whatever it needs to be done, between the three of us,
12 we going to make sure it get did to do.

13 So, to say we need to know exactly what it
14 need to be done for both of these houses so we can help
15 him get the things and the necessary things that he
16 needs to continue to live there and be provided.

17 So whatever he need to be done, between
18 Pastor Parker, William Parker and Pastor
19 Kathryn Desureau and myself and a team with Mr. Pario,
20 Junior (sp) that can go over there and clean it up and
21 get it the way it should be so he can keep his home.

22 All we need to know, what we need to take him
23 to get did in order for this to be done and taken care
24 of. Right now, he's going through some challenges.
25 His truck is running. He's driving that white truck

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1 every day, every time he go.

2 So, Mr. Sabisch, let us get this did for you.

3 So I'm just saying, tell us what we need to
4 do and how to get everything inspected for both homes,
5 what paperwork we need to be put in and everything need
6 to be done. And who all I can get involved, I'm going
7 to get involved to help. Mr. Sabisch done served this

8 country. Okay?

9 HEARING OFFICER: Okay. Very good. Ma'am,
10 did you want to say something?

11 Can -- would you please...

12 MS. SPENCER: My name is Marion Spencer. I
13 am his sister. I -- I'm always concerned about him. I
14 live in Clare County. I do not live in Pontiac. I
15 talk to him every Monday for about two hours in the
16 morning, just so I can find out what he's been doing
17 and encourage him to get things done.

18 I come down about once month to see him.
19 And, usually, he hasn't got done what I've encouraged
20 him to get done. But, anyway, I'm going to try to get
21 down more often and kick his butt, if I have to, to
22 make sure he gets it done, along with his church, which
23 I appreciate.

24 HEARING OFFICER: Okay. Thank you. Anybody
25 else that --

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1 REVEREND DESUREAU: Well, I think I've
2 already made my point. But, if we can have as full a
3 list as possible, we will do what we can to make sure
4 what needs to happen will happen, if it's possible to
5 be done.

6 HEARING OFFICER: So Mr. Sabisch, I'll give
7 you the same deal as on 406 Lynch. And that is, again,
8 apply for the Property Maintenance Inspection.

9 MR. SABISCH: I have paperwork.

10 HEARING OFFICER: Good.

11 MR. SABISCH: It will be done this week.

12 HEARING OFFICER: Thank you. And we will
13 hold this over, then, until our January meeting. I
14 think one of the -- one of the simplest things to do is
15 to clean up the yards. They are an eyesore.

16 MR. SABISCH: They aren't.

17 HEARING OFFICER: And I --

18 MR. SABISCH: I got tree -- bushes and a rose
19 of Sharon and a lot of trees on the -- I don't have a
20 backyard. I got a corner lot, so I don't have a
21 backyard. I got trees -- let me add to this. I live
22 on a corner lot. I live on a property that is the
23 watershed of probably a dozen homes, which is why I've
24 got the trees and bushes in the back. It's -- there's
25 a mound to cause the water to -- which are -- there's

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1 trees planted in it to cause the water to go around my
2 house. It's a very dictating -- I'm a second owner.
3 But I -- I bought this in 1962.

4 HEARING OFFICER: Okay.

5 MR. SABISCH: This is why the yard itself has
6 so many trees. But they're -- they're flower trees,
7 they're not junk. They're not trash bushes.

8 HEARING OFFICER: Okay. So, again --

9 MR. MORAN: Get the PMI.

10 HEARING OFFICER: You've got the PMI for each
11 property and clean up the outside, start making some
12 progress, we'll hold this over until January 19th.
13 And, at that point in time, you'll have had your
14 inspections, you'll know what the scope of work is that
15 needs to be done. And, obviously --

16 MR. SABISCH: I'm not going to work on 412 --

17 HEARING OFFICER: So --

18 MR. SABISCH: -- until I get done with the
19 cleaning of the brush, the trees that -- if you've got
20 pictures, I -- until I get the trees, I will not be
21 working on 412 until next year.

22 HEARING OFFICER: Okay.

23 MR. SABISCH: I've got the backyard cleaned
24 up on 412, new furnace, breaker box. It's been
25 inspected.

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1 HEARING OFFICER: Okay.

2 MR. SABISCH: Once I get the cleanup, there
3 won't be anything done this year. It will be next year
4 before I start working on 412. But you need an
5 inspection on 406.

6 MR. MORAN: And 412.

7 HEARING OFFICER: On both of the homes.
8 Okay? So I -- I think we've said everything we need to
9 say today. We appreciate you coming in and, please --

10 you've got the paperwork. Please apply for those
11 inspections. Okay? Thank you.

12 MR. KOLBE: Tim Thomson.

13 Tim Thomson did not -- signed in but did not
14 leave an address. Okay. 35 Warner.

15 HEARING OFFICER: Yes, sir?

16 UNIDENTIFIED MALE: I work here at the
17 City Hall as a Code Enforcement Inspector. And this is
18 just an information-gathering meeting for myself. I
19 did speak with Mr. Tom earlier today and he wanted me
20 to pass along to you he had expressed some interest in
21 demolishing his own house. He wanted to find out what
22 the process would be for him to go ahead with
23 demolishing his own property so he can keep the
24 property and rebuild on the site, again, at a later
25 time.

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1 He did apply for a -- he did collect
2 something from Building Services Administration office
3 so that he can follow the steps of, you know, what's
4 necessary to get the house demolished. And that was
5 why he was going to be here today. Besides that, I
6 don't think he has plans to do that right now or right
7 this minute but at some point he was discussing the
8 possibility of doing that work himself. So I can try
9 and coach him through that, if you want.

10 Or, Dan, can you help him with that?

11 MR. KOLBE: Applications for a demolition
12 permit are available on the rack in the Building
13 Department. Just have him stop in and he can pick it
14 up. There's a laundry list of things that have to
15 accompany that application when it comes in. But, as
16 long as he has all that, he can demo the house. What
17 property are we talking?

18 UNIDENTIFIED MALE: It's on University, I
19 think. Yeah, 388 University.

20 MR. KOLBE: I don't have a University on
21 here. Not this meeting. There was no -- no University
22 at this -- at this meeting.

23 UNIDENTIFIED MALE: Okay.

24 MR. KOLBE: Not on our agenda.

25 UNIDENTIFIED MALE: Well, I talked to him

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1 today --

2 MR. KOLBE: Okay.

3 UNIDENTIFIED MALE: -- and he said -- he
4 mentioned...

5 MR. KOLBE: Yeah, applications are available
6 in the Building Department.

7 UNIDENTIFIED MALE: Okay.

8 MR. MORAN: 35 Warner.

9 MR. KOLBE: 35 Warner is a single-family
10 residence. It was posted on 9-9 of 2021, a vacant,

11 dilapidated, dangerous structure. Garage door was
12 open, broken windows in the rear. Siding, trim and
13 soffits are all dilapidated. Overgrown, debris,
14 unkempt, animals undermining, missing handrails and
15 guardrails.

16 Had been work being done without permits.
17 There was a water heater that had been changed without
18 a permit. Gas meter is on. The electric meter is now
19 on. The debris that was in the driveway and the
20 trailer is now in the neighboring lot.

