

CITY OF PONTIAC  
BOARD OF APPEALS MEETING  
FEBRUARY 24, 2016  
5:00 p.m.

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Agenda: )  
 )  
Petitions from )  
Building Inspector Dave Moran) )  
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Meeting before a Board of  
Appeals at 47450 Woodward Avenue, Pontiac, Michigan, on  
Wednesday, February 24, 2016.

BOARD MEMBERS PRESENT:

- Mona Hofmeister - Chairperson
- Ben Tiseo - Chairperson
- Kevin Stewart
- Chris Onwuzurike

PRESENT FROM THE CITY:

- Dan Kolbe, Administrative Assistant
- Zach Beach, Code Enforcement Officer
- Karol Szklarski, Code Enforcement Officer
- Dave Moran, Building Inspector/Code Enforcement Officer

OTHERS PRESENT:

- Zebedee Townsend
- Mike Pirzadeh
- Mary Blair
- William Parkin
- Ronald Emory
- Lisa Holloway
- Jasmine and Teresea Fox
- Johannes Bolds
- Michael Kelley
- Jeffrey Jennings and Tommie Richard
- Herbert Munson, John Lowell and Canovia B. Sharpton
- Canovia Sharpton L. and Shaneyre White

REPORTED BY: Mona Storm, CSR# 4460

| 1 PROPERTY INDEX |                              |                                |      |
|------------------|------------------------------|--------------------------------|------|
| 2                | ADDRESS (In numerical order) | ACTION                         | PAGE |
| 3                | 18 N. Paddock St             | Called                         | 108  |
|                  | 18 N. Paddock St.            | Postponed to 5/18/16           | 122  |
| 4                | 24 Euclid Ave                | Called                         | 47   |
|                  | 24 Euclid Ave                | Postponed to 5/18/16           | 59   |
| 5                | 27 Steinbaugh Ct             | Called                         | 72   |
|                  | 27 Steinbaugh Ct             | Postponed to 5/18/16           | 81   |
| 6                | 28 Portage St                | Called                         | 131  |
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| 7                | 32 S. Paddock St             | Called                         | 5    |
|                  | 32 S. Paddock St             | Postponed to 5/18/16           | 19   |
| 8                | 51 Mary Day Ave              | Called                         | 125  |
|                  | 51 Mary Day Ave              | Remains on demo list           | 126  |
| 9                | 56 Matthews St               | Called                         | 127  |
|                  | 56 Matthews St               | Postponed to 5/18/16           | 128  |
| 10               | 71 N. Roselawn St            | Called                         | 133  |
|                  | 71 N. Roselawn St            | Remains on demo list           | 134  |
| 11               | 77 Maines St                 | Called                         | 124  |
|                  | 77 Maines St                 | Postponed to 5/18/16           | 125  |
| 12               | 77 Prall St                  | Called                         | 132  |
|                  | 77 Prall St                  | Remains on demo list           | 133  |
| 13               | 94 E. Sheffield Ave          | Called                         | 44   |
|                  | 94 E. Sheffield Ave          | Postponed to 5/18/16           | 47   |
| 14               | 100 Pinegrove Ave            | Called                         | 37   |
|                  | 100 Pinegrove Ave            | PMI by 3/15 or remains on list | 44   |
| 15               | 111 Mary Day Ave             | Called                         | 126  |
|                  | 111 Mary Day Ave             | Remains on demo list           | 127  |
| 16               | 122 Murphy Ave               | Called                         | 129  |
|                  | 122 Murphy Ave               | Postponed to 5/18/16           | 130  |
| 17               | 193 Harrison St              | Called                         | 123  |
|                  | 193 Harrison St              | Postponed until 5/18/16        | 124  |
| 18               | 194 Nebraska Ave             | Called                         | 130  |
|                  | 194 Nebraska Ave             | Demoed                         | 131  |
| 19               | 221 W. Ypsilanti Ave         | Called                         | 139  |
|                  | 221 W. Ypsilanti Ave         | Remains on demo list           | 140  |
| 20               | 274 Baldwin Ave              | Called                         | 81   |
|                  | 274 Baldwin Ave              | Postponed to 5/18/16           | 92   |
| 21               | 311 S. Tilden Ave            | Called                         | 138  |
|                  | 311 S. Tilden Ave            | Postponed to 5/18/16           | 139  |
| 22               | 316 E. Sheffield Ave         | Called                         | 135  |
|                  | 316 E. Sheffield Ave         | Remains on demo list           | 137  |
| 23               | 326 E. Sheffield Ave         | Called                         | 137  |
|                  | 326 E. Sheffield Ave         | Remains on demo list           | 138  |
| 24               | 400 Second Ave               | Called                         | 134  |
|                  | 400 Second Ave               | Remains on demo list           | 135  |
| 25               | PROPERTY INDEX (Continued)   |                                |      |

| 1  | ADDRESS (In numerical order) | ACTION               | PAGE |
|----|------------------------------|----------------------|------|
| 2  | 451 S. Jessie St             | Called               | 93   |
|    | 451 S. Jessie St             | Demolition           | 108  |
| 3  | 542 California Ave           | Called               | 122  |
|    | 542 California Ave           | Remains on demo list | 123  |
| 4  | 585 W. Kennett Rd            | Called               | 59   |
|    | 585 W. Kennett Rd            | Postponed to 5/18/16 | 71   |
| 5  | 645 S. Telegraph             | Called               | 19   |
|    | 645 S. Telegraph             | Postponed to 5/18/16 | 26   |
| 6  | 654 N. Perry                 | Called               | 26   |
|    | 654 N. Perry                 | Postponed to 5/18/16 | 28   |
| 7  | 780 Cameron Ave              | Called               | 29   |
|    | 780 Cameron Ave              | Stays on demo list   | 36   |
| 8  | 912 Melrose St               | Called               | 128  |
|    | 912 Melrose St               | Remains on demo list | 129  |
| 9  |                              |                      |      |
| 10 |                              |                      |      |
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1 Pontiac, Michigan

2 February 24, 2016

3 5:54 p.m.

4 CHAIR HOFMEISTER: We're going to call this  
5 meeting to order at 6:54.

6 MR. MORAN: 5:54.

7 CHAIR HOFMEISTER: And we would like to  
8 welcome everybody to the Board of Appeals meeting for  
9 January 24th, 2016. First, we're going to do the  
10 Pledge of A -- oh, do the call of order -- do the  
11 Pledge of Allegiance. Everybody stand, please.

12 (Pledge of Allegiance recited by all.)

13 CHAIR HOFMEISTER: Your name's Chris?

14 MR. ONWUZURIKE: Yes.

15 CHAIR HOFMEISTER: Okay.

16 MR. STEWART: Do we have a quorum?

17 CHAIR HOFMEISTER: Okay.

18 MR. KOLBE: Everyone introduce themselves.

19 CHAIR HOFMEISTER: Okay. Everyone, introduce  
20 yourselves.

21 MR. STEWART: My name is Kevin Stewart. I'm  
22 a member of the Board of Appeals.

23 MR. ONWUZURIKE: I'm Chris Onwuzurike, member  
24 of the Board.

25 MR. MORAN: David Moran, Building

1 Inspector/Code Enforcement Officer.

2 MR. BEACH: Zack Beach, Code Enforcement.

3 MR. SZKLARSKI: Karol Szklarski, Code  
4 Enforcement.

5 MR. KOLBE: Dan Kolbe, Administrative  
6 Assistant.

7 CHAIR HOFMEISTER: Mona Hofmeister.

8 First we'll cover the old cases.

9 MR. KOLBE: We're going to start with  
10 32 Paddock.

11 MR. BEACH: Property address is  
12 32 South Paddock. The property was posted on  
13 2-12-2016. Permits have been issued for the  
14 electrical. However, a building permit -- why does  
15 that say "need"?

16 MR. KOLBE: Because there's two of them;  
17 there's two houses on the property.

18 MR. BEACH: Oh, okay.

19 MR. KOLBE: There's one of them has permits,  
20 the other one does not.

21 MR. BEACH: Okay. A building permit has been  
22 issued for 32 South Paddock and electrical permit has  
23 been issued for 32 South Paddock. However --

24 MR. KOLBE: It still needs the plumbing.

25 MR. BEACH: -- it still needs the plumbing

1 permit.

2 There has not been a Property Maintenance  
3 Inspection on the property. It was found to be vacant,  
4 dilapidated, both houses, front and back, broken  
5 windows, rotted -- rotted doors, service cable is  
6 dislodged, garage roof is collapsing. It's an  
7 attractive nuisance, it's overgrown in the back,  
8 sagging porch, abandoned vehicles in the rear house.

9 Gas meter on the front house is locked out.  
10 In the rear house, the gas meter is gone. The electric  
11 meter on the front house is new; on the rear house it's  
12 off.

13 Our recommendation is for the property to  
14 remain on the demolition list as there are no permits  
15 active or progress being made.

16 CHAIR HOFMEISTER: State your name, please.

17 MR. TOWNSEND: Zebedee Townsend.

18 CHAIR HOFMEISTER: What have you done since  
19 the last meeting?

20 MR. TOWNSEND: I had got in contact with some  
21 more other agencies, up there, that was going to help  
22 me. And then, plus, I ran into a snag with -- when the  
23 electrical inspector came out, he added some more stuff  
24 that would not be covered under the previous permit.  
25 So I'm going to have to give him more money and I'm

1 going to have to use some of the money that I was  
2 putting together for the -- the plumber, in order to --  
3 to get him to come back on out. So they would write  
4 that on out but there -- but -- and the agencies have  
5 been getting back in contact with me and have me  
6 sending them some more information.

7 I even had one of them contact me when I  
8 got -- got here for this meeting, a Renae from J --  
9 JBS, up there. They said that they was going to be  
10 helping me with the -- the problem but I just got to  
11 get the paperwork back to them when they mail it out,  
12 too. So I was going to ask for some other time, up  
13 there, so I can put that other -- put that other money,  
14 what I'm going to have to use to get the electrical to  
15 come on out and put the -- the other stuff that the  
16 electrician need to do so they can clear that out.

17 CHAIR HOFMEISTER: Any questions?

18 MR. STEWART: Has there been any work  
19 performed under the permit? He said he had a permit.

20 MR. KOLBE: In the front house, there's a  
21 building permit and an electrical permit. There has  
22 not been -- a plumbing permit is needed but has not  
23 been issued on the rear house. It needs a building  
24 permit and it needs a mechanical permit. Neither one  
25 have been issued -- or applied for.

1                   MR. STEWART: I mean, this is the property  
2                   where he thought he was buying one property --

3                   MR. KOLBE: And there's two houses.

4                   MR. TOWNSEND: And found out that there was  
5                   another house on the property.

6                   MR. KOLBE: And we basically said, one or the  
7                   other, let's move them along.

8                   MR. STEWART: Right.

9                   MR. TOWNSEND: And I been working with you  
10                  all on that.

11                  CHAIR HOFMEISTER: What do we want to do? Do  
12                  we want to give them more time?

13                  MR. STEWART: Is it your recommendation that  
14                  it remain on the demolition list?

15                  MR. KOLBE: I mean, the permits that he has  
16                  are all expired. He hasn't been keeping the permits --

17                  MR. TOWNSEND: But the other permit for the  
18                  electrical -- because, when you all had me come in, I  
19                  thought that was going to be written off but then he  
20                  added more stuff onto it, like, up there. He gave me  
21                  another sheet --

22                  MR. STEWART: You have --

23                  MR. TOWNSEND: -- of stuff that I gave to --

24                  MR. STEWART: You --

25                  MR. TOWNSEND: -- the electrician.

1                   MR. STEWART: You had a licensed electrician  
2                   working for you?

3                   MR. TOWNSEND: Yes, Mr. Electric.

4                   CHAIR HOFMEISTER: Have you sent the  
5                   paperwork back to the agents that asked you for it yet  
6                   or are you still working on that?

7                   MR. TOWNSEND: Well, the other agency, up  
8                   there, is sending me some more paperwork on out, up  
9                   there, from the J -- JBS. And then, on -- the other  
10                  one is, up there, Community Housing Network, up there,  
11                  they sending me some other paperwork, up there, because  
12                  there was a couple pages missing.

13                  (Mr. Tiseo arrived.)

14                  MR. STEWART: Are the properties both secure?

15                  MR. MORAN: Aside from some broken windows,  
16                  they're secured.

17                  CHAIR HOFMEISTER: What do we want to do; do  
18                  we want to extend his --

19                  MR. MORAN: The crux of the issue is that  
20                  there's just not any progress between these meetings.  
21                  I mean, literally, no progress is being made. We're at  
22                  a complete standstill. And now we're hearing that  
23                  we're going to go backwards with more electrical  
24                  issues.

25                  MR. TOWNSEND: No. But, up there, I had -- I

1 had an appointment for the electrical, when I came in  
2 here, the last meeting, up there. And I thought it was  
3 going to pass but he added more stuff onto it. And  
4 then, up there -- and then they told me, up there -- I  
5 thought that he'll give him the other money, up there,  
6 just to do the repair, the part that they said. But  
7 then he said it would not be covered under the original  
8 permit so I would have to give them another \$250 for --  
9 to pull another permit for that particular work.

10 MR. KOLBE: No.

11 MR. MORAN: That doesn't sound right at all.

12 MR. KOLBE: No.

13 MR. TOWNSEND: That's what -- so, like, you  
14 could call Mr. Electric and they'll tell you what they  
15 told me over the phone when -- when I told them that,  
16 up there, that they didn't finish the job. And then he  
17 said, "Well, that stuff is not covered." And that's  
18 what they told me. I can give you a telephone number  
19 and to -- to talk to them and then that's what they  
20 told me.

21 MR. MORAN: You probably have to set up a  
22 meeting with them him our Department of Safety and have  
23 a meeting with our electrical inspector because that  
24 doesn't sound right.

25 MR. KOLBE: You need to.

1                   MR. TOWNSEND: Well, that's what the guy told  
2 me, not the -- not the inspector, it's the electrician  
3 that told me.

4                   MR. MORAN: I understand.

5                   MR. TOWNSEND: -- that it was going to be  
6 another charge and I have to use that money.

7                   MR. MORAN: But you have to find out what the  
8 truth is and what is required by the City; that's your  
9 responsibility. You can't rely on the contractor  
10 dictating what needs to be done on your behalf. So you  
11 need to take the initiative to make things happen, to  
12 create some progress here.

13                   MR. TOWNSEND: But I had been doing, ever --  
14 ever since I came in here, at the last meeting, up  
15 there. But then, plus, up there, with me not giving  
16 the money -- I'm on SSI and I can't -- up there, I have  
17 to put this money together, up there, to try to do --  
18 to fulfill what you all telling me to do. Because,  
19 like this, up there, I'm -- I'm trying, up there, and  
20 then, up there, stuff like this, to try and then get  
21 smacked down every time, up there.

22                   Because every time something come up, it's  
23 money that I have to come with, up out of my pocket.  
24 And I don't get that much -- much money out of SSI.  
25 And I am trying. And, up there -- and since the --

1           some of the -- the programs, it's just telling me, up  
2           there, now that, up there, they're getting back in  
3           touch with me, the new list of people that I end up  
4           getting in contact, up there, each person that tells me  
5           something else and then I end up going with them and  
6           then I find another program, up there.

