



1 OTHERS PRESENT WHO SPOKE ON PROPERTIES: (Continued)  
 Crystal Martin-Levier, Rodney Drapper and others  
 2 Jujan Smith  
 Harry Stennis  
 3 Eric Laperriere  
 Metjana Mithaj  
 4 Nitzia Rodriguez and Russell Simmons  
 Troy McGimpsey  
 5 Patrick McClusky  
 Christopher Astfalk  
 6 Michael Brown and unidentified female  
 7 REPORTED BY: Mona Storm, CSR# 4460  
 8  
 9

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1 Pontiac, Michigan

2 February 19, 2014

3 5:14 p.m.

4 CHAIRPERSON: I'll start the meeting here for  
5 the Destruction Board of Appeals -- or actually the  
6 Board of Appeals. And it's about 14 after 5:00. If we  
7 could all say the Pledge of Allegiance.

8 (Pledge of Allegiance recited by all.)

9 MR. KOLBE: Jeffrey Spencer.

10 CHAIRPERSON: Here.

11 MR. KOLBE: Mona Hofmeister.

12 MS. HOFMEISTER: Here.

13 MR. KOLBE: Chuck Kummer.

14 MR. KUMMER: Here.

15 MR. KOLBE: Kevin Stewart.

16 MR. STEWART: Here.

17 MR. KOLBE: Ben Tiseo.

18 MR. TISEO: Here.

19 CHAIRPERSON: Okay. Mike's not on. Okay.

20 There we go. Welcome, Ladies and Gentlemen.

21 If you haven't signed in, please sign in, as  
22 I indicated before, in the order that you came in.  
23 We'll take your petition that way, instead of making  
24 you wait until something else might come up on the  
25 agenda when there's nobody here for that petition.

1                   But this is the Board of Appeals Show Cause  
2                   Hearing. We have somewhere in the neighborhood of 52  
3                   to 60 homes we're going to discuss tonight, or  
4                   addresses. And the purpose of the meeting is to take  
5                   action in respect to the repair and/or demolishing the  
6                   structures. First we will listen to the hearing  
7                   officer, Rick and Kevin, then we will -- they will  
8                   indicate what the recent on-site inspection and the  
9                   condition of the structure is. They also take  
10                  pictures. We have all of that here.

11                  And then, at that time, when we call you,  
12                  come up to the podium and announce your name and your  
13                  association with the property, if you would, please,  
14                  and explain, you know, your concerns, your ambitions of  
15                  fixing the property. We may ask you even about the  
16                  money, do you have the money to fix the property. And  
17                  when we see properties are behind in taxes or -- yes,  
18                  behind in taxes, we know that you have that debt  
19                  already in front of you, so all -- all that type of  
20                  things will be in our decision-making.

21                  I guess with that said, we'll start with Item  
22                  Number 1, which is -- okay. This is --

23                  MR. KOLBE: 415.

24                  CHAIRPERSON: -- 415 Auburn, we have to make  
25                  a motion to bring that off the table.

1 MR. TISEO: I'll make a motion.

2 MR. KUMMER: Second.

3 CHAIRPERSON: All in favor, say "aye".

4 BOARD MEMBERS: Aye.

5 CHAIRPERSON: Any opposed?

6 Hearing none, that's off the table.

7 Go ahead, Rick.

8 MR. BOLEK: 415 Auburn Avenue posted 2-6 of  
9 '14. This is a vacant structure that's had the roof  
10 collapse, the windows were open and the owner has  
11 boarded them.

12 We're recommending it remain on the  
13 demolition list.

14 CHAIRPERSON: Okay. Mr. Patrick, what -- I  
15 can't remember what we came to -- we -- you -- we were  
16 going to work on something to try to show that you're  
17 making -- trying to make progress on this?

18 MR. PATRICK: That is correct.

19 CHAIRPERSON: Okay.

20 MR. PATRICK: And we've done that. I'd like  
21 to show you guys just a quick video. It will only take  
22 four minutes. It won't take very long.

23 CHAIRPERSON: Okay.

24 (Played video.)

25 CHAIRPERSON: Mr. Patrick, how long is this

1 video?

2 MR. PATRICK: About another --

3 CHAIRPERSON: A couple seconds? Okay.

4 MR. PATRICK: Yeah.

5 CHAIRPERSON: Can we cut that off. I think  
6 we understand what you're trying to show us. If you  
7 don't mind, we got quite a few folks in here.

8 MR. PATRICK: Yes. The reason I wanted you  
9 to see that video was because I view myself as the  
10 same, just an ordinary guy who live and work in this  
11 community, trying to do something to give something  
12 back. You know, my thought is that we had been over  
13 this and you guys want to consider tearing it down.  
14 I'm trying to put something up that will give the City  
15 of Pontiac a viable tax base to move forward.

16 I live in this community and there's a lot of  
17 need in the community. I feel that, given the  
18 opportunity, we can make this happen. I'm not asking  
19 anybody for any money. You asked me did I think I had  
20 the finances in place. I gave you a one hundred  
21 percent resounding yes. All I'm asking for is a little  
22 time. Let me just give you a couple things.

23 You asked me to file a site plan with the  
24 City. I've been in contact with Mr. Bowdell. I been  
25 in contact with Mr. Szabo. Right now, they cannot

1 accept a site plan from me because you guys are  
2 wavering on whether you're going to demo the building  
3 or not.

4 In the video, they had the same issue; they  
5 had an opportunity to move forward, they had a hole in  
6 their ceiling where they had some collapse. You guys  
7 asked me and I told you, I'm all in. So what we  
8 decided to do is, because we don't own the additional  
9 properties that we trying to acquire, you have a  
10 concept site plan and it's a concept because we're  
11 still talking about me being able to attain the  
12 additional properties that we would be able to acquire  
13 in order to move it forward.

14 You also have a picture in front of you of  
15 what the building would look like once this project is  
16 complete. You asked me to go out and get that boundary  
17 survey from Nowak and Fraus and I was telling you guys  
18 that they didn't do anything -- couldn't do anything  
19 because of the weather. And as you can see, I did not  
20 receive it until the 12th of this month. But I pressed  
21 my architect and he was able to come up with a concept  
22 in which we all felt was pretty good, if we can get the  
23 additional properties which we feel that we can;  
24 because that's our goal.

25 I keep telling you over and over again, I'm



1 all in. I'm trying to put something here that will  
2 work. If I -- right now, the way it sits, if I was to  
3 make this into the retail building that we anticipate,  
4 it still would not be enough parking even to support  
5 that. If you look at it, it almost show you there is  
6 six -- there would be six available parking slots. At  
7 a minimum, we feel that we would need somewhere between  
8 eight and twenty-three. So, in order to do the retail  
9 shop as well, I still need to be able to get the other  
10 property so that we can have at least 41 sites  
11 available.

12 And that's where we are. I'm not kicking the  
13 can down the street, I'm trying to make things happen.  
14 You know, I can't get the property but I'll certainly  
15 do my best to get it and that's the only holdup that we  
16 have right now.

17 So my final thing that I want to say to you  
18 is that all I'm asking for is just a little time to be  
19 able to acquire the property and make things happen. I  
20 don't know what else to tell you, it rest in you all's  
21 hands. I think that this is a good project. You have  
22 a concept, you can see what we're trying to do and so  
23 I'm just asking for a little time to be able to attain  
24 the additional property so that I could have enough  
25 parking to make the project move forward.

1                   So what you have is that boundary survey from  
2                   Nowak and Fraus, we have a concept from my architect  
3                   and you have a picture of what the project would look  
4                   like upon its completion.

5                   CHAIRPERSON:   Okay.

6                   MR. TISEO:     Could I add a couple things?

7                   CHAIRPERSON:   Yeah, go ahead.

8                   MR. TISEO:     I referred back to my notes when  
9                   you were here before us on November 20th, that's three  
10                  months ago.  At that time you were proposing to use it,  
11                  you said, as a hall.  Now I see you're changing it to  
12                  retail.

13                  MR. PATRICK:   That is correct.  And the  
14                  reason --

15                  MR. TISEO:     And why --

16                  MR. PATRICK:   I'm sorry.

17                  MR. TISEO:     And why is that?

18                  MR. PATRICK:   And the reason for that is  
19                  because I'm not sure a hundred percent that we're going  
20                  to get the property that -- you know, like I say, I'm  
21                  willing to challenge anybody in terms of bidding on the  
22                  property.  But because I wanted to go up two levels, it  
23                  would require more property.  And so what I had done  
24                  with my architect --

25                  MR. TISEO:     Okay.  That answers my question.

1 MR. PATRICK: Okay.

2 MR. TISEO: I also spoke to Rainy Hamilton,  
3 which last time you said that you were under contract  
4 with them. You were not -- you were not at the time.

5 MR. PATRICK: No, no. I -- I been here a  
6 number of times and indicated that I was not going with  
7 Rainy Hamilton.

8 MR. TISEO: Well, that's not what you told --

9 MR. PATRICK: My architect --

10 MR. TISEO: -- this committee on  
11 November 20th of last year because I wrote it down. I  
12 see you have a different architect.

13 MR. PATRICK: I do have a different  
14 architect.

15 MR. TISEO: I --

16 MR. PATRICK: And you missed the meeting.  
17 Let me say this to you: You missed the meeting and the  
18 bottom line is that I felt it was in my best interest  
19 to take another route. If I -- if you're going to  
20 penalize me because of my choice of architects --

21 MR. TISEO: No.

22 MR. PATRICK: -- I don't think that's fair.

23 MR. TISEO: I'm penalizing you because it's  
24 been three months and you haven't done anything.

25 MR. PATRICK: Well, I disagree with you.

1 MR. TISEO: I can't support this project.

2 MR. PATRICK: I disagree with you. I  
3 disagree with you. You guys asked for an analysis. I  
4 done the analysis. You asked for a boundary survey. I  
5 done the boundary survey. You asked for the concept.  
6 I done the concept.

7 I brought a check over here on  
8 President's Day, Monday, in which the City was closed,  
9 you know, and they said, "Listen, we can't accept your  
10 check." So it's not like I didn't attempt to file the  
11 site plan application. But there --

12 Rick, I forgot your last name. I don't mean  
13 to address you by your first name but --

14 MR. BOLEK: That's okay.

15 MR. PATRICK: But was I not in the office on  
16 President's Day? In fact, I have a copy of the check,  
17 of the canceled check, if you guys want to see that.

18 CHAIRPERSON: Mr. Patrick.

19 MR. PATRICK: And I also have the  
20 application, which is totally completed. But the City  
21 indicated that, because I was before you guys, that I  
22 would not be able to -- they would not be able to  
23 accept --

24 MR. STEWART: Mr. Chair.

25 CHAIRPERSON: Yes?

1 MR. STEWART: I'm going to call for a vote on  
2 this.

3 CHAIRPERSON: Okay. Is there a motion or --

4 MR. STEWART: I'll make a motion that it  
5 remains on the demolition list.

6 CHAIRPERSON: Okay.

7 MR. STEWART: So we can move forward.

8 CHAIRPERSON: All right.

9 MR. TISEO: I'll second.

10 CHAIRPERSON: Is there support?

11 All in favor, say "aye".

12 BOARD MEMBERS: Aye.

13 CHAIRPERSON: Any opposed?

14 Hearing none, motion passes.

15 Okay, Item 2, 74 -- how do you pronounce that  
16 street?

17 MR. STEWART: Ardmore.

18 CHAIRPERSON: -- Ardmore.

19 MR. STEWART: Ardmore.

20 CHAIRPERSON: Do we have a motion to bring it  
21 off the table?

22 MR. KUMMER: So moved.

23 CHAIRPERSON: Is there support?

24 MS. HOFMEISTER: I support.

25 CHAIRPERSON: All in favor, say "aye".

1 BOARD MEMBERS: Aye.

2 CHAIRPERSON: Okay. Go ahead, Rick.

3 MR. BOLEK: 74 North Ardmore posted 2-6 of  
4 '14. This is a vacant structure, back doors were  
5 boarded, windows were open, interior's destroyed, open  
6 to trespass, porch was crumbling and unsafe. There's  
7 an unlicensed vehicle in the yard. They had pulled  
8 building, plumbing, mechanical and electrical permits.  
9 No inspections have been -- actually, it was an  
10 inspection called in today. And there was a letter  
11 that was also written, "To Whom it May Concern:

12 This is my first time pulling permits for the  
13 property and didn't know the procedures but I would  
14 like to have an extension so that I can at least have  
15 the property inspected and be finished."

16 The permits expire on 2-4 of '14 -- all those  
17 on 2-26 of '14.

18 We're recommending that it remain on the  
19 demolition list due to lack of progress.

20 CHAIRPERSON: Okay.

21 MR. STEWART: Is this your property?

22 MR. MAGEE: Yes, sir, it is.

23 MR. STEWART: It is. How long have you owned  
24 it?

25 MR. MAGEE: I purchased the property in

1 August of last year.

2 MR. STEWART: Okay.

3 MR. TISEO: Would you state your name,  
4 please.

5 MR. MAGEE: Adrell M. Magee. I have  
6 pictures that show the work I done to the property to  
7 show the upgrades of the property. I thought once I  
8 finished doing all of the work and stuff, that I would  
9 call in. And I talked to the lady and she said, as I  
10 complete each project, I should call in for the  
11 inspection. So I came in. I called her earlier this  
12 week and she responded yesterday and that's when I came  
13 in and submitted the paperwork for today. I was  
14 calling to get the inspections for the all of the  
15 projects. I have some paperwork -- I mean, I have some  
16 pictures.

17 MR. STEWART: Is this the first time this had  
18 been before us?

19 MR. BOLEK: This came before us in November.

20 MR. STEWART: Uh-huh.

21 MR. BOLEK: So it was postponed from then.

22 MR. TISEO: Excuse me. Are you saying you're  
23 a recent owner of this property?

24 MR. MAGEE: I purchased the property in  
25 August of last year.

1 MR. TISEO: August?

2 MR. MAGEE: And I have all the stuff that he  
3 said was damaged. I have pictures of it before and the  
4 progress that I had been doing, as far as the inside  
5 and the outside.

6 MR. TISEO: And I'm sure that you were made  
7 aware when you got the property that you had to called  
8 for a Property Maintenance Inspection.

9 MR. MAGEE: The gentleman that I purchased it  
10 from, he -- I didn't -- I didn't purchase it from an  
11 auction, I purchased it from a person. And he  
12 didn't -- he didn't allow me to know that it needed to  
13 go in front of you guys until after I had already  
14 purchased it. The inspection, the first inspection, he  
15 came in and did those inspections, I didn't even  
16 know --

17 MR. STEWART: No disclosure; no disclosure to  
18 you?

19 MR. MAGEE: I didn't know anything about it.  
20 And once I received the property, that's when I came in  
21 and started dealing with you guys.

22 MR. KUMMER: And what are these pictures?

23 MR. MAGEE: These are the before and after  
24 pictures of the work.

25 MR. KUMMER: Okay.



1                   MR. KOLBE: He pulled his permits in August  
2 of last year.

3                   MR. KUMMER: So they were pulled?

4                   MR. KOLBE: Yeah. But he never got the  
5 inspections.

6                   MR. MAGEE: I thought I was supposed to get  
7 the inspections when I finished the work. So I was  
8 waiting until I finished.

9                   MR. KUMMER: Don't they explain when you pull  
10 the permits that you have to call for an inspection?

11                   MR. KOLBE: It's written on the permit what  
12 inspections but, you know, nobody ever reads --

13                   MR. MAGEE: I thought it was, like, as I  
14 finished the work, completed the work. Because she  
15 said to come in and get a completion inspection.

16                   MR. STEWART: Sir, what are your intentions,  
17 to live here?

18                   MR. MAGEE: Yes, sir, to live.

19                   MR. STEWART: To live?

20                   MR. MAGEE: Yes, sir.

21                   CHAIRPERSON: Sounds like we need to go back  
22 out and do an inspection on everything, if we can. If  
23 not, they're going to have to --

24                   MR. KOLBE: Well, he called in today -- as  
25 many of them do; they wait until the eleventh hour --

1 called in for his inspections, thinking that we were  
2 going to be out there. Well, part of the problem is  
3 the permits expired so we wouldn't be able to do  
4 anything because the permits expired, A. B, we need 24  
5 hours in advance notice to do an inspection.

6 CHAIRPERSON: Okay.

7 MR. KOLBE: So -- and again, he was telling  
8 our clerk that he's basically done, he's looking for  
9 final inspection. But we never had any rough, so  
10 that's --

11 MR. TISEO: That was exactly what I was going  
12 to say, how you don't have a rough inspection. So how  
13 do you determine whether work was done in compliance?

14 CHAIRPERSON: Well, if he's got to open up  
15 something, take a look at it or whatever, he's willing  
16 to do that, I'm sure.

17 MR. MAGEE: Yes. I'm willing to do that, to  
18 the best of my belief.

19 CHAIRPERSON: Well, I'll make a motion that  
20 we table this until the next meeting. Hopefully,  
21 everything is --

22 MR. STEWART: I'll second that.

23 CHAIRPERSON: Is there any discussion?

24 MS. HOFMEISTER: Well, I want to know, do  
25 these vehicles run that are in the yard?

1           MR. MAGEE: Those are my vehicles. All of  
2 them run. I have plates on all of them except for one.  
3 But -- and it's my vehicle, just it's not, like, an  
4 unlicensed vehicle. And then the garage is clear so I  
5 can pull the one vehicle into the garage, if I need to.  
6 They all run. There's no abandoned vehicles there.

7           MS. HOFMEISTER: Okay.

8           MR. KUMMER: If we table this until the next  
9 meeting, which is in May, are you going to wrap this  
10 thing up?

11          MR. MAGEE: I called earlier this week to  
12 have the inspection this Tuesday, my next day off. If  
13 they come out and do the inspection and whatever, I'll  
14 be ready as soon as possible.

15          MR. TISEO: When you -- when you finally got  
16 the Property Maintenance Inspection sheet, it had an  
17 outline of all the things that needed to be done.

18          MR. MAGEE: The gentleman who I purchased it  
19 from had already got the first inspection; that's how I  
20 knew which permits to pull.

21          MR. TISEO: Okay. But my point is, as far as  
22 you know, you've completed all of the items on that --  
23 the Maintenance Inspection?

24          MR. MAGEE: Correct, correct.

25          MR. TISEO: Okay. So it's that far along.

1           So if you have to open something up for the inspectors  
2           to look at, you have no problem?

3                   MR. MAGEE:  Yeah.  I was a carpenter, in that  
4           trade as well, so I don't have a problem opening  
5           anything up.

6                   MR. STEWART:  Did you do the bathroom?

7                   MR. MAGEE:  Yes, sir, the bathroom; the  
8           walls, the floors, the closet the -- everything you  
9           see.

10                   CHAIRPERSON:  It's got good lines to it.

11                   MR. KUMMER:  It does.  It's a good-looking  
12           house, yeah.  Who made a motion?

13                   MR. STEWART:  I second.  You made -- I'll  
14           make a motion that we table it.

15                   CHAIRPERSON:  Okay.  And then who supported?

16                   MR. STEWART:  Mona.

17                   MS. HOFMEISTER:  I'll support it.

18                   CHAIRPERSON:  Yeah, Mona supports.  Any  
19           discussion -- any more discussions?

20                   Seeing none, all in favor, say "aye".

21                   BOARD MEMBERS:  Aye.

22                   Any opposed?

23                   Hearing none, then just finish it up here  
24           with the Building Department and, hopefully, we can get  
25           this -- when's the next meeting?

1 MR. KUMMER: May.

2 MR. KOLBE: That would be May.

3 CHAIRPERSON: May? May 21. Okay.

4 MR. KOLBE: On the agenda, May 21st.

5 CHAIRPERSON: Never wait until the eleventh  
6 hour because something always happens at 10:30.

7 MR. MAGEE: One of my permits, drywall  
8 permit, expired so I put in today the letter, that's  
9 the letter to be able to get an extension. And if the  
10 extension goes in, my next off day is Tuesday. If they  
11 come in and do the inspection on Tuesday, it would be  
12 great for me.

13 MR. KOLBE: Trade permits -- which is for  
14 everyone -- electrical, mechanical and plumbing, are  
15 Tuesdays and Thursdays. Building permits are done five  
16 days a week.

17 MR. KUMMER: We need to go over some of that,  
18 though, when we're not waiting. So --

19 CHAIRPERSON: Okay. Next property?

20 MR. KLOPOCINSKI: It is 78 Fiddis.

21 MR. TISEO: 78 Fiddis.

22 CHAIRPERSON: Okay. Item Number 3 is 78 --

23 MR. STEWART: Fiddis.

24 CHAIRPERSON: -- Fiddis.

25 MR. STEWART: Fiddis.

1 CHAIRPERSON: If we bring it off the table.

2 Is there a motion?

3 MR. STEWART: I make a motion we bring it off  
4 the table.

5 CHAIRPERSON: Support. All in favor, say  
6 "aye".

7 BOARD MEMBERS: Aye.

8 CHAIRPERSON: Any opposed?

9 Hearing none, go ahead, Rick.

10 MR. BOLEK: 78 Fiddis Avenue posted 2-6 of  
11 '14. This is a vacant structure, boarded by the  
12 federal programs. The -- it was gutters were falling  
13 off, debris, unkempt. There's now been some  
14 double-hung windows installed on their side, electric  
15 meter had been jumped. There is now a new electric  
16 meter installed.

17 Permit -- building permit, plumbing permit  
18 and electrical permit had been pulled. Property  
19 Maintenance was done last May.

20 We're recommending that it remain on the  
21 demolition list due to the lack of progress.

22 CHAIRPERSON: Okay. Could we have your name,  
23 sir, and your association with the home.

24 MR. HENDON: Jerry Hendon. I'm the property  
25 owner.

1 CHAIRPERSON: Okay.

2 MR. HENDON: My dilemma is on -- on the last  
3 meeting I knew this meeting I wouldn't be completed.  
4 But on three weeks ago I got my plumbing permit  
5 finalized. The mechanical and the electrical was  
6 grandfathered in. And the only thing that I have to  
7 complete in order to get it, you know, out of you guys'  
8 hair is the -- the building, you know, the last permit,  
9 which is the -- I believe the building permit.

10 I have all of the windows intact. You may  
11 still see the board up in the front because I didn't  
12 want anybody to bust the windows out. But it's began  
13 new windows in. The only thing I have to complete on  
14 the inside, in order to -- to facilitate that last  
15 permit to be passed is to put the carpeting down and to  
16 do minor, you know, insulation around the back door.

17 So that being said, by this time next  
18 meeting, if you'll allow, I'll be out of you guys'  
19 hair. It's just that, you know, I just need an  
20 extension.

21 MR. TISEO: Has the City done any inspection  
22 on the inside?

23 MR. HENDON: Yes, they have. I had a  
24 Property Maintenance.

25 MR. TISEO: I mean, once you've completed the

1 work, to do a rough inspection.

2 What was the scope of the work that had to be  
3 done on this?

4 CHAIRPERSON: I got pictures here.

5 MR. KOLBE: They were required to get a  
6 plumbing.

7 MR. TISEO: I see no nothing on the inside.

8 CHAIRPERSON: I see --

9 MR. STEWART: If my recollection -- recall.  
10 If my recall is correct, we had pictures of the inside  
11 of this property and we were going to be having him  
12 finalize and take this off and we were going to be done  
13 with this property, if I'm not mistaken. And I really  
14 don't want to go on the air and saying. But the inside  
15 was pretty much complete?

16 MR. HENDON: Yes, it was.

17 CHAIRPERSON: Okay.

18 MR. STEWART: So what's the holdup, though; I  
19 mean, what happened?

20 MR. HENDON: The only holdup is my final  
21 inspection and that's, of course, they won't let me  
22 finish it without the carpet because it sits on a slab.  
23 So I do have the carpet.

24 MR. STEWART: So you're here for -- you're  
25 here because of some carpet?



1                   MR. KOLBE: We never had pictures of the  
2                   inside of his house.

3                   MR. STEWART: He brought pictures down here  
4                   at the last meeting and handed us pictures and we  
5                   looked at the inside.

6                   CHAIRPERSON: Oh, yeah, that was a nice job.

7                   MR. STEWART: Yeah, the inside of the house,  
8                   we saw pictures. And he was supposed to do something  
9                   else, complete another task, and we were going to  
10                  remove him from -- this property from -- from being  
11                  brought before us, if I -- if my recollection serves me  
12                  correctly.

13                  MR. KUMMER: I think it does.

14                  MR. STEWART: Yeah. So -- so what is it that  
15                  you said you needed to do?

16                  MR. HENDON: I'm telling you, you can write  
17                  this down, you can take a picture, I'm telling you, if  
18                  you give me an extension, I'll be out of your hair  
19                  before the meeting even comes about. I'm right on the  
20                  apex of completing the mission.

21                  MR. STEWART: Okay.

22                  MR. HENDON: So --

23                  CHAIRPERSON: I think we got to just --

24                  MR. TISEO: I have some further questions.

25                  Did you install these windows on the house?

1 MR. HENDON: Yes, I did.

2 MR. TISEO: Do you realize that these are  
3 double-hung windows that are not installed properly?

4 MR. HENDON: Well, the -- actually --

5 MR. TISEO: Are they double-hung?

6 MR. HENDON: No, they're not double-hung.

7 MR. TISEO: They're sliders?

8 MR. HENDON: They are sliders. And when  
9 you -- you know, if you can take a look at the  
10 pictures, it's just plywood up. And that's the area I  
11 was telling I have to around just the doors and the two  
12 back windows, you'll see I have to still put the  
13 insulation from the inside. But the outside is --  
14 is --

15 CHAIRPERSON: I think he's talking about the  
16 drip holes.

17 MR. HENDON: -- are drip holes.

18 CHAIRPERSON: Sometimes they'll have a  
19 universal drip hole, Ben; they'll have them on the --

20 MR. TISEO: I know. But the thing that  
21 caught my attention is the fact that the stickers are  
22 horizontal.

23 CHAIRPERSON: Yeah.

24 MR. TISEO: Those stickers are typically put  
25 on the way that the windows are to be placed. So why

1 are they rotated 90 degrees?

2 CHAIRPERSON: Because some windows are made,  
3 you can turn them either way and they'll have drip  
4 holes on the bottom for the double-hungs and then --

5 MR. TISEO: Do you know what manufacturer  
6 these are?

7 MR. HENDON: Let me just say this: If you'll  
8 take a look at the picture, it's 36 by 36 on the actual  
9 window. So regardless of which way you put it in, it  
10 still slides, you know, to and fro. If I was to rotate  
11 it completely --

12 CHAIRPERSON: Then it's a universal window.  
13 Does it have drip edges on the bottom?

14 MR. HENDON: Yeah, the top and bottom.

15 CHAIRPERSON: The top and bottom. So they're  
16 all the way -- okay.

17 MR. STEWART: Sir, how much time were you  
18 looking at that you need to wrap this up?

19 MR. HENDON: I need about one month. One  
20 month and I'll be completely out of your hair.

21 MS. HOFMEISTER: I'll go for it.

22 MR. STEWART: Yeah, I'll make a motion that  
23 we table this for 30 days.

24 CHAIRPERSON: Okay.

25 MS. HOFMEISTER: Support.

1                   CHAIRPERSON: And support by Mona -- or until  
2 the next meeting?

3                   MR. STEWART: Until the next meeting.

4                   CHAIRPERSON: Okay.

5                   MR. STEWART: When is the next meeting, so  
6 we --

7                   CHAIRPERSON: May 21.

8                   MR. STEWART: May 21st, sir.

9                   MR. HENDON: Okay.

10                  CHAIRPERSON: All right. Mona supports. Any  
11 more discussion?

12                  Seeing none, all in favor, say "aye".

13                  BOARD MEMBERS: Aye.

14                  CHAIRPERSON: Any opposed?

15                  Hearing none, motion passes. So we'll see  
16 you at the next one.

17                  MR. TISEO: Get it done.

18                  CHAIRPERSON: If you get it done and you guys  
19 are okay with it, can you just put it on and he doesn't  
20 have to show up?

21                  MR. KOLBE: Well, it will have to go through  
22 the -- a dismissal will come up and --

23                  CHAIRPERSON: Okay.

24                  MR. KOLBE: -- it will be read and dismissed.

25                  CHAIRPERSON: A recommendation for dismissal.

1 MR. HENDON: So I do have to come back?

2 MR. KOLBE: Yes.

3 CHAIRPERSON: He does?

4 MR. KOLBE: Well, if he's done -- still has  
5 to come before this Board and it will be a  
6 recommendation of a dismissal, which will be a  
7 30-second --

8 CHAIRPERSON: So he don't have to show up for  
9 that?

10 MR. KOLBE: No, he doesn't have to show up  
11 for it, no. Most of them don't.

12 CHAIRPERSON: Okay. Just get it done.

13 MR. HENDON: Okay. Thank you so much.

14 MR. TISEO: I'm confused as to the next one  
15 on the agenda. I don't see a Number 4.

16 MR. BOLEK: 63 LeGrande.

17 MR. TISEO: I'm sorry. What was that?

18 MR. BOLEK: 63 LeGrande. Actually, that was  
19 Number 5.

20 MR. KOLBE: We have two Number 5s but no  
21 Number 4, so --

22 CHAIRPERSON: What item do we need to go  
23 with, Dan?

24 MR. KOLBE: We're going to go with  
25 63 LeGrande.

1 CHAIRPERSON: Okay. 63 LeGrande.

2 MR. KOLBE: And then we'll do the next one.

3 CHAIRPERSON: Okay. All right. This is a  
4 new case. So go ahead, Rick.

5 MR. BOLEK: 63 LeGrande posted 2-7-14. This  
6 was a vacant structure, boarded by the federal  
7 programs. There was windows -- windows and doors were  
8 dilapidated, soffits missing, fascia rotted, some of  
9 the board -- window boards had been removed. We could  
10 see drywall going up on the inside, what we could see.

11 There were building permits pulled in July,  
12 plumbing, mechanical and electrical permits all pulled  
13 also in July. Property Maintenance was done in April  
14 of '13. Inspection determined that all permits were  
15 needed.

16 All permits expires on 2-14 of '14 and no  
17 inspections have been called in.

18 We're recommending it remain on the  
19 demolition list due to lack of progress.

20 CHAIRPERSON: Okay. If you'd state your  
21 names and association with the project.

22 MR. HOLSWORTH: Luke Holsworth. I own it.

23 MS. TAYLOR: I'm Lindsey Taylor.

24 MR. HOLSWORTH: She owns it.

25 CHAIRPERSON: All right. It looks like

1           there's back taxes owed on it, too.