21 Our recommendation is placement on the
22 demolition list due to lack of activity on getting a
23 Property Maintenance Inspection and moving forward.

24 HEARING OFFICER: Okay. Your name, sir.

25 MR. RAMAN: Joy Raman.

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1 HEARING OFFICER: Okay. And is there a
2 reason you haven't kept your Building Permit current
3 and you are doing work without a permit?

4 MR. RAMAN: Okay. The last time I was here,
5 I was asked to pay for the Building Permit and I tried
6 to do so on two occasions. And each time I was told
7 that that's -- the second time I was told that I
8 will -- they didn't accept the payment.

9 MR. KOLBE: Probably needed a PMI.

10 MR. MORAN: This was the one that we

11 described with Mike, in terms of him not having a
12 Property Maintenance Inspection compliance. And he
13 needs to start back at that point so that we can
14 reassess it. The Property Maintenance Inspection was
15 done back in like 2018.

16 MR. RAMAN: Did I not pay for it at that
17 time? I'm just curious. Did I pay for it at that
18 time?

19 MR. MORAN: What was the question?

20 HEARING OFFICER: Did he pay for the Property
21 Maintenance Inspection in 2018?

22 MR. RAMAN: I thought I did.

23 MR. MORAN: Well, yeah. But it's been
24 expired. And it's -- it's gone on for so many years
25 that we need to go and reassess the state of the

81

1 structure again. So that's why Mike was not willing to
2 accept the fees for extending your Building Permit
3 because we need to reassess the status of the -- of the
4 structure.

5 MR. RAMAN: Because I've been paying for
6 every extension except for the last two, which were not
7 accepted.

8 HEARING OFFICER: That's your Building --

9 MR. RAMAN: Should I have not done that?

10 HEARING OFFICER: That's for the Building
11 Permit.

12 MR. RAMAN: Right.

13 HEARING OFFICER: So your Building Permit
14 expired --

15 When did that expire?

16 It was issued in 2019, August 2019. That's
17 two years ago.

18 MR. MORAN: He extended it a couple times.
19 But the latest extension had expired on 1-13 of 2021.
20 So he extended it many times from '19. Mike got to the
21 point where he said, "We're not extending it anymore.
22 We need to reassess the status of the home."

23 MR. RAMAN: I mean, I don't mind getting
24 another PMI if -- I was under the impression that,
25 because I got a permit, I was entitled to an inspection

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1 because I got the permit. Is that not true?

2 MR. MORAN: The Michigan Residential Code
3 only allows 180 days for the standard Building Permit.
4 It's up to the Building Official in the municipality to
5 allow for extensions.

6 MR. RAMAN: Okay.

7 MR. MORAN: Mike felt that the multiple
8 extensions that were already granted were enough.

9 MR. RAMAN: I see.

10 MR. MORAN: The fact that there was not
11 enough progress made under that permit that was

12 originally issued in 2019, it is now being required to
13 have another Property Maintenance Inspection on the
14 premise to assess the status of the structure. Then
15 Mike would make a decision on the issuance of a new
16 Building Permit. I mean, he's already explained all
17 this to you but that's my gathering of information from
18 Mike.

19 MR. RAMAN: No, he didn't go into that much
20 detail. All he told me was, "You should wait until
21 this hearing today" and he didn't elaborate. He didn't
22 talk about the Property Maintenance agreement (sic).
23 And I thought I had one but now I'm finding out that I
24 did have one.

25 MR. MORAN: Well, again, a Property

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1 Maintenance Inspection --

2 MR. RAMAN: Inspection.

3 MR. MORAN: -- is a permit as well. And that
4 permit is way beyond the end of its useful information.

5 HEARING OFFICER: So do you own the property
6 next door?

7 MR. RAMAN: No.

8 HEARING OFFICER: And -- but you put your
9 trash on the property next door?

10 MR. RAMAN: No. Both the properties --
11 actually, the property next door was supposed to be
12 part of mine.

13 HEARING OFFICER: But do you own it?

14 MR. RAMAN: I found out two years after I
15 bought it that I don't own it.

16 HEARING OFFICER: But you put your trash
17 there anyways?

18 MR. RAMAN: No, that's --

19 HEARING OFFICER: That's not your trash?

20 MR. RAMAN: No.

21 MR. KOLBE: The trailer is not yours, the one
22 that was in the driveway. It has the same stuff on it.

23 MR. RAMAN: There's no trailer in the
24 driveway right now.

25 MR. MORAN: No, it's next door.

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1 MR. KOLBE: No, it's in the lot next door.

2 HEARING OFFICER: And there's new garbage in
3 the driveway of this property.

4 MR. RAMAN: They're supposed to clean it up.
5 I mean, the people --

6 MR. MORAN: Well, who's "they"?

7 HEARING OFFICER: Somebody's not doing their
8 job. And so apply for a new Property Maintenance
9 Inspection.

10 MR. RAMAN: Okay. That's fine.

11 HEARING OFFICER: We're three years out. Do
12 the --

13 MR. RAMAN: I will do that.

14 HEARING OFFICER: Apply for that inspection
15 and schedule it before the end of October.

16 MR. RAMAN: I will do that.

17 HEARING OFFICER: And we'll hold this over
18 until our January meeting. If you don't, this will
19 move on to the Board of Appeals.

20 MR. RAMAN: Okay. That's fine.

21 HEARING OFFICER: Very good.

22 MR. RAMAN: I'm sorry. I have been going
23 through some rough times. My daughter had an accident
24 and it's been --

25 MR. MORAN: When was the last time you were

85

1 at your property at 35 Warner?

2 MR. RAMAN: I was there -- I was there about
3 maybe a week ago, a week or ten days ago.

4 MR. MORAN: And when you look at the driveway
5 and you look at the premise and you see the junk and
6 debris around the house, what is your thought process?

7 MR. RAMAN: The debris around the house,
8 there was some -- are you talking about specifically
9 the trailer or stuff laying on the ground?

10 MR. MORAN: Both.

11 HEARING OFFICER: Both.

12 MR. RAMAN: I didn't see too much stuff
13 laying on the ground.

14 MR. MORAN: Okay.

15 MR. RAMAN: So I'm a little surprised that --

16 MR. MORAN: I would recommend you go by your

17 property here this evening and reassess what needs to

18 be done there. Because that's what is of concern to

19 the --

20 MR. RAMAN: Okay. I understand.

21 MR. MORAN: -- Building Department, to the

22 Code Enforcement Department and the City as a whole.

23 MR. RAMAN: Okay.

24 MR. MORAN: Thank you.

25 MR. RAMAN: No, I will do it. I will do

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1 that.

2 MR. MORAN: Thank you.

3 MR. RAMAN: I mean, I want to pass this

4 inspection. I don't enjoy coming here, so I'll get it

5 done.

6 HEARING OFFICER: Thank you.

7 MR. RAMAN: All right. Bye.

8 MR. KOLBE: Okay. 628 North Perry is a

9 garage.