7                         But the list of the programs that I got, up  
8           there, it's like a -- I got all the list of the  
9           programs that I've been calling on, the ones that got  
10          back in touch with me, saying that they would help.  
11          But just, up there, the information I got through the  
12          mail, up there, sending them stuff back and then the  
13          other two, they just told me -- one told me that I  
14          would be talking to her Friday --

15                        MR. STEWART:  Sir.

16                        MR. TOWNSEND:  -- up there and it's about the  
17          repairs.

18                        MR. STEWART:  If -- and I'm not trying to get  
19          into your business.  But, if you know you're on a fixed  
20          income or a limited income, why would you put yourself  
21          in a situation to deal with a project of this  
22          magnitude?  Because this --

23                        MR. TOWNSEND:  Because I want to get out of  
24          the place that I'm in now because I done been robbed,  
25          I've been jumped, up there, people shoot -- shoot

1 around my place all the time.

2 MR. STEWART: This is a bunch of work here.

3 MR. TOWNSEND: And I don't want to stay where  
4 I am now.

5 MR. STEWART: This is a bunch of work here.

6 MR. TOWNSEND: When I bought it, up there, I  
7 bought it to move into it and then I had a problem with  
8 somebody breaking in and -- up there, and which they  
9 broke in the front window, up there, in order to take  
10 my pipes up. But I -- I go through that every day, up  
11 there. I keep the grass cut up there, and then also  
12 checking on it and then, up there, like they say  
13 "abandoned car", there is no abandoned cars there. One  
14 vehicle belongs to my brother, up there, he got a  
15 legal --

16 MR. STEWART: You got two homes?

17 MR. TOWNSEND: It got a legal plate on it.

18 MR. STEWART: You got two homes on one lot?

19 MR. TOWNSEND: Yeah.

20 MR. STEWART: What are you going to do?

21 I mean, do you think that's a bit much?

22 MR. TOWNSEND: Well, I didn't know that there  
23 was two, at the time. I found out at the last minute.  
24 Like you said, at the last meeting, up there, I just  
25 found out. And then you all put me to work to get the

1 people that was in the back house out and then so I  
2 stopped process, up there, because I had to keep going  
3 over there, up there, talking to the guy, going up  
4 there, going back and forth to court, and said -- like  
5 this, because he still didn't want to get out.

6 And then, when I finally get him out, then,  
7 up there, they said try to get back to doing what I was  
8 supposed to do. But I used up money doing that same  
9 thing, in trying to get him out and have to pay to go  
10 to court, and then, up there, in trying to keep up --  
11 keep up, up there, the permits and stuff like that.  
12 But then, if I have to use the money to do one thing  
13 you all tell me, then, it kind of defeats, up there, me  
14 having the money, up there, to complete what I do. I  
15 might be slightly slow but I'm trying.

16 MR. ONWUZURIKE: Okay. So what kind of  
17 progress are we expecting him to make now?

18 What kind of progress are you going to make?  
19 Because we need to have progress here.

20 CHAIR HOFMEISTER: Three months from now,  
21 where are you going to be with this?

22 MR. TOWNSEND: Hmm?

23 CHAIR HOFMEISTER: Three months from now,  
24 where are you going to be with this house?

25 MR. TOWNSEND: Hopefully, up there, the

1 electric -- the electrical will be off -- off, up  
2 there, and then they'll clear that out and then, up  
3 there, then the plumbing, up there. So like this, up  
4 there, I'll have what money I can because I'm not  
5 actually depending all on these agencies. I'm trying  
6 to get what money I can, up there, to say -- because,  
7 just like the car that they talking about, one of the  
8 cars, up there, I plan on selling the car because it's  
9 running, up there.

10 The only reason why, up there, it's parked up  
11 there now, up there, is because I couldn't -- I done  
12 used the money for my -- to keep my plates and the  
13 insurance on it. I had to use that to put into working  
14 on the house. And any progress I can do, as best as I  
15 can, up there, I'll -- I'll still try, up there, try  
16 for, up there, to -- to complete it. But at least, up  
17 there, I can get some stuff wrote off, up there, to  
18 where it might be just one thing, and mainly that's  
19 just mainly the plumbing right now.

20 CHAIR HOFMEISTER: If we give you until the  
21 next meeting to do some work on this house, are we  
22 going to see progress?

23 MR. TOWNSEND: Yes.

24 CHAIR HOFMEISTER: You promise?

25 MR. TOWNSEND: Yes.

1 CHAIR HOFMEISTER: Call those agencies every  
2 day, if you have to, to find out what your status is.

3 MR. TOWNSEND: That's what I have to do.  
4 That's what I'm doing, up there. I'm trying to stay on  
5 it because -- up there -- because every time somebody  
6 say that they want to help, then, when you go to them,  
7 then, up there, there's no help there.

8 CHAIR HOFMEISTER: Okay.

9 MR. TOWNSEND: But I'm still -- I'll bug them  
10 until, up there, just -- until they get tired of  
11 hearing me on the phone.

12 CHAIR HOFMEISTER: Okay.

13 MR. STEWART: And let me ask of you to  
14 contact the building officials in the morning to see  
15 what it is that you -- you need to do.

16 MR. KOLBE: Yeah, you need to be contacting  
17 us on a very regular basis. You know, the fact that  
18 you need another \$205 permit is not true. If you  
19 didn't have a permit, it would be 205. To add whatever  
20 is way beyond that 200 -- you know, you're not going to  
21 be adding \$205 onto the permit. So, if that's what  
22 your records are saying --

23 MR. TOWNSEND: Because I was thinking the  
24 same thing when I was talking to him.

25 MR. KOLBE: But, if you call us, we can help

1           you answer that question. But we don't know there's a  
2           problem if you don't let us know you're having an issue  
3           with something.

4                        So, by all means, feel free to call and ask  
5           questions. If he's telling you you need another permit  
6           for whatever, call and ask us what would it take to add  
7           these other items onto the permit and is it covered  
8           under the permit that I already have that's already  
9           there. But you couldn't add \$205 onto a building  
10          permit. It would exceed tremendously what the permit  
11          maxes out at.

12                       MR. STEWART: I have one more quick question  
13          for you. How many times has this been before us; is  
14          this --

15                       MR. KOLBE: Two, three -- oh, before you?  
16          This is the second time before the Board of Appeals.

17                       MR. STEWART: Oh, okay.

18                       MR. KOLBE: This has been kicking around  
19          since '14.

20                       CHAIR HOFMEISTER: Wow.

21                       MR. STEWART: Okay. Since 2014.

22                       MR. TOWNSEND: Yeah. Because that's when I  
23          got the gentlemen.

24                       MR. STEWART: Okay. Let me go ahead and  
25          throw my caution out to you. I'm going to make a

1 recommendation and -- that we postpone this until the  
2 May 18th meeting. But let me just caution you that  
3 there will be substantial progress with -- with the  
4 property that you have already -- already previously  
5 pulled permits for. Okay?

6 And -- and let me caution you to definitely  
7 be in contact and in touch with the building officials  
8 because, like I said, in May, when you come back or if  
9 you should come back, we want to see some progress.  
10 Okay?

11 MR. TOWNSEND: Yes.

12 MR. STEWART: So --

13 MR. TOWNSEND: Yes.

14 MR. STEWART: Okay. I make a recommendation  
15 that -- we're doing 32 South Paddock?

16 MR. KOLBE: Correct.

17 MR. STEWART: -- be postponed until the  
18 May 18th meeting.

19 CHAIR HOFMEISTER: I second.

20 Okay. We'll see you in May.

21 MR. TISEO: A vote.

22 MR. STEWART: We need to vote.

23 CHAIR HOFMEISTER: Oh, sorry. Okay. All  
24 those in favor, say "aye".

25 BOARD MEMBERS: Aye.

1 CHAIR HOFMEISTER: Those opposed?

2 MR. TISEO: Abstain.

3 CHAIR HOFMEISTER: Okay. We will see you in  
4 May.

5 And now you can --

6 MR. TISEO: Madam Chair, Ben Tiseo. I  
7 apologize I was late. I had a closing.

8 And back on the record. That's why I  
9 abstained from the first one; I was not here for the  
10 full discussion.

11 MR. KOLBE: The next item is  
12 645 South Telegraph.

13 MR. PIRZADEH: 645.

14 MR. BEACH: Property address is  
15 645 South Telegraph Road. It was posted on February  
16 10th of 2016. The Property Maintenance Inspection has  
17 taken place, all permits are required, none have been  
18 issued. The reason for it being posted as a dangerous  
19 building, property is vacant, unkept, is overgrown.  
20 Property has been vacant for over 180 days, it's open  
21 to trespass at multiple points, open windows, also  
22 broken windows, soffits and trim are rotting, it's an  
23 attractive nuisance, there's debris, unkept, there's a  
24 dilapidated breezeway that connects the two buildings.  
25 Gas meter, there is none; electric meter,

1           there's none outside on the main building and there's  
2           no electric meter on westerly building.

3                         We would recommend postponement until the  
4           May 18th, 2016 meeting.

5                         MR. KOLBE: Ben, there's been a lot of  
6           meetings with the --

7                         MR. TISEO: That young lady there is the  
8           Chair.

9                         MR. KOLBE: Oh, okay. I thought you were  
10          going to take over.

11                        CHAIR HOFMEISTER: I thought you were going  
12          to take over.

13                        MR. TISEO: No. You started.

14                        MR. KOLBE: There's been a lot of meetings  
15          with the City.

16                        MR. TISEO: Are --

17                        CHAIR HOFMEISTER: Go ahead.

18                        He's better at it than I am.

19                        MR. KOLBE: There's been a lot of meetings  
20          regarding this project. You want to have Executive  
21          Office recommendations. The owner has given us a  
22          timeline of where they plan to be. It was basically a  
23          recommendation of the Executive Office that, to  
24          postpone this, if they come back in three months and  
25          they are on the timeline, they will give them a

1 recommendation of another three-month postponement.

2 If they are lagging behind that timeline, the  
3 recommendation, at that point, will be to take it down.  
4 So, with that said, if you want to hear from the  
5 owner --

6 CHAIR TISEO: Could I -- could I -- this has  
7 been here before. I remember this property.

8 MR. KOLBE: Correct, it's been to you --

9 CHAIR TISEO: And why is there another  
10 postponement?

11 MR. KOLBE: Basically, it's a large project.  
12 There is a large magnitude to the project.

13 CHAIR TISEO: Is it -- is it the issue on the  
14 City's side or is that maybe a funding or some other --

15 MR. KOLBE: It's partly a funding issue. The  
16 funds that the -- when it was originally bought and  
17 planned to be rehabbed with, the monies for the buying  
18 of it was there but now, since then, has gotten caught  
19 up in some political issues of continuing the funding  
20 for it so it's not there. He's looking at possibly  
21 selling the project. He also has plans in for the  
22 project -- or the property next door, to make a fruit  
23 market over there. We've -- Planning has received  
24 plans.

25 CHAIR TISEO: I remember that.

1 MR. KOLBE: And they're being --

2 CHAIR TISEO: Okay.

3 MR. KOLBE: -- you know, reviewed at this  
4 time. But, again, you know, the owner has come up with  
5 a timeline of what items for Planning. But Planning,  
6 Building and Executive Office have all said, "Okay. If  
7 he meets that timeline, we don't have a problem. If he  
8 lags on that timeline, we have a problem."

9 CHAIR TISEO: All right. I'd like to hear  
10 from the Petitioner. Thank you.

11 MR. PIRZADEH: I were in the last meeting.

12 CHAIR TISEO: State your name, please.

13 MR. PIRZADEH: My name is Mike Pirzadeh on  
14 behalf of Shiraz Enterprises. At the last meeting that  
15 we have here, all of the issues that they bring the  
16 Petition at the Board today, it was at the last  
17 meeting. And the Board decided to resolve this issue  
18 and discuss with the Office of the Mayor. We contact  
19 the Office of the Mayor and we discuss in two meeting.  
20 In that meeting was the Planning Department and  
21 Building Department and they ask us to secure the  
22 building and block the entrances and clean the property  
23 and submit your plan for the project of fruit market by  
24 end of January. And we did all this work on timely  
25 manner.



1 the requirements, we secure the building, we block the  
2 building, we put the sign.

3 CHAIR TISEO: Okay.

4 MR. PIRZADEH: And we met all with the  
5 Building Department that have been done so far.

6 CHAIR TISEO: But they had done what we asked  
7 them to do last time?

8 MR. KOLBE: Correct.

9 CHAIR TISEO: Thank you.

10 MR. KOLBE: Correct.

11 CHAIR TISEO: All right.

12 MR. KOLBE: And there's also a request  
13 about -- for the Executive Office to give an  
14 endorsement, which they have.

15 CHAIR TISEO: Okay.

16 MR. KOLBE: So --

17 CHAIR TISEO: So the recommendation is to  
18 postpone this until the May meeting?

19 MR. KOLBE: Correct.

20 MR. STEWART: May 18.

21 CHAIR TISEO: Okay.

22 MR. PIRZADEH: I think we -- since the Board  
23 decided to make it this decision by the Office of the  
24 Mayor, I believe the Office of the Mayor has been  
25 recommended for six month. Give us time because this

1 is a big project so we need a little bit time to move  
2 faster on this project. But, at the same time, we are  
3 trying to look for other sources financially. If we  
4 get any money sooner, then we can move faster for this  
5 project.

6 MR. KOLBE: The Mayor's office did say that  
7 they would give you six months. However, there was a  
8 review of this in three months from now. If you're not  
9 meeting the timeframe that you gave --

10 MR. PIRZADEH: Sure.

11 MR. KOLBE: -- the recommendation is to pull  
12 the plug and order it down.

13 MR. PIRZADEH: That's fine.

14 MR. KOLBE: So, you know, you're going to  
15 have the six months but the ball's in your court to  
16 keep up with the timeframe that you say that you're  
17 going to be submitting things and doing things.

18 MR. PIRZADEH: Sure. Now, the Board, in the  
19 hand of Building and Planning Department, as soon as  
20 they approve, we are going to follow up with them and  
21 then we'll take next step.

22 MR. KOLBE: Right.

23 MR. STEWART: Okay. I'll make a  
24 recommendation regarding 645 South Telegraph Road, that  
25 it be postponed until the May 18th, 2016 meeting.

1 MS. HOFMEISTER: I second that motion.

2 CHAIR TISEO: Mona's second. Any further  
3 discussion?

4 All in favor, say "aye".

5 BOARD MEMBERS: Aye.

6 CHAIR TISEO: Any opposed?

7 Hearing none, motion passed.

8 Thank you.

9 MR. PIRZADEH: Thank you.

10 CHAIR TISEO: Next one, please.

11 MR. KOLBE: The next one is 780 Cameron --  
12 I'm sorry. No, 654 North Perry.

13 MR. BEACH: Property address is  
14 654 North Perry Street. It was posted on  
15 February 10th, 2016. A Property Maintenance Inspection  
16 has occurred. To date, a building, plumbing and  
17 electrical permit have all been issued.

18 Property was found to be vacant, dilapidated,  
19 broken windows, it's vacant for over 180 days, it's  
20 also dilapidated near the fascia, trim, roof, siding  
21 and the front porch is rotted with no guardrail or  
22 handrails, it's overgrown, there's debris, especially  
23 in the backyard, it's unkept. Gas meter is on.  
24 Electric meter is on.

25 It's our recommendation that the property be

1 postponed until the May 18, 2016 Board of Appeals  
2 meeting.

3 CHAIR TISEO: And your request is being  
4 postponed -- to postpone because there's been progress?

5 MR. MORAN: Yes.

6 MR. BEACH: Correct.

7 CHAIR TISEO: Okay. Go ahead, please.

8 MS. BLAIR: Mary Blair. I haven't had the  
9 progress I expected. I had a heart issue I had to take  
10 care of. But I do have some updated pictures from what  
11 you have in the file.

