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CITY OF PONTIAC
HEARING OFFICER MEETING
WEDNESDAY, JULY 11, 2018
4:00 P.M.

Agenda:)
Petitions from the)
Building Department)

Meeting before the Hearing Officer, at
47450 Woodward Avenue, 2nd Floor, Council
Chambers, Pontiac, Michigan 48342, on Wednesday,
July 11, 2018.

HEARING OFFICER:
George Hartman
BUILDING DEPARTMENT:
Robert Hudson, Building Inspector
Dan Kolbe, Public Relations/Customer Service

REPORTED BY:
Quentina R. Snowden, (CSR-5519)
Certified Shorthand Reporter,
Notary Public

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MEMBERS OF THE PUBLIC ADDRESSING THE BOARD:

- John Bodeen
- Tifiney Branyon
- Martin Griffiths
- Anna Augstyn
- Liliana Preciado
- Miguel A. Leon Chavez Diaz
- Elvis Tate
- DeShawn Elam
- Gloria Randolph
- Reginald Chambers
- Joan Brasile
- Joey Evans
- Jose Silva

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P R O P E R T Y I N D E X

ADDRESS	ACTION	PAGE
63 Miami Road	Called	06
	Held over	08
	until October	
781 Scottwood Street	Called	08
	Held over	13
	until October	
554 Kennett Road	Called	14
	Held over	16
	until October	
187 Wall Street	Called	16
	Held over	20
	until October	
60 Kemp Street	Called	20
	Held over	21
	until October	
600 California Avenue	Called	21
	Held over	25
	until October	
435 Irwin Avenue	Called	25
	Held over	28
	until October	

P R O P E R T Y I N D E X			
	ADDRESS	ACTION	PAGE
1			
2			
3			
4	18 McNeil Street	Called	28
5		Held over	36
6		until October	
7	389 West Huron Street	Called	39
8		Held over	44
9		until October	
10	76 Edison Street	Called	46
11		Held over	50
12		until October	
13	386 Bloomfield Avenue	Called	51
14		Put on	51
15		Demo list	
16	61 Dwight Avenue	Called	51
17		Held over	52
18		until October	
19	407 Elizabeth Lake Road	Called	53
20		Postpone if	53
21		PM done by	
22		7/31/18	
23	113 Florence Avenue	Called	54
24		Held over	54
25		until October	

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P R O P E R T Y I N D E X

ADDRESS	ACTION	PAGE
288 Johnson	Called	54
	Put on	55
	Demo list	
169 Ogemaw Road	Called	55
	Put on	56
	Demo list	
842 Orlando Avenue	Called	56
	Put on	56
	Demo list	
153 Prospect Street	Called	57
	Put on	57
	Demo list	
122 Summit Street	Called	57
	Put on	57
	Demo list	
47 Walnut Street	Called	57
	Put on	58
	Demo list	

1 Pontiac, Michigan

2 Wednesday, July 11, 2018

3 - - -

4 HEARING OFFICER: Call today's meeting
5 to order. I'm George Hartman. I'll be the Hearing
6 Officer. Gentlemen, introduce yourselves, please.

7 MR. HUDSON: I'm Robert Hudson,
8 Building Inspector.

9 MR. KOLBE: Dan Kolbe, customer
10 service.

11 HEARING OFFICER: Please stand for the
12 Pledge of the Allegiance.

13 (Pledge of Allegiance recited by all.)

14 HEARING OFFICER: First case today is
15 63 Miami.

16 MR. KOLBE: 63 Miami was a
17 single-family home. It was inspected on 6/27 of
18 2018. It is vacant. It is not open to trespass,
19 though it is open to the elements with a large hole
20 in the roof. Porch -- rear porch wall is falling
21 in. Extreme overgrowth. Debris, unkempt, a bolt in
22 the drive.

23 Our recommendation is placement on the
24 demolition list if a property maintenance inspection
25 is not obtained by July 31st of 2018. I did talk to

1 a -- maybe it was you.

2 HEARING OFFICER: Your name, please.

3 MR. BODEEN: Good afternoon. John
4 Bodeen appearing on behalf of Oliver Dudley who
5 stands at my left, the owner of 63 Miami.

6 HEARING OFFICER: Okay.

7 MR. BODEEN: Since the time of the
8 inspection significant yard work has been done, a --
9 after months of trying, a lawn and landscape
10 maintenance person has been found who is going to be
11 doing things biweekly, maintaining the premises
12 including all of the bushes and the trees. I know
13 there was an issue with vines overgrown on the door,
14 those have been removed. So, the process has been
15 working.

16 We have also brought evidence in to --
17 my client has been looking to address the roof for
18 some time and has a number of quotes and listings.
19 Finally obtained an estimate yesterday, so we're
20 prepared to move forward on that. I have with me a
21 filled-out property maintenance inspection form and
22 a check made out to the City of Pontiac in order to
23 facilitate that inspection.

24 So really at this time our request is
25 to be an adjournment of today's proceedings in order

1 to begin what repairs we can and working with the
2 City and getting inspections that they need.

3 HEARING OFFICER: Okay. And do we
4 know that the site has been cleared somewhat?

5 MR. KOLBE: I have only been out
6 there --

7 MR. BODEEN: I have photos today if
8 you'd like to review them.

9 HEARING OFFICER: That's fine. If you
10 have those I'll take your word then. Okay. So
11 we'll postpone this then for --

12 MR. KOLBE: Until the October 10th
13 meeting if the property maintenance inspection is
14 done by the end of the month.

15 MR. BODEEN: Okay.

16 HEARING OFFICER: Very good. Thank
17 you.

18 MR. BODEEN: Thank you very much.

19 HEARING OFFICER: 781 Scottwood.

20 MR. KOLBE: 781 Scottwood was
21 inspected on 6/27 of 2018. It was a dilapidated
22 structure with no water in the house. It is
23 occupied. It's overgrown, debris, unkempt. We were
24 going to do a property maintenance inspection, and
25 nothing has been done since the last time it was to

1 the hearing in April.

2 Our recommendation is placement on the
3 demolition list due to lack of any type of progress.

4 HEARING OFFICER: Your name, please?

5 MS. BRANYON: Tifiney Branyon.

6 HEARING OFFICER: And are you living
7 in the house?

8 MS. BRANYON: Yes, I just need the
9 water turned on.

10 HEARING OFFICER: Okay.

11 MS. BRANYON: I don't understand why
12 the water can't be turned on.

13 HEARING OFFICER: Do we know why the
14 water is not on?

15 MR. KOLBE: I haven't the foggiest.
16 Did you check with the Water Department?

17 MS. BRANYON: They came out. You sent
18 them out.

19 MR. KOLBE: I didn't send anyone out.
20 The Building Department doesn't send people out to
21 turn water on or off, the owner does.

22 HEARING OFFICER: Who -- is the Water
23 Department open now?

24 MR. KOLBE: I assume. I think they're
25 open until 5.

1 HEARING OFFICER: Do you owe a water
2 bill, is that why the water was turned off?

3 MS. BRANYON: No, I don't owe a bill.
4 They thought I owed the billing. They're not
5 allowing me to turn on the water because they
6 thought I owed a bill, and I don't.