2                     MR. HOLSWORTH: We bought it that way.

3           Actually, we bought it from a gentleman, he was having  
4           problems with the taxes. We actually just paid \$1,000  
5           on them when we were up there at the County recently.  
6           We're always up on it. You can ask Kevin, we buy  
7           properties that are behind on taxes all the time and  
8           catch them up and turn pieces of junk into living,  
9           breathing money-makers for the City.

10                    CHAIRPERSON: Okay. Are you a licensed  
11           builder?

12                    MR. HOLSWORTH: No, I'm not, actually. I'm  
13           just learning this now. I'm trying to move into this  
14           property and I didn't even -- like the last gentleman  
15           or the gentleman before, we -- I thought I had to have  
16           the plumbing ready, the electrical ready, the heating  
17           and everything ready so you guys would have to come and  
18           say okay. So I thought if you guys came more than  
19           twice, then I had to keep paying. So what I was trying  
20           to do was getting everything done. And I had a furnace  
21           stolen in the middle of me trying to learn all of these  
22           things. I got a 30-day extension the day before the  
23           last meeting and --

24                    MS. TAYLOR: On the permit.

25                    MR. HOLSWORTH: And I fell very ill for about

1 three weeks and two days and I've only been back to  
2 work for three days now. The electrical is ready for  
3 an inspection. The plumbing's ready for an inspection.

4 MS. TAYLOR: And, also, I --

5 MR. HOLSWORTH: There's no drywall -- there's  
6 no drywall being put up or anything like that.

7 MS. TAYLOR: That was all -- there's only a  
8 couple things that needed to be patched. And when they  
9 originally came out and did the maintenance inspection,  
10 the first time I heard you say something to a  
11 gentleman, if they gave him a list of stuff that needed  
12 to be done. We never got a list of anything that  
13 needed to be done. And, really, there's not -- I mean,  
14 the faucets underneath need to be hooked up, the  
15 vanities need to be put in and there's a lot of obvious  
16 stuff that they probably just give you verbal out in  
17 the field.

18 MR. HOLSWORTH: Well, me and Tom talked like  
19 old friends. He didn't take a picture or do anything.  
20 I said, "Tom, only thing I'm concerned with is this  
21 right here. And how do I level this floor in this back  
22 corner?"

23 And we talked for a couple minutes and he  
24 said, "Since you have a daughter and you're a single  
25 parent, there's a government program that might help



1           you with the roof, if you're having a problem like the  
2           next door neighbor."

3                   CHAIRPERSON:   Trying to help you out,  
4           customer service.

5                   MR. HOLSWORTH:   Yeah, me and Tom, we talked  
6           like old buddies.   And I thought I knew everything I  
7           was doing.   I'm in contact with Kevin and Patty and  
8           people at the City more than most people.   And I really  
9           don't try to hide anything.   If anything, I'm trying to  
10          treat this property like a learning experience, to be  
11          honest with you.

12                   MR. STEWART:   You said you worked on previous  
13          houses or homes?

14                   MR. HOLSWORTH:   No.   I've boughten -- I  
15          bought old, dilapidated properties.   I bought one on  
16          Central, I bought one on --

17                   MR. STEWART:   So you know the process of  
18          pulling the permits.   So they're all registered?

19                   MR. HOLSWORTH:   They're all registered and  
20          rented out.

21                   MR. STEWART:   Yeah.   But you know the process  
22          of getting the permits --

23                   MR. HOLSWORTH:   Right.

24                   MR. STEWART:   -- and doing what you need to  
25          do?

1 MS. TAYLOR: Yeah.

2 MR. HOLSWORTH: Now I do, yes. Now I do. I  
3 figured I had to have it all done and looking pretty so  
4 you guys could come in and think I was the best. I  
5 didn't know I had to kind of leave one spot open here  
6 and one spot open there. But I do have an access panel  
7 for the back of shower on the work I did. You can move  
8 the refrigerator and look at the back of the shower.

9 MS. TAYLOR: And a lot of the things that  
10 were wrong -- one of the windows were missing. It's  
11 not an unsafe house. It's not open to trespass.

12 MR. HOLSWORTH: I could take the boards off  
13 but I just don't like having easy access to my house.  
14 I mean, if you want me to take them off, I'll take them  
15 off.

16 MS. TAYLOR: But as soon as you do that, your  
17 window's broke.

18 MS. HOFMEISTER: And your stuff is gone.

19 MR. HOLSWORTH: But I have to unscrew, take a  
20 board off and unlock two locks to even work. It's hard  
21 enough to even leave your tools behind.

22 MR. STEWART: Is this vehicle parked on your  
23 property?

24 MR. HOLSWORTH: What vehicle?

25 MR. KLOPOCINSKI: That's next door.

1 MR. HOLSWORTH: Even I was -- when I was  
2 sick, I paid a company to remove the snow. We had  
3 Vivint, a security company, coming in on the 24th.

4 MR. STEWART: So you said they had permits on  
5 the 24th that expired?

6 MS. TAYLOR: They did expire. I filled out a  
7 form today.

8 MR. BOLEK: They expired on the 14th, last  
9 Friday. No inspections were done. This was in front  
10 of the Hearing Officer four times. So the  
11 Hearing Officer explained to him four different times  
12 what he needed to do.

13 MS. TAYLOR: No, nobody explained to us.

14 MR. TISEO: When did you purchase the  
15 property?

16 MR. HOLSWORTH: Nobody explained anything to  
17 us. Kevin was the only person who gave us any  
18 information that was usable so far.

19 MR. TISEO: When did you purchase the  
20 property?

21 MR. HOLSWORTH: It was sometime around this  
22 time last year.

23 MS. TAYLOR: No, it was later than that. So  
24 it was March. And we didn't even know it was on the  
25 demo list until we came over there one day and seen the

1 papers for the first meeting that we were sent.

2 MR. TISEO: Which was when?

3 MS. TAYLOR: It would have been --

4 MR. KOLBE: April 10th of 2013.

5 MS. TAYLOR: Yes.

6 MR. TISEO: So you knew about this since  
7 April 10th of 2013?

8 MR. HOLSWORTH: Yes. And we had the furnace  
9 good to go, the hot water tank good to go, everything.

10 MS. TAYLOR: We had to pay --

11 MR. HOLSWORTH: So we have a security company  
12 coming on the 24th, the Vivint Security Agency people,  
13 little orange signs. They are putting up our security  
14 stuff. Like I said, I was sick for three weeks. I  
15 would have been -- Kevin knows I would have been --

16 MS. TAYLOR: We would have been done.

17 MR. HOLSWORTH: It's just I've been dealing  
18 with a lot of situations this past year. I mean, I cut  
19 the grass, I take care of the neighbor's property when  
20 Bank of America came and tore down the property next  
21 door --

22 CHAIRPERSON: How long would it take?

23 MR. HOLSWORTH: -- to me.

24 CHAIRPERSON: I didn't mean to cut you off.

25 MR. HOLSWORTH: That's fine.

1 CHAIRPERSON: I think we all know this house.

2 MR. HOLSWORTH: A couple weeks. When I  
3 talked to Patty, they know my situation, a little  
4 personal. They told me that --

5 MS. TAYLOR: He said if you guys approved  
6 that --

7 CHAIRPERSON: Let me ask one more question.  
8 I didn't get a chance. How long would it take you to  
9 complete this house?

10 MR. HOLSWORTH: Two weeks to four weeks,  
11 depending on how long it takes for City Glass to --  
12 they had to special order me a sash. My sash was  
13 busted in half so they --

14 CHAIRPERSON: So May 21?

15 MS. TAYLOR: Four weeks, at the most.

16 MR. HOLSWORTH: Four weeks, at the most. I  
17 mean --

18 CHAIRPERSON: I'd make a motion to give them  
19 until May 21st.

20 MR. STEWART: I'll second that.

21 CHAIRPERSON: Is there any discussion?

22 MR. TISEO: Yeah, there's a -- go ahead. You  
23 wanted to add something to the discussion?

24 MR. BOLEK: We did get a letter dated  
25 yesterday that they would like to extend their permits



1 ahead, Rick.

2 MR. BOLEK: 33 North Marshall posted 2-6 of  
3 '14. This is a vacant, abandoned structure, open to  
4 trespass in rear windows, windows were broken, metals  
5 stripped, cabinets gone, garage demoed, unkempt,  
6 chimney crumbling.

7 A Property Maintenance Inspection was pulled  
8 on 10-17 of '13. All permits were needed. A demo  
9 permit had been pulled for the garage. No other  
10 permits have been pulled.

11 At this time, we're recommending placement  
12 onto the demolition list.

13 CHAIRPERSON: Okay. Sir, would you state  
14 your name and let us know your association with this  
15 project.

16 MR. MORAN: My name's David Moran. I'm the  
17 construction manager for Home Renewal Systems who owns  
18 the property. We have made headway in trying to rehab  
19 this house for resale. That would be the end goal. We  
20 did do everything that the City of Pontiac has asked us  
21 to do in this process. We can -- we do intend on  
22 continuing on our plan to rehab this house in order to  
23 resell it.

24 We were asked to demo the garage, which we  
25 did. And then I was in a little quandary with the City

1 about leaving the foundation because it was in the  
2 ordinance to demo the -- and remove the footings as  
3 well but we're trying to salvage the footings for the  
4 long-term for the buyer that's going to be purchasing  
5 the property.

6 So we were asked to remove the snow and ice  
7 in order to inspect the footings and that was getting  
8 called in three times last week for the inspection so  
9 we could clear that aspect of the work. We haven't  
10 pulled any permit as far as mechanical.

11 CHAIRPERSON: Does the garage need setbacks?

12 MR. MORAN: Well, the garage, we just demoed  
13 it. But we left the footing for the --

14 CHAIRPERSON: Does the existing foundation --

15 MR. MORAN: The existing garage --

16 CHAIRPERSON: -- would that meet setbacks?

17 MR. MORAN: Yeah, yeah. And so we want that  
18 clearance before we put any more money into this house.  
19 I've got over 17,000 into this house already.

20 CHAIRPERSON: What's the foundation look  
21 like?

22 MR. MORAN: It looked like -- and that's why  
23 we left it.

24 CHAIRPERSON: How old is it?

25 MR. MORAN: It's probably original structure.



1 CHAIRPERSON: '50s?

2 MR. MORAN: Fifty years old. But, you know,  
3 we can leave the slab and the footings there for future  
4 use and not having to bear the expense of that removal  
5 but also provide, you know, the option for the future  
6 home buyer that to put up a new shed or garage  
7 themselves.

8 CHAIRPERSON: How --

9 MR. MORAN: And we've done a number of  
10 things. We've removed trees, shrubs. I've got  
11 pictures when we first acquired the house. I have over  
12 seven 20-yard, rubber-tire dumpster loads coming out of  
13 that house in and around the yard. So -- and this --  
14 this isn't the only house.

15 CHAIRPERSON: When did you have that done,  
16 sir?

17 MR. MORAN: Through the fall.

18 CHAIRPERSON: Well, look at the -- we got  
19 pictures here for January 2nd --

20 MR. MORAN: Right.

21 CHAIRPERSON: -- 2014 and there's still stuff  
22 all over the place. What about that? That didn't  
23 get --

24 MR. MORAN: Is that in the house or out of  
25 the house?

1 CHAIRPERSON: Both.

2 MR. MORAN: Can't be. I've got pictures that  
3 are -- that show clear. We -- we've done seven -- at  
4 least seven dumpsters.

5 CHAIRPERSON: Excuse me. I got the wrong  
6 house.

7 MR. MORAN: We want to continue -- we want to  
8 continue on our path and plan to rehab this house. We  
9 were surprised we were on the demo list but we're here  
10 asking the Board to allow us more time to continue on  
11 our path of rehab.

12 MR. STEWART: I have a question as it relates  
13 to the demolition process. When these contractors go  
14 and demolish these properties, is it part of the  
15 ordinance or a part of the process for them to remove  
16 the footings from those basements and so forth?

17 MR. KOLBE: Correct.

18 MR. STEWART: Okay. So -- so in -- your  
19 problem is you said with the City that you did not want  
20 to remove the footings. Was that based on the -- the  
21 aspect of you flipping the house or selling the house  
22 and the owner wanting to put another garage up?

23 MR. MORAN: Well, that's long-term intent.  
24 But when my field manager met Tom out there, Tom had  
25 pointed out a number of things that he wanted to see

1 cleaned up in the yard. And the garage was leaning, we  
2 couldn't salvage it. We agreed -- we agreed to demo  
3 it. We pulled the permit.

4 MR. STEWART: Okay.

5 MR. MORAN: But we weren't aware at that  
6 point of discussion that the ordinance required us to  
7 remove the footings.

8 MR. KOLBE: Okay.

9 MR. MORAN: And it didn't make sense either.  
10 Because that was my intent --

11 MR. STEWART: Okay.

12 MR. MORAN: -- was to salvage the footings  
13 for long-term use.

14 MR. STEWART: Okay. So you found out --

15 MR. MORAN: Found out.

16 MR. STEWART: -- that the City required you  
17 remove those footings?

18 MR. MORAN: Right.

19 MR. STEWART: Okay. So why are we here  
20 discussing footings?

21 MR. MORAN: Well, I went back to the City and  
22 I said, "Listen, our intent was to try and salvage  
23 this."

24 MR. STEWART: Okay.

25 MR. MORAN: He said, "Go clear the footings

1           so we can all look at it together and we can go ahead  
2           and waive that requirement."

3                     MR. KOLBE:   And when was this?

4                     MR. MORAN:   Last week.   And Tom --  
5           Mark Armstrong, my field manager, called three times,  
6           trying to set up a meeting with Tom and he has not --  
7           he has yet to hear back from him.

8                     MR. KOLBE:   Is he, by any chance, calling  
9           Tom's phone and not the inspection hotline that he  
10          should be calling?   Because if he's calling Tom's  
11          phone --

12                    MR. MORAN:   Again, we've already called the  
13          inspection for the demo.

14                    MR. KOLBE:   What number is he calling?

15                    MR. MORAN:   I don't know, sir.

16                    MR. KOLBE:   Well, you keep saying "Tom".   Tom  
17          has an extension and I want to make sure that's not  
18          going to his extension.   He's been out since October.

19                    MR. MORAN:   Oh.

20                    MR. KOLBE:   So that's why, when we tell  
21          people call the inspection hotline, not the inspector.

22                    MR. MORAN:   That explains why we haven't been  
23          able to get hold of him.

24                    MR. KUMMER:   Sir, can I ask you a question?  
25          What's your expectation of a date on finishing this

1 property out?

2 MR. MORAN: We haven't one because we're  
3 waiting on a ruling on this footing removal.

4 MR. KUMMER: But generally, you've got  
5 something on the demolition list here. Are you  
6 planning on improving this and flipping it?

7 MR. MORAN: Yeah. If we can get over this  
8 last little hurdle and get an extension, it will be  
9 done within 30 days.

10 MR. KUMMER: Okay. So if we table this, then  
11 you can wrap this up --

12 MR. MORAN: Right.

13 MR. TISEO: -- by maybe the May meeting?

14 MR. MORAN: Yes, sir.

15 MR. STEWART: I have another question before  
16 we vote on this. You said he's been out of the office  
17 since when?

18 MR. KOLBE: October 25th.

19 MR. STEWART: And when did you say you talked  
20 to him?

21 MR. MORAN: We had an on-site meeting with  
22 Tom.

23 MR. KOLBE: His Property Maintenance  
24 Inspection was October 17th.

25 MR. STEWART: So you've been dealing with the

1 City with the footings since October?

2 MR. MORAN: No, we had been working -- we had  
3 been dealing with it since I went back in the office.  
4 I don't know, it was just a few weeks ago --

5 MR. STEWART: Okay. So you've agreed --

6 MR. MORAN: -- when I became aware.

7 MR. STEWART: So you've agreed to meet the  
8 standards that needs to be met as relates to the  
9 footings, correct?

10 MR. MORAN: I'm still waiting to set an  
11 inspection clearance so that they can make a decision  
12 on whether we do have to remove the footings or not. I  
13 know it's part of the ordinances but, when I went back  
14 to the City the last time and when we called for the  
15 demo approval, it was denied and I said, "Well, why?"

16 "Well, because the footings weren't removed."

17 I didn't realize it. And our intent was to  
18 long-term use down the road for it. "Okay, we'll go  
19 clear the footings."

20 MR. STEWART: Okay.

21 MR. MORAN: And we haven't been able to get  
22 an inspection.

23 MR. STEWART: Where are we at with the  
24 footings?

25 MR. KOLBE: I'm not surprised because it

1           hasn't gotten through the inspection hotline --

2                   MR. STEWART:   Okay.

3                   MR. KOLBE:   -- that they're calling Tom's  
4           extension directly.   Because if he handed him a  
5           business card, it would have --

6                   MR. MORAN:   What, nobody's supposed to be  
7           calling that number?

8                   MR. STEWART:   Okay.

9                   MR. KOLBE:   They're supposed to be calling  
10          the inspection line, not the inspector.

11                   MR. STEWART:   So you definitely, as a  
12          department, will work with him as it relates to these  
13          footings so he's meeting the ordinance?

14                   MR. KOLBE:   Call on the right number and  
15          we'll be glad to run out there the next day.

16                   MR. MORAN:   I'll call the Building  
17          Department.

18                   CHAIRPERSON:   Okay.   So --

19                   MR. KUMMER:   I'd like to make a motion to  
20          table this property until the May 21st meeting.

21                   MR. STEWART:   I'll second that.

22                   CHAIRPERSON:   Any more discussion, Ben?

23                   MR. TISEO:   No.

24                   CHAIRPERSON:   Okay.   Mona?

25                   MS. HOFMEISTER:   (Shakes head.)

1 All in favor, say "aye".

2 BOARD MEMBERS: Aye.

3 CHAIRPERSON: Any opposed?

4 Hearing none, motion passes. Thank you.

5 MR. MORAN: Thank you.

6 MR. BOLEK: 67 Forest.

7 MR. KOLBE: No, the three with the arrows are  
8 not agenda items.

9 MR. KUMMER: What is the next property?

10 MR. BOLEK: 67 Forest.

11 UNIDENTIFIED FEMALE: Excuse me. Can I see  
12 something on that list? I couldn't see very well  
13 because I didn't bring my glasses.

14 MR. KOLBE: It's not on the list. We'll get  
15 to you in a minute.

16 UNIDENTIFIED FEMALE: And so I wrote on the  
17 bottom of it the address. I was Number 6. Thank you.

18 CHAIRPERSON: I didn't understand.

19 MR. STEWART: You said you were Number 6?

20 UNIDENTIFIED FEMALE: Yes.

21 MR. KOLBE: Yeah. But she's not the agenda.

22 UNIDENTIFIED FEMALE: I see the name so I  
23 thought maybe I was overlooked because I didn't have my  
24 glasses.

25 MR. BOLEK: She's not on the agenda tonight.



1 She doesn't have anything coming before the Board  
2 tonight.

3 UNIDENTIFIED FEMALE: So we can leave?

4 MR. BOLEK: Yep.

5 UNIDENTIFIED FEMALE: Thank you.

6 CHAIRPERSON: Did you have some questions for  
7 us?

8 UNIDENTIFIED FEMALE: It's 546 Luther.

9 MR. KOLBE: It's one of those that I said was  
10 going to be under other business because it's not one  
11 of the agenda items.

12 CHAIRPERSON: So we are going to talk to you,  
13 then.

14 UNIDENTIFIED FEMALE: After the meeting?

15 CHAIRPERSON: After the meeting -- or we'll  
16 try and get to you as soon as we can.

17 UNIDENTIFIED FEMALE: Thank you.

18 CHAIRPERSON: What's the next one?

19 MR. KOLBE: 67 Forest.

20 CHAIRPERSON: What number?

21 MR. KOLBE: It is Number --

22 MR. TISEO: 4.

23 MR. KOLBE: -- 4.

24 CHAIRPERSON: Okay. So 67 Forest, do we have  
25 a motion to bring it off the table?

1 MR. KUMMER: So moved.

2 CHAIRPERSON: Is there support?

3 MR. STEWART: I'll support that.

4 CHAIRPERSON: Okay. All in favor, say "aye".

5 BOARD MEMBERS: Aye.

6 CHAIRPERSON: Okay. So it's off the table.

7 Go ahead, Rick.

8 MR. BOLEK: 67 Forest posted 2-7-14. This  
9 was a vacant structure, had been open to trespass in  
10 rear windows. Second story windows were broken and  
11 missing, holes in the walls, debris. There was gang  
12 graffiti on the walls. It's next door to a park.  
13 There was rotted porch and railing, debris in the yard.

14 They had a Property Maintenance pulled on  
15 5-14 of '13, the inspection on 5-20 of '13. They  
16 needed to obtain all their permits. They obtained  
17 their building permit in June, plumbing permit in  
18 November, mechanical in November, electrical in August.  
19 Mechanical and plumbing permits had been finalized.

20 We're recommending postponement until the May  
21 meeting to allow them time to finish it up.

22 CHAIRPERSON: Okay.

23 MR. TISEO: Is it just building that needs to  
24 be?

25 MR. BOLEK: Building and electrical need to

1 be finalized.

2 CHAIRPERSON: It's a good-looking building.  
3 Is there a motion?

4 MR. STEWART: I'll make a motion that we  
5 table this until the next meeting.

6 MS. HOFMEISTER: I'll --

7 CHAIRPERSON: Is there a second?

8 MS. HOFMEISTER: I'll second.

9 MR. KUMMER: I second.

10 CHAIRPERSON: Motion by Jeff and seconded by  
11 Mona and Chuck. All in favor, say "aye".

12 BOARD MEMBERS: Aye.

13 CHAIRPERSON: Any opposed?

14 Hearing none, motion passes. Next meeting  
15 you have to be done by.

16 MR. KOLBE: You got 90 days. Get it finished  
17 up.

18 CHAIRPERSON: May 21st. Okay.

19 MR. BOLEK: 105 South Marshall, Number 5.

20 MR. TISEO: We're not going to go to  
21 Number -- okay. We're not going to go to Number 2?

22 CHAIRPERSON: Number 5. Okay.

23 MR. BOLEK: I don't know how Dan -- Dan's --

24 MR. KOLBE: They didn't put down --

25 MR. TISEO: I understand that. Okay.

1 CHAIRPERSON: We'll do the one here.

2 MR. TISEO: Okay. Number 5.

3 CHAIRPERSON: We'll go back. Okay. Is there  
4 a motion to bring 105 off the table, South Marshall?

5 MR. KUMMER: So moved.

6 CHAIRPERSON: Okay, Chuck. I support. All  
7 in favor, say "aye".

8 BOARD MEMBERS: Aye.

9 CHAIRPERSON: Excuse me. Okay. So we'll  
10 bring it off the table.

11 Go ahead, Rick.

12 MR. BOLEK: 105 South Marshall posted 2-6 of  
13 '14. This is a vacant structure, tall grass and weeds,  
14 debris, not maintained, it had been boarded by the  
15 City.

16 Building permit was pulled on 2-28 of '12, a  
17 plumbing permit on 11-18 of '13. Mechanical and  
18 electrical permits were pulled. All permits were  
19 required for a total rehab. The building permit  
20 expired on 11-21 of '13.

21 We're recommending postponement until the May  
22 meeting to allow time to finish the project.

23 MR. TISEO: The permit expired in November.

24 MR. KOLBE: Yeah. I was going to say.

25 MR. KUMMER: I'm sorry. What is your reason

1 for postponing this?

2 MR. KOLBE: I'm puzzled. I don't know.

3 MR. KUMMER: It looks like all his permits  
4 have expired.

5 MR. KOLBE: Yeah.

6 MR. KUMMER: For several months.

7 MR. BOLEK: The mechanical and plumbing  
8 permit would still be good if it was pulled on 11 -- in  
9 November.

10 MR. KUMMER: Has there been any progress?

11 MR. BOLEK: I have not seen the inside of the  
12 building. We haven't had any inspections, that I'm  
13 aware of.

14 MR. KOLBE: That will explain what the status  
15 of the house is, once you have the inspections.

16 MR. TISEO: Electrical has expired.

17 MR. BOLEK: Electrical and building has  
18 expired.

19 MR. TISEO: I'd like to hear from the owner.

20 CHAIRPERSON: Okay. Would you tell us your  
21 name, please, and your association with this project.

22 MS. PERALTA: Okay. My name is  
23 Elizabeth Peralta, Santiago Peralta's wife. And I just  
24 came here to tell you that he's been so sick and he's  
25 doing the job and the sickness and the weather, you

1 know. I -- my English is not fluent, so --

2 CHAIRPERSON: That's okay. I understand you.

3 MS. PERALTA: I'm just trying.

4 CHAIRPERSON: So this is your son?

5 MS. PERALTA: No, my husband.

6 CHAIRPERSON: Oh. Your husband?

7 MS. PERALTA: Yeah.

8 CHAIRPERSON: I'm sorry. And --

9 MS. PERALTA: And he --

10 CHAIRPERSON: So --

11 MS. PERALTA: He told me today, I don't know  
12 when, but he pulled the -- electrical, electrical  
13 inspection.

14 CHAIRPERSON: Okay.

15 MS. PERALTA: Yeah.

16 CHAIRPERSON: So you tried -- your plans are  
17 to get this done by May?

18 MS. PERALTA: (Nods).

19 CHAIRPERSON: Okay. Is there any more  
20 discussion on it?

21 MR. TISEO: What is the inside like?

22 MS. PERALTA: He's been doing work inside.  
23 He replaced the stairs and the basement.

24 MR. TISEO: Has he been calling for  
25 inspections?

1 MS. PERALTA: Excuse me?

2 MR. TISEO: Has he been calling for  
3 inspections? You need to have inspections when you --  
4 through the process of reconstruction. You can't just  
5 do the work, then call for an inspection. It has to be  
6 reviewed by the City.

7 MS. PERALTA: I know. But no, he's the only  
8 one who's doing all the job. So he's doing -- he does  
9 a little bit here and a little bit there. And recently  
10 he hasn't been calling for inspections.

11 MR. BOLEK: The other concern that the City  
12 has is that, in a rehabbed project that he's not living  
13 in -- and he doesn't live in this house, I don't think  
14 he has intent of living in this house, he has several  
15 other ones -- that the work for the mechanicals are  
16 supposed to be done by licensed contractors.

17 MR. TISEO: Right.

18 MR. STEWART: You know, can -- if I could  
19 make a suggestion, if we can go ahead and table this  
20 and let the Mrs. know that we would like to have him  
21 appear at the next meeting and, prior to that, contact  
22 the Department so that we can make a sound decision  
23 about this property.

24 MR. KOLBE: Uh-huh.

25 MR. STEWART: Because we're not obviously

1 going to go anywhere here now.

2 CHAIRPERSON: No. You got to have licensed  
3 contractors.

4 MR. STEWART: Absolutely. Yeah, he needs to  
5 get some permits pulled.

6 MR. TISEO: Your husband needs to talk to the  
7 City and make sure he clearly understands the proper  
8 procedures.

9 MS. PERALTA: Okay.

10 MR. STEWART: So I would be willing to make a  
11 motion that we table this until the next meeting.

12 CHAIRPERSON: Is there support?

13 MS. HOFMEISTER: I support.

14 CHAIRPERSON: Mona supports. All in favor,  
15 say "aye".

16 BOARD MEMBERS: Aye.

17 CHAIRPERSON: Any opposed?

18 MR. KUMMER: Opposed.

19 CHAIRPERSON: One opposed. Motion passes,  
20 though. So have your husband give Dan and Rick and  
21 Kevin a call and come down and straighten it out with  
22 them.

23 MS. PERALTA: Okay.

24 CHAIRPERSON: Okay?

25 MS. PERALTA: All right. Thank you.



1 CHAIRPERSON: Okay. Thank you.

2 MR. BOLEK: 228 Richard's the next one.

3 MR. STEWART: 228 Richard.

4 CHAIRPERSON: Okay. Item Number. 7. We need  
5 to bring that off the table. 228 Richard Avenue, is  
6 there a motion?

7 MR. STEWART: Support.

8 MS. HOFMEISTER: I'll support.

9 CHAIRPERSON: Mona supports. All in favor,  
10 say "aye".

11 BOARD MEMBERS: Aye.

12 CHAIRPERSON: Any opposed?

13 Hearing none, motion passes.

14 Go ahead, Rick.

15 MR. BOLEK: 228 Richard Avenue posted 2-6 of  
16 '14. A vacant property, boarded by the City,  
17 overgrown, there was dumping on the property, not  
18 maintained, front door had been opened. When we first  
19 arrived, they were installing some new windows.

20 A Property Maintenance Inspection was  
21 performed on 1-21 of '13. All permits have been  
22 pulled. The rough electrical, mechanical and plumbing  
23 have passed. The building rough today did not pass.  
24 There's some things that will need to be addressed.

25 We're recommending remaining on the

1 demolition list unless Mr. Swan can persuade us as to  
2 why it shouldn't be.

3 CHAIRPERSON: Okay. Mr. Swan, can you  
4 enlighten us on how you're going to get this home  
5 completed?

6 MR. SWAN: Well, I'm working on it as -- you  
7 know, like you said, my electrical had been approved,  
8 my plumbing, my heating and I just found out about the  
9 framing on -- last Wednesday, I believe it was.

10 CHAIRPERSON: Okay. Did you meet him to do  
11 the furnace inspection?

12 MR. SWAN: Yes, I was there today.

13 CHAIRPERSON: What is his problem?

14 MR. SWAN: The electrician has some holes in  
15 the wrong places to pour down on the joist.

16 CHAIRPERSON: So the -- some of the joists  
17 have been --

18 MR. SWAN: Right.

19 CHAIRPERSON: So you got to go in there?

20 MR. SWAN: I got to go in and take care of  
21 those.

22 CHAIRPERSON: Sister those up?

23 MR. SWAN: Right.

24 CHAIRPERSON: Screw them, glue them and take  
25 care of that. How long would that take you to do?

1 MR. SWAN: Probably a week.

2 CHAIRPERSON: Okay.

3 MR. TISEO: What stage is the interior of the  
4 house?

5 MR. SWAN: Still needs drywall.

6 MR. TISEO: All right. So you're at --  
7 all --

8 MR. BOLEK: All the roughs have been  
9 completed but the building.

10 MR. TISEO: Okay.

11 MR. BOLEK: So when he gets the building  
12 rough completed --

13 MR. TISEO: So insulation, you require an  
14 insulation inspection?

15 MR. KOLBE: Yes, we do.

16 MR. TISEO: And then a drywall and then a  
17 finish?

18 MR. KOLBE: (Nods.)

19 MR. TISEO: I noticed the porch, it looks  
20 like you may have some weather problems. I see there's  
21 some icicles under the porch. You had a leak over  
22 there.