12 CHAIR TISEO: Yeah, it's been two weeks, it  
13 looks like, since we had this, if you wouldn't mind.

14 MS. BLAIR: I think it's a little bit less of  
15 an eyesore now.

16 CHAIR TISEO: Can you --

17 MS. BLAIR: Thank you.

18 CHAIR TISEO: But you say progress has been  
19 made?

20 MS. BLAIR: Yes.

21 CHAIR TISEO: What's your timeline?

22 MS. BLAIR: Well, I'm hopeful in the next  
23 three months it's going to be done but it didn't work  
24 that way this time but, hopefully, by May 18th, I  
25 should have it wrapped up.

1 CHAIR TISEO: Okay.

2 MS. BLAIR: Plumbing's in progress,  
3 electrical's in progress. The inside's pretty much  
4 done.

5 CHAIR TISEO: Okay.

6 MS. BLAIR: The outside, I'm still working  
7 on.

8 CHAIR TISEO: The snow didn't help today, did  
9 it?

10 MS. BLAIR: No. But I did take the cars  
11 down.

12 CHAIR TISEO: Yes, I noticed that. Thank  
13 you.

14 MS. BLAIR: Those been keeping me warm.

15 CHAIR TISEO: Any discussion on this matter?

16 MS. HOFMEISTER: I make a motion we postpone  
17 this until the May 18th meeting.

18 MR. STEWART: I'll second that.

19 CHAIR TISEO: Any further discussion?

20 Hearing none, the motion is to postpone until  
21 the May meeting. All in favor, say "aye".

22 BOARD MEMBERS: Aye.

23 CHAIR TISEO: Any opposed?

24 Hearing none, motion passes.

25 Thank you.

1 MS. BLAIR: Thank you.

2 MR. KOLBE: The next one is 780 Cameron.

3 MR. BEACH: Property address is 780 Cameron  
4 Avenue. It was posted on February 12th, 2016. A  
5 Property Maintenance Inspection has not occurred, no  
6 permits have been issued or applied for. The property  
7 was found to be vacant. It is open to the elements.  
8 The house roof has caved in, in multiple spots. The  
9 dilapidation also includes missing siding, soffits,  
10 trim and gutters have rotted off. The roof on the  
11 garage is also dilapidated and collapsing on itself,  
12 there's debris, it's unkept, there's two abandoned  
13 vehicles. Gas meter is on. Electric meter is on.

14 It's our recommendation that the property  
15 remain on the demolition list.

16 CHAIR TISEO: Go ahead, sir.

17 MR. PARKIN: Okay. Well, the residence  
18 was -- I thought was on the demolition list here last  
19 year, then I found out it ain't.

20 CHAIR TISEO: I'm sorry. Would you state  
21 your name, please.

22 MR. PARKIN: William Parkin.

23 CHAIR TISEO: Okay.

24 MR. PARKIN: And the idea is the vehicles  
25 gone. I got one that's running in the driveway now. I

1 had them removed. As far as debris in the yard, I  
2 don't know of any. I'm the second most well-kept yard  
3 in that neighborhood. I'm constantly picking stuff out  
4 of my yard and other people's yards where they got  
5 piled up. Now, I'm trying to be an honest man and be  
6 plain forward. I've been confronted that people living  
7 in my house and, when I say no, there's nobody, "Oh,  
8 yes, there is. We know there's people in that house."

9 I said, "No, there's nobody in that house."  
10 So anyways, a little over a week ago now, they're  
11 telling me they want to tear down my garage. Now, I  
12 live next door to that residence. I have made three,  
13 four, five, six, trips to the Safety Department. They  
14 had mentioned my -- if I combine the lots, I could save  
15 the garage, which would be fine with me; I would  
16 appreciate that.

17 I have no communication out of the Safety  
18 Department and, as a last resort, they told me to see a  
19 person on the second floor right down here. He said,  
20 "The guy is in today." He said, "Go downstairs and  
21 talk to him."

22 I went down there, he isn't there. "Come  
23 back at 2:00."

24 I come back at 2:00 and he still isn't here.  
25 I just get a run-around. So, anyway, as to cut things

1 short, I have a lawyer that does my real estate and  
2 he's got my paperwork so I'd like to have this  
3 postponed until my lawyer can go through all this  
4 paperwork and see what's what because I'm left in the  
5 cold. I try to respect people but they have an  
6 attitude, they coming on, "yeah", this and that, "no",  
7 this and that. And they come all huffy on me. I done  
8 got so mad one time at them being huffy on me, "Is it  
9 because I got a black fiancée; is that why you're  
10 acting the way you are?"

11 And that rattles their cage. Again, I don't  
12 know what the deal is.

13 MR. STEWART: I got a question. Why is this  
14 just coming to us now? This should have come about  
15 four or five years ago.

16 MR. KOLBE: It just came before me.

17 MR. MORAN: It went to the Hearing Officer  
18 and he agreed that the Hearing Officer just sailed it  
19 through to the Appeals Board because he wants it demoed  
20 as well.

21 MR. KOLBE: What the situation -- I guess  
22 we've got two separate parcels. He would like, when  
23 the property is demolished, to keep the garage.

24 MR. STEWART: Uh-huh. What's the problem  
25 with that?

1 MS. HOFMEISTER: We don't do it.

2 MR. KOLBE: When they take -- everything  
3 comes off. Because the ordinance doesn't allow an  
4 accessory structure without a primary.

5 MR. STEWART: Okay.

6 MR. KOLBE: What we sent him upstairs for was  
7 to see if he was able to combine the parcels upon  
8 demolition of the house, that he would have all the  
9 paperwork prepared so we could combine the two parcels  
10 at that time.

11 They sent him down to talk to the Planner who  
12 was not in the office at the time. And I don't believe  
13 he had been back since then.

14 MR. PARKIN: Yes, I have been back a couple  
15 times.

16 MR. KOLBE: He needs to make an appointment  
17 with James Sabo to make sure that -- you know, what  
18 paperwork he's going to need. But, again, the  
19 permission to do this is really going to come up to the  
20 Executive Office because this is an odd one.  
21 Typically, you can't have an accessory structure; that  
22 includes sheds, garages or fence.

23 MR. STEWART: Well, we need to -- off camera,  
24 we need to definitely converse because there's the  
25 issue of this type of situation on -- is it Pinegrove?

1 MS. HOFMEISTER: Yes.

2 MR. STEWART: Where we have -- okay. But  
3 that's another conversation. But, with this property  
4 here, I'm going to give a recommendation that we go  
5 ahead and rest with the building official's  
6 recommendation to have this remain on the demolition  
7 list.

8 MS. HOFMEISTER: I'll second.

9 MR. PARKIN: Now, we'd like to have this  
10 situation, 780, postponed so my lawyer could go through  
11 all these papers; I would appreciate that. At least  
12 give me some time on this.

13 CHAIR TISEO: You say you -- you own this  
14 parcel and the one next to it?

15 MR. PARKIN: I own both of them, yes. All  
16 the taxes are paid right to the T.

17 CHAIR TISEO: So I don't understand why that  
18 would be a big challenge to combine the parcels.  
19 Right, if it's the same ownership?

20 MR. KOLBE: Don't think there would be a  
21 problem. But, again, it was a case of --

22 CHAIR TISEO: Right.

23 MR. KOLBE: -- having all everything worked  
24 out once this property goes out of -- off of this, some  
25 entity here, the Board of Appeals, it goes to the

1 Executive Office. The Building Department is basically  
2 kind of out of it and we want to make sure that, when  
3 the contract was written, all the notes were made, that  
4 they -- you're going to be allowed to do this and  
5 combine it with what work you're going to need from him  
6 to have this combined so you don't tear his garage  
7 down.

8 CHAIR TISEO: Okay. Well, here's the issue:  
9 We have a motion and a second to stay on the demolition  
10 list. What does that mean to this gentleman if he --  
11 can he still proceed with trying to get the lots  
12 combined --

13 MR. KOLBE: Yes.

14 CHAIR TISEO: -- so that he can save -- so  
15 this does not hinder that?

16 MR. KOLBE: No, it should not hinder it.  
17 Then he still has the opportunity and I don't really  
18 see a major hurdle in it but it's something that is  
19 going to have to be worked out with --

20 CHAIR TISEO: When you think -- do you say  
21 you have an attorney involved now?

22 MR. PARKIN: Yes, I do, sir.

23 CHAIR TISEO: Do you think you could get it  
24 resolved in a month or so?

25 MR. PARKIN: I hope so.

1                   CHAIR TISEO: Because I imagine they wouldn't  
2 start any demolition.

3                   MR. KOLBE: They don't start any demolition  
4 for at least 30 days. And this is, like I say, not  
5 high on the list, it's not going to be coming down in  
6 March.

7                   CHAIR TISEO: I don't know, it looks like  
8 you've got a collapse, the roof rafters.

9                   MR. PARKIN: I understand that. It's fully  
10 enforced in the house.

11                  CHAIR TISEO: Okay.

12                  MR. PARKIN: What it was, I had a house -- it  
13 had a false ceiling in it and I took it down and I seen  
14 it had a bow in it. Now, I did replace some ceiling  
15 joists to strengthen the roof.

16                  CHAIR TISEO: I see a roof -- I see some roof  
17 collapse.

18                  MR. PARKIN: Between the rafters, yes, sir,  
19 there is.

20                  CHAIR TISEO: Yeah.

21                  MR. STEWART: And you understand this is in  
22 pretty bad shape?

23                  MR. PARKIN: I don't deny that. I had  
24 already paid for a City inspection.

25                  MR. STEWART: Okay. I understand.

1                   MR. PARKIN: And, when me and my fiancée went  
2                   back over to the house, we knew the inside was  
3                   structurally sound.

4                   CHAIR TISEO: Okay.

5                   MR. PARKIN: But we started pulling the  
6                   insulation out and we had seen some bad spots in the  
7                   house.

8                   CHAIR TISEO: I understand.

9                   MR. PARKIN: I mean, I could look at  
10                  something to see whether it's bad or not. So we came  
11                  back and they gave us three-fourths of what I paid on  
12                  the City inspection back and I agreed to have it put on  
13                  the demolition; I have no problem with this.

14                  CHAIR TISEO: Any further discussion?

15                  The motion is to have it stay on the  
16                  demolition list. All in favor?

17                  BOARD MEMBERS: Aye.

18                  CHAIR TISEO: Any opposed?

19                  Hearing none, motion passes.

20                  Thank you, sir.

21                  MR. PARKIN: So, the garage, we can save  
22                  that?

23                  CHAIR TISEO: No. You need to talk to the  
24                  City and draw up the paperwork so that -- the  
25                  properties have to be combined in order for you to save

1 the garage.

2 MR. PARKIN: Okay. Thank you.

3 CHAIR TISEO: Thank you. Next, please.

4 MR. KOLBE: Next one is 100 Pinegrove.

5 MR. BEACH: Property address is

6 100 Pinegrove. The property was posted on February 11,  
7 2016.

8 A Property Maintenance Inspection has been  
9 paid for, however, it has not been conducted. It was  
10 paid for on September 16th of 2015. A building permit  
11 has been issued. Property was posted for being a  
12 dilapidated, deteriorated structure.

13 Property is occupied, it is not open to  
14 trespass, it's open to the elements near the soffits,  
15 roof, trim, basement and south elevation, windows have  
16 been broken out, foundation is cracking in the front  
17 right corner, property is an attractive nuisance, it's  
18 overgrown, there's debris, it's unkept, there's an  
19 abandoned vehicle and camper in the backyard. The gas  
20 meter is on. The electric meter is on.

21 Our recommendation is for the property to  
22 remain on the demolition list, if the Property  
23 Maintenance Inspection has not been conducted by  
24 March 15th of 2016.

25 CHAIR TISEO: Go ahead, sir.

1 MR. EMORY: Oh. Ronald Emory.

2 CHAIR TISEO: Give us an update, please.

3 MR. EMORY: So far, I been playing phone tag  
4 with Dave, as far as a Property Maintenance Inspection.  
5 I haven't been there when he's been calling me. I  
6 don't get home from work until 7:00 in the evening.  
7 And I haven't hooked up with him because I don't get  
8 the messages until way after I get the phone calls.

9 I did talk to Dave on the way in and he asked  
10 for me to personally make an appointment, to call him  
11 and make an appointment because we're not hooking up.  
12 But I have been -- I've been spending a lot of time  
13 running around, chasing the guy that I paid the money  
14 for the roof. I got \$7,000 already out yet but I've  
15 not had one shingle pulled off that roof. Now he's  
16 telling me that I need a contractor -- or excuse me --  
17 a carpenter, also.

18 So I been -- been playing juggling, trying --  
19 between the roofer and trying to find a carpenter to  
20 take care of the roof problem that -- fore, that is my  
21 number one concern, at this time and -- but I have been  
22 working overtime every -- every day and I have been  
23 sick for -- for quite a long time.

24 My time is very short when I get off work.  
25 When I get off work, I'm beat. I take a lot of

1 medicine, a lot of medicine on a regular basis. And I  
2 do work overtime every day so my time is short, you  
3 know. I wish I had some help with this, you know, as  
4 far as a contractor. These guys, I'm leaving messages,  
5 they don't call me back.

6 The guy that I put the money toward, I been  
7 chasing him around for almost a year now. It's been  
8 about ten months and I just got the shingles. He  
9 brought the shingles out -- well, he didn't bring the  
10 shingles out. The people who sold the shingles brought  
11 the shingles out. He never did bring the shingles out.  
12 And -- and that was only probably about three months  
13 but I been chasing him around for about ten -- about  
14 ten months now and, you know, I'm pulling my hair out.

15 And just over the last -- I'll say the last  
16 month or so, like, the roof is situated like this, part  
17 of it broke off. And I'm like, you know, I got -- I  
18 don't know how the -- how it happened. Okay? I really  
19 don't know how it happened.

20 Now he's telling me I need a carpenter to get  
21 in there. But, personally, I don't know any carpenters  
22 on a personal basis. But I do know, before I gave him  
23 the down payment for the roof, that I talked to  
24 numerous people. Like I say, I get off at 7:00 but I  
25 can either call them on the phone or leave a message on

1 the internet, as far as to get ahold of me. But I'd  
2 say 15 percent of the people actually got back with me.

3 So I am struggling with it. I am struggling  
4 with it. But I am going to get with Dave and make an  
5 appointment so we both see a particular date of when  
6 I'm supposed to be there, as far as because I got to  
7 take off work for that.

8 CHAIR TISEO: All right.

9 MR. EMORY: But we did agree upon that when I  
10 walked in. We did talk for 20 minutes when I first  
11 walked in.

12 CHAIR TISEO: So this has been paid for five  
13 months?

14 MR. EMORY: Yes.

15 CHAIR TISEO: And you haven't been able to  
16 hook up for five months? Ouch.

17 MR. EMORY: Well, we -- at the last meeting,  
18 we did agree to get this done, this Property  
19 Maintenance Inspection.

20 CHAIR TISEO: Right. I --

21 MR. EMORY: But --

22 CHAIR TISEO: And it was paid for on  
23 October -- I'm sorry -- September 16th.

24 MR. EMORY: Right. But I haven't got a  
25 specific -- a specific date, a date, an actual --

1                   CHAIR TISEO: I understand that. And that's  
2 my point. Five months?

3                   MR. MORAN: Well, for the record, I have sent  
4 numerous letters, I've made numerous phone calls.  
5 Those letters have been specific in the dates that I  
6 was going to be out there performing that Property  
7 Maintenance Inspection. I have put locked-out stickers  
8 on the front door window at least four times, the time  
9 and date that I was there.