7 HEARING OFFICER: Is there any way we
8 could find out?

9 MR. KOLBE: Check with the department
10 downstairs. We don't -- we wouldn't prevent them
11 from turning it on. It would have been -- if the
12 water bill is not paid they would require the water
13 bill to be paid, but that's the Water Department.
14 Building Department wouldn't have any jurisdiction
15 there, you know. I would say the -- suggest that
16 she goes down and talks to the building official and
17 sees what can be done to get this turned on. But,
18 you know, we have been three months and have done
19 nothing. We haven't heard from the Applicant. So
20 you decide how you want to play it.

21 HEARING OFFICER: This needs a
22 property maintenance inspection?

23 MR. KOLBE: Yes.

24 HEARING OFFICER: And that's \$250?

25 MR. KOLBE: 2.

1 HEARING OFFICER: \$200.

2 MS. BRANYON: That's fine. Yes,
3 that's fine. I just need the water turned on. We
4 can stop playing games about the water. I don't owe
5 a bill. I never owed a bill.

6 HEARING OFFICER: Can you go
7 downstairs -- is the official -- is that --

8 MR. KOLBE: They're there until 5.

9 HEARING OFFICER: The building
10 official is there until 5 and the Water Department
11 is open until 5, to my knowledge.

12 MR. KOLBE: If it's County, I would
13 say --

14 HEARING OFFICER: Do they work out of
15 this building?

16 MR. KOLBE: No. No.

17 HEARING OFFICER: Where is the Water
18 Department?

19 MR. KOLBE: 1 Public Works Drive in
20 Waterford.

21 HEARING OFFICER: Do you know where
22 that's at?

23 MS. BRANYON: I've been there. Sue
24 said that I could not turn on the water until all of
25 the repairs was made. Someone from the building

1 safety -- the building safety people told her that I
2 could not turn on the water until all repairs were
3 made. I don't understand that.

4 MR. KOLBE: Once they have a property
5 maintenance inspection then we can give the
6 approval. I don't know why --

7 MS. BRANYON: I had one.

8 MR. HUDSON: Was there a plumbing
9 permit pulled for plumbing repairs?

10 MS. BRANYON: Yes. Yes.

11 MR. HUDSON: Was that final inspected?

12 MS. BRANYON: No. Nothing is wrong.

13 MR. KOLBE: No inspections were done
14 in 2015.

15 MR. HUDSON: Well, they want to get a
16 financial inspection so that they can make sure the
17 water isn't going to leak.

18 MS. BRANYON: Right. They can do
19 that. Nothing was done. They said all repairs need
20 to be done.

21 MR. HUDSON: Okay. Well, you'd have
22 to request the inspection through our department.
23 You can go downstairs right now and request it.

24 MR. KOLBE: Pulled by her or by the
25 contractor?

1 MR. HUDSON: I don't know. Who pulled
2 the permit for the repairs?

3 MS. BRANYON: I pulled the permit.

4 MR. HUDSON: Well, then go downstairs
5 and request a final inspection, and then you'll have
6 to make arrangements to let the inspector get in
7 there to do it.

8 MS. BRANYON: That's fine.

9 MR. HUDSON: Okay.

10 HEARING OFFICER: Are you available
11 during the day to let them --

12 MS. BRANYON: Yes, I'm always
13 available. That's fine.

14 HEARING OFFICER: Okay.

15 MS. BRANYON: I know what I was told.
16 I just followed instructions; she said I cannot turn
17 on the water until all repairs were made.

18 HEARING OFFICER: Okay.

19 MS. BRANYON: And that was three years
20 ago.

21 HEARING OFFICER: Okay. So go
22 downstairs, talk to the Building Department about
23 getting your plumbing inspection so you can get your
24 water turned on, okay? And we'll hold this over
25 until our next meeting.

1 MS. BRANYON: Thank you.

2 HEARING OFFICER: Thank you. 554
3 Kennett.

4 MR. KOLBE: 554 Kennett was inspected
5 on June 27th of 2018. It's a single-story house
6 that is occupied. Dilapidated and rotted roof
7 structure. Roof has major holes in the back of it.
8 Siding, soffits and trim have all rotted off the
9 rear. It's overgrown, debris, unkempt. The rear
10 yard needs to get cleaned up. Gas meter is on, the
11 electric meter is on.

12 Our recommendation is postponement to
13 the October meeting if some work gets started, but
14 if nothing gets more done than what it is in
15 October, boy, we're going to have a rough time with
16 it.

17 MR. GRIFFITHS: Work has been done
18 inside the house.

19 MR. KOLBE: But there's a --

20 MR. GRIFFITHS: Replacing some of the
21 roof -- the rafter -- not the rafters, but the
22 ceiling joists. Making sure all of the rot below
23 the roof has been addressed. So, what you haven't
24 seen from the outside, things have still gotten --
25 gone forward.

1 HEARING OFFICER: Can we get your name
2 for the record, please.

3 MR. GRIFFITHS: Martin Griffiths.

4 HEARING OFFICER: Thank you. And you?

5 MS. AUGSTYN: Anna Augstyn,
6 (inaudible) service mortgage loan servicing.

7 HEARING OFFICER: I've got some
8 current pictures here which do have a -- show some
9 garbage in the yard. Is there a reason we can't get
10 that cleaned up?

11 MR. GRIFFITHS: Yeah, I can get that
12 done.

13 HEARING OFFICER: Would you, please.
14 If you do that and then -- I understand you're
15 working from the inside out because you're trying to
16 get the inside taken care of, but let's get this --

17 MR. GRIFFITHS: I can't put a roof on
18 if it's rotting below, to make sure that it's safe.

19 HEARING OFFICER: Right. I understand
20 that.

21 MR. GRIFFITHS: So that's what I've
22 been concentrating on first is getting that stuff
23 done while -- you know, I was supposed to have some
24 work done in May and the beginning of June, I had a
25 couple work parties scheduled for family and

1 friends, had a lot of rain in May and first part of
2 June so I haven't -- I've gotten behind. So,
3 we're --

4 HEARING OFFICER: Do you think by our
5 October meeting you can have the roof on?

6 MR. GRIFFITHS: Oh, absolutely.

7 HEARING OFFICER: Okay. So we'll
8 postpone this until our October meeting. Let's get
9 the site cleaned up too.

10 MR. GRIFFITHS: Yeah, I will.

11 HEARING OFFICER: Thank you.

12 MS. AUGSTYN: Thank you.

13 HEARING OFFICER: 187 Wall Street.

14 MR. KOLBE: 187 Wall Street was
15 inspected on 6/27 of 2018. It's a single-family
16 home. It's vacant. Was a dilapidated structure.
17 At this point in time the basement wall is missing.
18 Siding was stripped off the back. Again, part of
19 the basement wall is missing. It's overgrown,
20 debris, unkempt.

21 Sidewalk is impassable and the debris
22 is still in the yard -- or in the drive and curb.
23 The gas meter is on, the electric meter is on. Due
24 to the fact they have permits through today, we can
25 recommend postponement to the October meeting, but

1 work has to step up and the place has to get cleaned
2 up. There's really no excuse for the amount of
3 debris that was at the house when we came and that
4 the sidewalk is completely impassable.