23 MR. SWAN: Yes, I noticed that today. It's  
24 right above the porch, the -- the porch is not,  
25 obviously, just butt up to the house, the porch roof.

1 MR. TISEO: Yeah.

2 MR. SWAN: And I noticed it was leaking today  
3 so I've got to get up there and, as soon as I can,  
4 clear the snow off and take care of that.

5 MR. TISEO: Yeah. Because that's a very slow  
6 slope.

7 MR. SWAN: Yeah.

8 MR. TISEO: And I suspect that's part of your  
9 problem.

10 MR. SWAN: I would imagine so.

11 MR. TISEO: Because you're getting all that  
12 damage there and that water has no place to go, other  
13 than back up under the shingles.

14 MR. SWAN: Yeah. Well, there's about a six-  
15 or eight-inch drop between the roof of the house and  
16 where the roof of the porch is so it's not going back  
17 under the house shingles --

18 MR. TISEO: I can't tell from the photos but  
19 it doesn't look good.

20 CHAIRPERSON: It looks like it's flashed up  
21 there, Ben.

22 MR. TISEO: Yeah. But you're still going to  
23 get -- because you've got shingles on the slope side,  
24 what's happening is --

25 MR. BOLEK: I think he --

1 MR. TISEO: -- all this is damage and the  
2 water's getting back under this.

3 MR. BOLEK: He purchased it that way.

4 MR. TISEO: I understand that.

5 MR. BOLEK: So now he's got to correct now  
6 that he knows it's a problem.

7 CHAIRPERSON: It's on the outside.

8 MR. SWAN: Yeah. I didn't have that problem  
9 until --

10 MR. TISEO: Until it dams.

11 MR. SWAN: -- it started melting.

12 MR. TISEO: That's right.

13 CHAIRPERSON: Because you don't have  
14 insulation.

15 MR. SWAN: Correct.

16 CHAIRPERSON: Okay.

17 MR. KUMMER: What's your schedule on  
18 completing this, sir?

19 MR. SWAN: I'm going to try to get it by the  
20 next meeting.

21 MR. KUMMER: I'd like to make a motion to  
22 table this until the May meeting.

23 MR. STEWART: I'll second that.

24 CHAIRPERSON: Is there any more discussion?  
25 Seeing none. All in favor, say "aye".

1 BOARD MEMBERS: Aye.

2 CHAIRPERSON: Any opposed?

3 Hearing none, it's -- we'll see in you May.

4 Hopefully you're done.

5 MR. KUMMER: Thank you, sir.

6 MR. SWAN: Hopefully I'll have it ready.

7 CHAIRPERSON: Great.

8 MR. SWAN: Thank you.

9 MR. BOLEK: 35 Short.

10 CHAIRPERSON: Okay. Is there a motion to  
11 bring 35 Short Street off?

12 MR. KUMMER: So moved.

13 CHAIRPERSON: Support? I support. All in  
14 favor, say "aye".

15 BOARD MEMBERS: Aye.

16 CHAIRPERSON: Any opposed?

17 Hearing none, go ahead Rick.

18 MR. BOLEK: 35 Short posted 2-6 of '14. This  
19 was a vacant structure, boarded by the federal  
20 programs, it was open to trespass in the crawl space  
21 that's now been boarded, unkempt, overgrown, rotted  
22 rear deck and steps. The finish work was going on with  
23 no inspections.

24 At the time of the inspection -- a Property  
25 Maintenance Inspection was pulled on 8-20 of '12 -- all

1 permits were needed. Building permit was pulled on 9-4  
2 of '12, plumbing in November of '13, mechanical and  
3 electrical also pulled at that time.

4 We're recommending postponement until the May  
5 meeting, as this is almost completed.

6 CHAIRPERSON: Okay. Is there any discussion?

7 MR. TISEO: Yeah. It says all permits  
8 needed. But you said permits were issued?

9 MR. BOLEK: Permits have been issued.

10 MR. TISEO: Okay.

11 MR. BOLEK: No inspections have been done,  
12 though.

13 MR. KOLBE: The note at the bottom is to let  
14 you know that at the Property Maintenance Inspection,  
15 all permits were needed.

16 MR. TISEO: At that time?

17 MR. KOLBE: At the time.

18 MR. BOLEK: At the time.

19 MR. KOLBE: And at the top, that they had  
20 been pulled.

21 MR. TISEO: This goes back to 2012.

22 MR. KOLBE: That's a typo. I think it should  
23 have been 9-4 of 2013.

24 MR. TISEO: Oh. So this should be 2013?

25 MR. KOLBE: Correct.

1 MR. TISEO: Oh, yeah. Date of inspection,  
2 9-26-13.

3 CHAIRPERSON: Okay. So you own this home,  
4 sir?

5 MR. ATI: Yes.

6 MR. TISEO: And your intention is -- could  
7 you state your name, please.

8 MR. ATI: My name is Danyal Ati. And my  
9 intention is to -- I've actually had the inspection. I  
10 believe it was last week, last Thursday I had -- last  
11 Monday I had the plumbing inspection and last Thursday  
12 I had the electrical as well as the mechanically  
13 inspection. So they point out a couple little stuff  
14 that I'll be going over; putting a pan underneath the  
15 hot water tank and they wanted the smoke alarms, they  
16 wanted it all wired. We only had one wired and the  
17 rest was interconnected or -- or something like that.  
18 The rest was not wired, basically. As well as the  
19 water, they wanted a temper valve. So a couple little  
20 stuff they pointed out. I'm going over it and I've  
21 been going over it.

22 CHAIRPERSON: Okay.

23 MR. ATI: So --

24 CHAIRPERSON: So when can you have it done?

25 MR. ATI: I've had the baseboards have been



1 put up, the walls had been painted, the tile was -- the  
2 tile -- sorry. All my tile has been finished. The --  
3 actually, that incident where the worker broke into the  
4 house and stole some copper -- we had the big copper  
5 wire -- stole that. So the -- we fixed all of the  
6 busted windows. But the windows are busted, again,  
7 from the back so that's -- so -- that took some time  
8 and things like that. So that's why one of the windows  
9 is still bad. But the rest, they're all good now.

10 And as far as the timing, the little stuff  
11 that was pointed out should take no more than a week.  
12 But then, again, with the inspection and everything, I  
13 -- I would like to say, you know, if you guys table it  
14 until the next meeting, it will be done before that but  
15 I don't anticipate it being finished until then. I  
16 would like to get it finished three weeks, four weeks  
17 with the inspection and things like that. So --

18 CHAIRPERSON: Okay. Again --

19 MR. TISEO: I think I'm okay.

20 CHAIRPERSON: All right. I make a motion to  
21 table it until the next meeting, May 21st. Is there  
22 support?

23 MR. TISEO: I'll second.

24 CHAIRPERSON: Ben supports. Any more  
25 discussion? Hearing none, all in favor say, "aye".

1 BOARD MEMBERS: Aye.

2 CHAIRPERSON: Any opposed? Hearing none,  
3 then we'll see you at the next meeting.

4 MR. ATI: All right.

5 MR. BOLEK: 680 Stanley.

6 CHAIRPERSON: Number 9, 680 Stanley. Can we  
7 get -- bring that off the table?

8 MR. STEWART: I'll make a motion to bring it  
9 off.

10 MR. TISEO: I'll second.

11 CHAIRPERSON: Okay. All in favor, say "aye".

12 BOARD MEMBERS: Aye.

13 CHAIRPERSON: Any opposed?

14 Hearing none, go ahead, Rick.

15 MR. BOLEK: 680 Stanley posted 2-7-14. This  
16 was a vacant, fire-damaged structure. It had been open  
17 to trespass. Property Maintenance Inspection was  
18 conducted on 11-28 of -- '12?

19 Building permits were pulled in February.  
20 Plumbing, mechanical and electrical were pulled in  
21 March of '13.

22 We're recommending postponement until the May  
23 meeting as he is making progress.

24 CHAIRPERSON: Okay.

25 MR. BAIR: My name is Richard Bair and I'm

1 the owner of 680 Stanley.

2 CHAIRPERSON: Okay. So what's your  
3 intention, sir; when do you want to get it done by?

4 MR. BAIR: I'm hoping by the May meeting.  
5 Most likely, I'm going to need every bit of that time  
6 but that's my goal.

7 CHAIRPERSON: Are you building this -- or are  
8 you fixing this up for yourself?

9 MR. BAIR: Yes.

10 CHAIRPERSON: Do you live there?

11 MR. BAIR: I'm going to live there, yeah.

12 CHAIRPERSON: Okay. You work outside?

13 MR. BAIR: Yeah, I work for Damico Carpentry.

14 CHAIRPERSON: Okay.

15 MR. BAIR: It's been a pretty tough winter.

16 CHAIRPERSON: Yeah, I know.

17 MR. BAIR: The last two weeks was actually  
18 our first two 40-hour weeks of the year, so --

19 CHAIRPERSON: Yep, I'm a carpenter, so I  
20 understand that.

21 MR. TISEO: I noticed in the photo on the  
22 right-hand side, it appears to be, it looks like, a new  
23 opening for some new windows; is that correct, it has  
24 the siding missing?

25 MR. BAIR: Those were original windows. I

1 have to put the siding up there still.

2 MR. TISEO: Okay.

3 MR. BAIR: I was just concentrating on  
4 getting the inspection done to show that I was making  
5 progress. So I kind of held off the outside for a  
6 while.

7 MR. TISEO: So the inside you had a rough on  
8 everything, it looks like.

9 MR. BOLEK: Actually, he's had two rough  
10 inspections, the plumbing --

11 MR. BAIR: I had my service inspected, which  
12 I have temporary power now. I had my plumbing and my  
13 rough electrical. Also, I need my mechanical and then  
14 I can schedule my rough.

15 CHAIRPERSON: Okay.

16 MR. BAIR: And I'm probably a little more  
17 than halfway done with the mechanical.

18 MR. KUMMER: Does -- I'm sorry, Rick. You  
19 said he had a permit pulled for the mechanical?

20 MR. KOLBE: Yeah, all of his permits are  
21 pulled.

22 MR. KUMMER: Okay. I'd like to make a motion  
23 to table this until the May meeting.

24 CHAIRPERSON: I support. Is there any  
25 further discussion?

1                   Seeing none, all in favor, say "aye".

2                   BOARD MEMBERS:   Aye.

3                   CHAIRPERSON:    Any opposed?

4                   Hearing none, then we'll see you in May.

5                   Hopefully you can get it done.

6                   MR. BAIR:       All right.   Thanks.

7                   MR. KUMMER:     Thanks.

8                   MR. BOLEK:     823 Emerson.

9                   CHAIRPERSON:    What do you want?

10                  MR. BOLEK:     823 Emerson, Number 11.

11                  CHAIRPERSON:   Okay.   We have to bring that  
12                  off the table.

13                  823 Emerson, can I have a motion to bring  
14                  that off the table?

15                  MR. KUMMER:     So moved.

16                  CHAIRPERSON:   Okay.   Then I'll bring it off  
17                  the table.   And do you want to support it, Chuck?  
18                  Okay.

19                  MR. KUMMER:     Second.

20                  CHAIRPERSON:   All in -- all in favor, say  
21                  "aye".

22                  BOARD MEMBERS:   Aye.

23                  Any opposed?

24                  Hearing none, we'll -- go ahead, Rick.

25                  MR. BOLEK:     823 Emerson posted 2-7-14.   This

1 is a vacant structure, boarded by the federal programs.  
2 It was open in the upper windows, shingles were coming  
3 off, debris, an abandoned vehicle, although that was  
4 moved today, unkempt, paint peeling, gas meter was  
5 locked out, the service wire had been cut to the house,  
6 his power was being jumped.

7 The Property Maintenance Inspection was  
8 pulled 2-18 of '14. That happened today. All permits  
9 were needed. It's a total rehab.

10 We're recommending it remain on the  
11 demolition list.

12 CHAIRPERSON: Okay. Can you give us your  
13 name, sir, and your association with the project.

14 MR. MARSHALL: Yeah. My name is  
15 LaFrance Marshall. I'm the owner of the home.

16 CHAIRPERSON: Okay.

17 MR. TISEO: How long have you owned the home?

18 MR. MARSHALL: I bought the home probably,  
19 like, I think, about August 3 of 2013. I purchased the  
20 home --

21 MR. TISEO: Of 2013?

22 MR. MARSHALL: I purchased the home from  
23 someone who had the home before.

24 MR. TISEO: And it's taking you this long to  
25 do anything why?

1 MR. MARSHALL: No. Well, when I was made  
2 aware of this whole thing about all of this, I -- when  
3 I purchased the home, then I went in and started doing  
4 some work and put some doors on the home. Then you  
5 guys -- someone posted something up at the house so I  
6 came to the meeting which was last month and they told  
7 me to clean up the debris around the house and move the  
8 car. And I did that and then that's why we're here  
9 now.

10 CHAIRPERSON: Did you have a Property  
11 Maintenance Inspection?

12 MR. BOLEK: That was done today.

13 MR. KOLBE: That was --

14 CHAIRPERSON: That was today?

15 MR. KUMMER: That was done today?

16 MR. BOLEK: Today, yes.

17 MR. KOLBE: That was one of the things he was  
18 supposed to do at the last meeting, to request a  
19 Property Maintenance Inspection and pull permits but he  
20 came in yesterday and we were able to do an inspection  
21 for him today.

22 MR. MARSHALL: This is only the second  
23 meeting that I've been to.

24 MR. STEWART: That's correct.

25 CHAIRPERSON: Right, that would be right.

1 MR. KOLBE: Uh-huh.

2 MR. TISEO: In January, you were requested to  
3 pull the Property Maintenance Inspection.

4 MR. MARSHALL: Yeah, in January and -- wait,  
5 yeah, in January. And this is February. This is the  
6 next meeting. Only thing I was told to do so far from  
7 you guys was to clean up the outside of the house and  
8 remove the car and come back.

9 MR. TISEO: And get a Property Maintenance  
10 Inspection.

11 MR. MARSHALL: Yeah, and get the Property  
12 Maintenance Inspection.

13 MR. TISEO: And you waited this long to call  
14 for the inspection. Why didn't you do it right after?

15 MR. MARSHALL: Oh, because it was so much  
16 snow and stuff and I was trying to get the car removed  
17 and all the trashed removed so that when they came out,  
18 everything was cleaned up; that's why.

19 CHAIRPERSON: So what's your intentions now  
20 after you had that Property Maintenance Inspection?

21 MR. MARSHALL: I'm planning on rebuilding the  
22 whole house and living in it.

23 CHAIRPERSON: Okay. How long is that going  
24 to take?

25 MR. MARSHALL: Well, I'm not familiar with



1           this process or how it works but I see that -- from  
2           what I see from other people is I guess you pull the  
3           Property Maintenance Inspection, then have the work  
4           done and then come back and talk to you guys, right?  
5           I'm not familiar with the process.

6                   CHAIRPERSON: Yeah, they do that. And then  
7           they -- they'll tell you if you need electrical,  
8           plumbing or heating permits or a building permit. And  
9           you have to have contractors or you do it yourself if  
10          you got -- if you can -- if you have the qualifications  
11          to do the electrical, plumbing and heating.

12                   MR. TISEO: I'd like to hear what work needs  
13          to be done since they just pulled -- I assume you have  
14          a copy of the inspection report.

15                   MR. KOLBE: I don't know if it got put in  
16          here.

17                   MR. BOLEK: First of all, it needed to have  
18          an asbestos abatement on the property. There's  
19          asbestos tiles in the house. There's asbestos siding  
20          underneath the shake siding on the outside. There is  
21          no plumbing, no electrical, no mechanicals in the  
22          house. There's quite a bit of framing that needs to be  
23          done.

24                   MR. KUMMER: Are you saying the copper is  
25          gone inside?

1 MR. BOLEK: Yep, yep.

2 MR. MARSHALL: Okay.

3 MR. TISEO: And the wiring is all gone?

4 MR. MARSHALL: The copper is gone but the  
5 house has been all ran with Pex underneath the house.  
6 It's got all brand new plumbing on the bottom of the  
7 house and -- and the wiring is all there and the wiring  
8 does work. When I purchased the house, the house was  
9 hooked up. Like I said, it was jumped and the wiring  
10 was working. The sockets and the lights and everything  
11 was all working. So all that's all still inside the  
12 house.

13 MR. BOLEK: The meter's an old screw-in base  
14 meter -- or service. So we're requiring that to be  
15 updated.

16 MR. TISEO: Do you have the funds to complete  
17 this house?

18 MR. MARSHALL: Yes, that's not a problem.

19 MR. TISEO: Do you have an idea of what this  
20 is going to cost?

21 MR. MARSHALL: I don't know the exact -- what  
22 it's going to cost.

23 MR. TISEO: Roughly.

24 MR. MARSHALL: But I do have -- I'm assuming  
25 it's going to cost between about \$8,000 to finish

1 everything the way that I planned on doing it. But I  
2 do have a lot of friends that are contractors and  
3 builders so that wouldn't be a -- I don't think I'm  
4 going to have a problem with getting any of the work  
5 done at all. All the things -- everything has been --  
6 that was in the rough. Basically, that was all messed  
7 up in the house has already been basically removed from  
8 the house. Now, it's just basically, for this,  
9 everything to be rehabbed and put back in.

10 MR. KUMMER: I would just offer that if you  
11 think it's only going to cost 8,000, even if you're  
12 doing it, the work yourself, it's not even close;  
13 you're going to need a lot more than that.

14 MR. MARSHALL: Okay. Well, I'm not really  
15 worried. Like I said, I'm not really worried about it.  
16 I'm prepared to spend the money and putting it into the  
17 house, that's not a problem with me. Like I said, I've  
18 just been put into this roadblock since I just figured  
19 out that I got to do all this stuff with the permit and  
20 stopping and waiting to talk to you guys and all this  
21 and that I didn't know about all that.

22 MR. STEWART: Yeah. They explained that at  
23 the last meeting. Actually, before I was picked up,  
24 last meeting was on the television, on the cable  
25 access, and it was explained to you what the

1 expectations were for you to meet as it relates to the  
2 vehicles, as it relates to everything else as it  
3 relates to you pulling the permits.

4 And now, my understanding, you're saying that  
5 there are asbestos tiles?

6 MR. BOLEK: That's correct.

7 MR. TISEO: That's not going to be cheap.

8 MR. MARSHALL: Yeah, there's a few asbestos  
9 tiles in the upstairs corner of the room upstairs;  
10 that's what he -- that's what he saw. And that's what  
11 has to be removed. And I have a buddy that is in this  
12 field that told me that he has a buddy that is  
13 qualified to do that job and he can have him come out  
14 there and have hack or whatever it is that he has to do  
15 to get that out of there.

16 And like I -- from when we talked last time,  
17 yeah, that was explained. But the only thing that you  
18 told me that you required me to do --

19 MR. STEWART: No, that was from us.

20 MR. MARSHALL: I'm saying --

21 MR. STEWART: From the Board.

22 MR. MARSHALL: From the Board, yeah, that's  
23 what I'm saying.

24 MR. STEWART: But you still have to meet the  
25 expectations from the building officials as well. And



1           concerned. There's been no progress. If we keep going  
2           on and on with some of these without progress, at some  
3           point we have to say no. I don't know. I need some  
4           convincing on this one.

5                       MR. MARSHALL: May I say something?

6                       How can you say that there's no progress when  
7           what you asked me to do I did? If I had a  
8           misunderstanding that there was something else that I  
9           was supposed to do, I didn't understand that because  
10          you didn't explain it to me clearly. But now you're  
11          going to say that you're going to penalize me because I  
12          didn't understand it and you didn't explain it.

13                      MR. TISEO: I wasn't here at the last meeting  
14          but I've been hearing enough of these to know that  
15          everybody's been told that they have to pull the  
16          Property Maintenance Inspection.

17                      MR. MARSHALL: And I did have a Property  
18          Maintenance Inspection.

19                      MR. TISEO: Yeah. But you pulled it --

20                      MR. KUMMER: Yesterday.

21                      MR. TISEO: -- yesterday. This goes back to  
22          the January meeting. Is that not correct?

23                      MR. MARSHALL: That's correct.

24                      MR. TISEO: Why didn't you call in before;  
25          why did you wait until the last minute?

1 MR. MARSHALL: It was called in from the  
2 January meeting, yeah, I had to make the inspection.  
3 But you never told -- I never understood that there was  
4 something I had to do past the inspection; that's what  
5 I'm saying to you. I didn't understand that you wanted  
6 me to do something else past having the inspection and  
7 cleaning up the trash. No one explained that to me.

8 MR. TISEO: I mean, if -- if the interior  
9 needs to be reconstructed, how did you expect to get  
10 occupancy of the house? I'm not understanding what  
11 you're saying. We asked for you to pull an inspection.  
12 They come in and they do an inspection list, then you  
13 have some time to do the work on the inside, do the  
14 roughs and then get the inspections and then get the  
15 finals and get the final building permit.

16 MR. MARSHALL: Okay. So you're telling me  
17 that you wanted me to do that and all that within 30  
18 days?

19 MR. TISEO: No.

20 CHAIRPERSON: No.

21 MR. TISEO: I wanted you to call them as soon  
22 as practical after the meeting, last meeting, not wait  
23 a month.

24 MR. MARSHALL: Okay. Well, it's been a lot  
25 of -- like I said, it's been a lot of snow, things

1 going on. I've had a lot of things going on. Like I  
2 said, the only thing that I understood that you wanted  
3 me to do the last meeting was to have the inspection  
4 and have all that taken care of. If that was what they  
5 needed me to do in that order, then someone should  
6 explain to me that that's what their expectations was.  
7 That was not explained to me. So I didn't know that  
8 there was a certain date that I had to have it done by.  
9 I just thought I had to have it done by this -- this  
10 meeting.

11 CHAIRPERSON: What kind of shape is the  
12 inside in?

13 MR. MARSHALL: The inside's just basically  
14 just raw flooring. I mean, there's a couple spots  
15 where it's some drywall that's missing but it's not a  
16 whole --

17 CHAIRPERSON: Is it gutted?

18 MR. MARSHALL: It's not gutted, no.

19 CHAIRPERSON: No?

20 MR. MARSHALL: It's not gutted. All the  
21 electrical's there, all the plumbing. He said there's  
22 no plumbing there. It's got all new Pex under the  
23 house. So it's not gutted, no.

24 CHAIRPERSON: Are you into construction?

25 MR. MARSHALL: No, I'm not into construction.



1 I restore cars.

2 CHAIRPERSON: Okay.

3 MR. MARSHALL: But, like I said, I have  
4 buddies who are in the constructions, who are plumbers  
5 and builders and that's who's been helping me rebuild  
6 everything and do everything.

7 CHAIRPERSON: Are you building this -- are  
8 you doing this project to live in?

9 MR. MARSHALL: I'm doing this to live in,  
10 yes.

11 CHAIRPERSON: Okay. So when do you think you  
12 could have it all done?

13 MR. MARSHALL: Well, I don't know the process  
14 of how fast I can get the -- the -- the permits and  
15 stuff. I don't know that process.

16 CHAIRPERSON: Well, you can go right down  
17 there and get them.

18 MR. MARSHALL: Okay. Well, I'm not going to  
19 say that I'm going to have it completely -- the whole  
20 house completely done by the next meeting. But I  
21 guarantee you, if you give me until the next meeting,  
22 there will be a significant difference in where it's at  
23 now and then.

24 CHAIRPERSON: It's going to cost you probably  
25 more than \$8,000 to --

1 MR. MARSHALL: I'm not really worried. That  
2 was something I just threw off the top of my head.

3 CHAIRPERSON: All right.

4 MR. MARSHALL: I'm not worried about the cost  
5 of what it's going to cost because I know I can get  
6 that done.

7 CHAIRPERSON: Okay. So -- so, by May 21st,  
8 you should have all the permits that you needed and on  
9 your way to trying to get that stuff done. So  
10 hopefully by May --

11 MR. MARSHALL: When's the next meeting, June?

12 MR. KUMMER: May 21.

13 MR. KOLBE: May 21st.

14 MR. MARSHALL: No, the one after that.

15 MR. KOLBE: Oh, the one after that?

16 MR. KUMMER: August.

17 MR. KOLBE: Yeah, right now that's the one  
18 after that.

19 CHAIRPERSON: Okay.

20 MR. KOLBE: But that may change.

21 CHAIRPERSON: Okay.

22 Well, what we're looking for is some  
23 aggressive schedule that you have going.

24 MR. MARSHALL: Okay. Like I said, I don't  
25 know. I can't tell you exactly that everything exactly

1 is going to be done on -- by the --

2 CHAIRPERSON: We know that you can't  
3 exactly -- things do happen but --

4 MR. MARSHALL: I'll have most of what you're  
5 asking for done; I can guarantee you that.

6 CHAIRPERSON: When do you think you can have  
7 it all done by?

8 MR. MARSHALL: Whenever your next meeting  
9 after this one's coming up is.

10 CHAIRPERSON: Well, that's August. That's  
11 too long.

12 MR. TISEO: But we have no jurisdiction  
13 beyond the next meeting until -- until the August.

14 MR. KUMMER: Let me ask the Hearing Officer,  
15 do we have inspections -- there are permits he needs to  
16 pull, right?

17 MR. BOLEK: Yes.

18 MR. KUMMER: How many?

19 MR. BOLEK: All of them.

20 MR. KOLBE: All of them.

21 MR. BOLEK: This house is in --

22 MR. KUMMER: So plumbing, electrical  
23 mechanical and --

24 MR. BOLEK: Building.

25 MR. TISEO: And there's a lot of work to be

1 done?

2 MR. BOLEK: And there's a lot of work to do  
3 in this house and the asbestos.

4 MR. KUMMER: Sir, can you pull those permits  
5 in the next two weeks?

6 MR. MARSHALL: I don't have a problem with  
7 that.

8 MR. KUMMER: Okay. I'd like to make a motion  
9 that we table this until the May 21st meeting with the  
10 proviso that he pull those five -- four permits within  
11 two weeks.

12 MR. MARSHALL: Okay.

13 MR. KUMMER: If he doesn't, it goes on the  
14 demolition list, it remains on the list.

15 CHAIRPERSON: Okay. If he does pull them  
16 within the next two weeks, what kind of progress are  
17 you looking for, also, as far as that?

18 MR. KUMMER: I --

19 CHAIRPERSON: Because I don't want --

20 MR. KUMMER: Right.

21 CHAIRPERSON: -- the gentleman pulls them, we  
22 don't want him to just sit on that.

23 MR. KUMMER: I understand. But we can handle  
24 that issue May 21st.

25 CHAIRPERSON: Yeah. But there's still --

1 MR. TISEO: He made a statement that he would  
2 have significant work by the next May meeting.

3 MR. KUMMER: Okay. So --

4 CHAIRPERSON: Are you good with that?

5 MR. MARSHALL: I'm good with that.

6 CHAIRPERSON: Okay.

7 MR. KUMMER: Okay.

8 CHAIRPERSON: So I would support that. Is  
9 there any more discussion?

10 Okay. Hearing none, all in favor say "aye".

11 BOARD MEMBERS: Aye.

12 CHAIRPERSON: Any opposed?

13 MR. STEWART: Opposed.

14 MR. TISEO: Opposed.

15 CHAIRPERSON: Two opposed, three yeases, so  
16 the motion passes. But you need to get your permits  
17 within the next two weeks and show substantial progress  
18 by the May 21st.

19 MR. KUMMER: This Board isn't often split --

20 MR. MARSHALL: Not a problem.

21 MR. KUMMER: -- on an issue, sir.

22 CHAIRPERSON: That's the first time.

23 MR. KUMMER: So we're serious about you  
24 getting those permits and showing some progress.

25 MR. MARSHALL: I understand.

1 MR. KUMMER: Okay. Good.

2 MR. MARSHALL: Thank you.

3 MR. KUMMER: Okay. Thanks.

4 MR. BOLEK: Item number is it? 402 Irwin.

5 CHAIRPERSON: Okay.

6 MR. STEWART: Yes?

7 MS. DURFIELD: Is it possible to get  
8 rescheduled?

9 CHAIRPERSON: What's that?

10 MS. HOFMEISTER: She wants a copy of the  
11 schedule.

12 MR. KOLBE: The agenda is on the back.

13 MR. STEWART: No. You said "reschedule"?

14 MS. DURFIELD: Yes. I'm here for someone.  
15 Can I reschedule a date for them?

16 MR. STEWART: Are you here for your property?

17 MS. DURFIELD: No, I'm here for someone  
18 else's because they were out of town.

19 MR. STEWART: Okay. Well, I don't think we  
20 would really be able to take any testimony from you,  
21 anyway, if the owner of the property isn't here.

22 Am I safe in saying that?

23 CHAIRPERSON: Yeah, probably -- well, you  
24 can. But what property are you here for?

25 MS. DURFIELD: 373 Irwin. I know she said

1 she called and they said someone just has to be here  
2 for her and I just -- is it possible I can change the  
3 date?

4 MR. TISEO: Item 21.

5 CHAIRPERSON: Okay.

6 MR. TISEO: That's new.

7 CHAIRPERSON: Well, I'll tell you, that's --  
8 let's --

9 MR. TISEO: We've got a lot of other people  
10 here, too.

11 CHAIRPERSON: We have a lot of people here.  
12 Would the people here be opposed if this  
13 young lady got up and --

14 MR. TISEO: No, I would be opposed to that.

15 MR. KUMMER: Yeah.

16 CHAIRPERSON: You would?

17 MR. TISEO: Yeah.

18 MS. DURFIELD: I just want to change the  
19 date. Is that possible?

20 CHAIRPERSON: Pardon me?

21 MS. DURFIELD: Is it possible if I can change  
22 the date somewhere? Can I call tomorrow and have the  
23 date changed? I was just wondering. I didn't want to  
24 just leave and miss the opportunity. No, that's not an  
25 option?

1 MR. TISEO: No, we got to follow the order.

2 MS. DURFIELD: Okay.

3 MR. KUMMER: Which one was the property,  
4 again, here?

5 MR. BOLEK: Number 12 needs to come off the  
6 table.

7 CHAIRPERSON: Okay. We'll bring that off the  
8 table. 402 Irwin, we did that already, right?

9 MR. KUMMER: No, I'd like to make a motion to  
10 take that off the table.

11 MR. STEWART: I'll second that.

12 CHAIRPERSON: All in favor?

13 BOARD MEMBERS: Aye.

14 CHAIRPERSON: Go ahead, Rick.

15 MR. BOLEK: 402 Irwin posted 1-8 of '14.

16 This property was vacant, abandoned, open to trespass  
17 in the rear windows, chimney's crumbling, windows  
18 broken out, fallen trees, overgrown, brush, animals are  
19 undermining the foundation, gas meter's removed,  
20 electric meter's off.