10                   And then my discussion with Mr. Emory before  
11 the meeting was that I'm not sending him anymore  
12 letters or making anymore phone calls, that the ball is  
13 now in his court to make the effort to get this  
14 Property Maintenance Inspection done.

15                   Because the cog in the wheel is yourself  
16 because you are always busy and doing overtime work and  
17 everything else. You have not made the effort and  
18 allocated the time to allow myself in to perform that  
19 Property Maintenance Inspection.

20                   MR. EMORY: Okay.

21                   MR. MORAN: That's why I told you that it is  
22 up to you now to come to the Department of Building and  
23 Safety, meet with -- with me specifically, identify a  
24 time and date and I will make the effort to abide by  
25 your schedule. But I'm not going to make another phone

1 call. I'm not going to send you another letter.  
2 Because that has obviously not worked for five months.

3 MR. EMORY: Okay. Okay. I have no problems.  
4 I'm willing to do that. Like I say, I got your -- your  
5 business card but I did state to you earlier, when I  
6 got here, that I have received no letters. You say I  
7 got a certified letter. I never got no certified  
8 letter. Okay?

9 MR. STEWART: Excuse me. Excuse me. I'd  
10 like to make a recommendation that 100 Pinegrove Street  
11 remain on the demolition list, in lieu of a Property  
12 Maintenance Inspection being completed by the May 18,  
13 2016 meeting.

14 MS. HOFMEISTER: I'll second.

15 CHAIR TISEO: Okay. So the motion is that  
16 it -- if the Property Maintenance Inspection is not  
17 done by our next meeting in May --

18 MS. HOFMEISTER: We're done.

19 CHAIR TISEO: -- it will be on the demolition  
20 list?

21 MR. MORAN: Well, our recommendation is that  
22 he has that Property Maintenance Inspection by  
23 March 15th.

24 MR. STEWART: Well, I'll amend my motion to  
25 March 15th, 2016 or it shall remain on the demolition

1 list.

2 MR. EMORY: Okay. Does that -- okay.

3 That's -- that's workable.

4 CHAIR TISEO: So that's roughly three weeks.

5 MR. KOLBE: Uh-huh.

6 CHAIR TISEO: Is that clear?

7 MR. EMORY: Yeah. Yes, it is.

8 CHAIR TISEO: If you have to take work off,  
9 take work off.

10 MR. EMORY: Yeah, I'm going to have to.

11 CHAIR TISEO: Otherwise, you're going to lose  
12 the house.

13 MR. EMORY: Yeah, I'm going to have to take  
14 work off, otherwise I have no recourse.

15 CHAIR TISEO: I'm sorry that it's taken you  
16 five months to realize that but we have to have this  
17 done.

18 MR. EMORY: Like I said, I've been running  
19 back and forth with the roofer and trying to get some  
20 workers out there or carpenters and I'm pulling my hair  
21 out, you know.

22 CHAIR TISEO: I understand. Okay. Is there  
23 any more discussion?

24 All in favor of the motion, say "aye".

25 BOARD MEMBERS: Aye.

1 CHAIR TISEO: Any opposed?

2 Hearing none, motion passes.

3 MR. EMORY: All right. Thank you.

4 MR. KOLBE: 94 East Sheffield.

5 MR. BEACH: The property address is

6 94 East Sheffield. It was posted on February 11, 2016.

7 A Property Maintenance Inspection -- Property  
8 Maintenance Inspection has occurred. A building,  
9 plumbing and electrical permit have been issued.

10 The property was found to be vacant,  
11 dilapidated, with chimney and garage/shed. At the time  
12 of it being identified as a dangerous building. The  
13 property is occupied and is not open to trespass. The  
14 garage roof is open to the elements, it's tarped,  
15 basement window is boarded on the west side. The  
16 rehabilitation is almost complete. Dilapidation  
17 includes the trim, chimney and garage.

18 There's a new gas meter and gas line  
19 installed. Electric service is not to code. Gas meter  
20 is on. Electric meter on.

21 Our recommendation is that the property be  
22 postponed to the May 16th Board of Appeals hearing.

23 CHAIR TISEO: Go ahead, please.

24 MS. HOLLOWAY: Hi. My name is Lisa Holloway.  
25 I am the property owner. The last time I was in here,

1 we had our work put on hold because of the land  
2 contract hadn't been reported. Since then, it has been  
3 reported. Over the weekend, we took advantage of the  
4 nice weather so the garage roof is done and I do have a  
5 photo to show that. The fascia and soffit has been  
6 done for a couple of months. We're really at the final  
7 stages of getting everything done.

8 CHAIR TISEO: What is the scope of the work  
9 that needs to be done on this property?

10 MR. MORAN: The majority of it seems to be  
11 done. What appears -- without having walked the  
12 inside, when we posted a couple weeks ago, it only  
13 appeared like the outside stuff on the garage, they're  
14 still missing a couple of handrails on the front and  
15 back step but --

16 MS. HOLLOWAY: Yeah.

17 MR. MORAN: -- the majority of it was the  
18 garage and the shed.

19 MS. HOLLOWAY: Yeah.

20 MR. MORAN: But it still looked and appeared  
21 very dilapidated.

22 MS. HOLLOWAY: Yeah.

23 MR. MORAN: It appeared like nothing had been  
24 done in the last three months.

25 MS. HOLLOWAY: Right. And that was done,

1           like I said, over this past weekend.

2                       MR. MORAN: Just in the past couple weeks,  
3 then?

4                       MS. HOLLOWAY: Yeah. It was done, literally,  
5 this weekend. So I also have a photo to show the  
6 tarp's gone.

7                       CHAIR TISEO: Could we see the photo, please.

8                       MS. HOLLOWAY: Sure.

9                       MR. SZKLARSKI: Very nice.

10                      MR. MORAN: Okay.

11                      MS. HOLLOWAY: Now, we had lost some siding  
12 to the house and the garage during the windstorm  
13 Friday. The siding's back up on the house but we  
14 weren't able to get the siding back up on the garage  
15 but -- because we were working on getting that done.

16                      CHAIR TISEO: Do you think, if we postponed  
17 this to the May meeting, that this would be all done  
18 and off our list?

19                      MS. HOLLOWAY: Yes.

20                      CHAIR TISEO: Do I hear a motion, please?

21                      MR. ONWUZURIKE: I would make a motion that  
22 we postpone this address, 94 Sheffield, to the May  
23 meeting, pending progress.

24                      CHAIR TISEO: Is there a second?

25                      MS. HOFMEISTER: I second.

1 CHAIR TISEO: Any further discussion?  
2 Hearing none, all in favor, say "aye".  
3 BOARD MEMBERS: Aye.  
4 CHAIR TISEO: Any opposition?  
5 None. Motion passes.  
6 MS. HOLLOWAY: Thank you.  
7 CHAIR TISEO: Thank you.  
8 MR. KOLBE: 24 Euclid.  
9 MR. BEACH: The property address is  
10 24 Euclid. Property was posted on February 12th, 2016.  
11 Property Maintenance Inspection --  
12 Why does it say "none"?  
13 MR. MORAN: It's completed now.  
14 MR. BEACH: All right. A Property  
15 Maintenance Inspection has taken place, a building  
16 permit has been applied for, plumbing permit is needed  
17 and an electrical permit has been applied for.  
18 Property was identified as being dangerous  
19 due to it being unkept, dilapidated, unsanitary.  
20 Property is occupied. Property is open to trespass,  
21 garage and basement windows. Open to the elements,  
22 boarded, broken windows, garage, house and basement  
23 window. Garage appears ready to collapse, chimney is  
24 deteriorated. Property is an attractive nuisance, it's  
25 overgrown, there's debris in the back, it's unkept,

1           there's evidence of animal undermining, very unsanitary  
2           conditions. There's Code Enforcement complaints of  
3           rats and debris.

4                     Gas meter is off and locked out. Electric  
5           meter is on. Gutters are falling off of the house.

6                     It's our recommendation that the property  
7           remain on the demolition list due to the unsanitary  
8           conditions.

9                     CHAIR TISEO: Go ahead, please.

10                    MS. JASMINE FOX: My name is Jasmine Fox.

11                    CHAIR TISEO: I'm sorry?

12                    MS. JASMINE FOX: My name is Jasmine Fox.

13           I'm her -- my mother's the owner of the home. I have  
14           the inspection's supposed to be finished on March 9th  
15           for the furnace certification. After that, I have an  
16           electrician waiting for the permit to be approved so  
17           that he can do the electrical work. I didn't know we  
18           needed the plumbing permit; that wasn't on the papers  
19           that we have at all. Because I had asked about it  
20           before but I have the electrician waiting.

21                    The -- the windows are not boarded or  
22           anymore -- open anymore. The basement window has been  
23           covered and the garage doors are shut and locked.

24                    MR. STEWART: Was there an issue with sewage  
25           in the basement? I mean --

1 MS. JASMINE FOX: That -- that's been fixed  
2 for a long time now. It's been fixed for months. That  
3 was the only reason he was able to come back out was  
4 because the main line to the house had backed up and we  
5 had to have someone come out and snake the drain, the  
6 main drain in the basement. But he did come back out  
7 after we had got that fixed. It's just we have to have  
8 the furnace certification done before the permits can  
9 be pulled because the inspection's not done.

10 MR. STEWART: So you're living in there  
11 without any heat. Someone is living in there without  
12 any heat?

13 MS. TERESEA FOX: We got space heaters;  
14 that's all I got.

15 MS. JASMINE FOX: She has space heaters that  
16 she's using right now but that's why March 9th is the  
17 date we're having that done because she's getting the  
18 gas turned on in the beginning of March. She's already  
19 got DHS is going to help her and she has an appointment  
20 on the 29th of this month for Lighthouse.

21 MS. TERESEA FOX: With Lighthouse.

22 MS. JASMINE FOX: Lighthouse. But other than  
23 that, if they don't help her, she plans on paying the  
24 rest of it with her Social Security check at the first  
25 of the month.

1                   CHAIR TISEO: Let me ask a couple questions.  
2                   So the building permit, has that been issued or just  
3                   applied?

4                   MR. KOLBE: No. She simply applied for it.

5                   CHAIR TISEO: Plumbing is completed or  
6                   needed?

7                   MR. KOLBE: No, she needs the plumbing.

8                   CHAIR TISEO: Needs the plumbing. And  
9                   mechanical sounds like still need that?

10                  MR. KOLBE: At the time, they didn't know  
11                  that one was needed but I believe now it's been  
12                  determined that there's going to be a furnace --

13                  CHAIR TISEO: It is going to be needed?

14                  MR. KOLBE: The gas wasn't even working.

15                  CHAIR TISEO: I understand. So it is needed?

16                  MR. KOLBE: Uh-huh.

17                  CHAIR TISEO: And we need the electrical?

18                  MR. KOLBE: It had been applied for, correct.

19                  CHAIR TISEO: So we need all these permits.

20                  MS. JASMINE FOX: Like I said, we applied for  
21                  the building and the electrical we just had, pending  
22                  the inspection. I didn't know we need a plumbing  
23                  permit.

24                  CHAIR TISEO: When did you apply for and  
25                  finish the -- so that happened -- you haven't been

1 outside yet?

2 MS. JASMINE FOX: The woman told us on the  
3 phone that we can't get the permits until the  
4 inspection has been finalized.

5 CHAIR TISEO: I under --

6 MR. STEWART: No.

7 CHAIR TISEO: What?

8 MR. STEWART: We made that clear at the last  
9 meeting.

10 MR. KOLBE: There was a second -- they  
11 couldn't get into the basement so they had to go back  
12 for a Property Maintenance Inspection on January 4th of  
13 2016. There was a -- a secondary Property Maintenance  
14 Inspection. And they didn't pay for the electrical and  
15 plumbing -- or building permits because they didn't  
16 know if there was going to have to be something added  
17 onto it once they done the basement inspection.

18 After that was done, they still haven't come  
19 in to --

20 CHAIR TISEO: What's happening on March 9th  
21 again?

22 MS. JASMINE FOX: Oh, that's the date that  
23 he's coming back out for the furnace certification. I  
24 set it up.

25 CHAIR TISEO: That's just for the mechanical.

1 MR. MORAN: Who --

2 MS. JASMINE FOX: That's just finished. She  
3 set it up that you would be back on March 9th.

4 CHAIR TISEO: Who?

5 MS. JASMINE FOX: She put it in --

6 CHAIR TISEO: Who would be back on March 9th?

7 MR. MORAN: I would.

8 CHAIR TISEO: Oh, you would.

9 MR. MORAN: I'm scheduled to do a follow-up  
10 or a reinspection to see the status of the progress.

11 CHAIR TISEO: Okay.

12 MS. JASMINE FOX: On the 9th.

13 MR. MORAN: But a furnace certification has  
14 to be done by a licensed mechanical contractor. He  
15 won't be able to do that because the gas isn't even on.

16 MS. JASMINE FOX: Well, that the gas will be  
17 on by then. That's why I had them schedule it after  
18 March 8th because that's when they're supposed to come.

19 CHAIR TISEO: But it doesn't sound like it's  
20 a --

21 MR. MORAN: Yeah. When I call, on that date,  
22 if there's been no progress, I won't be needing to come  
23 out. I always set a time and date to follow up on the  
24 Property Maintenance to see how people are progressing  
25 and to see if there are any issues I can address but

1 I'm not there to inspect on anything. You have the  
2 letter, the Property Maintenance Inspection letter of  
3 the things that are listed to do and perform and get  
4 corrected already. So you've got all that whole list.  
5 I mean, it was eight or ten pages long but I --

6 MS. JASMINE FOX: Well, so far, last time you  
7 came out, you suggested getting rid of one of the dogs,  
8 at least to start. And one of them are gone. I did  
9 get -- I finally got someone. There's a rescue --

10 MR. MORAN: That doesn't have anything to  
11 do -- I was just making, you know, a comment because it  
12 was --

13 MS. JASMINE FOX: There are things on the  
14 list that I'm trying to do.

15 MR. MORAN: You had four dogs in the house  
16 and it was hectic and crazy and the house was freezing  
17 and I was like, "Maybe you need to focus on the family  
18 and have a better place for the dogs to be." Because  
19 we couldn't even finish the Property Maintenance  
20 Inspection because of the craziness just from the dogs  
21 barking and stuff.

22 But even like the basement, you had it snaked  
23 out but it wasn't even sanitized and then the yard and  
24 the collapsing garage and, I mean, things just haven't  
25 changed in over a year and a half.

1                   CHAIR TISEO: I don't understand why you  
2                   can't just clean it up. From looking at the photos,  
3                   there's -- there's things, debris all around the house.

4                   MS. JASMINE FOX: I have multiple times and I  
5                   brought pictures multiple times and it ends up the same  
6                   way over and over again and no matter what I do to  
7                   clean it up. And, when I asked if I should bring  
8                   pictures and I was down in the office the other day,  
9                   she told me that, if you guys wanted pictures, you'd  
10                  say to bring pictures.

11                  CHAIR TISEO: Well, I have photos here from  
12                  the 11th and I see a lot of debris still in the yard.  
13                  Is that still there?

14                  MS. JASMINE FOX: There was trees that had  
15                  been -- not the actual trees but branches that had been  
16                  cut down that were in the driveway.

17                  CHAIR TISEO: Yeah, I see debris all over. I  
18                  see screens leaned up against the house, broken glass.