5 HEARING OFFICER: Your name, please?

6 MR. TATE: My name is Elvis Tate.

7 MR. ELAM: And DeShawn Elam.

8 HEARING OFFICER: Okay. So looks like
9 there's been some progress since our last meeting
10 here.

11 MR. ELAM: Some progress, but we
12 already spoke to Mr. Dan, we got to the -- we did
13 hire a contractor that's supposed to do it, at least
14 keep the outside clean, that didn't happen. And
15 most of the wall was missing because we -- in May we
16 found some -- when all of that rain happened we
17 really found some things that was wrong so we tried
18 to remove that to replace it and deal with it the
19 right way.

20 HEARING OFFICER: Okay. Good.

21 MR. KOLBE: They need to amend their
22 permits to reflect all of this additional work
23 that's going on, because the doorwall in the back
24 was not part of the building permit.

25 MR. ELAM: The doorwall been on there.

1 But, see, this --

2 MR. KOLBE: No, the doorwall wasn't
3 originally there.

4 MR. ELAM: This is what we didn't
5 understand, when we first went out and pulled
6 permits awhile back and we pulled what were doing,
7 they denied it and said well, it got to be the
8 estimated value of what you plan on doing. I was
9 doing work and we told you it would be slow motion
10 but we'd get it done. That permit went from 250
11 homeowners to \$550. So, we didn't know we was
12 supposed to -- we just know anything that's wrong,
13 and I thought building covers everything in that
14 area, so we just kept doing work to make sure it was
15 getting done and we put the necessary things into
16 it.

17 So until we talked -- because we
18 actually tried to pull the permit in May, and it was
19 three weeks, I got one missed call from the City
20 that was -- I guess where they came down to say they
21 were denying it because we need to add more onto it.
22 So the door actually been on there early part of
23 this year.

24 HEARING OFFICER: Okay. So can you go
25 downstairs when you leave this meeting, please, and

1 update your building permit?

2 MR. ELAM: We can do the building,
3 yep.

4 HEARING OFFICER: And then, I see in
5 the pictures there's some trash, can we get the site
6 cleaned up?

7 MR. ELAM: I've got updated pictures
8 from the time we talked until it was last Thursday I
9 finally got in contact with them, I got the pictures
10 to show it's all been cleaned up. It's a little
11 pile of dirt that will still go back right there
12 against the wall.

13 HEARING OFFICER: I understand.

14 MR. ELAM: All of that's been cleaned
15 up. We put shrubs out there. It's really good.

16 MR. KOLBE: Did the sidewalk get
17 cleaned up?

18 MR. ELAM: Sidewalk is great, yep.

19 MR. KOLBE: Side street?

20 MR. ELAM: Everything is great.

21 MR. KOLBE: Okay.

22 HEARING OFFICER: Good.

23 MR. ELAM: And we going to do the
24 building permit right now. Another week or so we'll
25 go update the other permits.

1 HEARING OFFICER: We'll hold this over
2 then until October.

3 MR. ELAM: Okay. Thank you.

4 HEARING OFFICER: Thank you. 60 Kemp
5 Street.

6 MR. KOLBE: 60 Kemp is a single-family
7 residence. Was inspected on 6/28 of 2018. It is
8 vacant, fire damage, the fire was back in May. It
9 is open to the elements. The garage roof is totally
10 collapsed and gone. There's boards on the windows.
11 Railing is missing from the front porch. There's a
12 lot of debris. Unkempt.

13 The gas meter couldn't be found, but
14 the electric meter is gone. They do have a valid
15 building permit, and they need to pull their
16 plumbing permit.

17 The recommendation is to postpone to
18 the October meeting so they can get working on the
19 building permit. And they really need to do
20 something with that garage because it's going to
21 fall on somebody.

22 MS. RANDOLPH: Well, the garage, I'm
23 working on getting someone to tear it down for me
24 and I am in the process of trying to get funding so
25 I can go ahead on and get started on doing the

1 repairs. So if I can have until October, I would
2 appreciate it.

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

5 MS. RANDOLPH: I'm sorry, Gloria
6 Randolph.

7 HEARING OFFICER: Okay. Good. So,
8 we'll hold this over until our October meeting and
9 hopefully by then you've made some progress.

10 MS. RANDOLPH: Okay.

11 HEARING OFFICER: Thank you.

12 MS. RANDOLPH: You're welcome. Thank
13 you.

14 HEARING OFFICER: 600 California.

15 MR. KOLBE: 600 California is a
16 single-family residence. Was inspected on 6/27 of
17 2018. It's a vacant, dilapidated structure.
18 Basement windows are missing. Windows are broken
19 and some are boarded over. Foundation is cracked
20 and crumbling. Siding is loose and missing.
21 Chimney was broke off at the eave. Wire mesh over
22 some windows. Working without permits as the
23 chimney has -- since the last inspection has been
24 repaired and extended. No permit -- valid building
25 permits have been issued and a property maintenance

1 inspection has never taken place.

2 Our recommendation is to remain on the
3 demolition list due to lack of a property
4 maintenance inspection.

5 HEARING OFFICER: Okay. Your name,
6 please.

7 MR. CHAMBERS: Reginald Chambers.

8 HEARING OFFICER: Okay. Is there a
9 reason we haven't had the property maintenance
10 inspection?

11 MR. CHAMBERS: Well, the problem was
12 there was pitbulls in the house and I had to go get
13 the -- I had to call the County to have them come
14 and remove the dogs. And the cracks in the
15 foundation are fixed already around -- that was
16 around the outside was already fixed. Everything
17 else is -- I didn't know I needed -- it was my
18 friend that was doing -- a friend does chimneys and
19 he was up there repairing it. I didn't know he
20 needed a permit, but I can go get one. I didn't --
21 I asked him about that. The window was busted out
22 and he was removing the board to check it and I told
23 him -- I wanted to put glass blocks in, but I told
24 him I wanted to check first and make sure we don't
25 need permits to add no windows to the bottom or

1 anything first. I said, "Let me go check first.
2 Don't do nothing, don't touch nothing else." So
3 that's why I -- the chimney wasn't finished, but I
4 told him I need to make sure that I'm not getting in
5 trouble for it if they come over and say, "Oh, well,
6 you need a permit to fix that." So I told him to
7 just stop.

8 HEARING OFFICER: So we still need the
9 property maintenance inspection.

10 MR. KOLBE: Yeah, the property
11 maintenance --

12 (Multiple speakers.)

13 MR. CHAMBERS: I couldn't get --

14 MR. KOLBE: More and more work keeps
15 getting done on a house that doesn't have the
16 inspection.

17 MR. CHAMBERS: I couldn't get in --
18 nobody could get in the house to inspect it if I
19 wanted to because the dogs were in there. So they
20 came and removed -- the police came out, did their
21 job, removed the dogs. I got the guy that was
22 squatting in the house to move out. So in order to
23 do that I got to turn the power and stuff off.

24 So I had a whole little list of
25 problems that was going on at the time, why certain

1 things didn't get done.

2 HEARING OFFICER: Okay.

3 MR. CHAMBERS: But I told him about
4 it. He said they couldn't get to the door, nobody
5 want to come near the door anyway, but they kept
6 hearing pitbulls every time they came, the dogs
7 barking every time they came. So I didn't want to
8 get sued if the dogs got outside so I had to do what
9 I had to do to make sure everything was sound, make
10 sure nobody can get back in the house and nothing
11 can get out of the house. That's what I was doing.