21 A Property Maintenance Inspection was pulled  
22 on 2-14 of '14 and scheduled for 2-21 of '14 so it has  
23 not happened yet.

24 CHAIRPERSON: Okay.

25 MR. BOLEK: We're recommending remaining on



1 the demolition list.

2 CHAIRPERSON: Okay. Is there anybody here --

3 MR. BROWN: Yes, sir.

4 CHAIRPERSON: -- for this one?

5 MR. BROWN: Yes. I'm Eric Brown, owner of  
6 the property.

7 CHAIRPERSON: Okay. Can you tell us what's  
8 going on with this property?

9 MR. BROWN: Well, basically it's originally  
10 purchased it in '08 from -- for resale. So I owned it  
11 since then. Last year or so I -- I've been maintaining  
12 it since then. But the last year I let the grass and  
13 stuff get out of hand. So that's why, I'm assuming,  
14 how it originally got on the demo list.

15 Since the last meeting, I came in last week  
16 to pull up the -- the maintenance inspection. It's  
17 kind of hard to get back from Atlanta. We got about a  
18 half inch of snow and we shut down, so I've been having  
19 a hard time getting back here so that's the reason why  
20 I waited so late -- well, a week ago I was hoping that  
21 I got it done in a week's time but --

22 MR. TISEO: How long have you owned the home?

23 MR. BROWN: Excuse me?

24 MR. TISEO: How long --

25 MR. BROWN: Since '08.

1 MR. TISEO: Pardon?

2 MR. BROWN: '08.

3 MR. TISEO: 2008?

4 MR. BROWN: Yeah.

5 MR. TISEO: How long has it been abandoned?

6 MR. BROWN: Well, I've been maintaining it  
7 since then. This last year I had --

8 MR. TISEO: I should say unoccupied.

9 MR. BROWN: Yeah, it's been unoccupied since  
10 then. But I usually be here once a month to check on  
11 it to make sure -- this last, I think, January or so I  
12 had my first, really, major break-in, but --

13 CHAIRPERSON: Why don't you rent it or --

14 MR. BROWN: Well, I want to just -- it was an  
15 investment. I wanted to sell it, I didn't want to rent  
16 it.

17 CHAIRPERSON: So you're just kind of sitting  
18 on it?

19 MR. BROWN: Yeah, I'm just sitting on it.

20 MR. KUMMER: The property's been maintained,  
21 right?

22 MR. BROWN: Right. Other than the grass.  
23 This last year the grass has gotten out of hand.

24 MR. KUMMER: Okay. And it's rentable; the  
25 heat works, the water works, right?

1           MR. BROWN: Well, the electrical -- I had the  
2 electrical on, just like I said, this last -- I think I  
3 got hit, like, in January or so. Somebody had -- I  
4 originally bought a new heater. Somebody came and took  
5 the new heater before I got it hooked up. The plumbing  
6 I had bought. It was a new water heater in there; they  
7 took that. So the heater and the water heater -- I  
8 mean the heater and the water tank got ripped off. But  
9 other than that, you know, out of -- the whole inside's  
10 been recarpeted, painted, new lighting fixtures and all  
11 that kind of stuff.

12           MR. KUMMER: So what do you want to do with  
13 this property?

14           MR. BROWN: Well, I was waiting -- I was  
15 trying to wait until this summer to do some minor stuff  
16 with the yard and try to resell it. Hopefully the  
17 market is a little bit better.

18           MR. KUMMER: And you're trying to sell it  
19 or --

20           MR. BROWN: Yeah, I'm trying to sell it.

21           MR. STEWART: At the last meeting, you said  
22 all the plumbing had been removed. Was the water on,  
23 running?

24           MR. BROWN: No, the plumbing hadn't been  
25 removed. Some -- for some reason, the water got cut

1 on, I don't know why. I have never -- you know, the  
2 plumbing's always been intact but I never got the water  
3 put on. For some reason somebody came and cut the  
4 water on. When I went over to check, the water was  
5 running so I called the water department and they cut  
6 it off.

7 MR. STEWART: And they shut it off at the --

8 MR. BROWN: Outside. It was kind of odd.

9 MR. STEWART: So they didn't take the  
10 plumbing out, though?

11 MR. BROWN: No, no, no.

12 MR. TISEO: Can I ask clarification here?

13 I notice under the title here it has actually  
14 Oakland County Treasurer as well. Does that mean that  
15 there's back taxes on this owed?

16 MR. KOLBE: Yes.

17 CHAIRPERSON: Yes.

18 MR. KOLBE: Yes.

19 MR. TISEO: Okay. So you've owned this since  
20 2008 and now there's some back taxes due?

21 MR. BROWN: Yes. Actually --

22 MR. TISEO: How much taxes are due?

23 MR. BROWN: \$2,000.

24 MR. TISEO: So on top of all repairs, you  
25 have to come up with the money for the taxes?

1                   MR. BROWN: Right. Which is no problem. I  
2 just paid some taxes today. I just didn't pay this one  
3 until we find out what's really going on with you guys,  
4 to be quite honest.

5                   MR. TISEO: And you live in Atlanta?

6                   MR. BROWN: Yes.

7                   MR. TISEO: Kevin, do you know this property,  
8 this neighborhood?

9                   MR. STEWART: I'm not familiar. I'm not  
10 familiar with this particular property. But I know  
11 Irwin Street as several vacant properties.

12                   MR. BROWN: It's been a problem with  
13 reselling it.

14                   MR. STEWART: This is one of several.

15                   MR. KUMMER: I mean, it looks fairly nice.

16                   MR. TISEO: Yeah. At least on the outside,  
17 it doesn't look like it's --

18                   MR. STEWART: What does it look like on the  
19 inside?

20                   MR. TISEO: Yeah, I don't know.

21                   MR. STEWART: Does anyone know?

22                   MR. KUMMER: Well, it doesn't have a water  
23 heater; we know that.

24                   MR. TISEO: Yeah. And it doesn't have a gas  
25 meter.

1 MR. BROWN: Well, I was -- I was hoping it  
2 would have got scheduled a little earlier for the  
3 inspection.

4 MR. STEWART: Sir, why didn't you pull your  
5 permits after the last meeting; I mean, what held you  
6 up with, like, getting somebody in?

7 MR. BROWN: And doing -- why would I pull the  
8 permits? I wanted to have you guys look at it first,  
9 basically.

10 MR. STEWART: I mean, you haven't had any  
11 contact with anybody from the Department to do the  
12 inspection?

13 MR. BROWN: Yeah, I came last week to get the  
14 Property Inspection done but they said they couldn't  
15 get it last week and they put it off until the 21st,  
16 which I -- you know, I had stated I was -- I had to  
17 come see you guys on the 19th, you know.

18 MR. STEWART: Did he pay for that inspection?

19 MR. KOLBE: Yes.

20 MR. STEWART: Has he paid money?

21 MR. KOLBE: The Property Maintenance  
22 Inspection. But he was looking to have it done that  
23 day because he flew in and he was flying back out.

24 MR. STEWART: Okay. So we took his money?

25 MR. KOLBE: Yes, yes.

1                   MR. BROWN: And then I went and got a lock  
2 box just in case they go out -- because I can't keep --  
3 you know, I can -- you know, the weather's bad and I  
4 can't just keep coming back. So I let them know it's a  
5 lockbox on there so they can go and take a look at it.

6                   MR. KUMMER: I'm sorry. Can you tell me  
7 again what our compelling reason is for having this on  
8 the demo list?

9                   MR. BOLEK: Vacant structures that were  
10 abandoned that were open to trespass. This was open to  
11 trespass in the rear windows. The fact that the gas  
12 meter had been removed, there was no evidence of power  
13 or heat there to keep the house warm through the winter  
14 months.

15                   MR. KUMMER: Okay.

16                   MR. BOLEK: And with the -- the chimney that  
17 was crumbling, just the overall condition of the  
18 structure --

19                   MR. KUMMER: Okay.

20                   MR. BOLEK: -- identified it as a property to  
21 bring before the Board.

22                   MR. KUMMER: And you're recommending it stay  
23 on the list?

24                   MR. BOLEK: I am.

25                   MR. KUMMER: Okay.

1 CHAIRPERSON: Okay. And you've had -- you  
2 sent plenty of notices and everything else?

3 MR. BROWN: Plenty of notices for what; for  
4 me to leave?

5 CHAIRPERSON: That this is a property that's  
6 going to be looked at and needs to make a decision if  
7 we're going to put it on a demo list.

8 MR. BROWN: Well, like I said, I just got  
9 notified for the last meeting that it was on the demo  
10 list and that's why I came here.

11 MR. TISEO: There was a notice posted in  
12 December of last year.

13 MR. BROWN: Posted where, on the -- I never  
14 saw a notice.

15 MR. STEWART: That notice that got you to  
16 come to the January meeting.

17 CHAIRPERSON: It was probably on the house.

18 MR. STEWART: Right.

19 MR. TISEO: Yeah, it was posted on  
20 December 5th.

21 MR. BOLEK: Posted on the house and sent to  
22 the address that is listed under the --

23 MR. BROWN: Ownership.

24 MR. BOLEK: -- ownership paperwork. And then  
25 also, there was tall grass and weeds complaints that



1           were enforcements that were sent. I guess I don't know  
2           if the Board's aware.

3                   MR. KOLBE: You haven't received it? Because  
4           you signed for it on 12-9 of 2013.

5                   MR. BROWN: Would the --

6                   MR. BOLEK: In this area of the City, we have  
7           33 new houses going up.

8                   MR. STEWART: Right.

9                   MR. BOLEK: So, you know, we're in the  
10          process of, you know, putting some new houses in this  
11          area of the City, you know.

12                   MR. KUMMER: I'd like to make a motion to  
13          keep it on the demolition list.

14                   MR. TISEO: I'll second.

15                   CHAIRPERSON: Okay. Is there support -- or  
16          there is support by Ben. All in favor, say "aye".

17                   BOARD MEMBERS: Aye.

18                   CHAIRPERSON: Any opposed?

19                   Hearing none, it's been put on the demolition  
20          list.

21                   MR. BROWN: So we're not going to ever -- so  
22          you take my money to inspect it, you're not going to  
23          inspect it and tell me what's wrong with it so I can  
24          fix it; that's what you're telling me?

25                   CHAIRPERSON: That's a question for --

1           MR. BOLEK: You can still have the Property  
2 Maintenance Inspection performed, we'll perform that  
3 for you. And at that time, you can post a bond with  
4 the City and rehab the property. You get your bond  
5 money returned to you once the permits are completed  
6 and a Certificate of Compliance obtained.

7           CHAIRPERSON: Yeah. So it's just -- it's a  
8 per -- it's a performance bond to make sure that you're  
9 going to move forward on it.

10          MR. BROWN: Wait a minute. Run that by me  
11 again.

12          CHAIRPERSON: It's a performance bond, monies  
13 you'll have to put down.

14          MR. BROWN: Before you even inspect it,  
15 you're telling me I got to put more money up to -- to  
16 what?

17          MR. TISEO: To -- to -- to verify --

18          CHAIRPERSON: For this project.

19          MR. TISEO: -- verify that you're going to do  
20 the work.

21          MR. BROWN: Do what work? You don't even  
22 know the work that you're going to tell me to do.

23          MR. TISEO: That will come out of the report.

24          CHAIRPERSON: You haven't been in the  
25 structure?

1 MR. BROWN: Excuse me?

2 CHAIRPERSON: You haven't been in the  
3 structure?

4 MR. BROWN: Been in what structure, my house?

5 CHAIRPERSON: This structure.

6 MR. BROWN: I got in there every time I come  
7 up here.

8 CHAIRPERSON: So how much work's got to be  
9 done?

10 MR. BROWN: I have to get a new heater, which  
11 got stolen, and I have to get a new plumb -- a new  
12 water tank.

13 CHAIRPERSON: Go put the money up that they  
14 want.

15 MR. BROWN: Okay. Put the money -- what  
16 money are you talking about?

17 CHAIRPERSON: We're going to come up with a  
18 fee, some performance monies to put hold while you go  
19 get the project done.

20 And how long does he have?

21 MR. BOLEK: Six months.

22 CHAIRPERSON: Six months to finish it. So  
23 it's not that much stuff, just finish it, get it off  
24 this list and then you get your money back.

25 MR. BROWN: I guess I'm confused. How do

1 I -- how do I get it off the list?

2 MR. BOLEK: He can go to the City tomorrow  
3 and discuss it with the officer.

4 MR. BROWN: Excuse me?

5 MR. TISEO: You need to go to the City  
6 tomorrow and discuss it with them.

7 CHAIRPERSON: Yeah, we need to move on.

8 MR. KOLBE: You need to go to the Building  
9 Department tomorrow morning.

10 MR. BROWN: Okay. So right now we don't know  
11 where I stand, basically?

12 MR. TISEO: Yes, we do. It's on the  
13 demolition list.

14 MR. KUMMER: Right. But you need to go to  
15 the City tomorrow and talk to them, how to post a bond,  
16 get your work done, get it inspected and do whatever  
17 you want with it after that. Okay?

18 CHAIRPERSON: Thanks.

19 MR. KUMMER: Next?

20 MR. BOLEK: Next is Item 14, 429 Paddock.

21 UNIDENTIFIED FEMALE: Excuse me. I don't  
22 mean to be rude. Is there any way possible that I can  
23 reschedule? I have three little ones and it's 7:00.  
24 We have to leave.

25 MR. TISEO: You didn't sign up on the sheet?

1 UNIDENTIFIED FEMALE: I actually did but I  
2 gave it to the lady. There was no sheet in here when I  
3 came in.

4 MR. BOLEK: You came in late. And when we  
5 were at the inspection I told you you need to be here  
6 early to get signed up.

7 UNIDENTIFIED FEMALE: I'm actually not  
8 familiar with this, first time here. Now I get what  
9 you meant by get here early. And I was trying to say,  
10 5:15, I apologize. You know, and I don't mean to be  
11 rude. I know they've been waiting a long time. If I  
12 can get a chance to, you know, just pretty much stay,  
13 you know, I don't want my property to pretty much go on  
14 demolition list. But if I have to wait, I have to  
15 wait.

16 CHAIRPERSON: Yeah, we have to do them in the  
17 order, I'm sorry.

18 UNIDENTIFIED FEMALE: That's okay. All  
19 right. Thank you.

20 MS. HERRING: Excuse me. I was Number 8 on  
21 the list. You skipped Number 8, 390 South Marshall.

22 MR. KOLBE: It's not on the agenda.

23 MS. HERRING: They said to be here 5:00.

24 MR. KOLBE: Oh, we're on the back side.  
25 Yeah, we can take her.

1 CHAIRPERSON: Okay. What item do we have  
2 next?

3 MR. BOLEK: Do you want to do her next?

4 CHAIRPERSON: 429 Paddock Street.

5 MR. KOLBE: Do Paddock and then we'll do  
6 Marshall.

7 MR. BOLEK: Okay.

8 CHAIRPERSON: Can we get a motion to bring  
9 that off the table?

10 MR. STEWART: I'm make a motion.

11 MR. KUMMER: Second.

12 CHAIRPERSON: All in favor, say "aye".

13 BOARD MEMBERS: Aye.

14 Any opposed?

15 Hearing none, 429.

16 MR. BOLEK: 429 North Paddock posted 2-6 of  
17 '14. This property is -- was vacant, had broken  
18 windows, rotted roof boards, rotted windows, cracks in  
19 the foundation walls. A Property Maintenance  
20 Inspection was conducted on 10-31 of '12, all permits  
21 were needed. All the permits have been pulled -- let's  
22 see. No inspections have been called in at this time.

23 We're recommending it remaining on the  
24 demolition list due to lack of progress.

25 Mrs. Muradian has been before the Hearing

1           Officer Board and this Board several times. We also  
2           have a letter from the bank, stating that Mrs. Muradian  
3           has the funds necessary to complete a rehab.

4                   MS. MURADIAN: I'm Sharon Muradian. I'm the  
5           owner of the property.

6                   CHAIRPERSON: Okay. And when are you going  
7           to complete the house?

8                   MS. MURADIAN: I beg your pardon?

9                   CHAIRPERSON: When are you going to complete  
10          the house?

11                  MS. MURADIAN: What's going on with the  
12          house; is that --

13                  MR. BOLEK: She's very hard of hearing.

14                  CHAIRPERSON: Yeah. When are you going to  
15          complete the home?

16                  MS. MURADIAN: By your next meeting, I will  
17          have it completed. We rewired the whole house and we  
18          did have a rough inspection yesterday morning on the  
19          electrical. We brought in two furnaces that are going  
20          to be installed and so we really been moving along even  
21          though the weather has been --

22                  CHAIRPERSON: Bad.

23                  MS. MURADIAN: -- absolutely horrible. Cost  
24          a little bit more money to have those guys over there  
25          in that cold but they did it. And, you know, over this

1 period of time, we have invested over \$10,000 in this  
2 property on the drywall has been removed and, you know,  
3 the Volt Electric has went and got the smoke detectors  
4 and, you know, so they got six smoke detectors. And  
5 that's one thing that we were lacking, okay, and didn't  
6 realize we needed that for the rough inspection. So --  
7 and so we have those now and we'll get those installed  
8 and we're moving along.

9 CHAIRPERSON: Okay. So by May 21st, you'll  
10 be done with the property?

11 MS. MURADIAN: Yeah.

12 MR. STEWART: You know, if I can have a  
13 moment to speak. This has been before us -- this is  
14 your ninth time --

15 MS. MURADIAN: Yes.

16 MR. STEWART: -- before us. And we have went  
17 through, I know, at least three meetings where you have  
18 said that your -- you had contractors on board. The  
19 next meeting, the contractor is not available, not on  
20 board, you've either fired your contractor -- this is  
21 the ninth -- no, this is the tenth time. This makes  
22 number ten. This meeting makes the tenth meeting.

23 And if I'm not mistaken, what was your  
24 recommendation; that it remain on the demolition list?

25 MR. BOLEK: That is the recommendation we



1           made.

2                   MR. STEWART:   Okay.  What I'm going to do is  
3           I'm going to make a recommendation to this Board that  
4           this property goes on the demolition list.  And if I'm  
5           correct in stating, if she wants to post a bond, she  
6           can post a bond and then we'd go from there.

7                   But this has been too long, Ma'am, this is --

8                   MS. MURADIAN:  If you -- if you recall,  
9           everything was on board and we were moving right along,  
10          okay, that's how we spent \$10,000 already --

11                  MR. STEWART:  Okay.

12                  MS. MURADIAN:  -- on this property.

13                  MR. STEWART:  Okay.

14                  MS. MURADIAN:  The home has all been painted  
15          and on the outside -- the drywall has been torn down  
16          and some of the plumbing has been torn out.

17                  MR. STEWART:  What I'm going to do is make a  
18          recommendation that the property --

19                  MS. MURADIAN:  Can I --

20                  MR. STEWART:  -- stays on the demolition  
21          list; that's my -- that's my -- my motion.

22                  MS. MURADIAN:  I -- sure, it has been before  
23          the Board many times.  It's not like we weren't doing  
24          anything during that period of time, we definitely  
25          were.  Unfortunately -- and I don't want to reiterate

1 and some people may not have any compassion when there  
2 is problems that exist in your home.

3 And I'm very sorry, my son is extremely ill.  
4 We almost lost him. He's had his leg amputated and he  
5 just had that and he's back in the hospital again as of  
6 this morning. So -- and I brought that to the Board's  
7 attention.

8 What I was told a month ago was bring in two  
9 quotes or bring in one quote from a builder, okay,  
10 which is what I -- which I did. But I went above and  
11 beyond that and you now have a copy of the second  
12 quote, which is going to be the builder, which is the  
13 M Rose Construction. And we've already used  
14 Volt Electric and they're the ones that had pulled the  
15 permit in the very beginning, so -- and -- so -- and  
16 that is the -- the general contractor and I --  
17 unfortunately, when I came and brought the paperwork,  
18 this was in a separate file. But do you all have that  
19 now? Do you have this from M Rose Construction?

20 MR. KOLBE: It would be on the back of the --  
21 your testimony sheet.

22 MS. MURADIAN: And they have already begun  
23 and, you know, like I said, the building is almost  
24 totally wired now.

25 MR. KUMMER: I'm sorry, Kevin --

1 MS. MURADIAN: All I'm asking for is until  
2 May. I'm sorry I've had these kind of circumstances in  
3 my life.

4 MR. STEWART: Ma'am, the Board hasn't voted  
5 but if it's the pleasure of the Board that it stays on  
6 the demolition list, you have the opportunity to post a  
7 bond.

8 MR. COLEMAN: What does that mean?

9 MR. KUMMER: And then she gets six months?

10 MR. STEWART: Let the building officials  
11 explain it to her.

12 MR. KUMMER: Okay.

13 MR. KOLBE: For a demolition bond, it's a  
14 cash bond. At this time, it's in the amount of \$8.93  
15 per square foot of structure. And if you post a bond  
16 and you enter into a rehab agreement with the City,  
17 that's a legal document that it's recorded with the  
18 Oakland County Register of Deeds, we wouldn't  
19 necessarily have to do a Property Maintenance  
20 Inspection, we'll know where we're at, at that point.  
21 You've pulled your permits, you'll have six months to  
22 finish the project.

23 If you have not finished the project in six  
24 months, they're going to take the cash bond that you  
25 post and use that to demo the building. So it's

1           basically --

2                       (Cell phone ringing.)

3                       MS. MURADIAN: I am really sorry. I thought  
4 I turned that phone off. I apologize to you.

5                       MR. STEWART: That's all right.

6                       MS. MURADIAN: I -- thanks, Dave. I'm so  
7 sorry.

8                       MR. KUMMER: Well, Kevin --

9                       MS. MURADIAN: I thought I turned it off when  
10 I first came in.

11                      MR. KUMMER: You're on this whole --

12                      MR. STEWART: Yeah, this has gone --

13                      MR. TISEO: The tenth time?

14                      MR. STEWART: This is the tenth time. This  
15 has gone too far. What I'm proposing is that we vote  
16 to keep this on the demolition list and -- but that  
17 does not turn the lights off for her. She can then  
18 take cash, post a bond and work with the building  
19 officials.

20                      MR. KUMMER: Can you put that in the form of  
21 a motion?

22                      MR. STEWART: I do. I do. And that is my  
23 motion.

24                      MR. KUMMER: Then I would second that.

25                      MR. STEWART: Thank you very much.

1 MS. MURADIAN: Can I ask a question on the  
2 motion?

3 MR. KUMMER: No, not --

4 MS. MURADIAN: No?

5 MR. KUMMER: I'm sorry.

6 CHAIRPERSON: Okay. Is there further  
7 discussion?

8 MR. KUMMER: No.

9 CHAIRPERSON: Okay. All in favor, say "aye".

10 BOARD MEMBERS: Aye.

11 CHAIRPERSON: Any opposed?

12 I oppose. But it passes. So you have to go  
13 and find out what they want to have put down on the  
14 structure and then put that money down and just finish  
15 it and then you'll get that money back.

16 MS. MURADIAN: Why is it that everybody  
17 fights the bond issue? Is it because --

18 CHAIRPERSON: It's a lot of money.

19 MS. MURADIAN: -- it doesn't come back or you  
20 lose your money or what is --

21 MR. TISEO: You lose your money if you don't  
22 perform.

23 CHAIRPERSON: Yeah.

24 MS. MURADIAN: I beg your pardon?

25 MR. TISEO: You lose your money if you don't

1 perform. Once you complete the work, if you do it  
2 within a time frame, you will get the money back.

3 CHAIRPERSON: It's six months.

4 MS. MURADIAN: Well, we made great strides  
5 this month and that was all that you asked me for last  
6 month. If you can go back in your minutes, you will  
7 see you only asked me for to go and find a builder to  
8 give an example of costs. I did better than that, I  
9 gave you two.

10 And in addition to that, I also had the  
11 entire house rewired. Okay? And we're -- and like I  
12 said, the only thing there was one outlet in the  
13 kitchen and the smoke detectors and the carbon monoxide  
14 detector.

15 MR. STEWART: All hope is not lost, Ma'am.  
16 You can post a bond. Post a bond and work with the  
17 building officials. This is the tenth time you've been  
18 down here.

19 MS. MURADIAN: I've been here ten times, too.  
20 Doesn't that show you how interested I am in making  
21 this property --

22 MR. STEWART: It does.

23 MS. MURADIAN: -- a viable property?

24 MR. STEWART: It does. And we'll see just  
25 how interested you are when you work with the City

1 officials and post a bond and get this taken care of.

2 MS. MURADIAN: I thank you for your  
3 compassion.

4 MR. STEWART: Thank you.

5 MS. MURADIAN: And your understanding.

6 MR. STEWART: Thank you.

7 CHAIRPERSON: Okay. What's the next item  
8 here?

9 MR. BOLEK: 390 South Marshall is Item 29 on  
10 the list.

11 CHAIRPERSON: 390 Marshall, 390 Marshall.

12 MR. KUMMER: Yeah.

13 MR. BOLEK: 390 South Marshall posted 2-6 of  
14 '14. This is a vacant, abandoned structure, open to  
15 trespass in the doors and windows. The interior's  
16 trashed, the metals are stripped, there's debris,  
17 overgrown, unkempt. There's rotting at the front  
18 corner of the house, gas meter's locked out, the  
19 electric meter's gone.

20 We're recommending this remain on the  
21 demolition list.

22 MR. HERRING: Hi. My name is  
23 Dorothy Herring. My name is on the deed and it  
24 shouldn't be on there because I don't really own the  
25 house, it really belongs to Chase. I bought the house

1 for my daughter and -- to build her credit up. But she  
2 died June the 1st and I tried to keep it up and I  
3 couldn't take care of two houses. So I called the  
4 mortgage people and I told them that I couldn't take  
5 care of the house. I told them, "Do whatever you want  
6 with it."

7 And so I haven't paid a mortgage or taxes or  
8 anything over six years and the house should have been  
9 foreclosed at least three or four years ago. And  
10 they -- the lawyer said sometimes they keep your name  
11 on the deed so they don't be responsible for the things  
12 that goes on and I don't think that's fair because I  
13 can't afford to pay for demolition for this house or  
14 anything. So it should go to Chase Bank, not to me.

15 CHAIRPERSON: Okay. Well, that's all -- that  
16 will be recorded, what you just stated. So we'll go  
17 ahead and move forward on this project.

18 MR. HERRING: Thank you.

19 CHAIRPERSON: Okay. Thank you. Is there a  
20 motion, Kevin?

21 MR. STEWART: I make a motion to demolition  
22 it.

23 MR. KUMMER: I second.

24 MR. STEWART: Or that it remains on the  
25 demolition list, should I say?



1 MS. HOFMEISTER: I second.

2 CHAIRPERSON: All in favor, say "aye".

3 BOARD MEMBERS: Aye.

4 CHAIRPERSON: Any opposed?

5 Hearing none, motion passes.

6 Okay. What have we got next?

7 MR. BOLEK: 333 South Anderson.

8 CHAIRPERSON: What number?

9 MR. KOLBE: 14.

10 MR. TISEO: 14.

11 CHAIRPERSON: Number 14. Okay, 333 South  
12 Anderson Avenue. Go ahead, Rick.

13 MR. BOLEK: We took it off the list -- oh,  
14 I'm sorry. 333 South Anderson posted 2-6 of '14. This  
15 is a vacant, fire-damaged structure, boarded by the  
16 federal programs, also roof damage due to the fire,  
17 siding's been stripped, debris, unkempt, abandoned, gas  
18 meter's locked out, electric meter's gone.

19 We're recommending that this remain on the  
20 demolition list.

21 CHAIRPERSON: Okay.

22 MR. HILL: Yes. My name's Danny Hill. How  
23 do I start with this property? The property in  
24 question, at the time, was given to my youngest son,  
25 along with another one and he hadn't matured. I was in

1 Texas, rehabbing my mother's house, renovating, so I  
2 haven't proceeded in this. I just returned not too  
3 long ago.

4 I came up once two months ago and I went down  
5 to Building and Safety relative to the property and I  
6 seen it up on the board there and I inquired about it,  
7 why was it on the board, and she stated -- she went  
8 over to the paperwork and said, "Well no, okay, you  
9 have to pull a Maintenance Inspection."

10 But I was flying back out the next day to  
11 complete the job. Long story short is that, like I  
12 said, my son bought everything. Now, that house, when  
13 I first acquired that property, I come to the property,  
14 I had a problem with the water. The County -- it was  
15 purchased from the County and they had got in and  
16 turned the water off but it wasn't off so all the floor  
17 tiles jumped up off the floor. So they had no  
18 liability. So we got that cleaned up and they finally  
19 got out there and got the water turned off.

20 The next issue I had was the siding being  
21 taken off. A person got caught taking the siding off  
22 and police let him go. So I boarded it up. And this  
23 is what I gave my son. He said that I was on him. I'm  
24 thinking he was mature enough to do that but evidently  
25 he wasn't.

1           So in the process, they tell me to take the  
2 boards I had on there off because now it's boarded --  
3 it wasn't boarded according to the federal guidelines.  
4 So I come there and I'm boarded out, locked out.

5           Now, the fire took place -- now, I entered  
6 the property and I seen the meter. When he got in  
7 there, he tried to take the meter. It's hanging off  
8 the wall. Now, the City person who went in and boarded  
9 it up should have seen that hazard and had DTE come and  
10 shut the power. I didn't have the power on there.

11           So evidently, our wiring on the inside the  
12 house brushed up against metal when they took the  
13 siding off and it caused fire. But I'm locked out of  
14 the house. And I'm trying to find out how to get back  
15 into the house. Go to the Fire Department --

16           CHAIRPERSON: Sir --

17           MR. HILL: -- come down here --

18           CHAIRPERSON: I don't mean to cut you off.

19           MR. HILL: Okay. Okay.

20           CHAIRPERSON: And it looks like you had a lot  
21 of problems.

22           MR. HILL: Unless someone --

23           CHAIRPERSON: Sir, I don't mean to cut you  
24 off but what is your intentions?

25           MR. HILL: Well, okay. I'm just now really

1 coming aware of this --

2 CHAIRPERSON: Okay.

3 MR. HILL: -- situation of the house.

4 MR. TISEO: How long have you owned the  
5 house?

6 MR. HILL: Sir, to be honest with you, I  
7 don't remember the year I bought it. But like I said,  
8 it was given to my son and I informed him if I ever got  
9 any type of paperwork in reference to this house, I'm  
10 taking it. So I took it back.