19                  MS. JASMINE FOX: That's all gone.

20                  MS. TERESEA FOX: I am getting rid of that.

21                  MS. JASMINE FOX: But I can't show you  
22                  pictures of that today because --

23                  MR. STEWART: Was it ferrets or rats?

24                  MR. MORAN: Feral cats in the yard.

25                  MR. STEWART: Yeah.

1                   MS. JASMINE FOX: That's what I was trying to  
2                   say that we finally got ahold of an organization that  
3                   came out and picked up some of the stray cats but they  
4                   won't come out and pick up anything else. They went  
5                   out and picked up a couple of the cats.

6                   MR. STEWART: Ma'am, I would be doing a  
7                   disservice to you and the community by not having  
8                   this --

9                   MS. JASMINE FOX: I can have a lot of  
10                  progress done by --

11                  MR. STEWART: This is just --

12                  MS. JASMINE FOX: It would almost be done by  
13                  the next meeting.

14                  MS. HOFMEISTER: What about the camper; is  
15                  that still there?

16                  MS. JASMINE FOX: That's my sister's and she  
17                  has two weeks left to remove it or I'm having someone  
18                  come haul it away and get rid of it. It's hers and  
19                  she's been told she needs to remove it and she hasn't.  
20                  And there's two weeks left.

21                  MR. STEWART: But, this house, there's  
22                  nothing cleaned up.

23                  MR. MORAN: They did snake the drain, so --  
24                  but there's still a lot of debris in there and it has  
25                  not been sanitized. All the clothes and belongings and

1 stuff --

2 MS. JASMINE FOX: That's all gone.

3 MR. MORAN: -- they did get removed from the

4 basement.

5 CHAIR TISEO: It's cleaned up?

6 MR. MORAN: But they just put it in the yard.

7 MS. JASMINE FOX: All gone.

8 CHAIR TISEO: Sanitized?

9 MR. MORAN: You know, the broken windows --

10 MS. JASMINE FOX: We had --

11 MR. MORAN: -- they said --

12 MS. JASMINE FOX: -- a floor scrubber --

13 MR. MORAN: -- they covered --

14 MS. JASMINE FOX: -- and everything.

15 MR. MORAN: -- them up but --

16 MR. STEWART: You had a what?

17 MS. JASMINE FOX: We had -- my aunt owns a

18 floor scrubber that she let us use and took downstairs

19 with bleach and everything else and --

20 CHAIR TISEO: Is your mother the one that's

21 living in the house?

22 MS. JASMINE FOX: Yes.

23 CHAIR TISEO: By herself?

24 MS. JASMINE FOX: Yes. I -- I've been trying

25 to help. I started coming to help her last year and I

1           didn't know she was having problems until -- I think I  
2           started coming in June or July of last year to the  
3           meetings.

4                     MR. MORAN:  So you're not living there as  
5           well?

6                     MS. JASMINE FOX:  No, I left.

7                     MR. KOLBE:  Have you gotten things worked out  
8           with Oakland County tax?

9                     MS. JASMINE FOX:  She's supposed to start  
10          making \$200 payments a month to them is what they told  
11          her.  And then, once her payments equal up to -- what  
12          was it, \$1,700?

13                    MS. TERESEA FOX:  Yeah.

14                    MS. JASMINE FOX:  -- they're going to start  
15          making -- they're going to make a new payment plan for  
16          her and start finishing everything up.

17                    MR. ONWUZURIKE:  Well, I --

18                    MS. TERESEA FOX:  But I'm stuck.  I can't get  
19          ahold of help, too, so I can get help from them.

20                    MR. ONWUZURIKE:  Do you think we're going to  
21          see some progress by the next meeting?

22                    MS. JASMINE FOX:  By the next meeting, yes, I  
23          can have the electrical and everything done, at least  
24          with the electrical.  And I'm going to try and -- and a  
25          plumber.  For the plumbing, I didn't know we needed it.

1 On the paperwork, we have the only things that are  
2 checked is electrical and building.

3 MR. ONWUZURIKE: Okay. I'm going to go ahead  
4 and make recommendation for us to postpone this until  
5 the next meeting. And, if there's no more progress by  
6 then, I think we're going to have to move again to  
7 demolition. So I make a motion that we postpone this  
8 until the May meeting, you know, pending progress that  
9 we talked about.

10 CHAIR TISEO: Is there a second, please?

11 MS. HOFMEISTER: I'll second. But please,  
12 when you come back here in May, there has to be a lot  
13 of stuff done.

14 MS. JASMINE FOX: Like I said, that -- that's  
15 the only reason that she started progress last year was  
16 because of me. And even when we came just for the City  
17 Council, they had said that they were proud of the  
18 progress that she was making and then it just stopped.

19 CHAIR TISEO: Yeah. I mean, I see a lot of  
20 debris, a lot of things that can just be --

21 MS. HOFMEISTER: Trash.

22 CHAIR TISEO: -- trashed out. Put it in the  
23 trash. I don't know, do they have a curb pick-up?

24 MS. TERESEA FOX: Yes.

25 CHAIR TISEO: But just get it out of there so

1           you --

2                       MS. TERESEA FOX: That's what I've been  
3           doing.

4                       MS. JASMINE FOX: Do you know anywhere that  
5           takes deep freezers without having to pay \$6 to get the  
6           freon removed?

7                       CHAIR TISEO: I don't know.

8                       MS. JASMINE FOX: Special pick-up won't  
9           remove it.

10                      MR. KOLBE: At one time, Detroit Edison did  
11           some of that work and I don't know if they still do or  
12           not. But you might want to contact Detroit Edison.

13                      MS. TERESEA FOX: Oh, yeah, I think they do.

14                      CHAIR TISEO: Okay. Is there any further  
15           discussion?

16                      We have a motion to postpone until the next  
17           meeting in May. All in favor, say "aye".

18                      BOARD MEMBERS: Aye.

19                      CHAIR TISEO: Any opposed?

20                      MR. STEWART: Abstain.

21                      CHAIR TISEO: Motion passes.

22                      Please get a lot of work done.

23                      MS. TERESEA FOX: Yep. Yes, sir.

24                      MR. KOLBE: 585 West Kennett.

25                      MR. BEACH: The property address is

1           585 West Kennett. The property was posted on  
2           February 11, 2016. A Property Maintenance has been  
3           applied for, has never been -- has never been  
4           scheduled. An electrical permit has been issued.  
5           Property was identified as being dangerous due to it  
6           being vacant, abandoned, dilapidated. Part has been  
7           vacant for over 180 days. It is not open to trespass,  
8           however, it is open to the elements.

9                        There are holes in the roof, property is  
10           dilapidated, it's an eyesore, it's boarded, overgrown,  
11           it is evidence of attractive nuisance, it's unkept,  
12           overgrown, the interior is dilapidated, gas meter gone,  
13           electric meter gone.

14                      There's been no change in the building since  
15           the previous meeting. It's our recommendation that the  
16           property be postponed to the May 18th, Board of Appeals  
17           hearing, if plans are received.

18                      CHAIR TISEO: Go ahead, sir.

19                      MR. BOLDS: How you doing? Yohannes Bolds,  
20           Take One Community Program.

21                      CHAIR TISEO: I'm sorry; you are who?

22                      MR. BOLDS: Yohannes Bolds, CEO of the  
23           Take One Community program. I was just curious -- he  
24           said it's overgrown and unkept. There's nothing around  
25           there unkept. We have no weeds or anything.

1 Everything been cut down. He said interior is messed  
2 up. I'm curious about that if he hadn't been in there.

3 We wait for our funders. They want to come  
4 in. You know, I asked them last time -- they come in  
5 there, they can see what they want to see. We been  
6 held up because the people that wanted to help us with  
7 this, they had someone come out and do a quote and they  
8 didn't go along with the quote so we can't do it until  
9 we find someone to get some heat in there. But  
10 everything outside is -- is clean.

11 The building's boarded up. I don't see how  
12 it's going to be a danger to anyone when it's sealed  
13 up. The holes he's seeing, that's from the top, where  
14 the little -- the little stacks used to be in there,  
15 little fans used to be in there, that's less than six  
16 inches, that I don't know what could get in there.  
17 Silverdome don't have a roof at all.

18 But we're trying to get together so we can  
19 have at least one part of it open. And the plans that  
20 they want to see, I submitted the site plans for the  
21 part that we're going to open up, which is a multi-use  
22 facility in the front. We haven't made any plans for  
23 the back because we haven't made the front.

24 CHAIR TISEO: I see that site plans were  
25 approved in last March.

1                   MR. BOLDS: Yeah. That's why I don't know  
2                   what plans they're wanting to see, you know, if it's  
3                   going to be a multi-room, just like a room with a  
4                   multi-use in there.

5                   CHAIR TISEO: Okay. But you haven't made any  
6                   progress on this since last March.

7                   MR. BOLDS: As far as last March, yeah, a lot  
8                   of stuff's been done since last March.

9                   CHAIR TISEO: What has been done?

10                  MR. BOLDS: As far as inside, we done tore up  
11                  a lot of -- like, they had dance floors and a lot of  
12                  different stuff inside there that they tore down. But  
13                  I didn't put it outside because I was working with the  
14                  Rizzo Recycling people to give us a dumpster and I  
15                  didn't want to put it outside because then it would be  
16                  a hazard. So everything is just we just tore stuff  
17                  down.

18                  CHAIR TISEO: What is your intention for this  
19                  property?

20                  MR. BOLDS: It's going to be a community  
21                  center and -- it's going to be a community center. It  
22                  will take us to beg and borrow money to get it done.  
23                  And all I can do is wait on people. I have letters of  
24                  intent but I can't force anybody to do anything until  
25                  they get done. Some things supposed to be done before

1 the first of the year. And, at the end of the year,  
2 one of the guys said that he couldn't do it and we had  
3 to wait until the beginning of the year.

4 CHAIR TISEO: And do you have a building  
5 permit for the work?

6 MR. BOLDS: To tear something out, I didn't  
7 think you need a building permit to --

8 MR. KOLBE: There's no permit --

9 CHAIR TISEO: There's no permits?

10 MR. KOLBE: -- of any type.

11 CHAIR TISEO: Okay. You say this is going to  
12 be a community center?

13 MR. BOLDS: Yes.

14 CHAIR TISEO: So you're going to need some  
15 drawings, too, that shows the layout of the community  
16 center.

17 MR. BOLDS: We have the site plan that was  
18 approved. This is a multi-room, just like you take  
19 everything --

20 CHAIR TISEO: I understand that. So the site  
21 plan deals with the site issues. The building floor  
22 plan deals with the layout of the building. Totally  
23 different documents. Do you have a floor plan that  
24 shows the use of the interior of the building?

25 MR. BOLDS: Well, the floor plan was the site

1 plan as a multi-use, it shows the entrance, the exits  
2 and the bathroom. Now, if you want me to show you  
3 where the pool table will sit and where --

4 CHAIR TISEO: No. Somebody needs to see the  
5 drawing to determine egress, to determine any fire  
6 separation, to determine the construction. Because  
7 you're going to -- you're basically gutting the  
8 building --

9 MR. BOLDS: No.

10 CHAIR TISEO: No?

11 MR. BOLDS: What we're doing is, it was a bar  
12 and it was a dance floor.

13 CHAIR TISEO: Okay.

14 MR. BOLDS: The rest is walls and a cement  
15 floor. So that's been tore down and what will take  
16 place --

17 CHAIR TISEO: Right.

18 MR. BOLDS: -- we will have a ping-pong  
19 table, a pool table. Everything's already set up in  
20 there.

21 CHAIR TISEO: Are you going to have any new  
22 toilet rooms in the area?

23 MR. BOLDS: New toilets?

24 CHAIR TISEO: Yes.

25 MR. BOLDS: No. Why would we --

1                   CHAIR TISEO: I don't know. It's a question.  
2 I'm asking a question. I've never been in the  
3 building.

4                   MR. BOLDS: Okay. The only thing that's  
5 going to be done, we'll probably put a new toilet in  
6 there, a new toilet or sink, because the stuff is dirty  
7 and can be cleaned up. But anything that was already  
8 in there, it's already been handicapped-approved  
9 because it was a commercial place before. So,  
10 basically, it's just a big room that will have some  
11 activities in it.

12                  CHAIR TISEO: Now, this is a change in use.

13                  MR. BOLDS: It's already been approved.

14                  CHAIR TISEO: But the building permit will  
15 determine that, not the site plan. So you now have a  
16 change in use.

17                  MR. BOLDS: The building permit will change  
18 the plan as far as what; for it to be commercial?

19                  CHAIR TISEO: No, it's a question of a change  
20 in use. This was a bar --

21                  MR. BOLDS: Yeah.

22                  CHAIR TISEO: -- before --

23                  MR. BOLDS: Uh-huh.

24                  CHAIR TISEO: -- which was a -- which was a  
25 bar/restaurant use. Now it is a community center.

1           There is a change in use under the building code.

2                     MR. BOLDS:  It's already been approved.

3                     MR. KOLBE:  I believe he's been approved for  
4           what he wants to do but he has not submitted for  
5           blueprints along with a building permit application.

6                     CHAIR TISEO:  That's what I'm trying to get  
7           to.

8                     MR. KOLBE:  Right.  The site plan is not.

9                     MR. BOLDS:  So let's make this clear so we  
10          can do this so we don't have to do -- because, as I sat  
11          down with the people from -- that did the site plan,  
12          the best thing we could do, so there won't be no  
13          miscommunication, if -- whoever is the person at be, if  
14          you want something in particular, you can -- anytime  
15          you want to do it, whoever the person that's going to  
16          come out, you can meet me, I can let you in my  
17          building, you can see what's taking place.

18                    CHAIR TISEO:  No, no, no, that's not how it  
19          works.

20                    MR. BOLDS:  Can I finish, please?

21                    CHAIR TISEO:  Go ahead.

22                    MR. BOLDS:  So I will have a clarity and you  
23          will have a clarity.  And, if they want to see a  
24          certain plan, they could put a list down and say, "We  
25          would like to see" A, B, C and D.  All right?

1 CHAIR TISEO: Okay.

2 MR. BOLDS: Then I can sit down with the  
3 people that's helping me and I'll say, "This is what  
4 they request."

5 So if I have a multi-use building -- room  
6 and, just like we took everything out here and we  
7 wanted to change the furniture around, if there is  
8 supposed to be a permit or something like that that  
9 need to take place, that's all I'm saying, tell me  
10 where you want the couch to sit, tell me where you want  
11 this to sit, if that's where it's supposed to be. So  
12 when you keep saying "plans", just clarify.

13 CHAIR TISEO: Okay. Let me clarify for you.

14 MR. BOLDS: Uh-huh.

15 CHAIR TISEO: Because I'm an architect.

16 MR. BOLDS: Okay.

17 CHAIR TISEO: I do this every day of the  
18 week. And what you're describing is incorrect. What  
19 you need to do is you need to hire an architect that  
20 will do a layout, assess the building. And maybe  
21 there's nothing to be done. But until the City gets a  
22 drawing that shows the layout and how the building  
23 functions, nothing can be done.

24 It is not a matter of going on the site and  
25 having some inspector look at it and tell you what you

1 have to do; that's not where you start. You have to  
2 start with an actual drawing.

3 MR. BOLDS: So, in other words, what was  
4 submitted by the architecture as a site plan --

5 CHAIR TISEO: Right, is not adequate.

6 MS. HOFMEISTER: -- is not adequate for a  
7 multi-purpose room where we're not changing anything in  
8 it?

9 CHAIR TISEO: That's correct; it's not  
10 adequate.

11 MR. BOLDS: We're not changing anything in  
12 there.

13 CHAIR TISEO: Correct.

14 MR. BOLDS: We're using the same plugs, the  
15 same door. Anything that might change is we're going  
16 to plug in some lights into the plug in the ceiling.