12 HEARING OFFICER: Okay.

13 MR. KOLBE: Well, needless to say, do
14 not do any work in the house or to the house until
15 that property maintenance inspection. Because
16 you're just putting everything in suspect, that --
17 you know.

18 HEARING OFFICER: So we know you need
19 a property maintenance inspection. It's already
20 been paid for and I assume that money is still good?

21 MR. KOLBE: Yeah.

22 MR. CHAMBERS: And that's what I was
23 arguing about in the first place, I said how can I
24 have somebody come inspect the house if they can't
25 get in the house?

1 HEARING OFFICER: Sure.

2 MR. CHAMBERS: That's the problem.

3 HEARING OFFICER: Now we can get in
4 the house --

5 MR. CHAMBERS: We can get in the
6 house --

7 HEARING OFFICER: -- so schedule a
8 property maintenance inspection within the next
9 seven days and we'll hold this over, and when you
10 get the property maintenance inspection, then you'll
11 know what permits you do need for the work that has
12 to be done, okay?

13 MR. CHAMBERS: Yeah.

14 HEARING OFFICER: Then pull those
15 permits.

16 MR. CHAMBERS: Yeah.

17 HEARING OFFICER: Okay? Thank you.

18 435 Irwin.

19 MR. KOLBE: 435 Irwin is a
20 single-family residence. It was inspected on 6/27
21 of 2018. It's a dilapidated structure. Vacant.
22 There's a hole in the side of the house. Shed door
23 is off which makes it open to trespass. There's
24 windows missing. Siding and soffits are missing.
25 Interior has been gutted. It's overgrown, a lot of

1 yard waste and debris. Unkempt. Gutters are
2 falling off the eaves. The gas meter is on and the
3 electric meter is on. A building permit has been
4 applied for. The plumbing, mechanical and
5 electrical permits have not been applied for and are
6 still needed.

7 Recommendation is to remain on the
8 demolition list due to the lack of activity.

9 HEARING OFFICER: When was the permit
10 applied for?

11 MR. KOLBE: Shortly after the
12 property --

13 HEARING OFFICER: Was there a property
14 maintenance inspection?

15 MR. KOLBE: Let me look and see if it
16 was from the last meeting. So it was -- it's been
17 since the April meeting that it's been applied for.
18 I don't have the date on it.

19 HEARING OFFICER: Your name, please?

20 MS. PRECIADO: Lilibiana Preciado.

21 HEARING OFFICER: And are you going to
22 continue working on the house?

23 MR. DIAZ: Yes, we are. There was
24 just a hold back because we have family and economic
25 issues, so the only thing we really have done to the

1 house is clean out the gutters and we cut all, like,
2 the trees and we took care of all the lawn.

3 HEARING OFFICER: Okay. I notice
4 there's -- you cut trees and there's a lot of
5 branches that have to be disposed of. Can you get
6 that cleaned up?

7 MR. DIAZ: Yes.

8 HEARING OFFICER: Does the City pick
9 that up, is that a special pick up or --

10 MR. KOLBE: That would be -- yeah,
11 they have to arrange with Public Works, you want to
12 go down and talk to them.

13 HEARING OFFICER: Is there a charge
14 for that or is it part of the, you know --

15 MR. KOLBE: Yeah, that's -- enough to
16 keep going in our realm let alone the rest of the
17 City.

18 MR. DIAZ: Yeah, we're -- we're just
19 ready to work on it. Everything from inside the
20 house has been cleaned out and the yard, we -- I
21 guess we're -- we might go in between this week and
22 go and clean out the rest that we had outside, like
23 pick up the branches that we cut down. And then
24 we'll get started on the inside as soon as we can.

25 HEARING OFFICER: Okay. All right.

1 So we'll hold this over until our October meeting.
2 Get the outside cleaned up, okay?

3 MR. DIAZ: Okay.

4 HEARING OFFICER: And we have a
5 building permit, correct?

6 MR. KOLBE: No. It's been applied
7 for, but --

8 HEARING OFFICER: Been applied for but
9 it has not been picked up?

10 MR. KOLBE: No.

11 HEARING OFFICER: Can you pick up and
12 pay for the building permit?

13 MR. DIAZ: Yes.

14 HEARING OFFICER: Do we know how much
15 money that is or not?

16 MR. DIAZ: It's 1,180. She says she's
17 already paid 150 for it.

18 HEARING OFFICER: Okay. So, get your
19 building permit then as quickly as you can and we'll
20 hold this over until October, okay?

21 MR. DIAZ: Okay.

22 HEARING OFFICER: Thank you.

23 MS. BRASILE: 18 McNeil.

24 HEARING OFFICER: Which one?

25 MR. KOLBE: 18 McNeil? 18 McNeil is a

1 single-family residence. Was inspected on 6/27 of
2 2018. It is vacant, dilapidated, open to trespass
3 and fire-damaged. Rear door and several windows
4 are -- in the house are open and the garage doors
5 are open. Garage is severely fire-damaged and
6 there's overgrowth, debris, unkempt. Again, broken
7 windows. The gas meter is locked out and the
8 electric meter is off.

9 Our recommendation is placement onto
10 the demolition list.

11 HEARING OFFICER: Okay. Your name,
12 please?

13 MS. BRASILE: Joan Brasile.

14 HEARING OFFICER: Okay. And you're
15 the homeowner?

16 MS. BRASILE: Yes.

17 HEARING OFFICER: Did you live in this
18 house?

19 MS. BRASILE: No, I bought that house
20 for my mother and I to live in and she died.

21 HEARING OFFICER: Okay. I'm sorry.

22 MS. BRASILE: And I have somebody who
23 comes there and does the lawn, that should not be
24 overgrown anywhere.

25 UNKNOWN SPEAKER: It's not.

1 MS. BRASILE: I talked to Mary. She
2 thought it was very good.

3 UNIDENTIFIED SPEAKER: Mary who?

4 MS. BRASILE: Mary --

5 UNIDENTIFIED SPEAKER: They don't know
6 who you're talking about.

7 MS. BRASILE: I'm sure they do.

8 UNIDENTIFIED SPEAKER: She is --

9 MS. BRASILE: Right there, Mary --

10 UNIDENTIFIED SPEAKER: Okay. That's
11 the lady you spoke to, right?

12 MS. BRASILE: That's the lady I spoke
13 to. She told me the house looked very nice.

14 MR. KOLBE: The center of the yard
15 appears to be mowed, but up by the house, around the
16 fences it's quite substantially high. They're not
17 trimming anything.