11 MR. TISEO: Have you owned it six months, a  
12 year, ten years? Give me a --

13 MR. HILL: Well, I just took it back from him  
14 this month. My son --

15 MR. TISEO: Who's the legal owner of this  
16 house? You said you took it back from him.

17 MR. HILL: Yeah, from my youngest son. And I  
18 have a son that's graduating from college that's in  
19 Florida and will be coming home in June.

20 MR. TISEO: Well, if you take it back, that  
21 doesn't mean that you're the legal owner of the house.  
22 Who's the legal owner of the house?

23 MR. HILL: I'm the legal owner of the house.  
24 I'm the legal owner. And I want to go on and fix it  
25 for my son that's graduating from college and coming

1 home. He'll be coming home in June. I had just been  
2 made aware of this.

3 MR. STEWART: I have a question. This was  
4 boarded up under the federal programs. How long ago  
5 was that, the federal programs dollars, when they  
6 boarded these properties up; how long ago was that?

7 MR. HILL: Like I said, the furnace is still  
8 in the house, plumbing's still in the house, cabinets  
9 still in the house.

10 MR. KOLBE: I don't have a date. I'd have to  
11 check the records.

12 MR. STEWART: Okay.

13 MR. HILL: You've got -- I think it's four  
14 joists that's in the roof that caught fire.

15 MR. STEWART: When's the last time somebody  
16 lived in it?

17 MR. HILL: Oh, God, probably a year or so  
18 ago.

19 MR. BOLEK: We've been trying to get this  
20 debris cleaned up since I got here.

21 MR. HILL: I cleaned it up and they dumped  
22 again. I done cleaned it up a couple times.

23 MR. STEWART: How long has that been?

24 MR. BOLEK: I've been here just over a year.

25 MR. STEWART: Okay.

1 MR. HILL: Like I said --

2 MR. STEWART: That was a while back.

3 MS. HOFMEISTER: Trish was here then.

4 MR. STEWART: That's been at least two years  
5 ago with the federal programs.

6 MR. HILL: No, it hasn't been boarded two  
7 years. It hasn't been boarded two years.

8 CHAIRPERSON: Do you have back taxes due,  
9 too?

10 MR. HILL: I met with -- I have a meeting  
11 with Andy Meisner, at the time, to work out a repayment  
12 so I can take the money and put it into the house.  
13 Like I say, this is my line of work. It wouldn't take  
14 long because it's on a slab.

15 CHAIRPERSON: How much taxes are due?

16 MR. HILL: Excuse me?

17 CHAIRPERSON: How much taxes --

18 MR. HILL: I think it's, like, three or --  
19 \$3,000 or something like that.

20 CHAIRPERSON: \$3,000?

21 MR. HILL: Yeah. Because since it's a non --  
22 he didn't homestead the property, therefore it's listed  
23 as a rental so the taxes are higher. But, like, I just  
24 need time to get over there and --

25 CHAIRPERSON: That's more than one year's

1 taxes.

2 MR. HILL: Yes.

3 MR. KOLBE: Oh, yes.

4 MR. HILL: Yeah, it's two years. So I got a  
5 meeting with him. They'll send it in the mail when  
6 they come out, (inaudible) making a payment arrangement  
7 where I can pay money where I'm doing work to the  
8 house, I would have more capital to do the work.

9 MR. KOLBE: By the Treasurer's office, today  
10 the last time the taxes were paid was in 2007.

11 CHAIRPERSON: 2007?

12 MR. KOLBE: Yeah.

13 CHAIRPERSON: So there's a lot more years  
14 that aren't paid.

15 MR. HILL: Right.

16 CHAIRPERSON: Okay.

17 MR. HILL: But, like I said, I have another  
18 son that's going to come here in June so the problem  
19 will be done way before then. Like I say, it's on a  
20 slab. It's not like it's a basement or upstairs. The  
21 plumbing is still there because it's running through  
22 the concrete. The wiring is still there, the furnace  
23 is still there.

24 MR. TISEO: You said you do this work. Are  
25 you a contractor?

1 MR. HILL: Excuse me? Yes.

2 MR. TISEO: So you are a contractor. What  
3 kind of contractor, a general contractor --

4 MR. HILL: Yes.

5 MR. TISEO: -- a builder?

6 MR. HILL: Yeah. And like I said, I just  
7 like an electrician right there that's -- if I run into  
8 an electrical problem.

9 MR. TISEO: Do you have other properties in  
10 the city?

11 MR. HILL: Excuse me?

12 MR. TISEO: Do you have other properties in  
13 the city?

14 MR. HILL: No more than my parents' home. I  
15 was about to retire and go -- go south. And I -- like,  
16 I come up here. And the mail wasn't delivered to the  
17 home, that it was at the Post Office because the snow,  
18 the snow wasn't removed. So, like, I had just been  
19 made aware of this recently.

20 And I been done took the house back from him  
21 and went on and completed it because it would be a  
22 waste. You don't have an upstairs, you don't have a  
23 basement. And when they boarded it, they destroyed the  
24 windows. So I have to put new windows in it. They  
25 tore the windows up when they boarded it up.



1                   MR. STEWART: Is this the first time this has  
2                   been here?

3                   MR. HILL: Yes. And all I'm asking is, you  
4                   know, now that I'm made aware, give me a little time to  
5                   work with it. And I can assure you it will be taken  
6                   care of. I mean, you seen when I was (inaudible) when  
7                   I was here, I was pulling permits left and right.

8                   MR. KOLBE: You say you're licensed. Are you  
9                   licensed in Michigan?

10                  MR. HILL: Excuse me?

11                  MR. KOLBE: You said you're a licensed  
12                  builder.

13                  MR. HILL: No, that's the problem. It's in  
14                  Texas.

15                  MR. KOLBE: Are you licensed in Michigan?

16                  MR. HILL: What that, the building?

17                  MR. KOLBE: The building. Do you have a  
18                  Michigan builder's license or is it strictly a Texas  
19                  builder's license.

20                  MR. HILL: Strictly Texas. But like I said,  
21                  my brother-in-law is -- George Williams is a builder  
22                  here in Michigan. So it wouldn't be a problem to  
23                  obtain the permits the next day and do the work.

24                  CHAIRPERSON: Okay.

25                  MR. HILL: It's just by getting over there

1 and doing it.

2 CHAIRPERSON: We understand your intent,  
3 then. Is there a motion on this?

4 MR. HILL: Like I said, give me time, it will  
5 be taken care of.

6 MR. KUMMER: I'd like to make a motion to  
7 keep it on the demolition list.

8 CHAIRPERSON: Okay. Is there support?

9 MS. HOFMEISTER: I'll support.

10 CHAIRPERSON: Mona supports. All in a favor,  
11 say "aye".

12 BOARD MEMBERS: Aye.

13 CHAIRPERSON: Any opposed?

14 MR. TISEO: Aye.

15 CHAIRPERSON: Hearing none --

16 MR. TISEO: I oppose.

17 CHAIRPERSON: Oh. One opposed?

18 MR. TISEO: Yes.

19 CHAIRPERSON: Okay. Four yeses and one  
20 opposed, so it's still on the demolition list.

21 MR. HILL: That wouldn't have nothing to do  
22 with those houses that they're building over there,  
23 would it?

24 CHAIRPERSON: Pardon me?

25 MR. HILL: I said that wouldn't have nothing

1 to do with the City is building houses, so many houses  
2 in the area. It seems like other areas -- you know,  
3 that's bias, Man. That's bias. That's bias.

4 CHAIRPERSON: Just contact the Building  
5 Department --

6 MR. HILL: I --

7 CHAIRPERSON: And --

8 MR. HILL: -- want --

9 CHAIRPERSON: -- see --

10 MR. HILL: -- to understand --

11 CHAIRPERSON: -- what --

12 MR. HILL: -- though.

13 CHAIRPERSON: -- you got to do --

14 MR. HILL: You said they're going to be  
15 building X amount of houses in that area. So everybody  
16 over there that's trying to do something about their  
17 property, you got to fall secondary to these big  
18 developers coming with all the money and they want to  
19 build new houses out of the money that the government  
20 giving them. But you want to spend money of the  
21 government to tear down when the government got no  
22 money.

23 CHAIRPERSON: I don't know nothing about none  
24 of that.

25 MR. HILL: No. What I'm saying is when they

1           come and condemn properties --

2                   CHAIRPERSON:  Oh.  I don't know.

3                   MR. HILL:  -- you know, they send somebody to  
4           board it up.  They tear up my windows boarding up the  
5           property but it's still on me.  Now, I've been with the  
6           County, trying to find out who they sent out there to  
7           board that property.  They did more damage to the  
8           property --

9                   CHAIRPERSON:  Take that up the Building  
10          Department.

11                  MR. HILL:  That's what I'm doing in the  
12          process but nobody has answers.

13                  CHAIRPERSON:  I don't know.

14                  MR. HILL:  Nobody has responses even with the  
15          water.

16                  CHAIRPERSON:  I can't help you with that.  
17          We're not part of that.

18                  MR. BOLEK:  Next property was 86 Blaine.

19                  MS. HOFMEISTER:  None of these people were  
20          here.

21                  MR. TISEO:  86 Blaine, the notice was posted  
22          last month.

23                  CHAIRPERSON:  Okay.  86 Blaine.  Go ahead.

24                  MR. BOLEK:  Number 15.

25                  CHAIRPERSON:  15.

1           MR. BOLEK: 86 Blaine posted 2-7 of '14.  
2           This property was board by the federal programs in June  
3           and then rehabbed without permits. The gas meter and  
4           electric meter were on. It was posted in March for  
5           working without permits, then tickets were issued in  
6           March, July, August, August again, September.

7           The Property Maintenance Inspection was  
8           conducted on 1-7 of '14. All permits were needed.  
9           None have been obtained.

10          We're recommending that it remain on the  
11          demolition list.

12          MR. KUMMER: Can you state your name and your  
13          connection with this property.

14          MR. LENOIR: My name is Wendell Lenoir and  
15          I'm the owner of 86 Blaine. And what I would like to  
16          do is submit pictures. The -- well, one of the persons  
17          on the board just made several statements in regards to  
18          this house that work has been done on the house without  
19          permits. What -- I haven't had to do any work. I  
20          bought this house from the County. And through a  
21          little research, I can prove that this work was already  
22          done on the house when I --

23          You know, I was basically fortunate to buy a  
24          large, brick home that all I had to do, basically, was  
25          call the gas company, the electric company and get it

1 cut on.

2 Now, after they did the Property Maintenance  
3 Inspection, I called the water company to get the water  
4 cut on but I missed the scheduled appointment.

5 Now, I would like to submit photographs to  
6 the Board, pictures of the inside and the outside of  
7 this house and also pictures of the furnace, water  
8 tank; all of those things are intact. But all of those  
9 things that he's submitting that I done work to, they  
10 are original pieces or parts of that house.

11 MR. TISEO: When did you purchase the house?

12 MR. LENOIR: I purchased that house two years  
13 ago.

14 CHAIRPERSON: Just a minute, sir. We  
15 haven't -- hold on a second. We have to accept that.  
16 That has to go through that end of the -- over there to  
17 circulate it.

18 MR. LENOIR: There?

19 Here you are.

20 MR. TISEO: Again, when did you purchase the  
21 house?

22 MR. LENOIR: I purchased the house two years  
23 ago.

24 MR. TISEO: So you've owned the house for two  
25 years?

1 MR. LENOIR: Yes. Now, in those photos  
2 you're going to see a furnace that looks brand new.  
3 You'll see the door. That's the door to that very  
4 furnace. On the opposite side, you'll see there's rust  
5 on that furnace. But that furnace will fire up,  
6 operating perfectly.

7 You will see the only thing I did have to do  
8 that was after the Property Maintenance Inspection is  
9 to replace the fire alarms. These fire alarms were  
10 put -- placed up here in 2001. I found out that the  
11 electricity was done in 2001.

12 Now, I just recently -- the water was on  
13 until it went into foreclosure to the County. There is  
14 still rust in the water lines. But, note, I missed the  
15 appointment for the water to be cut on. So this rust  
16 was already here upon purchasing the house.

17 CHAIRPERSON: So there's a debate. You're --

18 MR. LENOIR: They're debating --

19 CHAIRPERSON: They --

20 MR. LENOIR: -- whether or not I did this  
21 work --

22 CHAIRPERSON: Permits are needed or not  
23 needed because of the time of the permits.

24 MR. LENOIR: -- in the house and I didn't  
25 do -- pull the proper permits for it.

1 CHAIRPERSON: Okay. Did you indicate that  
2 to --

3 MR. LENOIR: What I did do to that house --

4 CHAIRPERSON: Let me just keep this  
5 structured.

6 MR. LENOIR: Okay.

7 CHAIRPERSON: So we can move on. What --  
8 they say you need permits, the Building Department.

9 MR. LENOIR: Right.

10 CHAIRPERSON: You stated to them that this  
11 work was done prior to your ownership?

12 MR. LENOIR: Exactly. There was no need for  
13 me to do anything to that house.

14 CHAIRPERSON: Okay. They did a Property  
15 Maintenance Inspection?

16 MR. LENOIR: Yes. I paid them 200 -- 200  
17 exactly to come out and do a Maintenance Inspection.

18 CHAIRPERSON: And was that -- did everything  
19 meet code?

20 MR. LENOIR: Everything that's --

21 MR. TISEO: What was on the list?

22 MR. LENOIR: Everything is up to code.  
23 Nothing --

24 CHAIRPERSON: Okay. So it's up to code.

25 MR. TISEO: What was on the list?



1 MR. LENOIR: No. But he's stating that I --

2 MR. TISEO: Just a minute. We're asking him  
3 what's on the list.

4 MR. BOLEK: The list was all permits were  
5 needed. The furnace was -- appeared to be installed  
6 without any permits, it doesn't appear to be.

7 MR. KUMMER: He's debating that.

8 MR. BOLEK: Right.

9 MR. KUMMER: But what's on the list?

10 MR. BOLEK: All permits were required;  
11 plumbing, mechanical and electrical.

12 MR. KUMMER: Structurally, is there something  
13 wrong with it? We're putting this guy's house on the  
14 demo list. I'm trying to figure out why.

15 CHAIRPERSON: Go back to the podium, please.

16 MR. KUMMER: Do you know what I'm saying?

17 CHAIRPERSON: Is there a way to get this off  
18 of the list?

19 MR. KUMMER: It almost seems like a  
20 technicality. You know what I'm saying?

21 CHAIRPERSON: Yeah.

22 MR. KUMMER: Like it shouldn't be on this  
23 list, the demo list.

24 CHAIRPERSON: Because, if he didn't do the  
25 work, it was done and the person before that -- and

1 that happens and you guys know that and I know it.

2 MR. TISEO: But is that debatable?

3 MR. LENOIR: It's up to code is the main  
4 thing.

5 MR. BOLEK: None of the work that was done  
6 was ever inspected. We don't know if it's safe or not.  
7 To go in and do the inspection, I don't know if it's  
8 safe or not. It's still required under the building  
9 code.

10 MR. KUMMER: But here. Let me slow down a  
11 minute here. He's debating whether or not it was done  
12 even before -- whether it was done before he bought the  
13 house or after. But even still, that's an issue on --  
14 regarding permits. But -- but we leapfrogged somehow  
15 from that to putting a guy's house on a demolition list  
16 that seems very habitable; and that's confusing to me.  
17 So I'm trying to find out, is it possible that maybe it  
18 shouldn't even be before us?

19 CHAIRPERSON: Should be resolved.

20 MR. KUMMER: You know what I mean? It should  
21 be resolved separate from us. Am I -- you know what  
22 I'm saying?

23 CHAIRPERSON: Can we get it resolved right  
24 now or --

25 MR. TISEO: So this was the condition that

1           you -- when you purchased the house, what we're seeing  
2           now; is that correct?

3                   MR. LENOIR: The only condition -- only  
4           changes have been implemented to that house is where I  
5           painted it and I put those front doors, those front  
6           screen doors on it and I cleaned the carpet.

7                   MR. STEWART: And you said you bought it --  
8           you got it when, sir?

9                   MR. LENOIR: I bought this house in -- two  
10          years ago from Oakland County. Actually, I had to pay  
11          \$663. They deferred a water bill to me of -- upon  
12          purchasing -- let me see. Where is it? \$623.

13                   MR. BOLEK: He's saying he didn't do any  
14          work. There's pictures of the basement windows that  
15          had windows in it prior to the purchase and when it was  
16          boarded and now it's got glass block windows in it.

17                   CHAIRPERSON: Okay.

18                   MR. BOLEK: Go ahead.

19                   CHAIRPERSON: Ben -- or Rick, I'm going to  
20          make a motion to have this removed from the demo list.  
21          Is there support?

22                   MS. HOFMEISTER: I'll support.

23                   CHAIRPERSON: All in favor, say "aye".

24                   BOARD MEMBERS: Aye.

25                   CHAIRPERSON: Just go down to the Building

1 Department. See if you guys can work out what you need  
2 to do to get your final on it. But it's not on the  
3 demo list.

4 MR. LENOIR: Thank you very much.

5 CHAIRPERSON: Okay. Thank you.

6 CHAIRPERSON: Next Item.

7 MR. BOLEK: 103 Blain.

8 CHAIRPERSON: Okay, 103 Blaine. Go ahead,  
9 Rick.

10 MR. BOLEK: Number 16.

11 103 Blaine posted 9-20 -- posted 2-6 of '14.

12 This was a vacant structure, boarded by the federal  
13 programs, porch was rotted, roof's rotted, shingles  
14 missing, debris, unkempt. The electric meter had been  
15 jumped so the service was cut to the house. Gas  
16 meter's locked out.

17 A Property Maintenance Inspection was  
18 performed on 4-15 of '13. All permits required. It  
19 was a total rehab. Permits were pulled in October of  
20 last year, February of this year. So just recent  
21 permits were pulled.

22 So we're recommending postponement until the  
23 May meeting to complete the project.

24 CHAIRPERSON: Okay. Is there any discussion?

25 Seeing none, I'd make a motion to postpone



1 This is another property that was rehabbed without  
2 permits, had been boarded by the federal programs, the  
3 fire (sic) had been removed, broken windows, electric  
4 meter's jumped, electric service had been cut, again,  
5 by DTE.

6 We're recommending this remain on the  
7 demolition list.

8 CHAIRPERSON: Okay.

9 MS. MARTIN-LEVIER: My name's  
10 Crystal Martin-Levier. Can I talk yet or am I --

11 CHAIRPERSON: Yeah, go ahead. Go ahead.

12 MS. MARTIN-LEVIER: All right. My name is  
13 Crystal Martin-Levier. I bought the house in 2010 with  
14 four other properties. That property was not on any  
15 rehab list because I paid all -- my rehab information.  
16 All right? There is nothing wrong with the house  
17 except for it had 200 tires in the yard. So I had to  
18 pay for tires to be dumped out of the yard.

19 When I first got the house, I bought these  
20 houses to give away to people that were homeless,  
21 homeless youths and homeless single parents. I didn't  
22 buy the houses for me. All right?

23 I met a lady, I gave her that house. She had  
24 the electric and everything turned on to the house.  
25 Some things went wrong, I ended up taking the property

1 from her and I gave it to these young youths right here  
2 who were all homeless at that time. All right?

3 The government didn't board up the windows,  
4 and I told Jeff this before. I owned another property  
5 that the government boarded up the windows. I put  
6 those boards on that house once I fixed that house up.  
7 All right. So out of the four houses, that's how that  
8 happened.

9 Once the boards come off, the windows get  
10 broken, like everybody else around here. And I don't  
11 know why or what -- but those boys live in that house.

12 None of the windows are broke right now.  
13 They have the power turned on. They have gas coming to  
14 the house. They have water. They have everything that  
15 they're supposed to.

16 Every other month, Jeff will come by or  
17 whoever it is from the office and say, "This house was  
18 supposed to be on a rehab agreement." It was never  
19 supposed to be on a rehab agreement. If that was the  
20 case, in 2010 when I did all the other properties, I  
21 would have done that property. And nobody that's here  
22 was on that Board. The City was here when I bought the  
23 house. Shannon was the lady who worked in the front  
24 office and Mark Mitchell or whatever, he was one of the  
25 inspectors. All the other properties that I owned, all

1 the rehab agreements were paid for at the same time.

2 MR. TISEO: You say that the gas is on and  
3 the power's on. In the photograph, I see that was took  
4 on the 7th of February, you have a blank electric  
5 meter. How is that possible?

6 MS. MARTIN-LEVIER: They came in and put --  
7 the boys were living in it gas only. They didn't have  
8 electricity but they had gas. All right? So --

9 MR. TISEO: You can't occupy the house  
10 without electricity.

11 MS. MARTIN-LEVIER: They did. But at the  
12 same time they've had that turned on.

13 MR. TISEO: So since --

14 MS. MARTIN-LEVIER: That was turned on  
15 through DTE.

16 MR. TISEO: When?

17 MS. MARTIN-LEVIER: DTE came in -- came --

18 MR. TISEO: When?

19 MS. MARTIN-LEVIER: Tuesday. This Tuesday.

20 MR. TISEO: So the meter's back on this  
21 Tuesday?

22 MS. MARTIN-LEVIER: Yes, it was. They paid  
23 \$1,000 fine for not having a meter.

24 UNIDENTIFIED MALE: Also, the pictures that  
25 Mr. Bowdell had about the debris and things like that



1 on the back of house, those pictures are old. It says  
2 the right date on them, just like you had a problem in  
3 the beginning with someone else having debris in their  
4 yard. Those pictures are old that Mr. Bowdell has.

5 MR. TISEO: Yeah, I see that they're from  
6 June.

7 UNIDENTIFIED MALE: Yeah. And none of that's  
8 there. It wasn't even there in June. What I'm saying  
9 is whatever time and date that you have on that camera  
10 is wrong. He showed me all -- we came to Jeff on  
11 January 15th for a personal meeting that -- I don't  
12 know this guy with the glasses right here at the end,  
13 he told us that we had to come back and see Jeff on --  
14 I mean Mr. Bowdell on our own. So we came up here for  
15 a personal meeting with Mr. Bowdell.

16 And before the meeting, before that, he told  
17 us that we didn't have to be here and we left. He  
18 said, "You guys don't have to be here" and we left.

19 MR. STEWART: Who told you that?

20 UNIDENTIFIED MALE: This guy right here with  
21 the glasses. I don't know his name. What's your name,  
22 sir, Rick?

23 MR. BOLEK: I never talked to you.

24 UNIDENTIFIED MALE: Yes, you have.

25 (Inaudible).

1 UNIDENTIFIED MALE: We were here last month.

2 MR. BOLEK: I talked to -- I talked to  
3 Crystal in the yard out there one time.

4 MS. MARTIN-LEVIER: You've talked to me over  
5 the phone but that was the last month you've only dealt  
6 with them because I've been out of town.

7 UNIDENTIFIED MALE: We were at the last  
8 meeting.

9 MR. BOLEK: I seen them at the last meeting  
10 but that's the only contact I've had with them.

11 UNIDENTIFIED MALE: I'm just saying.

12 MS. MARTIN-LEVIER: Okay. They have  
13 everything operational. The debris that you keep  
14 seeing, it's the neighbor's house next door. And that  
15 house has no windows and that house has nothing in it  
16 but it's never on any list.

17 CHAIRPERSON: So these -- these young  
18 gentlemen are living in this house right now?

19 MS. MARTIN-LEVIER: Yes, they are.

20 CHAIRPERSON: Okay.

21 MR. STEWART: I have a question.

22 CHAIRPERSON: Go ahead.

23 MS. MARTIN-LEVIER: Go ahead.

24 MR. STEWART: It's going to be one for you,  
25 too.

1 MS. MARTIN-LEVIER: Uh-huh.

2 MR. STEWART: Is this the first time this  
3 house has been here --

4 MR. KOLBE: Yes.

5 MR. STEWART: -- in front of us?

6 MR. BOLEK: Yes, in front of this -- in front  
7 of this Board, yes.

8 MR. STEWART: And this dates back to 2010?

9 MR. KOLBE: Well, it came to the  
10 Hearing Officer in 2013, in April.

11 MR. STEWART: Okay. The Hearing Officer in  
12 2013?

13 MR. KOLBE: Correct.

14 MR. STEWART: April of 2013?

15 MR. KOLBE: Correct.

16 MR. STEWART: When did you buy this house,  
17 Ma'am?

18 MS. MARTIN-LEVIER: 2010.

19 MR. STEWART: And you're saying that you were  
20 told that it was --

21 MS. MARTIN-LEVIER: Up to standard. I didn't  
22 have to pay no rehab, I didn't have to pay any permits.

23 MR. STEWART: Okay.

24 MS. MARTIN-LEVIER: Only thing wrong with  
25 that house in 2010 was it had, like, 2000 tires in the

1 yard; that was it. I bought two properties that was  
2 like that.

3 MR. STEWART: And it was most likely being  
4 dealt with with the City then?

5 MS. MARTIN-LEVIER: Directly with the City.

6 MR. STEWART: With the tires?

7 MS. MARTIN-LEVIER: With the tires.

8 MR. STEWART: And then now, in 2013, three  
9 years later, they contact you and say, "Hello, how are  
10 you? We need to come in and we need to see what's  
11 going on?"

12 MS. MARTIN-LEVIER: Exactly.

13 MR. STEWART: A whole new different regime in  
14 the City of Pontiac.

15 MS. MARTIN-LEVIER: Right.

16 MR. STEWART: All the old people that were  
17 working and familiar with what's going on are now gone  
18 and now here you stand and here we sit.

19 MS. MARTIN-LEVIER: That's correct, sir.

20 MR. STEWART: Am I right in saying that?

21 MR. KOLBE: Uh-huh.

22 MR. STEWART: So what do we do; what are your  
23 expectations?

24 MR. TISEO: Is the house safe to habitat?

25 MR. STEWART: What are your expectations?

1 MR. BOLEK: We've never been inside.

2 MR. STEWART: Okay. So --

3 MR. KOLBE: I think when they met with Jeff  
4 the last, he suggested a Property Maintenance  
5 Inspection to see what needed to be done with the  
6 house.

7 MR. STEWART: Okay. Do you understand that?

8 MS. MARTIN-LEVIER: I understand what he's  
9 saying. But this is what I don't understand.

10 MR. STEWART: Okay.

11 MS. MARTIN-LEVIER: All the other houses that  
12 are on that street without windows -- these guys have  
13 windows, they have everything.

14 MR. STEWART: Okay. Well, you know, we got  
15 to let them deal with those other houses, Ma'am.

16 MS. MARTIN-LEVIER: Okay.

17 MR. STEWART: Okay. We got to --

18 MS. MARTIN-LEVIER: I'll handle it.

19 MR. STEWART: Okay. We got to let them -- as  
20 a matter of fact, there's some issues. I have an issue  
21 with a property with the old Food Basket Market that  
22 I'm going to be addressing. So we have to let them --  
23 allow them the opportunity to address those other homes  
24 on Hudson Street.

25 But right now we have to deal with your

1 property. And what they -- what they are proposing, if  
2 I may say, they're asking that you get in contact with  
3 them so that they can come in and do an inspection.

4 Am I right?

5 MR. BOLEK: Yes.

6 MR. STEWART: That's what they're wanting to  
7 do.

8 MS. MARTIN-LEVIER: Okay. I don't own the  
9 home. The boys own the home.

10 MR. STEWART: Okay. Well, whomever the  
11 homeowner is --

12 MS. MARTIN-LEVIER: Okay.

13 MR. STEWART: -- let the homeowner step  
14 forward and be -- forth and be recognized and speak  
15 with the building officials so that we can get this  
16 taken care of and everyone can move on and these  
17 gentlemen can keep living where they're living and the  
18 City can be satisfied with, you know, doing what it is  
19 that they need to do.

20 MS. MARTIN-LEVIER: That will be fine. When  
21 is the date?

22 MR. STEWART: What do you need --

23 UNIDENTIFIED MALE: What do we need to do?

24 MR. KOLBE: You need to come in and apply for  
25 the Property Maintenance Inspection.

1 MR. TISEO: Who's the owner?

2 UNIDENTIFIED MALE: We're all owners.

3 MR. KOLBE: Okay. It can be any of the  
4 owners. Jeff talked to Rodney last night, it was  
5 Rodney Drapper, talked to you last night.

6 MR. DRAPPER: Yeah.

7 MR. KOLBE: And thought that he -- you know,  
8 he was under the understanding that you knew exactly  
9 what had to be done. But yeah, come into the Building  
10 Department and pull a Property Maintenance Inspection  
11 and we can schedule it after you've pulled the  
12 inspection.

13 MR. DRAPPER: But, also, like, still when  
14 does this have to occur; like how long are you giving  
15 us? That's what we're asking.

16 MS. MARTIN-LEVIER: He doesn't understand. I  
17 will explain it to him. He'll come in and do the  
18 permits to pay.

19 CHAIRPERSON: We're going to make a motion to  
20 get this out of our court.

21 MS. MARTIN-LEVIER: Okay. Thank you.

22 CHAIRPERSON: Okay. Go ahead.

23 MR. STEWART: So we're going to make a motion  
24 that --

25 MS. HOFMEISTER: To remove it?

1 MR. STEWART: -- to remove it from the  
2 demolition list and to have them contact the building  
3 officials.

4 MR. TISEO: To pull an inspection, a Property  
5 Maintenance Inspection.

6 CHAIRPERSON: A Property Maintenance.

7 MR. STEWART: A Property Maintenance  
8 Inspection. You understand that, right, sir?

9 UNIDENTIFIED MALE: Yeah.

10 MR. STEWART: Okay. All the owners that are  
11 present understand that, when you leave here -- and the  
12 City's open tomorrow -- that you need to call and  
13 contact them so that they can come in and you guys can  
14 work together and schedule an inspection so that they  
15 can come in and work with you as it relates to this  
16 issue?

17 MS. MARTIN-LEVIER: We understand everything.  
18 Thank you very much.

19 Say thank you.

20 UNIDENTIFIED MALE: Thank you.

21 MR. STEWART: Okay. We have to vote, Ma'am.

22 MS. MARTIN-LEVIER: Okay.

23 MR. STEWART: That's my motion.

24 MR. KUMMER: I will second that motion.

25 MR. STEWART: Okay.



1 CHAIRPERSON: Any more discussion?

2 Seeing none, all in favor, say "aye".

3 BOARD MEMBERS: Aye.

4 CHAIRPERSON: Any opposed?

5 Seeing none, motion passes.

6 MR. TISEO: What's the next one?

7 MR. BOLEK: 373 Irwin, Number 21.

8 CHAIRPERSON: Go ahead.

9 MR. BOLEK: 373 Irwin posed 2-6 of '14. This  
10 is a vacant, abandoned structure, broken windows,  
11 boarded, debris, overgrown, unkempt, abandoned boat in  
12 the yard, electric meter's off, gas meter's locked out.