10 MR. RAMAN: Quick question before I leave.

11 HEARING OFFICER: Yes, sir?

12 MR. RAMAN: If I get a PMI, do I get any

13 credit for the extensions that --

14 MR. MORAN: No.

15 MR. RAMAN: -- I mistakenly did?

16 MR. MORAN: No.

17 MR. RAMAN: Because I should have gotten a
18 PMI at that time, right?

19 MR. MORAN: You can take it up with the
20 Building Official but my -- my understanding of the
21 process is no.

22 MR. RAMAN: Okay. All right. Thank you.

23 HEARING OFFICER: Okay. Dan.

24 MR. KOLBE: Yeah. I have Ms. Sogol, the
25 attorney for the bank, on speakerphone here, also.

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1 She's listening in.

2 The property is 628 North Perry. It's a
3 garage. It was posted on 9-29 of 2021. It is
4 extremely dilapidated. The entire garage structure is
5 falling in. Overgrown, debris, unkempt, broken
6 windows, piles of debris all around the structure. The
7 status of the gas meter and electric meter are not
8 applicable.

9 Our recommendation, because it's been two
10 years now, is to place this on the demolition list
11 because it just does not seem like we're moving forward
12 on anything.

13 HEARING OFFICER: Okay. Your name, sir?

14 MR. STEPHENS: Lewis Stephens.

15 HEARING OFFICER: Okay. And is there a
16 reason you're not making progress here?

17 MR. STEPHENS: Well, we are. We're cleaning
18 up around the outside. I got hurt and I didn't realize
19 that the permit was ran out. I had some problems,
20 money-wise. But, hopefully, by Friday, I'll have money
21 to either come down and get a new permit or an
22 extension and then get started on it.

23 HEARING OFFICER: Okay. Are you doing the
24 work yourself or do you have somebody helping you or --

25 MR. STEPHENS: I'll have my stepson helping

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1 me.

2 HEARING OFFICER: I see there's a vehicle
3 in -- inside the garage here.

4 MR. STEPHENS: Yep, that's a race vehicle,
5 it's an off-road truck.

6 HEARING OFFICER: Okay.

7 MR. STEPHENS: Four-wheel drive. It's for
8 racing.

9 HEARING OFFICER: It looks like it's been
10 damaged pretty good here.

11 MR. STEPHENS: No.

12 HEARING OFFICER: No?

13 MR. STEPHENS: No. The doors are off of it
14 because that's what I took off because I didn't need

15 them to race off-road.

16 HEARING OFFICER: Yeah.

17 MR. STEPHENS: And the exhaust system, the
18 headers --

19 HEARING OFFICER: Dan, what is the reason for
20 having the lender on the conversation?

21 MR. KOLBE: Couldn't make the meeting, so she
22 came --

23 HEARING OFFICER: Requested?

24 MR. KOLBE: Yeah.

25 HEARING OFFICER: Okay.

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1 Go ahead.

2 MR. STEPHENS: I also have a question. With
3 the insurance company I had before, they put \$4,800 in
4 escrow to the City of Pontiac. Now I can't seem to
5 find out where that's at or what happened to it or
6 anything.

7 MR. KOLBE: Those funds wouldn't be available
8 until after the property has been taken care of.

9 MR. STEPHENS: Yeah, that's what I figured.

10 MR. KOLBE: Yeah.

11 MR. STEPHENS: But I'm just saying, is it in
12 the City or is that another lie that the insurance
13 company told me?

14 MR. KOLBE: That's probably with Miriam
15 upstairs, the executive office.

16 MR. STEPHENS: Okay.

17 MR. KOLBE: She's out for -- until the end of
18 the month --

19 MR. STEPHENS: Oh.

20 MR. KOLBE: -- on medical leave. So I
21 wouldn't be able to -- unless I check with her, I do
22 have some of the records but mainly mine are the FIWA
23 funds for when it comes to fire. But I could do some
24 checking to see if there's anything that -- you know --

25 MR. STEPHENS: Yeah.

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1 MR. KOLBE: -- any funds there.

2 MR. STEPHENS: Because on my receipt I got
3 from them, it stated the 4,800 in escrow, there was --
4 I think there's \$10,000 that was supposed to be sent to
5 my mortgage company. Because it was made out --

6 MR. MORAN: That's an issue with the
7 insurance company.

8 MR. STEPHENS: Yeah.

9 MR. MORAN: It may not be in escrow with the
10 City of Pontiac. But you'll have to get with your
11 insurance company to verify the status of those --

12 MR. STEPHENS: That's impossible.

13 MR. MORAN: -- balances.

14 MR. STEPHENS: All right. But -- but I will
15 be getting that garage done. I know I've said it so

16 many times before but now I --

17 MR. MORAN: Years.

18 MR. STEPHENS: -- will definitely do it. I
19 want it out of there.

20 MR. KOLBE: The debris that was outside of
21 the garage three months ago is the same pictures --

22 MR. STEPHENS: No.

23 MR. KOLBE: Some of them are showing up in
24 the same pictures.

25 MR. STEPHENS: We cleaned up the right side.

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1 If we're looking at it this way, we cleaned up the
2 right side. The stuff on the left side, the pile of
3 wood, that stuff has to come off. I haven't got the
4 money to get a dumpster yet but I'm working on it. But
5 that's where we take it. We're cleaning the inside
6 out. I had benches in there and I had all kinds of
7 stuff. I'm getting that cleaned out.

8 MR. KOLBE: Again, the pictures that I have
9 from the inside have the same cans on the hood of the
10 car that were on there six months ago.

11 MR. RAMAN: Oh, yeah, they stay there.
12 Because we're still using the inside of it.

13 HEARING OFFICER: I don't know if you can ask
14 the lending representative. I assume they have no
15 issue with this garage being removed from this
16 property.

17 MR. KOLBE: You heard that question?

18 MS. PLAGANY: If we have an issue with the
19 garage being removed?

20 MR. KOLBE: Correct.

21 MS. PLAGANY: No. I mean, it might affect
22 the property value at some point. I believe he's
23 current on his mortgage. I'm more concerned about the
24 fact that he pulled the permit but then did nothing. I
25 mean, he didn't remove any hazardous materials; that

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1 could have been done over the course of the last nine
2 months. I'm not really sure why nothing has been done,
3 as you indicated.

4 MR. STEPHENS: I don't know what hazardous
5 materials she's talking about.

6 MR. KOLBE: Just the fact that the front wall
7 is leaning in.

8 MR. STEPHENS: Yeah.

9 MR. KOLBE: I mean, it's all dangerous. The
10 structure's dangerous.

11 MR. MORAN: Dangerous, dilapidated structure.

12 MR. KOLBE: I mean, there hasn't been
13 anything, even the front wall dismantled to come off so
14 that, you know, you can more safely get into, to get
15 things out of the garage and have an escape route, if
16 you so need it. It is just nothing is going on.

17 MR. STEPHENS: Well, it's -- well, I know
18 that's the bad part because I couldn't do anything
19 because I hurt myself.

20 HEARING OFFICER: Yeah. Mr. Stephens, if you
21 renew your permit here --

22 MR. STEPHENS: Yes.

23 HEARING OFFICER: -- you say you expect to be
24 able to do that this week yet?

25 MR. STEPHENS: Yes.

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1 HEARING OFFICER: Or next week?