18 MS. BRASILE: We can knock that down,
19 that's not a problem.

20 MR. HUDSON: When did the garage burn?

21 MS. BRASILE: Okay. The garage burned
22 two weeks ago.

23 MR. HUDSON: It's got to be more than
24 two weeks ago because we were out there two weeks
25 ago.

1 UNIDENTIFIED SPEAKER: Maybe three
2 tops.

3 MS. BRASILE: That would have to be
4 tops.

5 UNIDENTIFIED SPEAKER: Three weeks
6 tops.

7 MR. HUDSON: Well, the garage has to
8 come down. I mean, it's ready to fall down.

9 MS. BRASILE: Oh, yes.

10 UNIDENTIFIED SPEAKER: Yeah, no
11 question.

12 MS. BRASILE: We have no question
13 about that, that will be cleaned up.

14 UNIDENTIFIED SPEAKER: There's no
15 question.

16 HEARING OFFICER: What are you going
17 to do with the house?

18 UNIDENTIFIED SPEAKER: Live in it.

19 MS. BRASILE: He's going to live in
20 it. I'm giving the house to him and he will live in
21 it.

22 HEARING OFFICER: So, do we need a
23 property maintenance inspection?

24 MR. KOLBE: Yes.

25 HEARING OFFICER: This is the first

1 time this one has been --

2 MR. KOLBE: Correct. Correct.

3 UNIDENTIFIED SPEAKER: We had the
4 inspection.

5 MS. BRASILE: Did we have an
6 inspection?

7 HEARING OFFICER: From the City?

8 UNIDENTIFIED SPEAKER: Yes.

9 HEARING OFFICER: When was that?

10 UNIDENTIFIED SPEAKER: You guys would
11 have to check your records.

12 MR. KOLBE: More than six months ago?

13 MS. BRASILE: Yes.

14 MR. KOLBE: That's why it wouldn't
15 have been on the -- yeah, the property maintenance
16 inspection has been more than six months, you'll
17 need to have another one. Because as you can tell
18 by the garage and other -- you know, open to
19 trespass, a whole lot can change in six months in a
20 house. So that's why --

21 MS. BRASILE: I'll tell you, we get no
22 help from the police about these squatters. They
23 come in there and they want to do drugs. And you
24 chase them out and you're taking your life in your
25 hands when do you that. So if you call the police

1 they don't come. Now what is a homeowner
2 supposed to do? I mean, I know that's not your job,
3 but --

4 UNIDENTIFIED SPEAKER: Well, just for
5 the record I'd like to state that the neighbor has
6 been very helpful there and when he called the
7 police to advise them that there -- that, you know,
8 something was going on over there, the police came
9 and told them that "It was none of his business."

10 MS. BRASILE: He won't come out.

11 MR. HUDSON: Well, you really have to
12 keep your house really secured.

13 MS. BRASILE: We tried.

14 UNIDENTIFIED SPEAKER: I'm perfectly
15 aware of that, but that doesn't sound much like to
16 protect and to serve to me.

17 MR. HUDSON: I know.

18 MS. BRASILE: They have taken
19 everything that was on those doors, we're down to no
20 frames.

21 MR. HUDSON: When it's a vacant house,
22 it's a little different.

23 UNIDENTIFIED SPEAKER: Every time I
24 put boards up, they tear them off.

25 MR. HUDSON: Well, you might have to

1 put steel doors on.

2 MS. BRASILE: Well, that's what Mary
3 told me so I believe -- she was very helpful --

4 MR. HUDSON: And you might have to
5 put --

6 MS. BRASILE: -- in saying ways to try
7 to get this house --

8 MR. HUDSON: You might have to put
9 lights up around the house and leave them on.

10 UNIDENTIFIED SPEAKER: We did that.

11 MS. BRASILE: We did that.

12 UNIDENTIFIED SPEAKER: We did that.

13 MS. BRASILE: That we did and it
14 doesn't stop them. And then they had a party --

15 UNIDENTIFIED SPEAKER: And it doesn't
16 matter if anybody sees them because if somebody sees
17 them and calls the police the police don't respond.

18 MS. BRASILE: It's just an ideal spot
19 for their party.

20 UNIDENTIFIED SPEAKER: It happens to
21 be a very isolated property --

22 MR. HUDSON: Yeah, it is isolated.

23 UNIDENTIFIED SPEAKER: -- as you well
24 know, which makes it a really nice property, you
25 know.

1 HEARING OFFICER: Well, let's do this.
2 Can we get some of the shrubs trimmed down and keep
3 the yard clean?

4 UNIDENTIFIED SPEAKER: Yeah, that's --
5 that's not an issue at all.

6 MS. BRASILE: We have been doing that.

7 HEARING OFFICER: That's the first
8 step.

9 UNIDENTIFIED SPEAKER: Yeah, that's
10 not a problem.

11 HEARING OFFICER: Then go apply for
12 your property maintenance inspection.

13 UNIDENTIFIED SPEAKER: Okay. Yeah,
14 yeah.

15 HEARING OFFICER: So we get that taken
16 care of. And do you have the funds to be able to
17 pull any building permits and make any repairs to
18 the home?

19 MS. BRASILE: Yes.

20 UNIDENTIFIED SPEAKER: Yeah.

21 HEARING OFFICER: Okay. How about
22 getting the garage torn down?

23 UNIDENTIFIED SPEAKER: Yeah.

24 MS. BRASILE: Yes.

25 UNIDENTIFIED SPEAKER: That has to be

1 done first.

2 MS. BRASILE: That's number one. We
3 already have somebody with the estimates.

4 HEARING OFFICER: All right. So we'll
5 hold this over until October.

6 UNIDENTIFIED SPEAKER: Okay.

7 MS. BRASILE: Okay.

8 HEARING OFFICER: But apply for that
9 property maintenance inspection here within seven
10 days and we'll hold you over until October. But do
11 your best to keep the site clean. If you keep the
12 bushes trimmed and keep some of the growth away from
13 the house, it might distract some of the people that
14 want to go there.

15 MS. BRASILE: I hope so, sir.

16 HEARING OFFICER: Okay. Very good.
17 Good luck.

18 UNIDENTIFIED SPEAKER: Nothing else
19 we've tried worked. Would there be any advice you
20 would offer as to the fact that when the -- you
21 know, the local residents in the community are
22 calling the police for help and are told that it's
23 not their business?

24 MR. KOLBE: Might want to walk over to
25 the police station right next door and talk to

1 the --

2 UNIDENTIFIED SPEAKER: Because, I
3 mean, I don't think either one of you would
4 appreciate -- any of you would appreciate it if you
5 saw somebody lurking around your neighbor's house
6 and you called the police and they came and said,
7 "It's none of your business." Because whose house
8 do you think they're going to come into next? It's
9 going to be yours, right?

10 MR. HUDSON: Well, there's a real
11 problem with squatters when you have a bunch of
12 vacant properties.

13 UNIDENTIFIED SPEAKER: I realize that.

14 MR. HUDSON: You know, sometimes you
15 almost have to have someone live in the house to
16 kind of protect it.

17 UNIDENTIFIED SPEAKER: Well, that was
18 the other solution I had come up and I don't know
19 the -- you know, what the -- what the rules and
20 regulations are, but if I were to come in there with
21 a travel trailer, you know, motor home so I'm on
22 site while I'm working on the property?

23 MR. KOLBE: Have to check with
24 Planning.

25 MS. BRASILE: They have already taken

1 two furnaces.

2 UNIDENTIFIED SPEAKER: The house -- it
3 was -- I don't know if you guys ever saw the
4 property before, but when we bought it --

5 MS. BRASILE: It was beautiful.

6 UNIDENTIFIED SPEAKER: -- it was a
7 palace, it was brand new.

8 MS. BRASILE: It had copper --

9 UNIDENTIFIED SPEAKER: Brand new
10 furnace, brand new everything.

11 MS. BRASILE: It's got nothing.

12 UNIDENTIFIED SPEAKER: I actually felt
13 very sorry for the poor lady who lost the home, I
14 really did.

15 MR. HUDSON: But unfortunately when a
16 property is a vacant property it becomes a target
17 for scrappers and they go in and they take the
18 furnace and scrap it.