13 We're recommending that it remain on the  
14 demolition list.

15 CHAIRPERSON: Okay. I don't see anybody here  
16 for this. Is there a motion?

17 MR. STEWART: I'll make a motion that it  
18 remain on the demolition list.

19 MR. KUMMER: Support.

20 CHAIRPERSON: All in favor, say "aye".

21 BOARD MEMBERS: Aye.

22 CHAIRPERSON: Any opposed?

23 Seeing none, motion passes.

24 UNIDENTIFIED MALE: Excuse me. Can you  
25 repeat the address again?

1 MR. STEWART: 373 Irwin.

2 UNIDENTIFIED MALE: Oh, no.

3 CHAIRPERSON: All right. Let's go on to the  
4 next one. Number?

5 MR. BOLEK: 54 Lewis, 25.

6 CHAIRPERSON: Number 25, 54 Lewis. Go ahead.

7 MR. BOLEK: 54 Lewis posted 2-7 of '14. This  
8 structure was fire damaged and vacant. Windows and  
9 doors were open. The interior was being demoed without  
10 permits on one of our postings, a dead tree in the  
11 backyard, front windows boarded by the owner, electric  
12 work was being done without permits.

13 A Property Maintenance Inspection was  
14 performed on 7-3 of '13. It says a building permit was  
15 required on 8-19-13. A plumbing permit was pulled. A  
16 mechanical permit was pulled on January 31st and  
17 electrical permit pulled on 2-5 of '14.

18 We're recommending that -- we're recommending  
19 demolition due to lack of progress.

20 MR. KUMMER: But they just pulled permits,  
21 right?

22 CHAIRPERSON: They pulled permits.

23 MR. KOLBE: Uh-huh.

24 CHAIRPERSON: So now what do you recommend;  
25 are you still recommending the same, Rick?

1 MR. KOLBE: We'll give them 90 days.

2 MR. BOLEK: I would now recommend that we  
3 give them until the May 21st time frame.

4 CHAIRPERSON: Okay. I would make a motion to  
5 that effect.

6 MR. TISEO: I table.

7 MR. KUMMER: I second.

8 MR. STEWART: You live there, sir?

9 MR. SMITH: Yes, sir.

10 CHAIRPERSON: Is there a discussion?

11 Okay. All in favor, say "aye".

12 BOARD MEMBERS: Aye.

13 CHAIRPERSON: Any opposed?

14 Hearing none, we're going to table it until  
15 the May 21st. Get 'er done.

16 MR. BOLEK: 443 South Marshall.

17 CHAIRPERSON: What number?

18 MR. BOLEK: 30.

19 CHAIRPERSON: Number 30. 443 South Marshall.  
20 Go ahead.

21 MR. BOLEK: 443 South Marshall posted 2-6 of  
22 '14. This is a vacant structure and open to trespass  
23 in the back door, metals have been stripped, debris,  
24 overgrown, unkempt, gas meter's locked out, the  
25 electric meter's off.

1                   Recommending remaining on the demolition  
2 list.

3                   CHAIRPERSON: Go ahead and state your name,  
4 sir, and tell us what your involvement is with this  
5 home.

6                   MR. STENNIS: My name is Harry Stennis and I  
7 own the property.

8                   CHAIRPERSON: Okay.

9                   MR. TISEO: How long have you owned it?

10                  MR. STENNIS: Since August.

11                  MR. TISEO: So this just came up on the list;  
12 is that correct?

13                  MR. BOLEK: Yes.

14                  MR. STENNIS: I just got a notice, like, the  
15 7th.

16                  MR. KUMMER: Okay. So he needs to pull his  
17 Property Maintenance Inspection and then permits?

18                  MR. KOLBE: (Nods.)

19                  MR. KUMMER: What's your intent with this  
20 property, sir?

21                  MR. STENNIS: Live in it.

22                  MR. KUMMER: Okay.

23                  MR. TISEO: Do you know the amount of work  
24 that needs to be done, roughly?

25                  MR. STENNIS: Somebody stole the furnace and

1 hot water heater out of there and took a couple pipes.

2 MR. TISEO: Is the rest of the house  
3 habitable?

4 MR. STENNIS: Yeah.

5 MR. TISEO: We won't know that until there's  
6 an inspection pulled.

7 MR. STENNIS: Okay.

8 MR. TISEO: And you have the funds to take  
9 care of the house?

10 MR. STENNIS: Yes, I do.

11 CHAIRPERSON: Okay. A motion?

12 MR. KUMMER: I'd like to make a motion to  
13 table this until May.

14 CHAIRPERSON: Support?

15 I support. All in favor, say "aye".

16 BOARD MEMBERS: Aye.

17 CHAIRPERSON: Any opposed?

18 Hearing none, motion passed. We'll see you  
19 in May.

20 MR. STENNIS: All right. Thank you.

21 MR. TISEO: Make some progress, please.

22 MR. STENNIS: All right. Thank you.

23 MR. BOLEK: The next property is

24 413 North Perry.

25 CHAIRPERSON: 38. Go ahead.

1 MR. BOLEK: 413 North Perry posted 2-6 of  
2 '14. This structure was vacant -- actually, not  
3 vacant. There was squatters living in the house. The  
4 owner has evicted those squatters, boarded up the  
5 house. The interior was trashed. He's recently had a  
6 fire on the back of the property. The Property  
7 Maintenance Inspection was applied for on 1 -- applied  
8 for on 1-15 of '14 but not paid for.

9 We're recommending that it remain on the  
10 demolition list.

11 CHAIRPERSON: Okay.

12 MR. LAPERRIERE: The reason it wasn't paid is  
13 I came in, I was going to charge it.

14 MR. TISEO: Could you state your name,  
15 please.

16 MR. LAPERRIERE: Oh, I'm sorry.  
17 Eric Laperriere, owner.

18 MR. STEWART: Is this the house that's right  
19 across from where Burger King used to be?

20 MS. HOFMEISTER: Yeah.

21 MR. LAPERRIERE: It's one of the houses over  
22 there. But I'm assuming that this is the one you're  
23 talking about, yeah.

24 MR. STEWART: How long have you owned this?

25 MR. LAPERRIERE: Since '03. You know that

1 house. I'm afraid to ask why he knows that house.

2 MR. STEWART: What?

3 MR. LAPERRIERE: I was just wondering, you  
4 looked like you knew me or something.

5 MR. STEWART: No. I'm familiar with this  
6 property.

7 MR. LAPERRIERE: Oh.

8 MR. STEWART: It's just always been a --  
9 well, I'm not going to say.

10 CHAIRPERSON: He always does that when he  
11 recognizes a property.

12 MR. LAPERRIERE: Oh, all right. Like I said,  
13 the reason -- I had come in earlier of that meeting to  
14 apply for the Property Maintenance. Unfortunately, I  
15 didn't realize you didn't take credit cards. So I had  
16 to come back. And I'm in snow removal and stuff and  
17 just hadn't had a chance to get back. And I knew I had  
18 to come to this and I knew that it had to be cleaned  
19 out and everything.

20 I showed Rick -- I've got pictures of the  
21 inside. Rick just saw them a second ago. We had to  
22 get -- you know, get the people out. It's been boarded  
23 up. Had to get it fumigated. Had to pull all the  
24 trash out and everything. And then I did get a call  
25 yesterday there was a fire in the back that melted some

1 of the siding.

2 MR. STEWART: You've owned this since 2003,  
3 you've been the owner?

4 MR. LAPERRIERE: I'm sorry. 2005.

5 MR. STEWART: 2005?

6 MR. LAPERRIERE: Yes. And it's been rented  
7 up until just recently.

8 MS. HOFMEISTER: Before the squatters were --  
9 have you got it registered with the City as a rental or  
10 did you have?

11 MR. LAPERRIERE: It is -- it was registered  
12 last year with a rental -- as a rental. This year I'm  
13 just trying to figure out what's going to happen before  
14 I re-register it as a rental.

15 MR. STEWART: You're going to see what  
16 happens with what?

17 MR. LAPERRIERE: Well, I mean, right now  
18 you're talking about demolishing it. So if you're  
19 going to demolish it, it doesn't make sense to register  
20 it as a rental.

21 MS. HOFMEISTER: Do you live in town?

22 MR. LAPERRIERE: I live in the Berkley area,  
23 yes.

24 MS. HOFMEISTER: I was just going to say, the  
25 people that were squatting in that house have been



1           there a year, it's long.

2                   MR. LAPERRIERE: They have been there for a  
3 long time. It's taken me a long time to get rid of  
4 them.

5                   MR. STEWART: How long is a long time?

6                   MR. LAPERRIERE: They were probably there for  
7 a year. And, you know --

8                   MR. STEWART: So you haven't had any contact  
9 with your property for a year?

10                  MR. LAPERRIERE: That is not true.

11                  MR. STEWART: Then why wouldn't you send the  
12 police over there or go ahead and start your eviction  
13 process?

14                  MR. LAPERRIERE: I started the eviction  
15 process, everything was fine. They were supposed move  
16 out. I thought that's all I had to do because I've  
17 never had to evict anybody. The time lapsed. I get a  
18 call from the City that I had to start the process  
19 over. As soon as we did, as soon as I started it over,  
20 they were out. As soon as they were out, I boarded it  
21 up.

22                  MS. HOFMEISTER: Wow.

23                  MR. LAPERRIERE: And then cleaned it up.

24                  MR. BOLEK: We're still recommending it be on  
25 the demolition list.

1 MR. STEWART: You know, there's a whole lot  
2 that has went on at this property.

3 MR. LAPERRIERE: I know there was a lot --

4 MR. STEWART: A whole, whole lot.

5 MR. LAPERRIERE: -- before I took over, yes.

6 MR. STEWART: No, I'm talking about --

7 MS. HOFMEISTER: Even after.

8 MR. STEWART: -- before then.

9 MR. LAPERRIERE: Then I do not.

10 MR. STEWART: This is right on a major  
11 thoroughfare. And you know what? Even during the  
12 summer months --

13 MR. LAPERRIERE: I do know that the police  
14 were called on the people that were currently renting.  
15 But, you know, I mean, at that point, I'm not sure --  
16 you know, they were supposed -- they were telling me  
17 that the police were getting them for loitering or -- I  
18 don't know the proper --

19 MR. STEWART: What about next door, the lot  
20 that's next door; do you own the lot there, too --

21 MR. LAPERRIERE: The empty lot, no, sir.

22 MR. STEWART: -- where the car hit the tree?

23 MR. LAPERRIERE: No, sir. There's -- there's  
24 the house I own, there's a house next door that's owned  
25 by someone completely different and there's a vacant

1 property next to that.

2 MR. STEWART: Next to you?

3 MR. LAPERRIERE: Yes.

4 MR. STEWART: Next to this property?

5 MR. LAPERRIERE: So I'm not --

6 MR. STEWART: So I'm asking, do you own the  
7 property with all the trees?

8 MR. LAPERRIERE: The vacant property, I do  
9 not. Oh, no, I know exactly -- no, I do not own that  
10 one either. The only one I own is 413.

11 CHAIRPERSON: All right. Do you want to make  
12 a -- can we hear a motion here?

13 MR. STEWART: I'm going to make a motion that  
14 this remain on the demolition list.

15 MR. LAPERRIERE: May I ask why? I mean --

16 CHAIRPERSON: You can't say anything, sir.

17 MR. LAPERRIERE: Oh.

18 CHAIRPERSON: We're in deliberations.

19 Go ahead, Mona.

20 MS. HOFMEISTER: I'm going to say second. I  
21 have a problem with people that live in a house that  
22 aren't supposed to be here and nobody knows for, as he  
23 says, as long as a year.

24 MR. LAPERRIERE: It was the previous renters.  
25 I mean, it was the renters that were living there for

1 that year time. So I knew who they were.

2 MS. HOFMEISTER: Are you talking about the  
3 squatters?

4 MR. LAPERRIERE: We are now calling them  
5 squatters. But no, it was the renters that it took me  
6 that long to get out. So the term "squatters" is only  
7 because -- I don't know why it's the squatters. It's  
8 the renters that were in there. I knew the people that  
9 were in there. I was trying to get rid of them.  
10 Sorry. They weren't squatters. That was --

11 CHAIRPERSON: I don't mean to over-talk on  
12 you, sir. But, like I mentioned, you can't --

13 MR. LAPERRIERE: Okay. Well, no, she was  
14 calling them squatters. I just wanted to make sure --

15 CHAIRPERSON: All right. We got that.

16 MR. LAPERRIERE: Okay.

17 CHAIRPERSON: All right. All in favor of  
18 Kevin's motion, say "aye".

19 BOARD MEMBERS: Aye.

20 CHAIRPERSON: Any opposed?

21 Hearing none, it's on the demo list. So if  
22 you're going to finish it out, get with the Building  
23 Department, you'll have to put up some money --

24 MR. LAPERRIERE: Okay.

25 CHAIRPERSON: -- and finish it out in six

1 months.

2 MR. LAPERRIERE: All right. Can I just  
3 say -- and you can answer it or not. It was put on the  
4 demo because it was unsecured and dirty inside. Both  
5 of those have been taken care of. But now we're saying  
6 previous --

7 CHAIRPERSON: It's got boarded windows.

8 MR. LAPERRIERE: It does now.

9 MR. TISEO: It's not habitable.

10 MR. LAPERRIERE: All right. Whatever.

11 Thanks.

12 CHAIRPERSON: Okay.

13 MR. KUMMER: What's next?

14 MR. BOLEK: 882 Stirling.

15 CHAIRPERSON: What number?

16 MR. BOLEK: 43.

17 CHAIRPERSON: 882 South Stirling. Go ahead,  
18 Rick.

19 MR. BOLEK: 882 South Stirling posted 2-7 of  
20 '14. This is a vacant, fire-damaged structure, severe  
21 fire damage to this structure. The electric meter had  
22 been jumped, DTE was called and cut that service to the  
23 house. Gas meter's locked out.

24 A Property Maintenance Inspection was  
25 performed today and, basically, the -- all permits are

1 going to be required. There's some obvious structural  
2 damage.

3 And we're recommending that it remain on the  
4 demolition list.

5 MR. STEWART: Did you say -- can I have a  
6 question -- ask a question? You said that the  
7 electrical service was turned back on after the fire  
8 damage?

9 MR. BOLEK: I don't know when.

10 MR. STEWART: Okay.

11 MR. BOLEK: The electrical service had never  
12 been turned back on but there was some point where it  
13 got jumped.

14 MR. STEWART: Okay. Okay.

15 MR. BOLEK: So, when we found it at one of  
16 the -- the next posting, we called DTE and they come  
17 out.

18 MR. STEWART: So it was jumped in this  
19 condition?

20 MR. BOLEK: Yeah.

21 MR. TISEO: That's unbelievable.

22 MR. BOLEK: In fact, I think one of the  
23 pictures still shows the bars in the --

24 MR. KOLBE: Uh-huh.

25 MR. BOLEK: The bars in the meter.

1 MR. STEWART: Wow.

2 CHAIRPERSON: Okay. Ma'am --

3 MS. MIHAJ: Hi.

4 CHAIRPERSON: -- could you state your name.

5 MS. MIHAJ: My name is Metjana Mithaj.

6 CHAIRPERSON: Pardon me?

7 MS. MIHAJ: My name is Metjana Mithaj and I

8 have a property, it's MG Rental Properties. We

9 purchased about 13 --

10 CHAIRPERSON: You own -- are you the resident

11 agent for that property?

12 MS. MIHAJ: Correct, I'm the owner of the

13 company.

14 CHAIRPERSON: That's an --

15 MS. MIHAJ: We purchased.

16 CHAIRPERSON: -- LLC?

17 MS. MIHAJ: Correct. We purchased about 13

18 of them on October 2012.

19 CHAIRPERSON: Okay.

20 MS. MIHAJ: And all of them were registered

21 and including this one was registered. It had passed

22 inspection. I had tenants in there living. Everything

23 was doing just fine until they stopped paying the rent.

24 Everything went downhill from there. I went through

25 the eviction process. I was unaware that they were

1           actually behind with every bill, including water bill,  
2           gas bill, electrical.

3                       Now, when I evicted them, the process takes,  
4           I don't know, anywhere from a month and a half to two  
5           months. So I'm not exactly sure what day they moved  
6           out of the house. I went -- I sent my maintenance guy  
7           on a Saturday. Before the house got burned, the house  
8           had electricity, the house had gas.

9                       Now, personally, I was not there. My  
10          maintenance guy was just cleaning up because it was a  
11          huge mess in there. After they had left the property,  
12          not even two days after, it's when -- I think it was  
13          Christmas day when I got a phone call that, "Your house  
14          got burned up." And I showed up at the property. They  
15          already had boarded up the house. And that was the  
16          last I heard.

17                      And then I went to the City Hall to find out  
18          more about it and that's when, you know, Rick started  
19          telling me more about this. I've never had to deal  
20          with this before.

21                      MR. STEWART: What does your insurance  
22          adjuster say about it?

23                      MS. MIHAJ: Well, here's where the problem  
24          begins. I had insured the house when I first purchased  
25          it, which was in October. And it had expired by the



1 end of October.

2 MR. STEWART: So you were renting a house  
3 with tenants that had no fire insurance?

4 MS. MIHAJ: Well, actually, the insurance had  
5 expired on October 2013. That was the time when I was  
6 evicting them. And it was my neglect because me trying  
7 to pay attention to evict the tenants, I did not renew  
8 it on time, which mean when the fire happened, they  
9 denied it because they said, "You did not renew it on  
10 time." So automatically they did not -- it's not  
11 covered, pretty much.

12 MR. STEWART: And you said your  
13 recommendation is what?

14 MR. BOLEK: The recommendation is demolition.

15 MR. STEWART: Okay. I'd make a motion --

16 MS. MIHAJ: Now --

17 MR. STEWART: -- that this property --

18 MS. MIHAJ: If I may say --

19 MR. STEWART: -- 882 South Stirling remains  
20 on the demolition list.

21 CHAIRPERSON: Okay. I support.

22 MR. STEWART: That's my motion.

23 CHAIRPERSON: I support.

24 MR. TISEO: Yeah. There's a lot of --

25 MS. MIHAJ: If I may add --

1 MR. TISEO: I don't know how you can rehab  
2 this house.

3 CHAIRPERSON: Yeah, I don't see --

4 MS. MIHAJ: If I may add --

5 CHAIRPERSON: Just a moment, Ma'am.

6 MS. MIHAJ: I'm sorry.

7 CHAIRPERSON: We're still talking.

8 MR. TISEO: I mean, look at the extent of  
9 this. I don't know how, financially, you could --

10 CHAIRPERSON: That's not cost --

11 MR. TISEO: -- rehab.

12 CHAIRPERSON: -- effective to rehab this  
13 house.

14 MR. TISEO: No, not something like this.

15 CHAIRPERSON: Okay. You go ahead, if you  
16 have something to add.

17 MS. MIHAJ: Yeah. I'm the owner of 13  
18 properties. They're all rented, they're all  
19 registered. I own also a brand new business.  
20 Everything that I own is paid in cash, everything. So  
21 I do have a cash flow. I might not have all the money  
22 upfront 20-, 30,000 but I do have that coming.

23 And my husband is actually -- you know, he's  
24 applying for a permit to become a general contractor.  
25 We already -- you know, we already have a granite

1 business so we know a lot of contractors.

2 CHAIRPERSON: A what type of business?

3 MS. MIHAJ: Granite countertops.

4 CHAIRPERSON: Okay.

5 MS. MIHAJ: So my main thing is here: I  
6 just -- I even spoke to Rick. It's a good area. I  
7 know, pretty much, Pontiac. It's a good area. I'm  
8 trying to restore it. And if it's more than, probably,  
9 20-, 25,000, I wouldn't go for it either.

10 CHAIRPERSON: Ma'am, this is gone. Trust me,  
11 I've been doing this for many, many, many years.

12 MS. MIHAJ: Okay.

13 CHAIRPERSON: There's an architect and  
14 several contractors.

15 MS. MIHAJ: Okay.

16 CHAIRPERSON: This is gone.

17 MR. TISEO: Yeah, this is -- you can't  
18 salvage it.

19 MS. MIHAJ: So it's going to have to be --

20 MR. TISEO: Yeah.

21 MS. MIHAJ: You see, the thing is, I haven't  
22 even been inside to see it to make a determination.

23 CHAIRPERSON: We can tell by this.

24 MS. MIHAJ: Okay. I just wanted to get that  
25 extra step. And I'm not the kind of person that walks

1 away and just leave it. We discussed it with Rick. I  
2 didn't want to be that. At this point, I can't afford  
3 to just --

4 CHAIRPERSON: I wouldn't suggest you even  
5 have a Maintenance Inspection and waste your money.

6 MS. MIHAJ: I know.

7 CHAIRPERSON: I mean, I would go right to  
8 demo.

9 MS. MIHAJ: You know --

10 CHAIRPERSON: We're going to put it on the  
11 demo list.

12 MS. MIHAJ: Okay. All right.

13 CHAIRPERSON: Okay?

14 MS. MIHAJ: Well, you know, I appreciate it.

15 CHAIRPERSON: All right? Trust me, it's  
16 best.

17 MS. MIHAJ: Okay. All right.

18 CHAIRPERSON: All in favor of the motion --  
19 Kevin, do you -- say "aye".

20 BOARD MEMBERS: Aye.

21 CHAIRPERSON: Any opposed?

22 Hearing none, it's on the list.

23 MS. MIHAJ: Okay.

24 CHAIRPERSON: So just go to the Building  
25 Department, they'll get you a demo permit.

1 MS. MIHAJ: All right.

2 CHAIRPERSON: Thank you.

3 MS. MIHAJ: Thank you.

4 MR. BOLEK: Number 48, 171 Willard?

5 CHAIRPERSON: Go ahead, Rick.

6 MR. BOLEK: 171 Willard posted 2-6 of '14.

7 It's a vacant structure, stripped of all mechanicals  
8 and metals, open to trespass in the rear door and  
9 windows, overgrown, unkempt, debris, gas meter's locked  
10 out, the electric meter's off. There's been no  
11 inspections or Property Maintenance Inspections.

12 We're recommending that it remain on the  
13 demolition list.

14 MR. KUMMER: Go ahead. State your name,  
15 please.

16 MS. RODRIGUEZ: Nitzia Rodrigues. I'm the  
17 owner of the house.

18 MR. KUMMER: What's the history on this  
19 house?

20 MS. RODRIGUEZ: I bought the house in 2006.  
21 In 2009, I had the house -- it has about \$15,000 worth  
22 of ceramic and marble tile done inside. And I tried to  
23 sell the house and they broke in and they took  
24 everything. I tried to do it twice and I gave up.

25 MR. STEWART: Ma'am, you put a lot of work in

1           this house.

2                       MS. RODRIGUEZ:  Yes, I did.

3                       MR. STEWART:  This is the house up on the  
4           hill, on the corner, right?

5                       MS. RODRIGUEZ:  Yeah.

6                       MR. STEWART:  With the big tree.  You got a  
7           big huge tree?

8                       MS. RODRIGUEZ:  Yeah.

9                       MR. STEWART:  It's not in the picture but I'm  
10          familiar with this house.  You put a lot of money in  
11          this house.

12                      MS. RODRIGUEZ:  Yep.

13                      MR. STEWART:  What, you couldn't sell it?

14                      MS. RODRIGUEZ:  Uh-uh.

15                      MS. HOFMEISTER:  It's a nice house on the  
16          outside.

17                      MR. STEWART:  Are you -- are you the owner?  
18          What are you planning to do?

19                      CHAIRPERSON:  Sir, you can -- didn't we  
20          already see you?

21                      UNIDENTIFIED MALE:  Um-hmm.

22                      CHAIRPERSON:  What do you need?

23                      UNIDENTIFIED MALE:  Is there a paper saying  
24          it's off the demolition?

25                      CHAIRPERSON:  No, it's a record so you're all

1 set.

2 UNIDENTIFIED MALE: Okay.

3 CHAIRPERSON: Thank you. I'm sorry.

4 MR. TISEO: What's your intention with the  
5 house?

6 MR. SIMMONS: If I may, my name is  
7 Russell Simmons. I am the Community Development and  
8 Marketing Manager for Michigan for Charter One Bank.  
9 We hold the mortgage on the house. Ms. Rodriguez has  
10 agreed to do a short sale that the bank is agreeable  
11 to.

12 Community Housing Network is a nonprofit that  
13 operates here in Pontiac. And they are doing a  
14 development project, a residential development project,  
15 and they wish to purchase the home to include it in  
16 their development project. They haven't been inside  
17 the home, they've kind of looked in through the windows  
18 and they feel that they can work with the house and the  
19 condition that it's in. So I'm just --

20 MR. STEWART: Do you got a card?

21 MR. SIMMONS: Yes.

22 MR. STEWART: Can you let them have it?

23 MR. KUMMER: I mean, it's a good-looking  
24 house.

25 MR. STEWART: She put a lot of money in this

1 house.

2 Is the furnace -- I mean --

3 MR. BOLEK: All the mechanicals are gone.

4 The structure is -- the structure is a decent  
5 structure, it's just missing all the mechanicals.

6 MR. STEWART: Right.

7 MR. TISEO: I mean -- I mean, if we table  
8 this until the May meeting, what -- you're trying to  
9 short sale it. Do you have a buyer or --

10 MR. SIMMONS: Yes. Community Housing Network  
11 wants to buy it. That's why I'm here; to ask -- to see  
12 if we can get the -- the 90 days until the next meeting  
13 and we're going to try and do all the documents and get  
14 the deal closed before the meeting.

15 MR. STEWART: Okay.

16 MR. KUMMER: I don't have a problem with  
17 tabling this so that they can sort out whatever  
18 arrangements they have to do.

19 MR. STEWART: Right.

20 MR. KUMMER: Because I think -- I mean, this  
21 is a noble cause. It's a great looking house. You put  
22 a lot of money into it. Hopefully, a short sale will  
23 give you something out of it and this -- this could be  
24 great. You have a lot of work to do, though. And  
25 you've got some permits to pull and some Maintenance



1           Inspections but I'm all in favor of this.

2                   MR. STEWART: I am, too.

3                   CHAIRPERSON: Is that a motion, then?

4                   MR. KUMMER: That's a motion to table it  
5           until the May meeting.

6                   MR. STEWART: I'll second that.

7                   CHAIRPERSON: All in support, say "aye" .

8                   BOARD MEMBERS: Aye.

9                   CHAIRPERSON: Or -- any opposed?

10                   Hearing none, motion passes.

11                   MR. KUMMER: Good luck.

12                   CHAIRPERSON: Next one.

13                   MR. BOLEK: 302 East Wilson, Number 51.

14                   CHAIRPERSON: Go ahead.

15                   MR. BOLEK: 302 East Wilson posted 2-6 of  
16           '14. It's a vacant, abandoned structure, unkempt,  
17           boarded windows. It was identified by a neighbor that  
18           the owner or occupant was presently in jail at the time  
19           of posting. The electric and gas were on.

20                   We're recommending that it remain on the  
21           demolition list.

22                   MR. KUMMER: State your name, please, and  
23           your relation to this property.

24                   MR. MCGIMPSEY: My name is Troy McGimpsey.  
25           I'm the owner of the property since I purchased it back

1 in 2012, December 2012. And the property was just  
2 fine. Somebody was living in the property before I  
3 purchased the property. And the house is up to par,  
4 there's nothing wrong with it.

5 The reason why the boards were up, because  
6 there was damage done to the property while I was gone  
7 away. I had somebody living in the property while I  
8 was incarcerated and it seems like that there was a  
9 little too much going on there and somehow the front  
10 window got damaged, that got busted out, so I had the  
11 boards put up to keep someone from going in and out.  
12 And the side window, somebody pushed it in and removed  
13 some of my personal items, my recording equipment. I'm  
14 a musician or whatever and they removed some recording  
15 equipment.

16 And I had boards put up so that we -- no  
17 more, I don't know, things removed of mine, personal  
18 items removed of mine that were in there. I can show  
19 you some pictures of it -- when I purchased it, there  
20 was damage done to it -- that I have of the property.

21 MR. BOLEK: Keep in mind some of these have  
22 been on a list for a long time. We're just getting to  
23 some of these. So we have -- you know, we have to  
24 follow through our -- the process of taking them  
25 through. Because at some point in time, they were

1 identified as a dangerous structure, maybe not by us  
2 but maybe somebody in the department in a previous  
3 administration and/or --

4 MR. MCGIMPSEY: Uh-huh.

5 MR. BOLEK: -- a year or two before we --

6 CHAIRPERSON: But some of these things need  
7 to be handled administratively, instead of bringing  
8 them to our Board and building our agenda up. I don't  
9 see anything that would trigger anything for this to be  
10 on the -- on our docket.

11 MR. MCGIMPSEY: I can show you some pictures.

12 CHAIRPERSON: Just a second, sir.

13 MR. MCGIMPSEY: I'm sorry. I'm sorry.

14 CHAIRPERSON: We're talking about this.

15 MR. MCGIMPSEY: Sorry.

16 CHAIRPERSON: And I cut you off and I  
17 apologize for that.

18 MR. MCGIMPSEY: No, I understand.

19 CHAIRPERSON: But I just don't see why it  
20 should be here.

21 MR. STEWART: Are you living there?

22 MR. MCGIMPSEY: Yes, I've been living in  
23 there since a month ago, a month and a half ago.

24 CHAIRPERSON: I make a motion.

25 MR. MCGIMPSEY: Someone was living there

1 prior to that but I had -- someone was living there  
2 four months before that. I had my daughter come and  
3 sit in so no other things could be removed. Now, on  
4 the other hand, there were boards up on the back window  
5 and the front window because they busted through the  
6 front window. It's an older window. I had to fix it  
7 when I was incarcerated. But due to the fact that the  
8 window was too old, I had to wait until I got out to  
9 fix it the right way because they was going to take it  
10 and put Plexiglas. I was like, no, no, no, no.  
11 Because I didn't want that, I wanted to take the window  
12 out and have them -- actually, I'm in the process of  
13 doing that now. But no one has the exact-sized window  
14 (inaudible).

15 The back window, the boards had been taken  
16 down, all except the back door because the snow so I  
17 got to dig that out. And there's ice in there so I got  
18 to wait until the next meeting. That's going to make  
19 it more worse, so --

20 MR. STEWART: Excuse me, sir. So what are  
21 you proposing that this gentleman -- what steps he  
22 takes to resolve this?