2 MR. STEPHENS: I finally got some extra money
3 so I'll be down by Friday --

4 HEARING OFFICER: Okay.

5 MR. STEPHENS: -- to either renew the permit
6 or get a new one.

7 HEARING OFFICER: Will you be able to get a
8 dumpster out there and start taking more material out?

9 When do you think you'll be done?

10 MR. STEPHENS: With it?

11 HEARING OFFICER: Yes.

12 MR. STEPHENS: Be probably by -- what is it,
13 October? By the first week of November, I want it
14 done.

15 HEARING OFFICER: So you think you'll have it
16 all cleaned up by the first week of November?

17 MR. STEPHENS: I'll have the garage done.

18 HEARING OFFICER: And we're only talking
19 about the garage on this property.

20 MR. STEPHENS: Yeah.

21 HEARING OFFICER: The house doesn't appear --

22 MR. KOLBE: No issue with the house
23 whatsoever, just the garage.

24 MR. STEPHENS: No. We keep everything up
25 good. It's just the idea that I haven't been able to

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1 get around that well, so --

2 HEARING OFFICER: Yeah, okay. So I -- I will
3 hold this over until our January meeting, again.

4 MR. STEPHENS: Okay. I appreciate it.

5 HEARING OFFICER: But I'm beginning to know
6 you. Okay?

7 MR. STEPHENS: I know I'm unforgettable.

8 HEARING OFFICER: And I understand your
9 predicament here. So -- but please renew that permit.

10 MR. STEPHENS: Okay.

11 HEARING OFFICER: And -- and make some really
12 good progress here. Okay?

13 MR. STEPHENS: Okay.

14 HEARING OFFICER: Thank you.

15 MR. STEPHENS: Now, I have one question. I
16 have the race vehicle and I don't have a place to put
17 it. But I can cover it up. Can I leave it in there?

18 MR. MORAN: Leave it in the garage?
19 MR. STEPHENS: Yeah, on the concrete.
20 MR. KOLBE: He'll still have a concrete slab
21 but it's kind of depending on whether the slab is --
22 MR. MORAN: Well, this is kind of a tricky
23 situation.
24 MR. STEPHENS: Yeah.
25 MR. MORAN: Because you've got the slab and

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1 then you have basically your drop-off and grade.
2 MR. STEPHENS: Yeah. I plan on filling that
3 back in.
4 MR. MORAN: You may be required to put some
5 type of protective guardrail --
6 MR. STEPHENS: Yes.
7 MR. MORAN: -- so somebody doesn't fall off
8 that back edge.
9 MR. STEPHENS: No. I planned on like putting
10 up a four-foot wall around the back of it.
11 MR. MORAN: That's going to require a
12 Building Permit.
13 MR. STEPHENS: Yeah.
14 MR. MORAN: And we're going to discuss that
15 subsequent of you demolishing the garage. So we'll
16 cross that bridge --
17 MR. STEPHENS: When I -- yeah.
18 MR. MORAN: Just get it demolished, get the

19 inspection on the final approval of that demo permit.

20 MR. STEPHENS: Okay.

21 MR. MORAN: And we'll discuss some things
22 beyond that.

23 HEARING OFFICER: I think the concern he has,
24 he's now potentially going to have a vehicle sitting
25 out there that isn't -- I assume this isn't a vehicle

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1 you can get a license on.

2 MR. STEPHENS: No, you can't license it, you
3 can't drive it on the street. It's only for off-road
4 use.

5 HEARING OFFICER: Does it require an off-road
6 sticker or something for the thing?

7 MR. STEPHENS: Not really because I race,
8 like, in Ohio, and private places you can go to race.

9 HEARING OFFICER: Yeah. So --

10 MR. MORAN: I don't know the answer to that
11 but I will find out.

12 HEARING OFFICER: Question, Dan: If it's not
13 a street legal vehicle --

14 MR. MORAN: He may have to have it into a
15 storage facility.

16 MR. STEPHENS: That's the problem. I
17 can't -- I'm on fixed income so I don't have a lot
18 of --

19 MR. MORAN: Well, I don't know what the City
20 Ordinance is in regards to that.

21 MR. STEPHENS: Okay.

22 MR. MORAN: So I will have to look into it
23 and get a better answer for you.

24 MR. STEPHENS: Okay. All right. Thanks for
25 your guys' time.

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1 MR. MORAN: Very good.

2 MR. KOLBE: That's a Code Enforcement issue,
3 a question --

4 MR. STEPHENS: Okay.

5 MR. KOLBE: -- for Code Enforcement on how it
6 can be stored and what can be stored.

7 MR. STEPHENS: Do I -- when I go down -- when
8 I leave, I can get a permit down there and fill it out
9 and bring --

10 MR. MORAN: The Department's closed.

11 MR. KOLBE: The Department's closed at this
12 point.

13 MR. STEPHENS: Oh, okay, Dan.

14 MR. KOLBE: But, if you can come in, what
15 you're looking for right now is an extension of your
16 Building Permit, your demolition permit.

17 MR. STEPHENS: Yeah.

18 MR. KOLBE: When you get to the point to
19 finalize that permit, before it's finalized, you're

20 going to make an adjustment to it and add the wall

21 around the back side backside of it.

22 MR. STEPHENS: Okay.

23 MR. KOLBE: It's going to be actually cheaper

24 for you to add to that existing permit, to add the

25 walls or railing or whatever that's going to be

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1 required than to close it out and then re-pull a new

2 Building Permit.

3 MR. STEPHENS: Okay.

4 MR. KOLBE: Okay?

5 MR. STEPHENS: One other thing but I can't

6 remember what it was. How much is that to -- to renew

7 it?

8 MR. KOLBE: It came up expired this month.

9 MR. STEPHENS: No.

10 MR. KOLBE: The Building Permit.

11 MR. MORAN: I don't know. The demo permit?

12 MR. KOLBE: No, the Building.

13 MR. STEPHENS: Building Permit is what it

14 was.

15 MR. MORAN: 5-4.

16 MR. KOLBE: 5-4. It would be \$100 to bring

17 it up to date?

18 MR. MORAN: Yeah, a hundred bucks.

19 MR. KOLBE: \$100.

20 MR. STEPHENS: Okay. That's all I need to
21 know.

22 HEARING OFFICER: All right. Thank you.

23 MR. STEPHENS: Thank you.

24 MR. KOLBE: All right. And I'm going to let
25 you go.

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1 MS. PLAGANY: Okay. So the next date is
2 January what.

3 MR. KOLBE: 19th.

4 MS. PLAGANY: 19th at 4:00 p.m.?

5 MR. KOLBE: Correct.

6 MS. PLAGANY: All right. Thank you.

7 MR. KOLBE: 208 State is a single-family
8 residence. It was posted on 9-29 of 2021. It was a
9 vacant, dilapidated, fire-damaged structure. Fire was
10 back in 2017. Lower walkout door and window are
11 dilapidated. Many broken windows. Roof, siding, trim,
12 soffit, doors, windows are all dilapidated. Debris,
13 unkempt, foundation has some concerns.