19 MR. EVANS: You've got to make a daily
20 appearance, to be honest with you guys.

21 MS. BRASILE: But they come in the
22 middle of the night.

23 MR. EVANS: The more appearances you
24 guys make, the better off you are.

25 UNIDENTIFIED SPEAKER: Well, if I'm

1 sleeping there with my dog and my shotgun, I
2 think --

3 MS. BRASILE: Forget the shotgun.

4 (Multiple speakers.)

5 UNIDENTIFIED SPEAKER: Why? I have a
6 right to protect myself.

7 MS. BRASILE: That's enough.

8 UNIDENTIFIED SPEAKER: All right.

9 Thank you, gentlemen, we appreciate you giving us
10 the opportunity to try to do something about this
11 even though, as you can see, we're -- you know, this
12 is an issue, you know. And I'm sure you guys have
13 seen way more of it than we have, obviously, you
14 know.

15 HEARING OFFICER: Good luck.

16 UNIDENTIFIED SPEAKER: Thank you.

17 MR. EVANS: 389 West Huron.

18 MR. KOLBE: 289 (sic) West Huron.

19 289 (sic) was inspected on 6/28 of
20 2018. It's a vacant, dilapidated structure. Roof
21 has boards on it. Windows have all been boarded up.
22 Foundation is crumbling. Siding, roofing, fascia
23 and trim are rotted and some missing. Overgrowth,
24 debris, unkempt. Abandoned vehicles. No porch or
25 steps to the front door. Gas meter is locked out

1 and the electric meter is gone. Been no property
2 maintenance inspection applied for.

3 Our recommendation, therefore, is to
4 be placed on the demolition list.

5 HEARING OFFICER: Okay. Your name,
6 sir?

7 MR. EVANS: My name is Joey Evans. We
8 talked about this last -- last meeting, my father
9 passed away and we're trying to get, you know,
10 property -- to be able to take possession of the
11 property and stuff. Somehow, at the County the
12 paperwork got lost when I went and filed for it last
13 time. I just got back and I just filed for it
14 again. We can't -- I can't plate the vehicles or
15 anything because I don't have the Power of Attorney
16 of his stuff.

17 There is -- but as in the yard being
18 kept up, I do cut the grass. I cut that grass there
19 and so if you're saying the gas is overgrown there
20 you're going to say it's overgrown across the street
21 at the strip mall, party store. I cut all them
22 grass at the same time.

23 MR. KOLBE: Well, it's mainly the
24 backyard.

25 MR. EVANS: It's cut. I don't go to

1 -- along the fence line where -- you're probably
2 looking at the picture where there was some -- it's
3 actually trees that's right in front of the camper?
4 There's some trees --

5 MR. KOLBE: Yeah.

6 MR. EVANS: I cut all that down the
7 other day.

8 MR. KOLBE: Okay.

9 MR. EVANS: But I'm at the -- like I
10 was trying to explain to these people that was just
11 right here, I make a presence at the house every
12 day. I'm there, constantly every day at least, you
13 know, I'm there to make a presence. Because if I
14 don't make a presence there that's when people feel
15 we can take advantage of this house. It's all --
16 it's structurally sound, there ain't no -- it's not
17 open to trespassing or nothing. We -- as soon as
18 we -- my father passed away, we -- you know, we did
19 what we could do and then we just secured the
20 building until we can get possession of it to be
21 able to do what we have to do to it.

22 HEARING OFFICER: Okay. So I'm
23 looking at some recent pictures here and these are
24 from June 28th, and I see some tall weeds, a camper
25 top and some other debris. Is that cleaned up or

1 not?

2 MR. EVANS: It does -- the camper top
3 is still laying -- actually, the camper top is
4 actually leaning across a boat. And I left it right
5 there so they couldn't get access to the boat. But
6 everything else, I cut all the weeds and stuff, I
7 cleaned the yard. The yard is cleaned up. The
8 stuff that's back there, you'll see like the
9 overgrown weeds, I cut all that down. So it's --
10 you know, there is a trailer back there with
11 actually wood stacked onto it, but without having
12 authority of -- you know, Power of Attorney over his
13 estate there's nothing we can really do to the --
14 you know, we try to -- I try to keep it cleaned up,
15 I try to put everything toward the backside so it's
16 not viewable to the eye.

17 HEARING OFFICER: Does the truck run?

18 MR. EVANS: Yes, it does.

19 HEARING OFFICER: Is it a driveable
20 truck once you get title?

21 MR. EVANS: Yeah, once I get
22 possession -- once I get possession of, you know, of
23 being a power of his estate, all that stuff will be
24 gone.

25 HEARING OFFICER: And you don't have

1 title to the property or -- will that go to you?

2 MR. EVANS: That's what I'm trying
3 to -- being I don't have the -- I have the titles
4 for the stuff, but I can't do nothing because I
5 don't have power of the estate yet.

6 HEARING OFFICER: Right.

7 MR. EVANS: As soon as that happens,
8 then I can put everything -- we can do anything we
9 have to do to clean it up. But, like, if you look
10 up the driveway you'll see a truck sitting right
11 next to camper, that's parked right there so people
12 can't get into the camper.

13 HEARING OFFICER: All right. Are the
14 trailers all titled?

15 MR. EVANS: The trailers are all
16 plated and everything, yes. They're all done in his
17 name.

18 HEARING OFFICER: Are they current?

19 MR. EVANS: Yep. A trailer plate is
20 permanent and it's always up-to-date.

21 HEARING OFFICER: Okay. All right.
22 And, I mean, ultimately -- what's your goal
23 ultimately with the property?

24 MR. EVANS: We want to fix it up. We
25 want to fix the house back up and put it back on the

1 market.

2 HEARING OFFICER: Okay.

3 MR. EVANS: I mean, I grew -- I grew
4 up there. I actually live in Pontiac now. That's
5 -- you know, I grew up right there and everything
6 like, so, you know, I hate to -- I hate to see it go
7 to waste, but I -- losing my father in the house I
8 can't -- for me personally, no, I can't live there.
9 So -- I mean, but other than that --

10 HEARING OFFICER: We can't -- there's
11 no sense doing a property maintenance inspection
12 because that -- he doesn't have the authority to do
13 that either.

14 MR. KOLBE: Correct.

15 HEARING OFFICER: Is there any
16 indication from the County how long it's --

17 MR. EVANS: They said it's supposed
18 to -- that it shouldn't -- they lost the paperwork
19 or said they did so. If you can adjourn it over
20 until October, as soon as I get the paperwork I can
21 come out and file for an inspection and everything
22 and get everything -- get the ball rolling --

23 HEARING OFFICER: Okay.

24 MR. EVANS: -- you know.

25 HEARING OFFICER: All right. We'll

1 hold this over then until our October meeting and
2 hopefully you can get things resolved. But I guess
3 I would ask that you do your best to clean things up
4 and keep the -- at least keep the site clean.

5 MR. EVANS: No, I -- I do. Like, I
6 actually cut the grass across the street at Happy's
7 Pizza, the strip mall right there and all that. So
8 I do take care of his property at the same time.
9 And that's why I was trying to explain to these
10 people, you know, if you make a presence at a vacant
11 house all the time, it detours people away.