17 CHAIR TISEO: That's correct; no, sir, not  
18 accurate.

19 MR. BOLDS: So you want an architect to come  
20 in and do what?

21 CHAIR TISEO: To do a floor plan. Do you  
22 understand what a floor plan is?

23 MR. BOLDS: Yeah. You want to see what's  
24 sitting over there?

25 CHAIR TISEO: I want to see a floor plan --

1 that's what the City needs to see.

2 MR. ONWUZURIKE: You know, by the time they  
3 finish that floor plan, it's likely that the restrooms  
4 will change.

5 CHAIR TISEO: And maybe the egress will  
6 change.

7 MR. ONWUZURIKE: Yeah, the egress will  
8 change. So that's why they need a detailed floor plan.

9 MR. BOLDS: Out of curiosity, if the  
10 restrooms are there and they've been working all these  
11 years, why would it change?

12 MR. ONWUZURIKE: Because it goes by the  
13 number of use, how many people are going to use the  
14 space. The change in users that you have gone through  
15 now will demand more people than what they used to have  
16 there before. So it's likely, by the time they approve  
17 your floor plan, they may need some more handicapped  
18 spaces.

19 CHAIR TISEO: Or may need more egress.

20 MR. ONWUZURIKE: Yeah, it would change.

21 CHAIR TISEO: They change the direction the  
22 door swings.

23 MR. MORAN: The fire code changes.

24 CHAIR TISEO: The fire code changes; that's  
25 why you need to hire a professional to tell you that.

1 MR. BOLDS: Well, I think the professor's  
2 source --

3 CHAIR TISEO: Okay, then, let them do their  
4 job.

5 MR. ONWUZURIKE: Let them do their job. Tell  
6 them that now we're finished with the site plan, now  
7 the City's talking about the building plan for the use.

8 MR. BOLDS: Right. And I do not know who  
9 would write that up here, as to what you would like  
10 specified, or when you would like to come in there and  
11 have my information.

12 CHAIR TISEO: I guess you don't understand.  
13 There's nothing more that these people in the City can  
14 do for you, sir. What has to be done is you have to  
15 retain an architect that will do some drawings and  
16 submit it to the City and then they will react to the  
17 drawings.

18 MR. BOLDS: So the person who did the first  
19 one who's a professor at the University of Detroit is  
20 not adequate enough?

21 MR. ONWUZURIKE: He did a site plan.

22 CHAIR TISEO: He did a site plan. We need a  
23 floor plan.

24 MR. BOLDS: But I'm just asking.

25 CHAIR TISEO: If he's an architect, fine; let

1           him do it.

2                       MR. BOLDS:  Okay.

3                       CHAIR TISEO:  Contact him and tell him you  
4           need a floor plan.  You need to show the rest of the  
5           building on the inside.

6                       MR. BOLDS:  Okay.

7                       CHAIR TISEO:  The work that needs to be done.

8                       MR. BOLDS:  Okay.

9                       CHAIR TISEO:  Otherwise, it's going to go  
10          nowhere.

11                      MR. BOLDS:  All right.

12                      CHAIR TISEO:  All right.

13                      Is there any more discussion?

14                      MS. HOFMEISTER:  No.

15                      CHAIR TISEO:  Is there a motion, please?

16                      MS. HOFMEISTER:  I make a motion that we  
17          extend this building at 585 West Kennett to the May  
18          meeting.

19                      MR. STEWART:  I'll second.

20                      CHAIR TISEO:  Any further discussion?

21                      All in favor, say "aye".

22                      BOARD MEMBERS:  Aye.

23                      CHAIR TISEO:  Hearing none, it's postponed.

24                      MR. BOLDS:  Thank you.  You all have a safe  
25          trip home.

1 MR. KOLBE: 27 Steinbaugh.

2 MR. BEACH: The property address is  
3 27 Steinbaugh Court. It was posted on February 11,  
4 2016. A Property Maintenance Inspection has occurred.  
5 A building, plumbing permit had been issued, however,  
6 electrical permit is required.

7 The property was identified as being vacant  
8 and boarded. It's been vacant for over 180 days. It  
9 is not open to trespass. It was found to be  
10 dilapidated near the fascia and soffits. The property  
11 is overgrown, animal undermining, gas meter's not  
12 visible, the electric meter is on.

13 It's our recommendation that the property be  
14 postponed to the May 18th Board of Appeals hearing  
15 while work progresses.

16 CHAIR TISEO: Go ahead, sir.

17 MR. KELLEY: My name is Michael Kelly. I'm  
18 the owner of 27 Steinbaugh. And the last meeting I  
19 think I agreed that I'd have the mechanical inspection  
20 done, which I have done, it's completed. At the time  
21 they did the inspection, they told me that the main  
22 valve on the furnace was bad and it would require  
23 replacement. It's rather costly so I said, "Well,  
24 what's a new furnace?" And they told me and I said,  
25 "Well, put one in." So that job is completed. It has

1 a new furnace.

2 MR. KOLBE: Who put your furnace in?

3 MR. KELLEY: The --

4 MR. KOLBE: And did they charge you for a  
5 permit to put that furnace in?

6 MR. KELLEY: I don't know. I just --

7 MR. KOLBE: Because they never pulled a  
8 permit to put that furnace in.

9 MR. KELLEY: Oh, that's not my problem.

10 CHAIR TISEO: Well, it is your problem.  
11 You're the property owner.

12 MR. KELLEY: I'm supposed to see that they  
13 pull a permit?

14 CHAIR TISEO: Yes, sir.

15 MR. KELLEY: How do I know that? They said  
16 they put it in, they put it in. There was no  
17 discussion about --

18 CHAIR TISEO: Every mechanical contractor  
19 knows that it requires a permit.

20 MR. KELLEY: Well, they didn't -- you can ask  
21 them. I mean, I got the --

22 CHAIR TISEO: I'm sure that they did the  
23 work; I believe you. The problem is they didn't do it  
24 right.

25 MR. STEWART: Is the heat on in the house

1 now?

2 MR. KELLEY: It's not on; I had it shut off.

3 But it works.

4 MR. STEWART: Did you have it on for a few  
5 days or so?

6 MR. KELLEY: I had it on for a day.

7 MR. STEWART: A day?

8 MR. KELLEY: To melt the icicles.

9 CHAIR TISEO: You need to contact them and  
10 tell them that the City is requiring a permit and they  
11 need to pull a permit for that work.

12 MR. KELLEY: Okay. I can do that.

13 CHAIR TISEO: What else needs to be done, do  
14 you know, sir?

15 MR. KOLBE: Electrical permit needs to be  
16 pulled.

17 MR. KELLEY: An electrical permit, he just  
18 stated there.

19 CHAIR TISEO: Is it -- is it -- are you going  
20 to be getting an electrical permit soon?

21 MR. KELLEY: When I can find an electrician,  
22 yes. I have not had any success in obtaining a -- an  
23 electrician, licensed -- a licensed electrician. I can  
24 find all kinds of electricians only to find out, after  
25 they've looked at it, "Well, I'm not licensed."

1                   Well, I said, "I can't get a permit; I got to  
2                   have a licensed electrician." I thought I always made  
3                   it clear to them. There's been three of them.

4                   MR. STEWART: Do you live nearby, sir?

5                   MR. KELLEY: Yes, I do.

6                   MR. STEWART: Where in reference to the  
7                   property?

8                   MR. KELLEY: Within a few hundred feet.

9                   MR. STEWART: Okay, good. Okay. I'm just  
10                  really concerned with you, you know, putting out over  
11                  there that you have a new furnace in here with it  
12                  boarded up like this. I'm just going to be honest with  
13                  you.

14                  MR. KELLEY: Yeah, I'm quite concerned about  
15                  that myself.

16                  MR. STEWART: I just wish you would talk to  
17                  the building officials off-line about what you're doing  
18                  and what's in here because --

19                  CHAIR TISEO: There -- what kind of other  
20                  work needs to be done? We hear that electrical needs  
21                  to be done. Is there plumbing work that needs to be  
22                  done?

23                  MR. KELLEY: Any what?

24                  CHAIR TISEO: Plumbing.

25                  MR. KELLEY: No, the plumbing is completed

1 and inspected and it passed.

2 CHAIR TISEO: Okay.

3 MR. STEWART: What about the debris?

4 MR. KELLEY: There's no debris.

5 MR. STEWART: Oh. So these photos are --

6 CHAIR TISEO: Are old?

7 MR. STEWART: Are old photos?

8 MR. KELLEY: I don't know. I don't have --

9 MR. STEWART: The --

10 CHAIR TISEO: That goes back to November.

11 MR. STEWART: Oh, okay. So all of that's

12 done and cleaned up?

13 CHAIR TISEO: On the porch, looks like it --

14 yeah, it's cleaned up.

15 MR. KELLEY: The soffits were repaired. The

16 roof was repaired.

17 MR. STEWART: Okay, okay.

18 CHAIR TISEO: Do you think you can get this

19 done by our next meeting in May?

20 MR. KELLEY: When you say "done", I don't

21 know what you mean.

22 CHAIR TISEO: So that we can take it off the

23 demolition list, you'll get a Certificate of Occupancy.

24 MR. MORAN: Certificate of Compliance.

25 CHAIR TISEO: A Certificate of Compliance.

1                   MR. KELLEY: Well, that would require the  
2                   electrical. Until I can get an electrician, I couldn't  
3                   say.

4                   CHAIR TISEO: Is there an avenue where the  
5                   citizen can come and get the name of licensed  
6                   electricians in Pontiac?

7                   MR. MORAN: I see a whole litany of licensed  
8                   electricians in the Yellow Pages of any local phone  
9                   book or --

10                  MR. KELLEY: Well, I can find --

11                  MR. MORAN: Or you can go online, if you're  
12                  adept at doing that.

13                  MR. KELLEY: Pardon me?

14                  MR. MORAN: There's a lot of licensed  
15                  electricians that are available. I'm sure you've just  
16                  got to make the effort to find them.

17                  MR. KELLEY: I have.

18                  MR. MORAN: And there's pages and pages and  
19                  pages in Oakland County of licensed electrical  
20                  contractors.

21                  MR. KELLEY: Well, apparently, they're not  
22                  too interested in it because they haven't contacted --  
23                  I had one licensed electrician look at it but he said,  
24                  "I'm too busy."

25                  MR. MORAN: There's hundreds, literally

1           hundreds --

2                   CHAIR TISEO: Literally hundreds, yeah.

3                   MR. MORAN: -- of electrical contractors.

4                   MR. KELLEY: Apparently, they're all working  
5 because nobody has given me a price on it or anything.

6                   MR. STEWART: It sounds like you need to work  
7 a little harder at finding somebody to come in and do  
8 your work.

9                   CHAIR TISEO: Or else it's going to be  
10 demolished. The choice is going to be yours. Like I  
11 said, you'll have to work harder to get an electrician  
12 out there.

13                   MR. STEWART: What do you think about that?

14                   MR. KELLEY: Well, I think I will.

15                   MR. STEWART: Okay.

16                   CHAIR TISEO: Okay.

17                   MR. STEWART: Okay.

18                   MR. KELLEY: But you're telling me -- at this  
19 point, you're telling me now that you still want to  
20 demolish it?

21                   CHAIR TISEO: Well, if we don't see progress  
22 by the May -- I'm concerned of that.

23                   MR. KELLEY: Uh-huh. Well, and now you're  
24 saying that progress is what?

25                   CHAIR TISEO: No. We'd like all the work to

1 be done and get a Certificate of Compliance. But I  
2 don't know if that's possible. I still don't  
3 understand.

4 MR. KELLEY: Okay. How --

5 CHAIR TISEO: Is any more work on the inside  
6 done? I know electrical has to be done. Is there  
7 anything else on the inside?

8 How about the roof?

9 How about everything else?

10 MR. KOLBE: Dave.

11 MR. MORAN: I don't recall doing this  
12 Property Maintenance Inspection. I've never been  
13 inside your house.

14 MR. KELLEY: I don't know who did it.

15 MR. MORAN: It's been some time and there was  
16 another inspector.

17 MR. KELLEY: It was last spring or something.

18 CHAIR TISEO: Is the electrical the only work  
19 that needs to be done, that you know of?

20 MR. KELLEY: Well, there's got to be  
21 decorating, there's got to be flooring done, work on  
22 the flooring, you know, new linoleum or tile, whichever  
23 I decide.

24 CHAIR TISEO: Is there any drywall that has  
25 to be fixed?

1                   MR. KELLEY: Yeah, there's a lot of patching  
2                   that has to be done.

3                   CHAIR TISEO: Okay. How about doors?

4                   MR. KELLEY: No, no doors.

5                   CHAIR TISEO: Doors are okay?

6                   MR. KELLEY: Yep.

7                   CHAIR TISEO: The ceilings are okay?

8                   MR. KELLEY: Ceilings are okay.

9                   CHAIR TISEO: I didn't see much on the  
10                  outside, if anything, other than it had to be painted.

11                  MR. KELLEY: Well, that he --

12                  CHAIR TISEO: Going to have to wait until  
13                  spring.

14                  MR. KELLEY: I think so. I had a painter  
15                  doing the trim on the house and he was helping me on  
16                  some other things and he had some personal setbacks and  
17                  you might say I lost my right-hand man. I was  
18                  depending on him and he had to find other employment  
19                  where he could work full time.

20                  CHAIR TISEO: All right. So we don't know  
21                  the extent of the work on the inside. Nobody --

22                  MR. MORAN: I haven't been in there so I  
23                  can't --

24                  CHAIR TISEO: The maintenance inspection was  
25                  pulled in May of last year.

1                   MR. MORAN: Last year. I didn't do that  
2 inspection.

3                   CHAIR TISEO: Okay.

4                   MR. KELLEY: Yeah. And, at the time that the  
5 inspection was made, there was no -- no indication that  
6 I needed electrical. I was informed later that the  
7 electrical permit would be required.

8                   CHAIR TISEO: All right. Okay. Is there  
9 any --

10                  MR. STEWART: I make a recommendation that  
11 27 Steinbaugh Court be postponed until the May 18th  
12 meeting.

13                  CHAIR TISEO: Is there a second, please?

14                  MR. ONWUZURIKE: I'll second that.

15                  CHAIR TISEO: Any further discussion?

16                  All in favor, say "aye".

17                  BOARD MEMBERS: Aye.

18                  CHAIR TISEO: Any opposed?

19                  Hearing none, motion passes.

20                  Thank you.

21                  MR. KELLEY: Thank you.

22                  MR. KOLBE: 274 Baldwin.

23                  MR. BEACH: The property address is  
24 274 Baldwin Avenue. It was posted on February 11,  
25 2016. A Property Maintenance Inspection has occurred.

1           It was found that a building, plumbing, mechanical and  
2           electrical permit are required. Property was posted  
3           for being a dangerous building due to it being vacant.  
4           The garage in the backyard has burned down and is still  
5           there in the backyard. Currently, the property is  
6           occupied.

7                     The property is open to trespass. Most of  
8           the windows on the house are boarded, one of them is  
9           broken out. The property is open to the elements.  
10          Property is dilapidated, siding, trim, fascia, roof and  
11          deck are all dilapidated. Property is an attractive  
12          nuisance, it's overgrown, there's debris, it's unkept,  
13          multiple broken windows, the chimney is crumbling. The  
14          garage, like I said, doesn't exist anymore, except in  
15          pieces on the ground. The roof is collapsing. Gas  
16          meter is off. Electric meter is on.

17                    It is our recommendation that the property  
18          remain on the demolition list.

19                    CHAIR TISEO: Go ahead, sir.

20                    MR. JENNINGS: My name's Jeffrey Jennings and  
21          I just recently sold my property to Tommie and he has a  
22          company that he can do this work and I'm leaving to  
23          Mississippi, I'm leaving Michigan, so, you know, amen  
24          on this.