14 There had been some work being done without
15 permits. The -- there's an open meter box. The
16 electric meter is gone, wires have been cut. Gas meter
17 is gone. It had a Property Maintenance Inspection on
18 the 28th of last month and all permits were needed.
19 Although that's not on here, all permits were -- are
20 needed.

21 Our recommendation is to hold it over so that
22 the permits can be pulled as he's --

23 The lawsuit hasn't been decided in your case.

24 However, the money didn't come but you didn't --

25 MR. MUNOZ: We're still at collections.

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1 HEARING OFFICER: Your name, sir, for the
2 record.

3 MR. MUNOZ: Alonzo Munoz.

4 HEARING OFFICER: Thank you. And so are we
5 getting close to getting permits?

6 MR. MUNOZ: As a matter of fact, I talked to
7 my attorney.

8 And he will be giving you a call tomorrow,
9 Dave, and letting you know the latest. But we're
10 starting collecting from Chase Bank, he said. So I
11 don't know.

12 HEARING OFFICER: Okay.

13 MR. MUNOZ: I --

14 MR. KOLBE: I --

15 MR. MUNOZ: We had the Maintenance --
16 walk-through Maintenance Inspection.

17 MR. MORAN: A Property Maintenance Inspection
18 was completed.

19 MR. MUNOZ: Yep. I took all those windows
20 that were all shattered, took those down and put the

21 board up. Last time I said I was going to try to get
22 doors and windows. I'm still there. It's just going
23 to take some time.

24 MR. KOLBE: I don't know what structurally
25 has to be on the inside of the house to make it viable.

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1 But I think, you know, what money you have,
2 concentrating on the outside of the house will get a
3 lot of people off your case.

4 MR. MUNOZ: Yeah. Especially the doors and
5 the windows.

6 MR. KOLBE: Doors, windows, siding, get it --

7 MR. MUNOZ: Yeah.

8 MR. KOLBE: -- looking like a house that
9 you'd want to live next door to. And then you can take
10 your time in getting the inside finished, drywall,
11 electrical or whatever.

12 MR. MUNOZ: Okay.

13 HEARING OFFICER: Okay. So we'll hold this
14 over until our January 19th meeting. And hopefully
15 things keep moving in the right direction.

16 MR. MUNOZ: Hopefully.

17 HEARING OFFICER: Very good. Thank you.

18 MR. MUNOZ: Thank you.

19 MR. KOLBE: Okay. Since no one else is here,
20 I guess the owners for Dudley is not going to show up,
21 so we can move on to Dudley and give them the

22 opportunity to --

23 MR. McKAY: Yeah. I don't really get that
24 but okay.

25 MR. KOLBE: 1182 Dudley is a single-family

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1 residence. It was posted on 9-29 of 2021. It's a
2 vacant, dilapidated, dangerous structure, open to
3 trespass. Front door and rear basement windows are
4 making it open to trespass. The roof, siding, trim,
5 porch, chimney are all dilapidated. Overgrowth,
6 debris, unkempt, the abandoned vehicles have been
7 hauled away. Electric service meter and cable are
8 detached from the structure and dangerous. The
9 electric meter appears to be on. The gas meter is not
10 visible.

11 Our recommendation is placement onto the
12 demolition list.

13 HEARING OFFICER: Okay. Your name, sir.

14 MR. McKAY: Gregory R. McKay, on behalf of
15 the Chase, the holder of the mortgage.

16 HEARING OFFICER: Okay.

17 MR. McKAY: Who has an interest in the
18 property. They may not be the --

19 HEARING OFFICER: Yeah. So are you
20 foreclosing on this property or --

21 MR. McKAY: Well, that's the problem, is that

22 the borrower hasn't responded and the loan is current.
23 So there's no -- nobody's -- they're still paying the
24 mortgage. So, right now, my -- the client is
25 evaluating options.

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1 HEARING OFFICER: Okay. Boy. The mortgage
2 is paid?

3 MR. McKAY: Uh-huh.

4 HEARING OFFICER: Do -- is this the one we
5 talked about? Is the homeowner still alive?

6 MR. MORAN: We don't know.

7 HEARING OFFICER: Nobody knows?

8 MR. KOLBE: I don't know. But, on Fourth,
9 the homeowner's deceased. But on this one we have no
10 clue.

11 Did the bank come to haul the cars away?

12 MR. McKAY: I have no knowledge. I don't
13 believe so. If they weren't going to -- they would
14 have cleaned it up if they're doing all that.

15 MR. KOLBE: Yeah. And the front door is now
16 open. I mean, there's a screen door.

17 MR. McKAY: Basically, you know, if somebody
18 hasn't stopped paying, they're hesitant to, you know,
19 move in. You know, even though one could argue that
20 they could under the terms of the mortgage, it's, you
21 know, still liability in their loans to, you know, deal
22 with it if there's a possibility of liability. So it

23 is the way it is. But I'm hoping to get more
24 information tonight and pass it along to you.

25 HEARING OFFICER: But you have not been in

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1 the house, have you, Dave?

2 MR. MORAN: I have not been in the house.

3 HEARING OFFICER: So --

4 MR. KOLBE: Did not try the front screen door
5 but the screen door is -- was closed. The front door
6 was open.

7 HEARING OFFICER: It looks like somebody was
8 putting a roof on and left the shingles hanging over
9 the rake. Is that -- am I seeing that right, do you
10 remember?

11 MR. MORAN: I don't recall that, to be honest
12 with you. But --

13 HEARING OFFICER: Sir, what -- what would be
14 the lender's position on this?

15 What would they like to see done?

16 MR. McKAY: Well, obviously, they want to
17 protect their interest in the property. They have a
18 secured interest in the property so they don't want to
19 see it demolished. But it's tough when they're not
20 able to get a response from the borrower about what's
21 going on and -- and the loan is current, it makes it
22 difficult that -- you know, have you guys got any

23 response from the owner?

24 MR. MORAN: No.

25 MR. KOLBE: I've had no contact whatsoever.

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1 MR. McKAY: Yeah, I don't even know.

2 MR. MORAN: The shingles look like they were
3 doing some kind of repair and they didn't trim the
4 areas of repair, so --

5 HEARING OFFICER: Yeah.

6 MR. MORAN: But I haven't done a full
7 assessment of the property.

8 HEARING OFFICER: Is there a point where the
9 lender can go onto the property and maintain it?

10 MR. McKAY: Yes. I mean, they could if
11 they're -- if the property's in danger of, you know,
12 being wasted, they would -- they would be -- they have
13 power to be able to do so. It's just tough when
14 it's -- like I said, the property -- they can't
15 contract the borrower before the hearing and the
16 payments are being made. It seems like somebody's
17 taking care of the property to them, you know.

18 MR. KOLBE: How are the payments being made?

19 MR. McKAY: I don't know. Usually it's -- I
20 mean, in this day and age, probably electronically.
21 But -- I'm not trying to be cute. I'm just saying --

22 MR. KOLBE: No, no. I'm going back to we --
23 Pontiac had a woman who was deceased. She had quit her

24 job, was starting another job so she was now between
25 jobs. Had a lot of money and everything in her life

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1 was auto-pay; the mortgage, the lights, the gas, the
2 lawn company, the snowplow. Everything was auto-pay.
3 She was deceased for several years. Her body was found
4 in the garage and life went on until finally the funds
5 in the accounts ran out and then, all of a sudden, they
6 realized, "Well, where's she at? What's going on?"
7 And the bank, in their coming in because she was
8 delinquent on the house, found the body in the garage.