23 MR. TISEO: Is the building safe; do we know  
24 that?

25 MR. STEWART: He's identified this as his

1 primary residence.

2 MR. MCGIMPSEY: Yeah, that's my primary  
3 residence.

4 MR. BOLEK: We've never been inside. And  
5 when we talked to him when we posted it for the  
6 Hearing Officer meeting and told him what he needed to  
7 do to come and rectify this, nothing happened. So here  
8 we are. I mean, we send letters, we do -- we get no  
9 response.

10 CHAIRPERSON: You can't send letters to  
11 somebody, telling them to show up where we want to get  
12 into your house. What probable cause --

13 MR. STEWART: Precipitated.

14 CHAIRPERSON: What probable cause --

15 MR. STEWART: What precipitated the City to  
16 go there?

17 CHAIRPERSON: -- to bring this into our  
18 court?

19 MR. BOLEK: I personally can't answer this.  
20 This could have been on a list for two years before I  
21 even got to the City. But it was identified for us to  
22 go in and post the house.

23 CHAIRPERSON: Okay.

24 MR. BOLEK: And so we followed through with  
25 our procedures and processes --

1 CHAIRPERSON: I understand.

2 MR. BOLEK: -- of what --

3 CHAIRPERSON: Okay. I would make a motion to  
4 remove this from our an agenda. Is there support?

5 MS. HOFMEISTER: I'll second.

6 CHAIRPERSON: Mona supports it. All in  
7 favor, say "aye".

8 BOARD MEMBERS: Aye.

9 CHAIRPERSON: Any opposed?

10 Hearing none, you're removed from the agenda.  
11 So you're all set.

12 MR. MCGIMPSEY: I appreciate it. Thank you.

13 CHAIRPERSON: Could we have the next item,  
14 please.

15 MR. TISEO: There's other people from the  
16 audience.

17 MR. BOLEK: 144 West Brooklyn, Number 2.

18 CHAIRPERSON: Number 2.

19 MR. KLOPOCINSKI: Number 2.

20 CHAIRPERSON: Number 2. This has been  
21 tabled.

22 MR. KUMMER: So I would make a motion to take  
23 it off the table.

24 CHAIRPERSON: Okay. I support. All in  
25 favor, say "aye".

1 BOARD MEMBERS: Aye.

2 CHAIRPERSON: Go ahead, Rick.

3 MR. BOLEK: 144 West Brooklyn posted 2-7-14.

4 This is a foundation on a house that had already been  
5 demolished. It's been before the Board several times  
6 for some progress, nothing happening.

7 So we're recommending that it remain on the  
8 demolition list due to lack of progress.

9 MR. KUMMER: This was -- this was from last  
10 month also.

11 CHAIRPERSON: Okay. Can you state your name,  
12 sir, and association.

13 MR. McCLUSKY: Yeah. Patrick McClusky. I'm  
14 the owner.

15 CHAIRPERSON: Okay. So what's going on?

16 MR. McCLUSKY: I bought the house. It was  
17 water damaged, had a roof leak. Started to repair the  
18 water damage, found out the extent of it. Once I  
19 opened the wall up, the back wall of the house fell  
20 into the backyard. Well, I was repairing water damage.  
21 I tore the back wall out. I was going to replace it.  
22 It was full of mold. Inspector came by, said the house  
23 wasn't safe, said the back wall was off, the three  
24 remaining walls weren't safe, that I needed to take the  
25 rest of it down.

1                   Then I got a letter to come here, it was on  
2 the demolition list because it's an unsafe structure.  
3 It's a foundation. Well, I did what you guys told me.  
4 I came to the last meeting. You guys told me get my  
5 blueprints. I brought in a drawing, tried to get a  
6 permit, it wasn't a good enough drawing. So you guys  
7 told me to get blueprints and after I get blueprints  
8 and after I pay for the permits, then you'll tell me if  
9 I can build on the existing foundation that's there.  
10 My lawyer says that that's ridiculous.

11                   MR. KUMMER: Well, let me just start by  
12 saying lawyers aren't builders. Although I don't  
13 understand exactly what was asked, but throwing your  
14 lawyer up, his opinion doesn't do a lot for me.

15                   MR. McCLUSKY: He's a real estate attorney.  
16 I found out that the home was on the demolition list  
17 before I bought it and it wasn't disclosed. So I was  
18 telling him everything that was going on.

19                   MR. KUMMER: My thinking is -- and I'm just  
20 guessing -- is if -- they want to see the structural  
21 portion of those blueprints, not the esthetics of it,  
22 to see how it conforms to what the existing foundation  
23 is; that's my guess.

24                   MR. McCLUSKY: Well, I tried to find a  
25 blueprint. That it was your suggestion, Rick -- I





1 MR. KUMMER: There's no -- yeah, Ben's right;  
2 you have to get someone to field measure that and then  
3 draw up a plan and get it approved. Because, in  
4 essence, you're building a house here, right?

5 I mean, you've got the foundation and --

6 MR. McCLUSKY: Well, yeah.

7 MR. KUMMER: -- you're building a house.

8 MR. McCLUSKY: I got the lumber package.  
9 It's been there since I bought the house.

10 MR. TISEO: What is the foundation made of?

11 MR. McCLUSKY: It's 8-inch cinder block.

12 MR. TISEO: It's block. How long ago was the  
13 house built, any idea of the original house; 50 years,  
14 100 years, ten years?

15 MR. McCLUSKY: It's 50 years, 40 or 50.

16 MR. TISEO: And the reason the -- the house  
17 came down is because of some original water damage?

18 MR. McCLUSKY: Yeah.

19 MR. TISEO: And then why is the rest of the  
20 house gone; you were instructed to take it down?

21 MR. McCLUSKY: I was instructed that it was  
22 unsafe to have those three walls standing the way they  
23 were and I needed to take it the rest of the way down.

24 MR. KUMMER: So was it required to be  
25 demolished; was that the request?

1 MR. BOLEK: This was well before my time so I  
2 don't know.

3 MR. KOLBE: Yeah, there was the --

4 MR. TISEO: I suspect, if that was the  
5 scenario, I don't see any structural damage to the  
6 foundation as a result of whatever happened.

7 MR. McCLUSKY: There's a couple blocks that  
8 are loose.

9 MR. KUMMER: I can't see any.

10 MR. TISEO: I can't either. But looking at  
11 this one here, the standing wall seems to be pretty  
12 decent shape.

13 CHAIRPERSON: Well, it's been sitting outside  
14 for how many months?

15 MR. TISEO: Yeah. Now, it's a problem with  
16 the weather.

17 CHAIRPERSON: Yeah, back and forth with the  
18 winter.

19 MR. TISEO: Yeah, I'm surprised.

20 MR. KUMMER: Well, let me ask you this:  
21 Typically, you charge, what is it, 8 -- how much a  
22 square foot, 8 a square foot for the bond?

23 MR. KOLBE: \$8.93.

24 MR. KUMMER: Okay. How do you -- what would  
25 you charge for this? There's no square footage here,

1           it's just a foundation. So if he went -- had to go  
2           through the bond process, what would be his --

3                       CHAIRPERSON: It would be a proration.

4                       MR. KOLBE: Well, it would include the shed,  
5           garage, what's ever in the back would also be included  
6           in that.

7                       MR. KUMMER: You include the shed?

8                       MR. KOLBE: Yes.

9                       MR. KUMMER: The square footage of the shed?

10                      MR. KOLBE: Yes.

11                      MR. McCLUSKY: It's not living space. How  
12           are you including that?

13                      MR. KOLBE: Because it's still a structure  
14           that has to be torn down for the site.

15                      MR. McCLUSKY: I was just asking because it's  
16           not living space, it's not square footage. That's why  
17           I was asking.

18                      MR. KOLBE: "Of structure." I never say it's  
19           of living space.

20                      MR. McCLUSKY: Of the house. I got it.

21                      MR. KOLBE: I say "of structures on the  
22           property."

23                      MR. McCLUSKY: Okay.

24                      MR. KOLBE: And there's a reason for that.  
25           It includes garages, sheds, anything that's there,

1 porch.

2 MR. TISEO: That was even before, that was  
3 before the winter.

4 MR. KUMMER: The complaint from the -- from  
5 the City is lack of progress. So how -- how do you  
6 defend -- I mean -- I'm sorry. Help me out again.  
7 When did you buy this?

8 MR. McCLUSKY: Two years ago.

9 MR. KUMMER: Okay. And -- and then -- and  
10 you bought it in this condition?

11 MR. McCLUSKY: No. I bought it with a house  
12 on it.

13 MR. KUMMER: That's right. Okay.

14 MR. TISEO: And the water damage.

15 MR. KOLBE: And the work he was doing, he did  
16 not have a permit.

17 MR. McCLUSKY: It was my understanding, to  
18 repair water damage as a homeowner, you do not have to  
19 have a permit.

20 MR. KUMMER: All right. So when we talked  
21 last month and we tabled this, what progress have  
22 you --

23 MR. TISEO: No. This was in November, right?

24 MR. KOLBE: He had it in August and November.

25 MR. TISEO: Because I remember having this

1 discussion.

2 MR. McCLUSKY: Yes, I believe it was  
3 November. Yeah.

4 MR. KUMMER: So you really haven't progressed  
5 on anything, right?

6 MR. McCLUSKY: No.

7 MR. KUMMER: Okay. That's the issue.

8 MR. STEWART: Mr. Chair, just to prevent any  
9 appearance of impropriety on my part because I am  
10 familiar with this gentleman, I will be abstaining from  
11 the vote.

12 MR. KUMMER: You know, when we build new  
13 construction and we have these exposed concrete corners  
14 like you have here, masonry corners, we actually cover  
15 those in between coursing so rain and water doesn't get  
16 inside of them. But when it does, it damages it.

17 MR. TISEO: The freeze/thaw.

18 MR. KUMMER: And yours has been exposed.

19 MR. TISEO: Because I don't know that much is  
20 going to be salvageable. It's been a long time on this  
21 one.

22 CHAIRPERSON: How much of a bond would you  
23 request on this?

24 MR. KOLBE: Well, it's going to be the \$8.93  
25 per square foot of structure. I don't know what

1           they're going to do with the basement, if that's going  
2           to be -- you know, they would not include that.  
3           Normally there's a house there, not just a --

4                   CHAIRPERSON: They're not going to charge the  
5           same amount, I would assume.

6                   MR. KOLBE: But again, you know, we've been  
7           having this since --

8                   CHAIRPERSON: Well, no --

9                   MR. KOLBE: -- April of last year. And I was  
10          going to say, when he posts a bond, he's going to have  
11          six months to do something.

12                   CHAIRPERSON: To finish. Yeah, to finish it.

13                   MR. KOLBE: Yeah.

14                   CHAIRPERSON: So then it don't keep coming  
15          back to us.

16                   MR. KOLBE: I'm puzzled why you never took  
17          the plans that you originally brought in that they said  
18          were not complete enough to an architect or a  
19          draftsperson to finish the house that you had  
20          originally designed.

21                   MR. McCLUSKY: I came in with the drawings --

22                   MR. KOLBE: Right.

23                   MR. McCLUSKY: -- to get a permit.

24                   MR. KOLBE: Right. And they said they were  
25          not complete.

1 MR. McCLUSKY: Right.

2 MR. KOLBE: And there needed to be more to  
3 them. But I would have thought you would have taken  
4 those on your notebook paper to an architect and say,  
5 "Can you do these into a house for me?"

6 MR. McCLUSKY: Yeah. But if you do recall,  
7 we had this conversation at the last meeting. I was  
8 laid up twice for surgeries. I couldn't get off the  
9 couch to go to the bathroom. And about two weeks after  
10 I came in and you guys said my drawings weren't good  
11 enough, I found out about my brain tumor. And that  
12 kind of set me back a little bit with eight kids,  
13 finding out that I'm dying.

14 I want to get this house built for my family.  
15 And that's all I want to do. I want to build a house  
16 for my kids. You know, I bought it to rehab it and  
17 move into it. Found out the damages were worse than I  
18 thought. You know, it's --

19 MR. TISEO: And you have the funds to rebuild  
20 this house?

21 MR. McCLUSKY: The materials are sitting in  
22 the yard.

23 MR. TISEO: Well --

24 MR. McCLUSKY: They have been.

25 MR. KOLBE: Just -- he hasn't gone and found



1           somebody to draw the plans --

2                   MR. TISEO: I understand that.

3                   MR. KOLBE: -- to do something.

4                   MR. TISEO: But it's more than just -- I'm  
5           assuming you have lumber delivered. There's a lot more  
6           needed in a house than just lumber. I mean, what  
7           are -- what are houses running nowadays? A hundred  
8           bucks a foot?

9                   MR. KUMMER: Eighty to a hundred, depending  
10          on what you want to do.

11                  MR. McCLUSKY: If you're paying a hundred,  
12          I'll build them for you all day long.

13                  MR. TISEO: And what kind of square footage  
14          was on this house?

15                         Was it a single-story, two-story?

16                  MR. McCLUSKY: No, it was a -- it was a  
17          two-story.

18                  MR. TISEO: And I'm assuming you want to put  
19          back a two-story.

20                  MR. McCLUSKY: No.

21                  MR. TISEO: It's a single-story.

22                  MR. McCLUSKY: I want to build a ranch.

23                  MR. TISEO: And how many square feet,  
24          roughly?

25                  MR. McCLUSKY: It's 8 -- 890.

1                   CHAIRPERSON: Can you build that small on  
2 that -- in that zoned property or do you have to build  
3 bigger?

4                   MR. McCLUSKY: I mean, that's what it was.

5                   CHAIRPERSON: But you said --

6                   MR. McCLUSKY: Do I have to dig up the  
7 foundation? I mean, it's -- I'm rebuilding the  
8 existing home. The two-story was added on, the second  
9 floor dormer.

10                  CHAIRPERSON: It was a ranch originally and  
11 then it was added on?

12                  MR. McCLUSKY: Yeah, it was added on. It was  
13 originally the house was a single-story home. I found  
14 that out when I tore the plaster and drywall down and  
15 found the fire damage and everything else that I found.

16                  CHAIRPERSON: Are you sure this basement and  
17 foundation wall and everything's okay? It looks like  
18 it's pretty trashed to me.

19                  MR. McCLUSKY: There's a few rows of block  
20 where the coal shoot is.

21                  CHAIRPERSON: It looks like there's a big  
22 sway in the back wall.

23                  MR. McCLUSKY: That was an addition.

24                  CHAIRPERSON: Are you sure it wasn't --

25                  MR. McCLUSKY: The original home was 680

1 square feet.

2 CHAIRPERSON: Are you sure this wouldn't be  
3 worth demolishing and starting over and build a house  
4 that you want off of a drawing that you probably can  
5 get and then build it? Because it would only take you  
6 a week to tear this down and get it out of here,  
7 backfill it or leave that hole open, form up some walls  
8 or block it or whatever, get a building permit and you  
9 could make it the size you want to.

10 MR. KUMMER: Because you're being dictated by  
11 your foundation.

12 CHAIRPERSON: Yeah.

13 MR. KUMMER: Your house is being dictated.

14 MR. McCLUSKY: Right.

15 CHAIRPERSON: And I'm not sure this is  
16 worthy.

17 MR. KUMMER: I mean, that's not our call.

18 MR. McCLUSKY: You know what? I've got all  
19 the plumbing. I've got all wire, all the boxes.

20 CHAIRPERSON: Do you got a plan?

21 MR. McCLUSKY: I've got plugs. I was just  
22 redoing it to its --

23 CHAIRPERSON: You can buy a plan.

24 MR. McCLUSKY: -- structure.

25 MR. TISEO: That's exactly --



1 plan houses. They're -- just go on the Internet. You  
2 literally can buy house plans from anywhere from \$200  
3 to thousands of dollars.

4 MR. McCLUSKY: Let me ask you, because the  
5 thing I ran into with that particular house, foundation  
6 has an offset, seven and a half feet.

7 MR. TISEO: What do you mean by "an offset"?

8 CHAIRPERSON: That's right. It's got a dog  
9 leg.

10 MR. McCLUSKY: The front of the house, the  
11 first half is --

12 MR. TISEO: Right.

13 MR. McCLUSKY: -- you know, six out of seven  
14 and a half feet past the rest. Because the rest of  
15 it's all cement porch.

16 MR. TISEO: Um-hmm.

17 MR. McCLUSKY: So the thing I was running  
18 into is I didn't want to bring you guys a set of plans  
19 that showed a square home and I build this thing and  
20 it's got offset trusses and the floor plan's offset.

21 MR. TISEO: But if you're starting new,  
22 you're going to need a new foundation.

23 MR. McCLUSKY: You see what I'm saying  
24 though? Trying to find a set of plans --

25 MR. TISEO: But you won't. I'm telling you,

1           you won't be able to. What I'm saying is disregard the  
2           foundation, find the --

3                   CHAIRPERSON: Take it out.

4                   MR. TISEO: -- and excavate the basement  
5           that's there now.

6                   CHAIRPERSON: Backfill it.

7                   MR. KUMMER: They're trying to give you  
8           advice --

9                   MR. McCLUSKY: Yeah.

10                  MR. KUMMER: -- as a friend. Personally, I  
11           don't care. If you want to shoot yourself in the foot  
12           on this, that's fine. But you're going to have to --

13                  CHAIRPERSON: You got to cut your losses.

14                  MR. KUMMER: -- either get a set of plans and  
15           do what they're suggesting or do what was suggested  
16           before, which is to find an architect, draw up a  
17           structural plan for this and show it fits on here and  
18           move forward. But either way we're going to table it,  
19           I think, after we vote. But you got a lot of work to  
20           do here.

21                  MR. McCLUSKY: I know.

22                  MR. KUMMER: And if you come back to us in  
23           May and say, "Well, you know, my back hurt, I threw my  
24           back out again and then I had this happen" --

25                  CHAIRPERSON: The neighbors are going to go

1 nuts.

2 MR. McCLUSKY: As soon as I get the permit, I  
3 can build that house and roof in three days.

4 MR. TISEO: There's no question. But you  
5 have to get to that point. That means you have to have  
6 some drawings that work. And again, my advice is, if  
7 we were to table this, to find some drawings that you  
8 can use, pre-drawn houses -- they're -- there's tens of  
9 thousands of them you could buy. Find one that fits  
10 your needs, especially if it's a ranch.

11 MR. KUMMER: But if you're not showing  
12 progress, even if we table it today, you're going to  
13 get turned down and be put on a demo list in May, if  
14 you're not showing progress. And what I mean by  
15 "progress", it's not that you come in the day before  
16 and pull a certain permit --

17 MR. McCLUSKY: Right.

18 MR. KUMMER: -- or whatever. Because we've  
19 seen that. Okay? What we need to see is definite  
20 progress. And really, it's more of a commitment; are  
21 you showing a commitment to do -- to walk the talk, so  
22 to speak. You know what I'm saying?

23 MR. McCLUSKY: Yeah.

24 MR. TISEO: And progress today would be that  
25 you submitted the drawings to the City and the City has

1 approved the drawings; that's progress.

2 CHAIRPERSON: May 21st, it comes back to us.  
3 One of these gentlemen say, "Patrick's moved forward on  
4 this, he took the basement, he hauled it out of there,  
5 he got a plan, he's got his lumber package, he's got  
6 the footings started or the permit issued" and we'll  
7 just turn around and say, "Hey, we'll just take this  
8 right out of here."

9 MR. KUMMER: It's our goal not to see you  
10 anymore.

11 CHAIRPERSON: Yeah. So we don't have to  
12 worry about this.

13 MR. KUMMER: And to rehab houses in Pontiac.  
14 So if you can put up a great house there, that's  
15 terrific.

16 MR. McCLUSKY: It's obviously my goal to  
17 build it. I've got a 40-foot enclosed trailer --

18 MR. KUMMER: Let me say this honestly,  
19 though. I'm going to be very blunt with you. You say  
20 it's your goal but your actions aren't backing up your  
21 words.

22 MR. McCLUSKY: Yeah.

23 MR. KUMMER: So we're going to give you some  
24 leniency, I think, when we vote here. But if you don't  
25 show it in May, you'll probably get shut down. So



1 that's just kind of a warning, you know.

2 MR. McCLUSKY: Okay.

3 MR. TISEO: I'll make a motion to table this  
4 until our May 21st meeting --

5 MR. KUMMER: I second.

6 MR. TISEO: -- to see any progress.

7 MR. KUMMER: I second.

8 CHAIRPERSON: All in favor, say "aye".

9 BOARD MEMBERS: Aye.

10 CHAIRPERSON: Any opposed?

11 Then, hearing none, we have four yeases. And

12 Kevin --

13 MR. TISEO: I hope to see some progress in  
14 May.

15 MR. McCLUSKY: I appreciate it.

16 MR. BOLEK: The gentleman in the back corner,  
17 what property are you here for?

18 MR. ASTFALK: 94 Sheffield.

19 CHAIRPERSON: Go ahead, Rick.

20 MR. BOLEK: 94 Sheffield?

21 94 Sheffield posted 2-7 of '14. This --  
22 another structure that was being rehabbed without  
23 permits. There was new gas meters -- gas meter and gas  
24 line installed, electric service installed without --  
25 porch steps don't meet code. The property's in

1 foreclosure.

2 A Property Maintenance Inspection was  
3 scheduled on 10-8 of '13. All permits were required.  
4 No permits were pulled.

5 Being the property's in foreclosure, we're  
6 recommending postponement until the May Board of  
7 Appeals meeting for some compliance.

8 CHAIRPERSON: I make a motion to postpone.  
9 Is there a second?

10 MR. STEWART: I'll second it.

11 CHAIRPERSON: There's support. All in favor,  
12 say "aye".

13 BOARD MEMBERS: Aye.

14 CHAIRPERSON: Any opposed?

15 Hearing none, motion passed. We'll see you  
16 in May.

17 MR. ASTFALK: Thank you.

18 CHAIRPERSON: Okay. Next?

19 MR. KOLBE: The people here are not on the  
20 agenda. You're all from Luther?

21 MR. BROWN: Yeah.

22 UNIDENTIFIED FEMALE: Yes.

23 MR. KOLBE: This was a house that the Board  
24 saw in November.

25 MR. KUMMER: Yeah.

1 MR. KOLBE: And basically said that if they  
2 didn't have their C of C, it was coming down. They're  
3 missing it by a few weeks. You gave a date. We needed  
4 some leniency to allow them to --

5 MR. KUMMER: Are you seeing some progress?

6 MR. KOLBE: Yeah, they have gotten all of  
7 their final mechanical, electrical and plumbing. It's  
8 just a matter of building --

9 CHAIRPERSON: Aren't they a few weeks away  
10 from that?

11 MR. KOLBE: -- before they get that.

12 CHAIRPERSON: Okay.

13 MR. KOLBE: True; you can be done in a couple  
14 weeks?

15 MR. BROWN: Yes.

16 MR. TISEO: Okay.

17 MR. BROWN: We definitely can.

18 MR. KOLBE: So --

19 MR. TISEO: Yeah, we can amend that.

20 CHAIRPERSON: As a -- okay. That's a -- as a  
21 courtesy to the Board, we wanted to make sure we had  
22 leniency to allow them to --

23 MR. TISEO: We need to have an actual -- we  
24 need to have a motion, then, to amend our previous --

25 CHAIRPERSON: Okay. Is that a motion, Ben?

1 MR. TISEO: Yes.

2 CHAIRPERSON: I support. All in favor, say  
3 "aye".

4 BOARD MEMBERS: Aye.

5 CHAIRPERSON: Any opposed?

6 Hearing none. Motion passes.

7 MR. BROWN: Thank you.

8 CHAIRPERSON: Good luck.

9 MR. KOLBE: That was 546 Luther.

10 MR. TISEO: Get it done.

11 UNIDENTIFIED FEMALE: Thank you.

12 MR. BROWN: Thank you, much. Appreciate it.

13 MR. KOLBE: Thanks for working so hard on it.

14 MR. BROWN: Oh, I've been working hard.

15 UNIDENTIFIED FEMALE: I've been working hard.

16 MR. TISEO: He's been watching you work hard;  
17 is that it?

18 UNIDENTIFIED FEMALE: Whatever.

19 MR. BROWN: Appreciate it.

20 CHAIRPERSON: Appreciate your coming in.

21 MR. KUMMER: Thanks for being patient.

22 That's the last.

23 UNIDENTIFIED FEMALE: So how long we got?

24 MR. STEWART: How long, she wants to know,  
25 until --

1 MR. TISEO: Obviously we don't meet until  
2 May.

3 UNIDENTIFIED FEMALE: May, okay.

4 MR. KOLBE: But I don't expect it to take  
5 that long. You've got a couple of weeks.

6 UNIDENTIFIED FEMALE: We getting the  
7 inspection tomorrow. But if something go wrong, we got  
8 until May to fix it up. Thank you.

9 MR. BROWN: Thank you.

10 CHAIRPERSON: All right. Rick, what's next  
11 on the list?

12 MR. BOLEK: 87 North Edith.

13 CHAIRPERSON: Okay. Go ahead.

14 MR. BOLEK: 87 North Edith posted 2-6 of '14.  
15 This is a vacant, abandoned structure, open to trespass  
16 in the upper windows, roofing's shot, rotted siding,  
17 unkempt, overgrown, gas meter gone, electric meter  
18 gone.

19 Recommend remaining on the demolition list.

20 CHAIRPERSON: Okay. Any discussion?

21 MR. TISEO: I make a motion for demo.

22 MR. STEWART: I second.

23 MR. KUMMER: Okay. All those in favor, say  
24 "aye".

25 BOARD MEMBERS: Aye.

1 MR. KUMMER: Opposed?

2 Motion to demolition.

3 MR. BOLEK: 216 Going Street, Number 18.

4 MR. TISEO: Is the reason we skipped over  
5 Number 6 --

6 MR. KOLBE: Because we're going basically in  
7 alphabetical order because we thought it would be a  
8 little bit faster for you to sort through. So we're  
9 going back to alphabetical order at this point.

10 MR. TISEO: I see. Now we're going to  
11 alphabetical?

12 MR. KUMMER: Yeah, when we need to. I'm not  
13 sure. Which one -- what --

14 MR. TISEO: Going.

15 MR. KUMMER: Going?

16 MR. TISEO: There's two on Going.

17 MR. BOLEK: Number 18.

18 MR. TISEO: Two on Going.

19 MR. KUMMER: Okay. 216?

20 MR. TISEO: Right.

21 MR. KUMMER: Going Street. Okay. Go ahead.

22 MR. BOLEK: 216 Going posted 2-6 of '14.

23 This is a vacant structure, open to trespass in all  
24 doors and windows, siding's being stripped, the windows  
25 are broken out, interior trashed, metal stripped,

1 debris, overgrown, structure is showing signs of  
2 collapse, gas meter gone, electric meter off.

3 Recommend it remaining on the demolition  
4 list.

5 MR. KUMMER: This is probably one of the  
6 worst buildings I've seen since I've been here.

7 MR. STEWART: Yeah.

8 MR. KUMMER: Any motion?

9 MR. STEWART: I'll make a motion for  
10 demolition.

11 MR. KUMMER: Second?

12 MR. TISEO: I'll second.

13 MR. KUMMER: All those in favor?

14 BOARD MEMBERS: Aye.

15 MR. KUMMER: Opposed?

16 Seeing none, motion passes for demolition.

17 Next?

18 MR. BOLEK: 247 Going, Number 19 on the list.

19 MR. KUMMER: Okay.

20 MR. BOLEK: 247 Going Street posted 2-6 of  
21 '14. This is another vacant structure that's  
22 collapsing, open to trespass in the doors and windows,  
23 roofing rotted, windows broken out, metals stripped,  
24 debris, overgrown, unkempt, entire floor system's been  
25 compromised.

1 Recommend remaining on the demolition list.

2 MR. STEWART: I'll make a motion that it  
3 remain on the demolition list.

4 MS. HOFMEISTER: I second.

5 MR. KUMMER: Okay. All those in favor?

6 BOARD MEMBERS: Aye.

7 MR. KUMMER: Opposed?

8 Seeing none, motion passes. It stays on the  
9 demolition list.

10 MR. BOLEK: 502 North Johnson, Number 22 on  
11 the list.

12 MR. KUMMER: Oh, my gosh.

13 MR. TISEO: Oh, wow.

14 MR. KUMMER: It looks like a fire damage.

15 MR. TISEO: Yeah, big fire damage.

16 MR. KUMMER: Okay. Is there a motion on  
17 this?

18 MR. TISEO: I'll make a motion for  
19 demolition.

20 MR. STEWART: I'll second it.

21 MR. KUMMER: Okay. All those in favor?

22 BOARD MEMBERS: Aye.

23 MR. KUMMER: Opposed?

24 Seeing none, motion passes.

25 MR. BOLEK: That was 502 North Johnson posted



1 2-6 of '14.

2 MR. KUMMER: Sorry, Rick. Go ahead. Next?

3 MR. BOLEK: 27 Kimball is the next one.

4 MR. KUMMER: Okay.

5 MR. BOLEK: Number 23 on the list.

6 MR. KUMMER: What do you got here?

7 MR. BOLEK: 27 Kimball Street posted 2-7 of  
8 '14. This is a vacant, abandoned structure, open to  
9 trespass in the rear doors and windows, coppers and  
10 mechanicals are stripped, windows are broken, unkempt,  
11 gas meter's locked out, electric meter's off.

12 We're recommending it remaining on the  
13 demolition list.

14 MR. KUMMER: The exterior looks good but the  
15 interior shows lots of mold.

16 MR. TISEO: Yeah. Has all the -- yeah.

17 MR. KUMMER: And the basement --

18 MR. TISEO: That's in the basement?

19 MR. BOLEK: That's the basement.

20 MR. TISEO: Yeah.

21 MR. BOLEK: And, actually, from the first  
22 time, from the June to this second posting, it  
23 deteriorated immensely.