25                    But he -- I told him last time I talked to

1           you, I said, "Can I sell my property" and you said have  
2           him sign a paper saying that he would agree to do the  
3           work that -- that needs to be done on the list, the  
4           property inspection list. And he signed and we had a  
5           notarized statement saying that he will finish the work  
6           on the property.

7                       CHAIR TISEO: Could we hear from the new  
8           owner, please.

9                       Your name?

10                      MR. RICHARD: Hi. My name is Tommie Richard.  
11           And I've been kind of begging this guy to sell me the  
12           house about two months and finally he did it. I didn't  
13           know nothing about, you know, the meeting until today  
14           and I pretty much could do all the work myself, you  
15           know, bring the house up to code if you give me a  
16           little time on it. I already gave him a down payment  
17           on it, on the house, today.

18                      CHAIR TISEO: When did you purchase the  
19           house?

20                      MR. RICHARD: Just now, just --

21                      CHAIR TISEO: Today?

22                      MR. RICHARD: Yes.

23                      MR. STEWART: Well, I suggest you get your  
24           money back.

25                      MR. RICHARD: Why is that?

1                   MR. STEWART: Because this house here, we  
2                   told him at the last meeting what our intentions would  
3                   be for today's meeting, that this work -- he had to  
4                   have his permits pulled.

5                   MR. JENNINGS: But, sir, you told me I could  
6                   sell it.

7                   MR. STEWART: And that we were going to work  
8                   with him so that he could bring this house up to code  
9                   and --

10                  MS. HOFMEISTER: Nothing's been done.

11                  MR. STEWART: Nothing. Absolutely nothing  
12                  has been done to this property --

13                  MR. JENNINGS: I got sick. I have a paper.  
14                  I got sick.

15                  MR. STEWART: -- for the last, what, four --  
16                  was it -- was the last meeting three months ago?

17                  MR. KOLBE: Uh-huh.

18                  MR. STEWART: Three months ago.

19                  CHAIR TISEO: I remember this.

20                  MR. STEWART: So we told him what our  
21                  expectations would be of him at this meeting today.

22                  MR. RICHARD: Uh-huh.

23                  MR. STEWART: And I'm not in favor of -- of  
24                  this property remaining on --

25                  CHAIR TISEO: We were very clear at the last

1 meeting.

2 MR. RICHARD: Well --

3 MR. JENNINGS: Okay.

4 MR. RICHARD: -- I -- like I say, I just  
5 jumped on top of this. I don't know nothing about no  
6 meeting, the last meeting or whatever.

7 MR. STEWART: I understand.

8 MR. RICHARD: But I'm a single father. I got  
9 two daughters, two teenage daughters I'm raising. I  
10 need a place to go because they don't get along with  
11 my -- the woman I'm recently with now but it's not  
12 going to be long. But if you guys can give me a couple  
13 months, I can bring most of it up to code. I could get  
14 them windows in within a month, get a paint job. I  
15 went up on the roof. The roof don't look like it's  
16 caving in, just the trimming around it's missing.

17 I have a friend, he's a roofer. He went up  
18 there with me and we checked it out. I did two  
19 walk-throughs through the house. I'm a landscaper.  
20 I'm a demolition. I'm a carpenter. I know I could get  
21 the work done within a couple of months.

22 MR. MORAN: Part of the problem is it is a  
23 very dilapidated structure and I'm sure you are very  
24 skilled in a lot of different trades but the  
25 requirements to bring this house up to code is going to

1 take skilled trades, electrician, plumber, a mechanical  
2 contractor and, you know, there's just a lot to do  
3 there.

4 CHAIR TISEO: And there's a lot of money to  
5 put into it.

6 MR. RICHARD: All of my friends do all this  
7 kind of work, too. You know, I got friends that --

8 MS. HOFMEISTER: Yeah.

9 MR. RICHARD: -- you know, do the work, too.  
10 So, like I say, I did two walk-throughs to the house.  
11 From my understanding, it wouldn't take long to get it  
12 done. I got three investors willing to come in. As  
13 long as they see the paperwork that I took control of  
14 the house, they'll help me out with the house. Right  
15 now I have nothing but buying this house from him for a  
16 cheap price. It's worth the change.

17 MR. MORAN: Do you have a purchase agreement  
18 on this property?

19 MR. RICHARD: Well, I just got a -- we just  
20 had a signed --

21 MR. JENNINGS: We have a purchase agreement.

22 MR. RICHARD: Yeah, yeah, yes. We just had  
23 a --

24 MR. JENNINGS: And I went to the State of  
25 Michigan.

1 MR. RICHARD: -- signed document, you know.

2 MR. JENNINGS: And notarized.

3 MR. RICHARD: Like I say, I do a lot of work  
4 on a lot of houses.

5 MR. JENNINGS: To pay the tax -- just paid  
6 the taxes, \$1,600 taxes and \$2,000 taxes.

7 MR. RICHARD: And what I looked at, the work,  
8 it ain't -- you know, because he's in there now. Once  
9 I take that house and pull a dumpster and trash  
10 everything out the house and trash everything out the  
11 back, it will be a whole different program, you know,  
12 putting new windows in there. He got a few windows in  
13 the house new. I got a few windows. I'm just going to  
14 go put the windows in there, paint it up.

15 Like I say, give me a couple months, I could  
16 show you progress, real progress on most of the things;  
17 the windows, the things inside the walls, you know, the  
18 debris out back, I could have it done, no problem. I  
19 got a lot of friends that do a lot of work and they'll  
20 all come help me out, you know. I got an electrician  
21 near, a plumber, you know.

22 MR. STEWART: The garage --

23 MR. RICHARD: The garage is no longer there  
24 but that wood, I could clean that wood up and put it in  
25 the dumpster, take a chainsaw, cut it up. You know,

1 I'm asking you all to give me a chance. I understand  
2 you all probably had it hard with him but this is out  
3 of his hands now.

4 MR. STEWART: No, he's the owner of the  
5 property, sir. He's the owner --

6 MR. JENNINGS: Please, let me --

7 MR. RICHARD: He's the owner up until when?

8 MR. STEWART: I'm looking at this document.

9 MR. RICHARD: I know but it takes a while for  
10 the paperwork to go through, right?

11 MR. STEWART: We told him -- we let him know  
12 what expectations we had of him.

13 MR. JENNINGS: Please don't -- about what  
14 happened this month --

15 MR. RICHARD: I'm asking. A new owner, you  
16 know.

17 MR. STEWART: We can't keep letting this go.

18 MR. RICHARD: Give me 30 days to show you  
19 something. Like I say, I need a place and this is a  
20 good property, you know, for me, my two kids.

21 MS. HOFMEISTER: If he can find it under the  
22 snow. It looks like --

23 MR. RICHARD: I mean, we're going to have a  
24 couple warm days after the snow roll over tomorrow that  
25 give me a chance to get the windows in. You know what

1 I'm saying? If I get a hot day, I could get it  
2 painted. I could get the work done; I guarantee you  
3 that.

4 MS. HOFMEISTER: What's your name, again?

5 MR. RICHARD: Tommie Richard. I'm 46 years  
6 old. Hey, this is my time now to own something, you  
7 know, trying to make a start for myself.

8 MR. MORAN: The kind of money that it's going  
9 to take to put this house back into living conditions  
10 and making it safe and habitable for your daughters,  
11 why are you not looking at property that's already --

12 MR. RICHARD: Because I don't got credit, for  
13 one. I don't got the money that's needed for --

14 MR. MORAN: But this needs a significant  
15 amount of investment dollars to make this house safe  
16 and habitable again.

17 MR. RICHARD: Sir --

18 MR. MORAN: Where are those dollars coming  
19 from?

20 MR. RICHARD: Sir, I've worked, I got two  
21 jobs. I got it best -- I got my sister helping me,  
22 retired from GM, my boss help me out that I work for  
23 him in one job and another job.

24 MR. KOLBE: Well, that's --

25 MR. RICHARD: I mean --

1 MR. KOLBE: -- my point.

2 MR. RICHARD: What --

3 MR. KOLBE: Why weren't you taking those  
4 resources and getting into a move-in ready home in the  
5 City of Pontiac that you can --

6 MR. RICHARD: If I could have found one, I  
7 wouldn't have even dealt with this guy. But I saw an  
8 opportunity for something cheaper that I can take the  
9 money and invest and I don't got to borrow and credit  
10 and all this with the banks. You know what I mean?

11 CHAIR TISEO: So you feel you have the skills  
12 that it takes --

13 MR. RICHARD: I know I do. I know I do.

14 MR. SZKLARSKI: Can I ask if you have any  
15 other properties in the City.

16 MR. RICHARD: No, I do not.

17 MR. SZKLARSKI: Okay.

18 MR. ONWUZURIKE: Well, I -- I say this is  
19 going to be -- looking at it, it's the structure. I  
20 don't know if you're aware of what you're looking at.

21 MR. RICHARD: I mean, sorry, worst case  
22 scenario, I'll tear the house down and rebuild. I have  
23 the property.

24 MR. ONWUZURIKE: And you have the funds for  
25 that?

1 MR. RICHARD: Yes. It's not a property --

2 MR. ONWUZURIKE: I'm ready to take you on, on  
3 that, you know, if you're sure by next meeting you're  
4 not going to disappoint us.

5 MR. RICHARD: No, I'm not going to disappoint  
6 you. I need this house. I want this house.

7 MS. HOFMEISTER: Do you understand that this  
8 property was a hot bed of activity last summer?

9 MR. RICHARD: I understand. He was telling  
10 me about it. You know, I drove -- I've drove down  
11 Baldwin, going back and forth to work. I see what goes  
12 on, on Baldwin. But, once we bring good clean peoples  
13 (sic) in here to wipe away all that, we bring good  
14 owners, property owners in there, you know, we'll wipe  
15 that away.

16 Right now you don't hardly see prostitutes  
17 walking down Baldwin now. Police is cleaning that up  
18 real quick. You know, if you see a prostitute, you  
19 have to go two or three times down Baldwin to see one,  
20 you know, just popping on down. They're not like they  
21 used to be.

22 MS. HOFMEISTER: That's true.

23 MR. ONWUZURIKE: I'm going to go ahead and  
24 make a motion that we postpone this until May and see  
25 the type of progress you're going to make.

1 MR. RICHARD: All right. I appreciate that.

2 CHAIR TISEO: Is there a second, please?

3 MS. HOFMEISTER: But if it's not done in May,  
4 if you haven't shown us progress, that's it.

5 MR. RICHARD: Fine. I can't ask for nothing  
6 but that.

7 CHAIR TISEO: Is that a second?

8 MS. HOFMEISTER: Yes.

9 MR. RICHARD: Just give me a chance. Can't  
10 ask for nothing but that. I agree.

11 CHAIR TISEO: Is there any more discussion?  
12 All in favor, say "aye".

13 BOARD MEMBERS: Aye.

14 CHAIR TISEO: Any opposition?

15 Hearing none, motion passes.

16 Sir, please --

17 MR. RICHARD: Thank you. You got it. Right  
18 away I'll start cleaning up the house.

19 CHAIR TISEO: Thank you.

20 MR. KOLBE: Come into the office before you  
21 get started on anything.

22 MR. RICHARD: Pardon me?

23 MR. KOLBE: Come into the office before you  
24 get started on anything.

25 MR. RICHARD: Before I do anything?

1 MR. KOLBE: Yes, before you start anything.

2 MR. RICHARD: Okay.

3 MR. KOLBE: 451 South Jessie.

4 MR. BEACH: The property address is  
5 451 South Jessie. The property was posted on  
6 February 10, 2016. A Property Maintenance Inspection  
7 has occurred. It was identified that a building,  
8 plumbing, mechanical and electrical permit would be  
9 required. The reason for it being identified as a  
10 dangerous building, it was found to be open to  
11 trespass, dilapidated and vacant at the time. However,  
12 currently there's a squatter in the house, the open to  
13 trespass in the rear door and window and also a  
14 basement window. It is open to the elements.

15 The rear door window, basement window, it's  
16 dilapidated, the roof, siding, trim, rear entry and  
17 porch have rotted and are dilapidated. The property is  
18 an attractive nuisance, it's overgrown, there's debris,  
19 it's unkept, evidence of animal undermining, multiple  
20 broken windows, squatter being in the house. Gas meter  
21 is locked out. Electric meter is locked out. Power is  
22 on.

23 It's you're recommendation that the property  
24 remain on the demolition list due to lack of permits.

25 CHAIR TISEO: Go ahead, sir.

1                   MR. MUNSON: My name -- my name is  
2                   Herbert Munson. I live at 170 Whittemore --  
3                   Whittemore. And a few months ago, I gave 451 Jessie to  
4                   my daughter and --

5                   CHAIR TISEO: Is that who Andrea is?

6                   MR. MUNSON: Andrea. And she said she could  
7                   get help to fix it up and -- and I agreed there's  
8                   places around that would help her but she's got to get  
9                   busy because the City is on the house. I was -- I was  
10                  renting it out and I rented it out to some people that  
11                  wasn't very -- very clean. So I decided -- and I'm --  
12                  the letters keep coming from the City and I decided  
13                  that I would take it back and put it back in my name  
14                  and I would pay myself to get it fixed up.

15                  And the only thing that I need to help me to  
16                  do what's on my mind, I need an inspector to come out.  
17                  I want him to show me everything that need to be done.  
18                  And the price don't make no difference. I don't  
19                  want -- I want professional people to do whatever that  
20                  need to be done.

21                  I hate to see the house be tore down. I kind  
22                  of like it sitting on the corner. And, if I could get  
23                  a chance to do that, get it back in my name, I would --  
24                  I would fix it up and have it in A1 shape. It probably  
25                  wouldn't take about a month or a couple of months. All

1 I need is someone to tell me what's got to be done and  
2 I'll hire professionals.

3 CHAIR TISEO: It looks like there was a  
4 Property Maintenance Inspection done on -- last July.

5 MR. MUNSON: What did he say?

6 MR. LOWELL: He said there was a Property  
7 Maintenance Inspection done last July.

8 CHAIR TISEO: So you have a list that needs  
9 to be done.

10 MR. MUNSON: It don't make no difference.  
11 Getting me to -- give me the chance and get me the  
12 people and I'll pay them.

13 CHAIR TISEO: I don't understand the  
14 response. There was a Property Maintenance Inspection  
15 that was done in July. They had a list that needed to  
16 be completed.

17 MR. LOWELL: Does Andrea have the list?

18 CHAIR TISEO: Do you have that list?

19 MR. LOWELL: Does Andrea have the list after  
20 they looked at it?

21 They looked at it in July and they made an  
22 inspection. Does Andrea have that inspection, do you  
23 know?

24 MR. MUNSON: I don't know whether she's got  
25 it or not.

1 CHAIR TISEO: I'm sorry. Your name, sir?

2 MR. MUNSON: Whatever the inspection said,  
3 I'll get it back in my name and I'll get a roof, I'll  
4 do everything else. All of that's included.

5 MS. HOFMEISTER: Who's staying in the house?

6 MS. CANOVIA B. SHARPTON: He is. He is.

7 CHAIR TISEO: Could you -- your name, sir?

8 MR. LOWELL: My name's John Lowell. I was  
9 misunderstood when I got out of here last week and I  
10 talked to an attorney and I didn't realize I couldn't  
11 stay there. Okay? You know, I appreciate everybody  
12 looking out for me but I'm a 35-year carpenter and you  
13 don't even know the lifetime I've been through. And,  
14 you know, I'm fine in that house, I got healthy, I got  
15 strong, I've been in there for a month. I'm gone now  
16 because you guys don't want me there and that's fine.  
17 But I didn't even know it was condemned, I didn't even  
18 know.