9 MR. McKAY: Well, I hope that's not the case.

10 MR. KOLBE: That's what I'm saying, that's
11 why I was asking how is it being made. If it was a
12 check being sent in, then we'd know, "Okay, we know the
13 person's probably still alive." But if it's funds in
14 an account that's being auto-drafted every month to the
15 bank, the person could be potentially deceased and no
16 one has bothered to come up and say --

17 MR. McKAY: There's been a lot of turmoil in
18 the last couple years; that's for sure, yeah --

19 MR. MORAN: So what do we do?

20 MR. McKAY: -- on some of my cases.

21 HEARING OFFICER: Well, so the -- the lender
22 doesn't -- can't reach the homeowner. There's no
23 knowledge of family?

24 MR. MORAN: Nobody has made any contact. I
25 talked to the neighbor across the street and he says

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1 it's been going on for years. It's vacant and nobody
2 around. And they're wondering what's being done.

3 HEARING OFFICER: Is there any trash being
4 put out at this house?

5 MR. MORAN: No. They have a number of Code
6 Enforcement, you know, complaints here in the last --
7 just in '21 but no verification of any kind of sign of
8 life over there in a minimum of three years, according
9 to the neighbors, too. So --

10 HEARING OFFICER: Yeah. What --

11 MR. KOLBE: And I'd be concerned, as far as
12 the bank, of is the water still on?

13 HEARING OFFICER: Is the water bill being
14 paid?

15 MR. MORAN: We don't know.

16 HEARING OFFICER: Do we know?

17 MR. KOLBE: As I say, literally the front
18 door is a screen door on the front of the house. And I
19 don't know how great that furnace is but it's going to
20 run for a certain length of time, when it becomes
21 wintertime, and it's going to get cold enough the pipes
22 are going to start freezing.

23 HEARING OFFICER: Is there any way that the
24 police can enter this house with -- would they need to

25 see if there's somebody in there?

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1 MR. KOLBE: The only thing it would be is if
2 somebody, you know, wanted to do a wellness check on
3 the -- on the property.

4 HEARING OFFICER: Do you know how old the
5 mortgagee is?

6 MR. McKAY: I am not aware. I did not think
7 to look at her date of birth at the time when I was
8 prepping for this. Sorry. It's been a crazy day.
9 But --

10 HEARING OFFICER: Yeah.

11 MR. McKAY: -- that's a good question. Yeah,
12 we -- we didn't -- I assumed older, from what I had
13 heard. But --

14 HEARING OFFICER: I mean, from -- you know,
15 it's a little hard for me to tell looking at the
16 pictures. How bad is the outside of the home? It
17 doesn't look like it's too bad.

18 MR. MORAN: The property -- I mean, the
19 structure could be salvaged, you know, and rehabbed and
20 brought up to snuff. I don't think that's the major
21 concern. I think, if we grant a -- you know, a
22 postponement here, then we would try to, you know, get
23 some kind of wellness check on the property through the
24 Sheriff's office and then go from there. But I don't

25 know. I mean, this is an odd situation, very unique.

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1 MR. McKAY: I could try to find out
2 information from my end if I can get your -- maybe I
3 could even call in and not have to stand.

4 MR. MORAN: If the lender can commit to
5 securing the property and doing some exterior cleanup
6 and making it so it's not such a blight condition, a
7 visible blight condition for the neighbors and the
8 City, then I think we can postpone it.

9 HEARING OFFICER: Yeah. I hate to -- I hate
10 to move this through a process that overly burdens the
11 property.

12 MR. MORAN: Right.

13 HEARING OFFICER: But you're -- you're
14 telling -- you're saying, Dave, that this has been --
15 the neighbors say this has been going on for --

16 MR. MORAN: Three, four years. One lady said
17 three years and the guy across the street said four.

18 HEARING OFFICER: So I don't know that --
19 what authority this carries. But I -- you know,
20 nowadays, you can go online and look up anybody and
21 find relatives and things. And, you know, hopefully
22 this woman has some relatives somewhere that may be --
23 you may be able to find a death certificate for her or
24 who knows what, maybe a husband, ex-husband. I -- I
25 think the bank needs to do that research.

1 MR. MORAN: Some due diligence, yeah.

2 HEARING OFFICER: I agree with Dave that
3 somehow this property needs to be secured. But I also
4 think that somewhere some authority has to enter that
5 house.

6 MR. MORAN: Yeah. I'm going to -- I'm going
7 to talk to Mike tomorrow, the Building Official, and
8 see what we can do to initiate a wellness -- a welfare
9 check on the -- on the premise and get the Sheriff's
10 office to -- to do just that.

11 HEARING OFFICER: I mean, I find it hard to
12 believe that this house has been sitting for three
13 years and not been totally vandalized and -- I don't
14 know what the rest of the neighbor's like where it's
15 at.

16 MR. MORAN: It's a nice neighborhood.

17 MR. KOLBE: It's got a lot of nice homes.
18 And we find with a lot of houses like this, the front
19 yard gets mowed by the neighbor who's tired of looking
20 at the tall grass.

21 HEARING OFFICER: Yeah.

22 MR. KOLBE: The backyard definitely has not
23 been mowed. But the front yard does get mowed from
24 time to time. And a lot of times it's not that big of
25 a yard, the neighbor, while he's out mowing, just does

1 it because he'd rather spend a couple minutes mowing it
2 than look at the grass until it gets to the point where
3 the City has to come out and do it.

4 HEARING OFFICER: Yeah. So, you know, I
5 think we'll postpone this until January, to do some
6 research. I don't think there's anything else to do at
7 this point. And then, if things aren't looking --

8 MR. KOLBE: And I'm sure that the bank, in
9 their -- all their paperwork in the fine print has the
10 ability to go in and secure the house.

11 MR. McKAY: If it's unsecured, yeah. I
12 didn't know it was.

13 MR. KOLBE: Yeah.

14 MR. McKAY: Definitely, if that's the case,
15 that was concerning.

16 MR. KOLBE: Yeah. Because now someone can go
17 in the house and destroy the assets that are there and
18 the bank doesn't have a whole lot at that point.

19 MR. McKAY: So you're saying the front door
20 was open?

21 MR. KOLBE: The front door that you --

22 MR. MORAN: The entrance door. The screen
23 door is secured.

24 MR. KOLBE: There's a screen door that has
25 kind a grady-looking thing on it and the window screen

1 behind it. But I held my camera up between the little
2 squiggles that are on the door and took pictures of
3 the inside of the house.

4 There are pictures that are -- that were on
5 the wall that are fallen to the floor in one of the
6 rooms. They had taken the closet that would be the
7 front hall closet off of the door -- and taken the
8 doors off and there's a china cabinet slid in its
9 place. And you can kind of see, by the things,
10 furnishings, I'm going to say it's an older person
11 that's there, as opposed to a --

12 MR. McKAY: So the outer screen door's shut
13 but then the entranceway door is open and you were with
14 a camera --

15 MR. KOLBE: Right, completely open.

16 MR. McKAY: Okay.

17 MR. KOLBE: It did not show up in any of the
18 pictures open. But there's basement windows that are
19 broke up and open. So you can enter the house through
20 the basement also.