12 HEARING OFFICER: Sure.

13 MR. EVANS: My father's been deceased
14 now for almost a little over a year. We ain't never
15 had no problems at the house. But I make a presence
16 there every day. The only time I don't make a
17 presence was in the wintertime, but I did the
18 sidewalk, I pushed the snow back, but I didn't make
19 no tracks up in the driveway so we could tell if
20 somebody had been there. But, you know, we have --
21 we all know the neighborhood, but we ain't had no
22 problems, so --

23 HEARING OFFICER: Okay. Very good.

24 MR. EVANS: Okay. Thank you.

25 HEARING OFFICER: Thank you.

1 UNKNOWN SPEAKER: 76 Edison.

2 MR. KOLBE: 76 Edison was a duplex
3 being converted into a single-family home. It's
4 vacant. It was a deteriorated structure. There was
5 somebody working on the house when we were there.
6 First floor windows are no longer boarded, the
7 doors. It's missing siding and was a broken window.
8 Overgrown, debris, unkempt, animals were
9 undermining. The gas meter is on, or both of them
10 are on and both electric meters are on.

11 Our recommendation is postponement to
12 the October Hearing Officer meeting if some of the
13 efforts will pick up and improve. But we're -- we
14 haven't had inspection since -- November was the
15 last inspection, building inspection that was over
16 there from last year.

17 HEARING OFFICER: Your name, please?

18 MR. SILVA: Jose Silva.

19 HEARING OFFICER: Okay. And how -- is
20 the inside of the house finished or not?

21 MR. SILVA: The inside the house is
22 almost finished, it's only the carpet and an alarm
23 detector for the smoke. That's working right now.
24 It's almost done. The second floor, the window is
25 broken. I put new window, but it's broke again, so

1 I already order. And the siding, I fix the siding,
2 spraying the -- how you call it, the porch in the
3 front. Everything is good. It's only I need it
4 done for paint and (indecipherable). I got a
5 kitchen and everything, it's only (indecipherable).

6 HEARING OFFICER: Okay.

7 MR. SILVA: The gas meter is -- that's
8 off. I'm using only the power, because -- the gas
9 is turned off because I can't pay because I was
10 paying too much money to fix the house, but tomorrow
11 it's supposed to be turn it on, the gas. Because
12 the plumber guy, he checked the lines again,
13 everything stayed ready.

14 MR. KOLBE: You had an insulation
15 inspection in November, but you've not had a drywall
16 inspection. Make sure you're not getting too far
17 ahead of yourself.

18 MR. SILVA: When I come I talk to
19 David, he say -- it's the plumbing guy, he say I
20 can -- I can do everything, cover everything because
21 he state a permit and -- I don't speak too much
22 English and he tell me that is what work in the
23 house.

24 MR. KOLBE: Okay. I agree with the
25 electrical, mechanical and plumbing all had rough

1 inspections and they can be covered up. But there
2 is a drywall inspection to check the screws and how
3 the drywall was hung before you finish it. And
4 you're talking about putting carpeting in, I'm sure
5 you've got your drywall finished and you didn't have
6 an inspection.

7 MR. SILVA: Because I must -- the guy,
8 everything is good to say, you can do all of it.
9 That's why I'm there, because I'm still working off
10 site and I'm trying done with my house, I want to
11 live in my house because I'm paying rent, I'm paying
12 child support and everything.

13 MR. KOLBE: I understand that, but
14 you're getting ahead of yourself. You were supposed
15 to have inspections that you're not having. When
16 you pull your permit you're kind of basically saying
17 "I know what I'm doing and I know when my
18 inspections are and if I don't, I'm going to ask."
19 And if you're ready for carpeting, you've obviously
20 finished your drywall, did you not? Did you hang
21 drywall?

22 MR. SILVA: Yeah.

23 MR. KOLBE: And you taped it?

24 MR. SILVA: Yeah.

25 MR. KOLBE: You need an inspection

1 between the hanging of the drywall and the taping of
2 it which you didn't bother to get.

3 MR. SILVA: Oh.

4 MR. KOLBE: That's what I'm saying,
5 you're get ahead of yourself. I don't know how I'm
6 going to figure that one out.

7 HEARING OFFICER: So -- well, they can
8 use a nail detector or -- the -- what other
9 inspections would be required other than final
10 inspection on the inside of the home?

11 MR. KOLBE: That's -- after he gets
12 the drywall, then he's ready for final inspections
13 of his trades and his --

14 HEARING OFFICER: So, you need to call
15 for a drywall inspection.

16 MR. SILVA: Okay.

17 HEARING OFFICER: Okay? Before you
18 put your carpet in, before you do anything else.

19 MR. SILVA: Yeah, it's -- it's only do
20 the tape and priming, because the guy put wood all
21 around through the floor because I'm doing the floor
22 in the living room and the kitchen, and I'm still
23 working in there because I'm trying to move to my
24 house, because I don't have too much money to pay
25 rent and that's why. And I'm asking to the plumbing

1 guy and he say "You can do all of it."

2 HEARING OFFICER: Yeah. So --

3 MR. SILVA: So we did it.

4 HEARING OFFICER: Call for a drywall
5 inspection.

6 MR. SILVA: Okay.

7 HEARING OFFICER: And then you'll be
8 able to go ahead and finish the inside of the house.
9 And then you'll call for your finals, right? So you
10 can get a final; you'll need a final electrical,
11 final plumbing, final mechanical or heating and a
12 final building, okay?

13 MR. SILVA: Okay. I'm still working
14 in those -- I want put up a box of power and I want
15 to leave everything for the final, but I don't know
16 about the drywall, that's -- I'm sorry.

17 MR. HUDSON: Well, the drywall we'll
18 do first and then you can go ahead and do all of
19 your other stuff, your trade stuff.

20 MR. SILVA: Yep. I'm working because
21 I'm trying move, done my house, but I don't know
22 about I need pulled.

23 HEARING OFFICER: So we'll hold this
24 over until October.

25 MR. SILVA: Okay.

1 HEARING OFFICER: But get your
2 inspection, okay?

3 MR. SILVA: Okay. Thank you.

4 HEARING OFFICER: Thank you.

5 MR. SILVA: Have a nice day.

6 HEARING OFFICER: All right. Just
7 going to start at the beginning?

8 MR. KOLBE: Yep.

9 HEARING OFFICER: 386 Bloomfield
10 Avenue.

11 MR. KOLBE: 386 Bloomfield Avenue is a
12 single-family residence that was inspected on
13 June 27th of 2018. It's vacant. Extremely
14 overgrown. Dilapidated. Fire-damaged. Second
15 floor and basement doors are open to trespass. Many
16 broken windows and missing windows on the second
17 floor. Siding melted and missing. It's overgrown,
18 debris, unkempt. Grass is extremely long. Rear
19 railings are failing. Gas meter is locked out and
20 electric meter was there. Couldn't read what's
21 going on with it.

22 Recommendation is placement on the
23 demolition list.

24 HEARING OFFICER: So ordered. 61
25 Dwight Avenue.

1 MR. KOLBE: 61 Dwight Avenue, is a
2 garage. It was extremely dilapidated. Vacant. The
3 garage door is missing. The roof is -- base has
4 been stripped off of it. There was debris and
5 unkempt. The property -- or the property owner has
6 applied for a building permit. It has not been
7 issued yet, but they're planning on remodeling the
8 garage, rebuilding the garage.