24 MR. KUMMER: Do we have a motion on this?

25 MR. STEWART: I make a motion for demolition.

1 MS. HOFMEISTER: I second.

2 MR. KUMMER: All those in favor?

3 BOARD MEMBERS: Aye.

4 MR. KUMMER: Opposed?

5 Seeing none, motion passes.

6 MR. KOLBE: This next one on the agenda's  
7 698 Livingston. However, there was a clerical error in  
8 the posting numbers and, to be on the safe side, we  
9 would like to postpone this until the next meeting so  
10 that there's no question --

11 MR. KUMMER: Okay.

12 MR. KOLBE: -- on the legality of us posting  
13 it.

14 MR. STEWART: I make a motion --

15 MR. KUMMER: This is what?

16 MR. BOLEK: Number 26.

17 MR. STEWART: I make a motion that we  
18 postpone 698 Livingstone Avenue until the next meeting.

19 MR. KUMMER: I second that. All those in  
20 favor?

21 BOARD MEMBERS: Aye.

22 MR. KUMMER: Opposed?

23 Hearing none, motion passes.

24 MR. BOLEK: Number 27, 42 Mark Avenue.

25 MR. KUMMER: What's the address there?

1 MR. BOLEK: 42 Mark, Number 27.

2 MR. KUMMER: Got you.

3 MR. BOLEK: 42 Mark posted 2-6 of '14. This  
4 is another vacant structure, porch is collapsing,  
5 boarded windows, debris, overgrown, unkempt, gas meter  
6 off, electric meter off.

7 We recommend that it remain on the demolition  
8 list.

9 MR. STEWART: I'll make a motion that we keep  
10 this on the demolition list, 42 Mark.

11 MR. KUMMER: Some discussion, please.

12 What -- this is vacant?

13 MR. BOLEK: Yes.

14 MR. KUMMER: It looks -- have you been  
15 inside?

16 MR. KOLBE: It's owned by Oakland County. So  
17 I would kind of hope that maybe --

18 MR. KUMMER: Yeah. Darn it.

19 MR. TISEO: It doesn't look -- from the  
20 outside, it doesn't look too bad.

21 MR. KUMMER: It used to be a nice-looking  
22 home. All right. Kevin had a motion to keep it on the  
23 demolition list. Is there a second?

24 MS. HOFMEISTER: I will second.

25 MR. KUMMER: Okay. All those in favor?

1 BOARD MEMBERS: Aye.

2 MR. KUMMER: Opposed?

3 Seeing none, motion passes. It stays on the  
4 demolition list.

5 MR. BOLEK: Number 31, 665 Melrose.

6 MR. KUMMER: Go ahead, Rick.

7 MR. BOLEK: 665 Melrose Street posted 2-7-14.  
8 This is a vacant, fire-damaged structure, roof is  
9 leaking from the fire, debris, unkempt, garage is full  
10 of debris, fire damage there, gas meter's locked out,  
11 the electric meter is pulled off the -- ripped from the  
12 house, DTE was called.

13 Recommend that it remain on the demolition  
14 list.

15 MS. HOFMEISTER: I second.

16 MR. KUMMER: Okay. All those in favor?

17 BOARD MEMBERS: Aye.

18 MR. KUMMER: Opposed?

19 Seeing none, motion passes. It stays on the  
20 demolition list.

21 MR. BOLEK: Number 32, 771 Melrose -- I'm  
22 sorry, 711.

23 MR. KUMMER: Go ahead, Rick.

24 MR. BOLEK: 711 Melrose Street posted 2-7 of  
25 '14. It's a vacant, abandoned structure, open to

1 trespass in all the doors, soffits falling off, rotted  
2 fascia, floors are rotted, structure's settling, metals  
3 are stripped, debris, overgrown, unkempt, gas meter's  
4 gone, electric meter's gone.

5 Recommend it remaining on the demolition  
6 list.

7 MR. KUMMER: Discussion or motions?

8 MR. TISEO: Motion for demo.

9 MR. STEWART: Second.

10 MR. KUMMER: Okay. All those in favor, say  
11 "aye".

12 BOARD MEMBERS: Aye.

13 MR. KUMMER: Opposed?

14 Seeing none, motion passes.

15 MR. BOLEK: Item Number 6, 22 Murphy needs to  
16 come off the table.

17 MR. KUMMER: Okay.

18 MR. TISEO: I make a motion to take it off  
19 the table.

20 MR. KUMMER: Second. All those in favor?

21 BOARD MEMBERS: Aye.

22 MR. KUMMER: Okay. Go ahead, Rick.

23 MR. BOLEK: 22 Murphy Street posted 2-6 of  
24 '14. This is a vacant, dilapidated structure. There  
25 were rotted wood windows, porch was unsafe, gang

1 graffiti on the walls, electric service was installed  
2 without permits.

3 They had a Property Maintenance pulled on 5-7  
4 of '13, inspection was 6-10 of '13. Building and  
5 mechanical permits were pulled, plumbing permits were  
6 pulled. They begin to expire here in February, the  
7 first of March. No inspections have been performed.  
8 Electrical permit was not needed -- oh, I'm sorry.  
9 Electrical permit is needed but not --

10 MR. KOLBE: Pulled.

11 MR. BOLEK: -- pulled yet.

12 So we're recommending that it remain on the  
13 demolition list due to lack of progress.

14 MR. STEWART: I have a question about this  
15 property. It's my understanding that at the last  
16 meeting we ordered this to be demolished, to remain on  
17 the demolition list. Did we or did we not?

18 MR. KOLBE: No.

19 MR. KUMMER: I don't recall.

20 MR. TISEO: I wasn't here so --

21 MR. STEWART: On Murphy? Okay.

22 MR. KOLBE: There was one on Murphy but not  
23 this one.

24 MR. STEWART: Because I remember telling you  
25 to keep going down Murphy toward Elizabeth Lake.

1 MS. HOFMEISTER: That was Monroe.

2 MR. STEWART: Was that Monroe?

3 MS. HOFMEISTER: Where that brick house is  
4 condemned.

5 MR. TISEO: I mean, they went --

6 CHAIRPERSON: That was Monroe.

7 MR. TISEO: They went through --

8 MR. STEWART: Monroe, okay.

9 MR. TISEO: -- to the point of calling for a  
10 permit. They've had some permits and then it's like  
11 nothing happened then.

12 MR. STEWART: Yeah.

13 MR. TISEO: So they abandoned it.

14 MR. KOLBE: We've had some that pulled a  
15 Property Maintenance Inspection, I think they realized  
16 what it was going to take --

17 MR. TISEO: And then they walked away?

18 MR. KOLBE: They just walked away.

19 MR. TISEO: But here the permits were pulled.

20 MR. KOLBE: The permits were pulled, too.

21 MR. KUMMER: Is there a way that we can pass  
22 a motion but then you can call these people and say,  
23 "Hey, if you really want to save this, you know, go  
24 through the bond process and all this stuff", just in  
25 case?

1 MR. KOLBE: Yeah.

2 MR. KUMMER: All right. Any motion on this?

3 MR. STEWART: I make a motion that it remain  
4 on the demolition list.

5 MR. KUMMER: Second. All those in favor?

6 BOARD MEMBERS: Aye.

7 MR. KUMMER: Opposed?

8 Seeing none, motion passes. Stays on the  
9 demolition list.

10 MR. BOLEK: Item Number 33, 444 Osmun Street.

11 MR. KUMMER: Okay. Rick, go ahead.

12 MR. BOLEK: 444 Osmun Street posted 2-6 of  
13 '14. A vacant, abandoned structure, boarded by the  
14 federal programs, siding's missing, soffits and fascia  
15 are rotted or missing, windows are boarded, debris,  
16 overgrown, unkempt, porch windows are broken out. The  
17 porch deck is collapsing, electric meter's gone, gas  
18 meter's off.

19 We recommend that it remain on the demolition  
20 list.

21 MR. KUMMER: Discussion, motions?

22 MR. STEWART: I'll make a motion that we keep  
23 it on the demolition list.

24 MR. KUMMER: Any support?

25 MS. HOFMEISTER: I support.



1 MR. KUMMER: Okay. All those in favor?

2 BOARD MEMBERS: Aye.

3 MR. KUMMER: Opposed?

4 Seeing none, motion passes. It stays on the  
5 demolition list.

6 MR. TISEO: This one must be next door.

7 MR. BOLEK: Yep. Item number 34, 448 Osmun.

8 MR. TISEO: I'll make a motion that this --

9 MR. BOLEK: Wait. Let me read this.

10 MR. TISEO: I'm sorry.

11 MR. BOLEK: 448 Osmun posted 2-6 of '14.

12 This is vacant, abandoned structure, boarded by the  
13 federal programs, siding's being stripped, soffits and  
14 fascia rotted and falling off, debris, overgrown,  
15 unkempt, electric meter's gone, gas meter's gone.

16 Recommend remaining on the demolition list.

17 MR. KUMMER: Any discussion or motions?

18 MR. TISEO: I'll make a motion for  
19 demolition.

20 MR. KUMMER: Support?

21 MS. HOFMEISTER: I support.

22 MR. KUMMER: Okay, Mona supports. All those  
23 in favor?

24 BOARD MEMBERS: Aye.

25 MR. KUMMER: Opposed?

1                   Seeing none, motion passes. It stays on the  
2 demolition list.

3                   MR. BOLEK: Number 35, 91 South Paddock.

4                   91 South Paddock Street posted 2-6 of '14. A  
5 vacant, abandoned structure, open to trespass in the  
6 rear door, siding's stripped, metals are stripped,  
7 gutters falling from the house, debris, overgrown,  
8 interior's trashed, electric meter's off, gas meter's  
9 off.

10                  Recommend remaining on the demolition list.

11                  MR. TISEO: It looks like they stripped the  
12 siding --

13                  MR. BOLEK: Yep.

14                  MR. TISEO: -- of this, right?

15                  MR. BOLEK: Yep.

16                  MR. TISEO: It must be aluminum siding. They  
17 wouldn't take that --

18                  MR. BOLEK: Well, that's not true. They're  
19 taking some of the vinyl siding --

20                  MR. TISEO: Really?

21                  MR. BOLEK: -- off some of these other  
22 houses, too.

23                  MR. KUMMER: Any discussions or motions?

24                  MR. TISEO: I make a motion for demolition.

25                  MR. KUMMER: Support?

1 MS. HOFMEISTER: I support.

2 MR. KUMMER: Okay. Mona supports. All those  
3 in favor, say "aye".

4 BOARD MEMBERS: Aye.

5 MR. KUMMER: Opposed?

6 Seeing none, motion passes. It stays on the  
7 demolition list.

8 MR. BOLEK: Item 36, 40 -- 400 South Paddock.

9 MR. KUMMER: Go ahead.

10 MR. BOLEK: 400 South Paddock posted 2-6 of  
11 '14. A vacant, abandoned structure, open to trespass  
12 in the doors and windows, debris, overgrown, unkempt,  
13 all metals are stripped, kitchen cabinets gone, gutters  
14 and ice falling off, interior debris, electric meter is  
15 off, gas meter is gone.

16 Recommend remaining on the demolition list.

17 MR. KUMMER: Okay. I'd like to make a motion  
18 to keep this on the demo --

19 MR. STEWART: I have a question. I have a  
20 question.

21 MR. KUMMER: I'm sorry.

22 MR. STEWART: Really quick. Building  
23 Officials, do you know if this -- if the lot next door  
24 goes with this house?

25 You know the lot that they have all the heavy

1 equipment in, is this part of that property?

2 MS. HOFMEISTER: The fenced-in area.

3 MR. BOLEK: I do not --

4 MR. KLOPOCINSKI: Next to this?

5 MR. STEWART: Yeah.

6 MR. KLOPOCINSKI: To the right or the left?

7 MR. BOLEK: I think it's to the south, isn't  
8 it?

9 MR. STEWART: It is south.

10 MR. BOLEK: I do not believe so but I can't  
11 answer.

12 MR. STEWART: You know the house that I'm  
13 talking about?

14 MS. HOFMEISTER: Yes.

15 MR. STEWART: I was just curious to know  
16 whether or not --

17 MR. KLOPOCINSKI: Like machinery?

18 MR. STEWART: -- all of that is in that lot  
19 there.

20 MR. KLOPOCINSKI: All right.

21 MR. STEWART: And I'm just curious to know,  
22 with that equipment there, the property -- because this  
23 is residential.

24 MR. KLOPOCINSKI: Uh-huh.

25 MR. STEWART: And with all that equipment

1           there, if whether or not that goes with the owner of --  
2           if --

3                       MR. KLOPOCINSKI: No, I don't think it's a  
4           part of it.

5                       MR. STEWART: Okay.

6                       MR. BOLEK: But we'd have to look.

7                       MR. STEWART: Okay. I was just curious. I  
8           just wanted to know.

9                       MR. KOLBE: That's to the south?

10                      MR. STEWART: Yes. It's right next door.

11                      MR. BOLEK: We'll do it tomorrow.

12                      MR. STEWART: I was just curious to know. So  
13           we need to get somebody to get that equipment out of  
14           there. That's been there for years as well.

15                      MR. BOLEK: Okay.

16                      MR. KUMMER: Go ahead. All right. Do we  
17           have a discussion, a motion on this, please?

18                      MR. STEWART: I -- you made a motion already,  
19           right, to demolition it, to keep it on the demolition?

20                      MR. KUMMER: I did.

21                      MR. STEWART: I'll second it.

22                      MR. KUMMER: Okay. Thank you. All those in  
23           favor?

24                      BOARD MEMBERS: Aye.

25                      MR. KUMMER: Opposed?

1                   Seeing none, motion passes. It stays on the  
2 demolition list.

3                   MR. TISEO: Right next door.

4                   MR. BOLEK: 407 South Paddock, Item 37 on the  
5 list.

6                   407 South Paddock posted 2-6 of '14. This is  
7 a vacant, abandoned structure, open to trespass in the  
8 doors and windows, debris, unkempt, overgrown, siding's  
9 missing, interior's trashed, all metals inside are  
10 stripped, loads of interior debris, gas meter's gone,  
11 electric meter is missing.

12                   Recommend it remaining on the demolition  
13 list.

14                   MR. KUMMER: Any discussion or support?

15                   CHAIRPERSON: I make a motion for demo.

16                   MS. HOFMEISTER: I support.

17                   MR. KUMMER: All those in favor?

18                   BOARD MEMBERS: Aye.

19                   Opposed?

20                   Seeing none, motion passes. It stays on the  
21 demolition list.

22                   16 Rose Court; is that correct?

23                   MR. BOLEK: Yep. 16 Rose Court posted 2-7 of  
24 '14. This is a vacant, fire-damaged structure, open to  
25 trespass in the doors and windows, holes in the roof

1 from the fire, debris, interior's trashed and destroyed  
2 by a fire.

3 Recommend remaining on the demolition list.

4 MR. KUMMER: Any discussion?

5 MR. TISEO: I'll make a motion for  
6 demolition.

7 MR. KUMMER: Okay. Support?

8 MS. HOFMEISTER: Support.

9 MR. KUMMER: All right. Good, Mona supports.  
10 All those in favor?

11 BOARD MEMBERS: Aye.

12 MR. KUMMER: Opposed?

13 Seeing none, motion passes. It stays on the  
14 demolition list.

15 178 Russell Street.

16 MR. BOLEK: 178 Russell Street posted 2-6 of  
17 '14. This is another vacant, fire-damaged structure,  
18 open to trespass in the rear door, overgrown, debris,  
19 unkempt, severe fire damage to the entire structure.

20 Recommend it remaining on the demolition  
21 list.

22 MR. KUMMER: Discussion, support or a motion?

23 CHAIRPERSON: I make a motion for demo.

24 MR. STEWART: What is it, 178 Russell?

25 MS. HOFMEISTER: Yeah.

1 MR. STEWART: Okay.

2 MS. HOFMEISTER: I support.

3 MR. KUMMER: All those in favor, say "aye".

4 BOARD MEMBERS: Aye.

5 MR. KUMMER: Opposed?

6 Seeing none, motion passes. It stays on the  
7 demolition list.

8 83 Spokane.

9 MR. BOLEK: 83 Spokane posted 2-6 of '14.

10 It's a vacant, abandoned structure, broken-out windows,  
11 interior's trashed, debris, overgrown, electric meter  
12 is off, gas meter's off.

13 Recommend it remaining on the demolition  
14 list.

15 MR. KUMMER: Any motion?

16 MR. TISEO: I'm surprised they haven't  
17 stripped the brick off of this one.

18 MR. KUMMER: It's probably fake.

19 MR. STEWART: Is that -- you're saying for  
20 83 Spokane?

21 MR. BOLEK: That's correct.

22 MR. STEWART: What about right next door?  
23 This is a two-family, right?

24 MR. BOLEK: It actually is a structure that  
25 is connected to the one next door but they have two



1 individual Sidwell numbers.

2 MR. STEWART: Okay.

3 MR. BOLEK: So we had one and then we'll work  
4 on the other one.

5 MR. STEWART: Both of them empty or one  
6 empty?

7 MR. KLOPOCINSKI: One is.

8 MR. BOLEK: One is actually empty.

9 MR. STEWART: And one is occupied?

10 MR. BOLEK: One is occupied.

11 MR. STEWART: The owner -- no -- no --

12 MR. BOLEK: The owner is -- I think this --  
13 no, I can't speak for this one.

14 MR. TISEO: Then how do you deal with a  
15 duplex?

16 MR. BOLEK: This particular one, it's not a  
17 duplex.

18 MR. TISEO: Okay.

19 MR. BOLEK: It's two -- it's two houses, they  
20 are connected. They have two Sidwell -- they each have  
21 their individual Sidwell numbers.

22 MR. TISEO: I understand that. Is there a  
23 fire wall between so, if you take down one structure,  
24 does it affect the other?

25 MR. BOLEK: This particular one is going to

1 be one of those where it's going to have to remain  
2 standing with a demo order on it until the other -- it  
3 either gets rehabbed or the other structure then  
4 becomes in the same condition as this one. And in that  
5 neighborhood, it's -- it's possible. But --

6 CHAIRPERSON: You can't do that.

7 MR. TISEO: So then, if you board this up --

8 MR. BOLEK: I don't know why we can't have  
9 this one -- otherwise --

10 CHAIRPERSON: You can order a demo.

11 MR. BOLEK: Otherwise you're there with a --

12 CHAIRPERSON: What's going to be detrimental  
13 to the other part of the structure?

14 MR. KUMMER: Are they owned by separate  
15 people?

16 MR. KOLBE: Yes.

17 MR. KUMMER: I don't think you can do that  
18 because --

19 MR. STEWART: And they have basements.

20 CHAIRPERSON: I mean, you can't make a clear  
21 separation, I don't think.

22 MR. STEWART: And they have basements.

23 MR. BOLEK: You can have a demo order on it  
24 without it being tore down.

25 MR. TISEO: But you can -- but I'm assuming

1           there is a fire -- literally a masonry fire wall  
2           between the two. I would be surprised if it was not.  
3           This looks like a 1950s construction.

4                     MR. KUMMER: I mean, you can condemn it, I  
5           would think. But I'm not sure you can slate it for  
6           demolition.

7                     CHAIRPERSON: Slate it for demo.

8                     MR. TISEO: Right.

9                     CHAIRPERSON: Or go to court and go for  
10          injunctive relief, clean it up, go for injunctive  
11          relief.

12                    MR. STEWART: Actually, there's a bank listed  
13          here, too. It could be a foreclosure situation.

14                    CHAIRPERSON: How else -- if we put a demo  
15          order on it, what's the instrument, then, so that  
16          nobody can go back and start spotting in it or what are  
17          you --

18                    MR. TISEO: Because you can't tear it down,  
19          right; is that what you're saying?

20                    MR. KUMMER: Well, I'm understanding --

21                    CHAIRPERSON: But I see what the problem is;  
22          there's somebody living next door. Their part --

23                    MR. STEWART: It's just one roof on that.  
24          It's not like -- there's one roof.

25                    CHAIRPERSON: It's like a condominium.

1 MR. STEWART: Right, basically. Basically a  
2 condo.

3 CHAIRPERSON: It has Sidwell numbers, they're  
4 on a building line.

5 MR. KUMMER: But it has a common wall. And  
6 technically, I mean, in theory, if you demolition one  
7 structure, you're impacting the value of the other  
8 person's property.

9 MR. TISEO: You're impacting the value but  
10 not necessarily the structural.

11 MR. KUMMER: Right. But you're still --  
12 you're impacting the value of his home because you took  
13 down half of the wall.

14 MR. TISEO: But I wonder if the value would  
15 go up if you demolished the dilapidated structure next  
16 to it.

17 MR. KUMMER: But that's just -- I don't know  
18 what do they call it but that's -- I just -- I can't  
19 see putting this on a demo list. Just, I think it's --

20 MR. TISEO: And what is --

21 MR. KUMMER: It shouldn't be on the --

22 MR. TISEO: What's the alternative? Well,  
23 then what do they do, just board it up and leave it?

24 MR. STEWART: Has anyone tried to make  
25 contact with Federal Home Loan Mortgage Corporation?

1 MR. KOLBE: Yep.

2 MR. STEWART: And what --

3 MR. KOLBE: All of them -- let's see who all  
4 responded. The property owner received it and --

5 MR. TISEO: This Robert McHugh?

6 MR. KOLBE: Yep. He was notified and  
7 received the payment -- or of the meeting.

8 MR. KUMMER: I'm not sure what the answer is.

9 MR. KOLBE: The bank and County both at the  
10 Hearing Officer replied. We haven't -- the bank is out  
11 of Rochester, Michigan -- no, I'm sorry.

12 MR. STEWART: Rochester, New York.

13 MR. KOLBE: No, the bank is out of Virginia  
14 and we have not gotten the card back yet from the bank  
15 for this meeting.

16 MR. STEWART: Where did you mail it?

17 MR. KOLBE: But they did -- they did mail it  
18 ten days prior to the meeting.

19 MR. STEWART: Okay.

20 MR. KOLBE: So they all went out on the 7th  
21 of February.

22 MR. STEWART: Maybe that's on somebody's  
23 desk. Do you want to table this?

24 CHAIRPERSON: I think we should table it for  
25 the City's attorney to review this to see what we

1 should do with this.

2 MR. KUMMER: Yeah, that's a good one.

3 MR. TISEO: Yeah, I'll second that motion.

4 MR. KUMMER: Okay. All those in favor?

5 BOARD MEMBERS: Aye.

6 MR. KUMMER: Opposed?

7 Seeing none, motion passes. Tabled for the  
8 attorney's review.

9 CHAIRPERSON: If they say it's okay, then  
10 we'll bring it back up.

11 MR. KUMMER: What number is this?

12 MR. BOLEK: 44.

13 MR. KUMMER: Go ahead, Rick.

14 MR. BOLEK: 15 North Tasmania posted 2-6 of  
15 '14. It's a vacant structure, the garage is  
16 collapsing, debris, overgrown, unkempt. Actually, the  
17 snow has now actually collapsed the garage at this --  
18 at this juncture.

19 MR. KUMMER: Wow.

20 MR. BOLEK: The -- we're recommending  
21 remaining on the demolition list.

22 MR. KUMMER: A motion?

23 CHAIRPERSON: I make a motion.

24 MS. HOFMEISTER: I make a motion.

25 MR. KUMMER: Okay. Jeff supports. All those

1 in favor?

2 BOARD MEMBERS: Aye.

3 MR. KUMMER: Opposed?

4 Seeing none, motion passes. It stays on the  
5 demolition list.

6 94 Wall Street.

7 MR. BOLEK: 94 Wall Street posted 1-6 of '14.

8 It's a vacant, abandoned structure, open to trespass  
9 through the doors. It's a dilapidated structure, the  
10 mechanicals are either dilapidated or gone, debris,  
11 unkempt, porches are crumbling, electric meter's off,  
12 gas meter's off.

13 Recommend it remaining on the demolition  
14 list.

15 MR. TISEO: Okay. I make a motion for  
16 demolition.

17 MR. KUMMER: Support?

18 MS. HOFMEISTER: I support.

19 MR. KUMMER: Mona supports. All those in  
20 favor?

21 BOARD MEMBERS: Aye.

22 MR. KUMMER: Opposed?

23 Seeing none, motion passes. It stays on the  
24 demolition list.

25 508 Whittemore.

1 MR. BOLEK: 508 Whittemore posted 2-6 of '14.  
2 It's a vacant structure, boarded by the federal  
3 programs, siding's being stripped, boarded doors and  
4 windows. There was debris in the first meeting that  
5 was cleaned by Oakland County. The garage is  
6 collapsing, it's overgrown, gas meter's locked out, the  
7 electric meter's gone.

8 Recommend that it remain on the demolition  
9 list.

10 MR. KUMMER: Any motion or discussion?

11 MS. HOFMEISTER: I'll make a motion that it  
12 stays on the demolition list.

13 MR. KUMMER: Any support?

14 CHAIRPERSON: Support.

15 MR. TISEO: I'll support.

16 MR. KUMMER: Okay. All those in favor?

17 BOARD MEMBERS: Aye.

18 MR. KUMMER: Opposed?

19 Seeing none, motion passes. It stays on the  
20 demolition list.

21 155 Willard?

22 MR. BOLEK: 155 Willard Street posted 2-6 of  
23 '14. This is a vacant, fire-damaged structure, open to  
24 trespass in all the doors and windows, severe  
25 structural damage from the fire, debris, unkempt.



1                   We're recommending this structure remain on  
2 the demolition list.

3                   MR. KUMMER: Can you -- do you guys  
4 prioritize some of this; are you able to do that or --  
5 because this one is awful.

6                   MR. TISEO: Yeah. When you get funds, how do  
7 you -- do you go by the dates or do you go by need?

8                   MR. BOLEK: We -- what we're going by, to  
9 begin with, is when all these came to us. And then the  
10 fire ones that come in, some of these, like Rose Court  
11 that we had earlier --

12                   MR. TISEO: Right, yeah.

13                   MR. BOLEK: -- that fire was just about three  
14 weeks ago, four weeks ago.

15                   MR. TISEO: But on this one --

16                   MR. BOLEK: This one may have been in there  
17 longer than that. I don't know.

18                   MR. KUMMER: My suggestion is to try and  
19 prioritize.

20                   MR. TISEO: That's -- that's something  
21 they'll have to do. I make a motion for demolition.

22                   MR. KUMMER: Any support?

23                   MS. HOFMEISTER: I support.

24                   MR. STEWART: I support.

25                   MR. KUMMER: All those in favor?

1 BOARD MEMBERS: Aye.

2 MR. KUMMER: Opposed?

3 Seeing none, motion passes. It stays on the  
4 demolition list.

5 177 East Wilson.

6 MR. BOLEK: 177 East Wilson posted 2-6 of  
7 '14. It's a vacant, abandoned structure, open to  
8 trespass in the doors and windows, although it was  
9 boarded by the federal programs, siding's being  
10 stripped, interior's trashed, metals are stripped,  
11 debris, overgrown, unkempt, gas meter's locked out, the  
12 electric meter's gone.

13 Recommend it remaining on the demolition  
14 list.

15 MR. KUMMER: Motion?

16 CHAIRPERSON: Motion to demo.

17 MR. KUMMER: Support?

18 MS. HOFMEISTER: I'll support.

19 MR. KUMMER: Mona supports. All those in  
20 favor?

21 BOARD MEMBERS: Aye.

22 MR. KUMMER: Opposed?

23 Seeing none, motion passes. It stays on the  
24 demolition list.

25 266 East Wilson Avenue.

1 MR. BOLEK: 266 East Wilson Avenue posted 2-6  
2 of '14. A vacant, abandoned structure, open to  
3 trespass in the doors and windows, interior's  
4 destroyed, metals are stripped, debris, overgrown,  
5 unkempt.

6 Recommend remaining on the demolition list.

7 MR. KUMMER: Okay. Discussion? Motion?

8 MS. HOFMEISTER: I make a motion.

9 MR. KUMMER: Support?

10 MR. TISEO: I'll support.

11 MR. KUMMER: All those in favor?

12 BOARD MEMBERS: Aye.

13 MR. KUMMER: Opposed?

14 Seeing none, motion passes. It stays on the  
15 demolition list.

16 307 Ypsilanti.

17 MR. BOLEK: 370 West Ypsilanti --

18 MR. KUMMER: Sorry.

19 MR. BOLEK: -- posted 2-7 of '14. A vacant,  
20 fire-damaged structure, unkempt, very dangerous  
21 building, boarded windows, gas meter's locked out,  
22 electric meter had been cut.

23 Recommend it remain on the demolition list.

24 MR. STEWART: I'll make a motion -- oh, you  
25 have discussion? I'm sorry.

1 MR. KUMMER: No, that's fine. Make a motion,  
2 Kevin? Go ahead.

3 MR. STEWART: Yes, sir. I make a motion for  
4 demolition.

5 MS. HOFMEISTER: I support.

6 MR. KUMMER: All those in favor?

7 BOARD MEMBERS: Aye.

8 MR. KUMMER: Opposed?

9 Seeing none, motion passes. It stays on the  
10 demolition list.

11 That is it.

12 CHAIRPERSON: Okay.

13 MR. KOLBE: Two other items before you. And,  
14 as kind of a follow-up, 38 South Edith was one that  
15 you, also in November, posted that would come down if  
16 they haven't had it done by today. And it's not done.  
17 And the owner has consented, he will be posting a bond  
18 and finishing the house under a bond.

19 MR. TISEO: What was the address?

20 MR. KOLBE: 38 South Edith.

21 CHAIRPERSON: Okay.

22 MR. KUMMER: And they're just now saying  
23 they're going to post a bond?

24 MR. KOLBE: Your -- your --

25 CHAIRPERSON: Motion said that.

1 MR. KOLBE: -- motion was that they had to  
2 have a C of C by today's date. They realize they can't  
3 make that date. They're a ways from it so they concede  
4 and they will continue on with -- after a bond is  
5 posted and a rehab agreement.

6 MR. KUMMER: Okay.

7 MR. KOLBE: 80 Mechanic is much like the one  
8 on Luther, they're progressing, would like to see if we  
9 could amend your motion for the 90 days and allow them  
10 to get the rest of their inspections and whatnot done.

11 MR. STEWART: Are they working with you?

12 MR. KUMMER: Are they making progress?

13 MR. KOLBE: That's what I was told by Jeff,  
14 they were -- you know, they needed a little more time.

15 MR. STEWART: Okay.

16 MR. KUMMER: And the Board is in favor of  
17 that?

18 MR. TISEO: I'll make a motion to that  
19 effect.

20 MR. KUMMER: I second. All those in favor?

21 BOARD MEMBERS: Aye.

22 MR. KUMMER: Motion passes. All right.

23 CHAIRPERSON: Then finish out the meeting.  
24 Any other items?

25 MR. TISEO: I guess there's no more public

1           comments.

2                         CHAIRPERSON:  No public comments.  I'll

3           adjourn.  It's about 8 minutes until 9:00.

4                         (Meeting was concluded at 8:52 p.m.)

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C E R T I F I C A T E

I, Mona Storm, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the meeting at the time and place hereinbefore set forth. I do further certify that the foregoing transcript, consisting of (231) pages, is a true and correct transcript of my said stenographic notes.

\_\_\_\_\_  
Date



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Mona Storm  
CSR-4460



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