21 HEARING OFFICER: It certainly looks like
22 there's been no heat on.

23 MR. McKAY: No, no.

24 HEARING OFFICER: It looks like there's
25 moisture damage.

1 MR. KOLBE: Yes.

2 HEARING OFFICER: So -- I don't know.

3 MR. KOLBE: And I was going to say, you know,
4 without the front door there, if the water is still on
5 for whatever reason, you know, again, it's being
6 auto-paid, the water has potential of still being on.
7 When the cold weather comes, that furnace ain't going
8 to cut it.

9 HEARING OFFICER: Do you know what type of
10 mortgage this is; is it just conventional? It's not a
11 reverse?

12 MR. McKAY: I think it's just a conventional.

13 HEARING OFFICER: Conventional.
14 So we'll hold this over until January 19th.

15 MR. McKAY: Okay.

16 HEARING OFFICER: And, hopefully, by that
17 meeting, we'll have some updated information.

18 MR. McKAY: Thank you. And I'll let you know
19 if I get authority to board and secure, which I imagine
20 I should. I mean, they definitely don't want it open
21 to the elements.

22 HEARING OFFICER: Yeah.

23 MR. McKAY: That's definite -- it's one thing
24 to come in and sort of take over the house when you're
25 not -- when it's being paid. But, if it's open like

1 that, that's definitely concerning.

2 HEARING OFFICER: Yeah.

3 MR. McKAY: All right.

4 HEARING OFFICER: Thank you.

5 MR. McKAY: Can I --

6 MR. KOLBE: It also makes me feel that
7 there's nobody around, you know, whoever the owner is.

8 HEARING OFFICER: What did you need?

9 MR. McKAY: Yeah. I just want to get you
10 gentleman's numbers so I can call you.

11 MR. KOLBE: (248) 758-2810.

12 MR. McKAY: Dan?

13 MR. KOLBE: Dan.

14 MR. McKAY: Okay. Have a good day.

15 HEARING OFFICER: Thank you.

16 MR. KOLBE: 82 South Ardmore, a single-family
17 residence. It was posted on 9-29 of 2021. A
18 dangerous, dilapidated, vacant structure. Basement
19 window on the south side is -- or north elevation is
20 making it open to trespass. Roof, siding, soffit and
21 trim are all dilapidated. It's overgrown, debris,
22 unkempt. The electric service and meter are on the
23 ground. The gas line -- or gas meter is off. The
24 electric meter is off with the lines cut.

25 Our recommendation is to move on to the Board

1 of Appeals and remain on the demolition list.

2 HEARING OFFICER: On to the Board of Appeals.

3 MR. KOLBE: 64 (sic) Cadillac is a -- was
4 posted on 9-29 of 2021. It is a noncompliant
5 structure, finished elevations without permits. It is
6 occupied.

7 MR. MORAN: 164.

8 MR. KOLBE: 164 Cadillac.

9 MR. MORAN: Yeah. Okay. Sorry.

10 MR. KOLBE: Siding, trim and soffits are all
11 dilapidated. Overgrown, debris, unkempt, abandoned
12 vehicle, missing guardrails and handrails. The
13 electric meter and gas meter are both on.

14 Recommendation is to be placed on the
15 demolition list.

16 HEARING OFFICER: Is this the first time
17 we've seen this home?

18 MR. KOLBE: Yes.

19 MR. MORAN: I spoke with the management
20 company/person today. They said that they were aware
21 and were willing to come in and make application for
22 the required permits. The only reason this house is on
23 the demolition list or going -- proposed to go on the
24 demolition list, for the noncompliance of the
25 improvements that they made to this house. So that's

1 all we need to do. And she acknowledged that she was

2 willing to come in and make application for the
3 building and electrical permits, basically. And it
4 just needed the inspection to approve it. Really,
5 there's nothing wrong with this house.

6 MR. KOLBE: If you want to make the
7 recommendation of the Property Maintenance Inspection
8 has to be done by the end of the month, you'll hold it
9 over. If not, then it can go --

10 MR. MORAN: Goes to the Board of Appeals and
11 they have the last appeal to comply with the
12 requirements.

13 HEARING OFFICER: You know, I see there's
14 some -- it looks like there's some trim missing on the
15 outside and whatnot. But they'll -- it doesn't look
16 bad overall, you know, a little bit of cleanup on the
17 site. So --

18 MR. MORAN: The only reason I sent it to the
19 Hearing Officer process is because of the noncompliance
20 and it's been going on for like a year.

21 HEARING OFFICER: Okay. So --

22 MR. MORAN: You get to a point where there's
23 no other means for us to leverage their compliance --

24 HEARING OFFICER: Right.

25 MR. MORAN: -- than to get their attention

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1 through this process.

2 HEARING OFFICER: All right. So we'll

3 postpone this until January 19th, assuming that the
4 Property Maintenance Inspection is paid for and held by
5 the end of October.

6 MR. KOLBE: 63 North Edith is a single -- is
7 a garage, a dangerous and dilapidated structure, was
8 posted on 9-29 of 2021. It is open to trespass
9 everywhere, open to the elements completely.
10 Overgrown, debris, unkempt, animals undermining broken
11 windows. There's abandoned vehicles. Appears, though,
12 a tree had fallen on top of the structure. And, when I
13 went to post it, I posted it on the header of the
14 garage door that was down below my head so it's
15 completely caved in.

16 HEARING OFFICER: So this is not the house?

17 MR. KOLBE: No.

18 HEARING OFFICER: Because the house looks
19 like it's in decent shape.

20 MR. MUNOZ: Yeah, this is strictly --

21 HEARING OFFICER: Strictly for the garage.

22 So --

23 MR. KOLBE: Strictly the garage.

24 HEARING OFFICER: Yeah.

25 MR. KOLBE: And you see the -- the car on the

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1 last picture?

2 HEARING OFFICER: Yep.

3 MR. KOLBE: The garage is behind it.

4 HEARING OFFICER: Yeah. So this will move on
5 to the Board of Appeals.

6 MR. KOLBE: 113 Florence is a duplex that's
7 being converted into a single-family residence. It was
8 posted on 9-29 of 2021. It's a -- it's vacant. The
9 shed is open to trespass. It's been before you for a
10 while now. The roof and front porch steps are rotted.
11 Rear stairs are rotted, missing steps, multiple windows
12 are boarded and missing, guardrails and handrails are
13 missing also. The gas meter is gone. The electric
14 meter is gone, the lines are cut.

15 They have made application and plans for
16 conversion of this into a single-family. Because
17 they're moving forward with the conversion of it, we're
18 going to allow them to be postponed until the January
19 meeting.

20 HEARING OFFICER: Okay. So we'll postpone
21 until January.

22 MR. KOLBE: 731 Melrose, again, is a garage.
23 It is a dangerous, dilapidated structure. It was
24 posted on 9-29 of 2021. Siding and trim are making it
25 dilapidated. It needs to be scraped and painted.