9 Our recommendation is actually
10 dismissal if the C of C is issued on that garage
11 before September 15th. I don't think it's going to
12 take that long to rebuild a two-car garage.

13 HEARING OFFICER: There's a lot of
14 work there.

15 MR. KOLBE: Well, if they're not done
16 with it they'll just come back before us in October.

17 HEARING OFFICER: Okay. So I'm what,
18 postponing or --

19 MR. KOLBE: You're post -- go ahead,
20 postpone it until October.

21 HEARING OFFICER: I'm going to
22 postpone this until October, because I just don't --
23 unless they got people on board already to do the
24 work, we're already middle of July, I don't see that
25 happening.

1 407 Elizabeth Lake Road.

2 MR. KOLBE: 407 Elizabeth Lake Road.

3 It's a single-family residence. It's -- we think it
4 might be occupied. Talked to the owner and she
5 thinks there may be somebody in the house. It's a
6 dilapidated structure. The rear doorwall is secured
7 with a plastic grocery bag over the opening, which
8 was kind of making it open to trespass. There's
9 windows are broke out. It's overgrown, debris,
10 unkempt. Abandoned vehicles. Again, broken
11 windows. The gas meter is on, the electric meter is
12 on.

13 Our recommendation is to be placed on
14 the demolition list if the property maintenance
15 inspection is not obtained by the end of the month.
16 I talked to the property owner and she's planning on
17 coming in, she couldn't come up before the meeting,
18 and I said, "Well, if you're up, you know, your word
19 is good and you're here by the end of the month
20 we'll hold it over. If not we'll send it on to the
21 Board of Appeals."

22 HEARING OFFICER: Okay. So I'm
23 postponing --

24 MR. KOLBE: Postponing provided that a
25 property maintenance inspection is obtained by

1 July 31st.

2 HEARING OFFICER: Okay.

3 MR. KOLBE: And very much the same on
4 113 Florence Avenue. Was inspected on 6/27 of 2018.
5 It's a single-family structure. It -- the shed is
6 open to trespass. The second floor stairs is rotted
7 and missing. The front door has been boarded. It's
8 overgrown, debris, unkempt. The electric meter
9 is -- lines have been cut and is gone. The gas
10 meter has been locked out.

11 Our recommendation is to postpone it
12 to the October meeting for the property maintenance
13 inspection to be performed. So the gentlemen just
14 before the meeting dropped off the check for the
15 property maintenance inspection and made
16 application --

17 HEARING OFFICER: Okay.

18 MR. KOLBE: -- so I told him we
19 would --

20 HEARING OFFICER: So ordered.

21 MR. KOLBE: 288 Johnson.
22 Single-family residence. Is vacant. Extremely
23 fire-damaged structure. The side door is open.
24 Many boards over the windows and other doorways.
25 Porch is rotted. Siding is missing and melted. It

1 was overgrown, debris, unkempt, broken windows.
2 There's a rear deck that appears to have been being
3 built without any type of permits. The gas meter is
4 gone and the electric meter is gone with the
5 light -- the lines being cut.

6 Our recommendation is placement upon
7 the demolition list.

8 HEARING OFFICER: So ordered. 169
9 Ogemaw Road.

10 MR. KOLBE: 169 Ogemaw Road is a
11 single-family residence. Didn't have a whole lot to
12 finish up on it. It is vacant. But since then,
13 it's extremely overgrown. The wall separating the
14 garage is -- has some issues and the porch needs
15 repair. The gas meter has been locked out and the
16 electric meter is on.

17 Our recommendation is to go onto the
18 demolition list due to the fact that it looks like
19 it's -- the project has been abandoned.

20 HEARING OFFICER: I wonder what
21 happened with her. She'd show up and she was making
22 progress.

23 MR. KOLBE: Progress and -- there's
24 not really that much to finish the house. But, she
25 hasn't been at the last meeting.

1 HEARING OFFICER: Yeah.

2 MR. KOLBE: We kind of held it over
3 for her.

4 HEARING OFFICER: The bank was at the
5 last meeting for her and they're not even here
6 today.

7 MR. KOLBE: Yeah.

8 HEARING OFFICER: So -- remain on the
9 demo list. Sorry to do that.

10 MR. KOLBE: Yeah. And I'm hoping that
11 perhaps this step will be a catalyst to say, you
12 know, "No, we got to do something to get this thing
13 finished up." It's the only thing I can think of to
14 get her to realize that she's got to finish it up.
15 The grass is way up above your knee and there's
16 weeds in the backyard over my head.

17 HEARING OFFICER: 842 Orlando Avenue.

18 MR. KOLBE: 842 Orlando is a
19 single-family residence. Extremely fire-damaged.
20 It's vacant, dilapidated. Doors, windows are
21 missing and are broken out. I think about every
22 door and window is either missing or open or broke
23 out. It's overgrown, debris, unkempt. Abandoned
24 vehicles. A large hole was dug in the front yard.
25 A gas meter was not found and the electric meter is

1 missing. Recommendation is placement on the
2 demolition list.

3 HEARING OFFICER: So ordered. 153
4 Prospect Street.

5 MR. KOLBE: 153 Prospect, yes, it's a
6 single-family residence. Vacant, dilapidated
7 structure. Extremely overgrown. Shrub growing
8 through and behind the storm door. Debris.
9 Unkempt. Gas meter is gone and the electric meter
10 we couldn't get to to see.

11 Recommendation is placement onto the
12 demolition list.

13 HEARING OFFICER: So ordered. 122
14 Summit Street.

15 MR. KOLBE: 122 Summit Street is a
16 single-family residence. Vacant, dilapidated and
17 fire-damaged. Second windows are open and broken
18 out. Many windows and doors have been boarded.
19 Siding is missing and melted. Overgrown, debris
20 unkempt. Abandoned vehicles. Gas meter is locked
21 out. The electric meters have been cut.

22 Our recommendation is placement onto
23 the demolition list.

24 HEARING OFFICER: So ordered. And I
25 think the final one, 47 Walnut Street.

1 MR. KOLBE: 47 Walnut Street is
2 another single-family residence that was inspected
3 on 6/27 of 2018. Is vacant, burned out, dilapidated
4 structure. Black plastic is covering over the front
5 elevation of the house. Hole burned through the
6 roof. Siding is missing. Doors and windows are
7 missing. Deck in the front is compromised. Debris.
8 Unkempt. Abandoned vehicle. The gas meter is
9 locked out and the electric meter is gone. Service
10 lines have been cut.

11 Our recommendation is placement upon
12 the demolition list.

13 HEARING OFFICER: So ordered. I
14 believe that concludes today's meeting.

15 (Proceedings concluded at or about the
16 hour of 5:00 p.m.)
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STATE OF MICHIGAN)

) SS

COUNTY OF GENESEE)

I, Quentina R. Snowden, do hereby state that the foregoing document was reduced to typewritten form by me, and that it represents a complete, true and correct rendition, to the best of my abilities, of the proceedings held in this cause.

I assume no responsibility for any inaudible portions, if any, by any speakers that are not discernible during the proceedings. I further certify that I am not connected by blood, or marriage with any of the parties; their attorneys or agents; and that I am not interested, directly, indirectly, or financially, in the matter of controversy.

Dated: July 15, 2018



Quentina R. Snowden, CSR-5519
Notary Public, Genesee County, Michigan
My commission expires: 1/4/2024