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1 There's a lot of debris in the yard. They have done
2 quite a bit of the work but just are not progressing
3 anywhere.

4 Our recommendation is to move on to the Board
5 of Appeals if they're not finished by the end of
6 October. I mean, we were out there last -- not this
7 time but the time before. They were going to get it
8 painted, finished up and finalized and there had been
9 nothing done.

10 HEARING OFFICER: Well, if they're not done
11 by the end of October, move on to the Board of Appeals.

12 MR. KOLBE: 99 Montgomery --

13 MR. MORAN: Monterey.

14 MR. KOLBE: -- or Monterey was posted on 9-29
15 of 2021. It's a dangerous, dilapidated structure.
16 It's overgrown, debris, unkempt, a broken window. Gas
17 meter is on. The electric meter is now off.

18 They had done a Property Maintenance
19 Inspection, it was finalized. Their Mechanical Permit,
20 it had a final inspection. On their Building Permit,
21 only a couple items needed. And they have not finialed
22 out their Building Permit. This was from back in July
23 of 2021. And they haven't finialed it out. The permit
24 expired in August. We would like to have done a
25 dismissal but we have not heard from the owner --

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1 HEARING OFFICER: And the site's --

2 MR. KOLBE: -- as to what's going on. And,
3 from what it was, it's now going back downhill is our

4 concern.

5 HEARING OFFICER: Yeah. What's your
6 recommendation?

7 MR. MORAN: Move on to the Board of Appeals.

8 HEARING OFFICER: So, if they don't renew
9 their permit by the end of October, move on to the
10 Board of Appeals.

11 MR. KOLBE: 297 Starr is a single-family
12 residence, was posted on 9-29 of 2021. It was a
13 dilapidated structure. We're told now it's occupied.
14 Boarded windows. Windows, soffit and trim are all
15 dilapidated. Some overgrowth, debris, unkempt. Work
16 is -- had been done without permits. Gas meter is off.
17 The electric meter is on. It was supposed to have a
18 PMI and our recommendation was postponement, if they
19 got their PMI. But the owner's not here to state
20 anything so --

21 HEARING OFFICER: I'm looking at a picture, I
22 think, on a driveway here. The -- the structure or the
23 pile to the left, is that another property? It looks
24 like a garage door or a fence.

25 MR. KOLBE: Yes. Yes, that's the boat.

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1 HEARING OFFICER: That's a --

2 MR. KOLBE: That's a boat in the driveway in
3 front of a garage. The garage is kind of --

4 HEARING OFFICER: That's a boat?

5 MR. KOLBE: Uh-huh.

6 HEARING OFFICER: That's not a --

7 MR. KOLBE: Uh-huh. That's a boat. You're
8 looking at a boat.

9 MR. MORAN: Yeah.

10 MR. KOLBE: On a trailer.

11 MR. MORAN: Yeah, covered up.

12 HEARING OFFICER: Oh, covered up. Okay. It
13 looks like a bent garage door. Well, if they haven't
14 applied for their PMI, I guess we'll move them on to
15 the Board of Appeals.

16 MR. KOLBE: And 118 Victory is a
17 single-family residence. It was posted on 9-29 of
18 2021. It was a dangerous and dilapidated structure.
19 It is now occupied. The garage is open to trespass.
20 Windows, siding and trim, garage and fencing were all
21 dilapidated. There was an issue with a block wall in
22 the rear facing of the house. Gas meter's on. The
23 electric meter is on.

24 They have finialed out their mechanical and
25 electrical permits. They just made application for the

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1 plumbing permit today. It was not issued because of
2 the outcome of this meeting. The owner was here, said
3 he was going to renew his Building Permit and make
4 payment for the Plumbing Permit, if we will postpone

5 him to the next hearing.

6 HEARING OFFICER: This is the house he rents
7 to his son.

8 MR. KOLBE: Supposedly, his son is living in
9 it because of vandalism that had been happening to the
10 house.

11 HEARING OFFICER: Every time this gentleman's
12 in, I ask him to clean up the site.

13 MR. KOLBE: Yep.

14 HEARING OFFICER: And it just doesn't happen.

15 MR. KOLBE: Nope.

16 HEARING OFFICER: I'll postpone him until
17 January so he gets the inside done. But he's got to
18 get that outside cleaned up. Because the house,
19 itself, doesn't look too bad.

20 MR. KOLBE: No. It's surprising.

21 90 Virginia is a single-family residence. It
22 was posted on 9-29 of 2021. There was a Property
23 Maintenance Inspection done back in May of 2021.
24 Building, plumbing and electrical permits were needed.
25 It is occupied. The garage is open to trespass. Roof,

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1 siding, trim, chimney, garage and fencing are all
2 dilapidated. There's overgrowth, debris, unkempt.
3 Animals undermining, again, broken windows. Guardrails
4 and handrails are missing. Smoke detectors were not
5 working. Gas meter and electric meter were both on.

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

8 HEARING OFFICER: This is the same property
9 management company?

10 MR. MORAN: I got an e-mail from the same
11 property management company. I didn't talk to them
12 specifically about this property today. But I got an
13 e-mail from the legal counsel, their lawyer, this
14 morning at 10:49, stating that they have applied for an
15 eviction notice on the premises, on the owner.

16 Apparently, the new -- the owner sold this
17 property to this new owner but he's still occupying the
18 structure. I did the Property Maintenance Inspection.
19 There was a number of people that were living in the
20 house. So, apparently, the previous owner is still
21 living there. She's now trying to evict them so that
22 they can get in and comply with the requirements of the
23 Property Maintenance Inspection.

24 I don't have any documentation to that fact
25 but I would propose that we postpone until January so

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1 that we can allow them to go through --

2 HEARING OFFICER: Yeah.

3 MR. MORAN: -- the process.

4 HEARING OFFICER: Okay. So we'll postpone
5 until our January meeting.

6 And then do we need to confirm our schedule
7 for next year?

8 MR. KOLBE: If it looks good to you.

9 HEARING OFFICER: The schedule looks good --

10 MR. KOLBE: Yeah.

11 HEARING OFFICER: -- as presented.

12 Wednesday, January 19th, 2022; Wednesday, April 13th,
13 2022; Wednesday, July 13th, April -- or 2022; and
14 Wednesday, October 12th, 2022, all at 4:00 p.m.

15 MR. KOLBE: Yeah. All of them are typically
16 we do the second Wednesday of the month except for the
17 January meeting, because of the holidays, we've pushed
18 it back one week.

19 HEARING OFFICER: Okay. All right. That
20 concludes tonight's meeting.

21 (Meeting was concluded at 6:00 p.m.)

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1 C E R T I F I C A T E

2

3 I, Mona Storm, do hereby certify that I
4 have recorded stenographically the proceedings had
5 and testimony taken in the meeting at the time and
6 place hereinbefore set forth. I do further certify

7 that the foregoing transcript, consisting of (125)
8 pages, is a true and correct transcript of my said
9 stenographic notes.

10

11 _____
Date

12 _____
Mona Storm
13 CSR-4460

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