19 CHAIR TISEO: So you're still in the house?

20 MR. LOWELL: I'm here to help him. Yeah, I'm  
21 moving out. You guys don't want me in there, that's  
22 fine.

23 MS. CANOVIA L. SHARPTON: He's still there.

24 MR. LOWELL: And, as far as she's concerned,  
25 I am an asset to any neighborhood. I keep an eye on

1 things, I'm highly skilled, I'm clean and sober, I'm  
2 honest. Really, Man, you guys ought to be glad I'm  
3 around here. And I can do everything. I'm a 36-year  
4 guy, you know, come on.

5 MR. STEWART: First my question is, is this  
6 the house that's got a bunch of --

7 MR. MUNSON: And I'd like to say --

8 MR. LOWELL: All -- it's a bunch of stuff  
9 that you guys have on this list are wrong.

10 CHAIR TISEO: Just a minute.

11 MR. LOWELL: Okay.

12 MR. STEWART: Is this the property -- and I  
13 could be wrong. Is there a bunch of debris in this  
14 house?

15 MR. BEACH: Yeah, he's piled it up at the  
16 back of the house where it's open and he's also piled  
17 it up on the porch.

18 MR. STEWART: Okay. What about the walls in  
19 the basement; is the walls --

20 MR. MORAN: This house is in very bad shape.

21 MR. STEWART: Yes, it is.

22 MR. MORAN: The roof is open to the elements,  
23 water pouring in, mold conditions throughout. I had a  
24 hard time doing the Property Maintenance Inspection in  
25 the middle of July.

1                   MR. STEWART: Yeah. And he was -- someone  
2 was living in here.

3                   MR. MORAN: Yeah, he was living in there,  
4 obviously, until recently when we walked to post the  
5 house in early February. His belongings were in there.  
6 They had power on, even though the electricity was  
7 locked out at the meter.

8                   MR. STEWART: With the water with the roof  
9 leaking --

10                  MR. MORAN: It had to be -- I mean, the roof  
11 is just shot.

12                  MR. LOWELL: No, the electricity is  
13 not locked out, it is not.

14                  MR. STEWART: -- were you afraid of being  
15 electrocuted in there?

16                  MR. LOWELL: No.

17                  MR. STEWART: I'm just asking.

18                  MR. LOWELL: I know. But, you know, I  
19 appreciate your concern. But I'm fine, Man. I got  
20 strong in that house.

21                  MR. STEWART: Okay.

22                  MR. LOWELL: I did a good job. I'm back on  
23 my feet.

24                  MR. STEWART: Okay.

25                  MR. LOWELL: I was sleeping in my car, Man.

1 I've got to go back out and be homeless again? I'm  
2 homeless and it's not even my fault.

3 MR. STEWART: Right. I --

4 MR. LOWELL: I've done everything right.

5 MR. STEWART: But I'm --

6 MR. LOWELL: Okay? I'm a worker. I'm  
7 strong.

8 MR. STEWART: I'm just curious as to someone  
9 being in the house.

10 MR. LOWELL: I'm in the house. I'm living  
11 there. I'm fine.

12 MR. STEWART: What --

13 MR. LOWELL: They gave me permission. I  
14 don't know what her problem is. I'm safe. I'm a good  
15 neighbor, Man.

16 MS. CANOVIA L. SHARPTON: Because I don't  
17 want to see the mess in there.

18 MR. LOWELL: I'm fixing it up. I'm working  
19 on it, Man. You guys want to tear it down. It's a  
20 106-year-old house.

21 MR. STEWART: Excuse me.

22 MR. LOWELL: Pardon me. Can I say one thing;  
23 okay?

24 MR. STEWART: Excuse me. Okay. My question  
25 was answered. Thank you.



1           again. I got strong in that house. I have a job.

2                   CHAIR TISEO: And you have no interest in the  
3 house?

4                   MR. LOWELL: No. I have nothing signed. I  
5 told him I'd help him out. They said I could live  
6 there if I help him. And we're working on getting  
7 something signed so that I can live there long-term if  
8 I help them fix it up. I'm working on getting  
9 something signed because I like the area.

10                  CHAIR TISEO: And you say you're a  
11 contractor -- or you're a carpenter?

12                  MR. LOWELL: Carpenter contractor, yes.

13                  MR. MORAN: That house is not safe at this  
14 stage it is now. You don't have life safety equipment  
15 in there. There's no smoke alarms. There's water  
16 leaking through the roof.

17                  MR. LOWELL: It's not coming inside.

18                  MR. MORAN: There's water intruding --

19                  MR. LOWELL: There's no water coming inside.

20                  MR. MORAN: Okay. Well --

21                  CHAIR TISEO: You can't live there.

22                  MR. LOWELL: Okay, I'm out of there, you  
23 know. I want to play by the rules. That's fine for  
24 me. It's good. You know, a roof --

25                  MR. MORAN: That house is not habitable.

1                   MR. LOWELL: Okay. That's your opinion. You  
2 know, I spent my life as a rough carpenter, 35 years.  
3 You know, you guys can't tell me what I got to do  
4 to take --

5                   CHAIR TISEO: All right.

6                   MR. LOWELL: -- care of myself.

7                   CHAIR TISEO: Thank you. I think there's  
8 someone else that wants to speak, please.

9                   MS. CANOVIA B. SHARPTON: My name is  
10 Canovia B. Sharpton. I been living at 4 -- at Jessie  
11 Street -- I don't want to give the address -- 46 years.  
12 The original owner and his family passed away. That  
13 house, Mr. Munson bought it after then.

14                   He have different ones, his grandkids living  
15 in and out the house, other people living in and out  
16 the house. The house was -- it was a disaster. I went  
17 in the house one time when this one couple was living  
18 in there. They couldn't even go upstairs in the house.

19                   MR. STEWART: Why?

20                   MS. CANOVIA B. SHARPTON: Because it was so  
21 nasty and they kept hearing all these -- these rodents  
22 up in the -- you know, in the --

23                   MS. HOFMEISTER: Attic?

24                   MS. CANOVIA B. SHARPTON: -- upstairs. I sit  
25 on my porch and see the raccoons going in there. But

1 just this week he has fixed two of -- this one, he had  
2 fixed two of the spots that had the holes in it. The  
3 rodents go up in there and have their babies. I sit  
4 there and look at it. I been in there 46 years in my  
5 address and I know what's going on in and out that  
6 house. And it need to be torn down.

7 CHAIR TISEO: All right.

8 MR. STEWART: All right, ma'am.

9 CHAIR TISEO: Thank you for your comments.

10 MR. STEWART: Thank you.

11 MR. MUNSON: She's a -- she's a real good  
12 friend to her neighbor and her neighbor's lot, their  
13 lot and my lot is hooked together and she said she sat  
14 on her porch and see the -- see the roaches going in  
15 and up and down in the outside.

16 MS. CANOVIA B. SHARPTON: I didn't say  
17 "roaches".

18 MR. MUNSON: She must have excellent eyesight  
19 to see a small roach going up a wall outside.

20 MR. STEWART: She said "rodents", sir.

21 MR. MUNSON: And another thing I'll say  
22 again, I don't care what it cost to fix, I can do it.  
23 I worked in General Motors 58 years. I worked seven  
24 days a week. Now I got two call-in jobs. The Lord  
25 done blessed me A Number 1. And I thank you for -- for

1 blessing me the way he do with health and I thank him.

2 And I just hate to see the house tore down.

3 And some of the things she was quoting, they ain't --

4 they are not true. I rented that house to -- to --

5 everybody that ever lived in it only paid \$400 a month.

6 MS. HOFMEISTER: Was that a registered

7 rental?

8 MR. MUNSON: I don't care who they were, I

9 didn't charge no --

10 MS. HOFMEISTER: Was it a registered --

11 MR. BEACH: No, it wasn't registered.

12 MR. MUNSON: -- no 600, no 650, no. I done

13 things to help people because God blessed me so. And

14 right now I'm one of the most blessed men ever walked

15 on the earth and I'm proud of it, all my good.

16 CHAIR TISEO: Just a minute.

17 MR. ONWUZURIKE: Do you have --

18 MR. MUNSON: Do you want to say something?

19 MR. ONWUZURIKE: Do you know how much it will

20 cost to bring this house back?

21 MR. MUNSON: It don't make no difference, I

22 can pay it.

23 MR. ONWUZURIKE: Do you have the money?

24 Do you have the funds?

25 MR. MUNSON: I got money. I don't spend a

1           hundred dollars a week on me and I got retirement for  
2           58 -- from 58 years from General Motors. I got Social  
3           Security, it run me close \$4,000 a month. I got money.  
4           And I don't -- I don't need no money. I'm 84 years  
5           old. My birthday was February the 6th. What am I  
6           going to spend it on? Ain't got no girlfriends.

7                       MR. ONWUZURIKE: The house --

8                       MR. MUNSON: I ain't got no girlfriends. I  
9           don't need nothing. I got cars, I got trucks.

10                      MR. ONWUZURIKE: Hold on.

11                      CHAIR TISEO: Hold on a second.

12                      MR. ONWUZURIKE: Hold on. The house now  
13           belongs to your daughter; you know that, right?

14                      MR. MUNSON: Yeah, it belongs -- you can say  
15           daughter but it belongs to me. I gave it to her and  
16           it's a -- if the public ain't going to fix it, I'll fix  
17           it myself because I got the money. I got the money.

18                      MS. HOFMEISTER: Was it in this shape when  
19           you gave it to your daughter?

20                      MR. MUNSON: What did she say?

21                      MR. LOWELL: She said, "Was it in this shape  
22           when you gave it to your daughter?"

23                      MR. MUNSON: I just gave it to her about  
24           three, four months ago.

25                      MS. HOFMEISTER: Well, you know what? You've

1           talked about how much money you have. How come you  
2           haven't fixed it before now?

3                       MR. LOWELL: She said, "How come you haven't  
4           fixed it? Because you have the money to do it, why  
5           didn't you fix the already?"

6                       MR. MUNSON: Unless I do something -- she's  
7           almost 40, 50 years old, let her do it for herself. If  
8           she was one of the grandkids, struggling, I would -- I  
9           would help her. I'm a helper, I'm not a giver. I  
10          don't give my kids nothing. If they get a job and show  
11          me they trying to do something for themself, I'll --  
12          I'll fall in and help them but I'm not ever giving  
13          them -- just giving them.

14                      I bought all my kids a house. I have four  
15          kids and give them all -- bought them all houses. I  
16          ain't here because I ain't got nothing.

17                      MS. HOFMEISTER: I just want to tell you, I  
18          wouldn't want this in my neighborhood. And, if you  
19          were next to me, the phones would light up every day  
20          down here at City Hall until that house came down. So  
21          I'm going to make --

22                      And I'm not talking to you.

23                      MR. MUNSON: Okay.

24                      MS. HOFMEISTER: I'm going to make the  
25          recommendation that this house remain on the demolition

1 list.

2 CHAIR TISEO: Is there a second?

3 MR. MUNSON: I worked in General Motors 58  
4 years.

5 MR. STEWART: Second.

6 MR. MUNSON: And my hearing aid ain't just  
7 like just up to date. Now, what was you saying?

8 CHAIR TISEO: She made the motion for  
9 demolition.

10 MR. MUNSON: Well, she -- that -- that's up  
11 to you.

12 CHAIR TISEO: Yes, it is.

13 MR. MUNSON: I come to save it but you  
14 demolition, go ahead.

15 MS. HOFMEISTER: Okay.

16 MR. MUNSON: I mean, ain't going to be no  
17 problem with me.

18 CHAIR TISEO: Okay. Is there any further  
19 discussion?

20 MR. MUNSON: No. I was going to spend the  
21 money. Thank you. I'll save it.

22 MR. LOWELL: Can I say something?

23 CHAIR TISEO: No. We have a motion on the  
24 floor. It's closed. Any further discussion?

25 MS. HOFMEISTER: No.

1 CHAIR TISEO: The motion is for demolition.  
2 All in favor, say "aye".  
3 BOARD MEMBERS: Aye.  
4 CHAIR TISEO: Opposed?  
5 No opposition. It's motion carries.  
6 CHAIR TISEO: Next, please.  
7 MR. MUNSON: You ready to go?  
8 MR. KOLBE: You -- what house are you here  
9 for?  
10 MS. CANOVIA SHARPTON L.: About my  
11 grandmother's, 18 North Paddock.  
12 MR. MUNSON: Thank you.  
13 CHAIR TISEO: Thank you.  
14 MR. MUNSON: God bless all of you.  
15 MR. ONWUZURIKE: Bless you, too.  
16 MR. KOLBE: 18 North Paddock.  
17 MR. MUNSON: God bless you, too.  
18 MR. LOWELL: You, too.  
19 CHAIR TISEO: Item 23.  
20 MR. LOWELL: You need to go to his house and  
21 look at it.  
22 MR. BEACH: Property address is  
23 18 North Paddock. Property was posted on February 10,  
24 2016. A Property Maintenance Inspection has not taken  
25 place. No permits have been applied for or issued.

1 Reason for it being identified as a dangerous building,  
2 it's a dilapidated and dangerous structure, severely  
3 fire damaged. Property has been vacant for over 180  
4 days.

5 Some windows have been boarded from the  
6 inside. It's open to the elements, also dilapidated,  
7 the front porch and roof, siding and trim. Property is  
8 an attractive nuisance, it's overgrown, there's debris,  
9 it's unkept, evidence of animal undermining. The  
10 backyard is full of junk and debris. The porch steps  
11 in the front and the rear are collapsing. Gas meter is  
12 gone. The electric meter has been removed.

13 Our recommendation is that the property  
14 remain on the demolition list.

15 CHAIR TISEO: Someone going to come up,  
16 please?

17 MS. CANOVIA SHARPTON L.: Canovia Sharpton,  
18 L., C-A-N-O-V-I-A, Sharpton.

19 MS. CANOVIA B. SHARPTON: Leeann Sharpton.

20 MS. CANOVIA SHARPTON L.: I said  
21 Canovia Sharpton, L.

22 MS. CANOVIA B. SHARPTON: Yeah. But you have  
23 a middle name.

24 MS. CANOVIA SHARPTON L.: I know. I put the  
25 "L." on the end.

1                   MR. STEWART: I thought your name was  
2                   Canovia Sharpton.  
3                   MS. CANOVIA B. SHARPTON: It is. That's my  
4                   niece but I tell her to use her middle name.  
5                   MS. CANOVIA SHARPTON L.: I don't put my  
6                   middle name. I put the "L." on the end.  
7                   MS. CANOVIA B. SHARPTON: Getting her bills.  
8                   CHAIR TISEO: Okay. Your relationship on the  
9                   property, please?  
10                  MS. CANOVIA SHARPTON L.: My grandmother.  
11                  CHAIR TISEO: She owns it?  
12                  MS. CANOVIA SHARPTON L.: Yes.  
13                  CHAIR TISEO: And her name is?  
14                  MS. CANOVIA SHARPTON L.: Mary Anthony.  
15                  CHAIR TISEO: Okay. That's your grandmother?  
16                  MS. CANOVIA SHARPTON L.: Uh-huh.  
17                  MS. WHITE: Her attorney's supposed to be  
18                  here.  
19                  S-H-A-N-E-Y-R-E, White.  
20                  CHAIR TISEO: There was no Property  
21                  Maintenance Inspection done on this at all in --  
22                  MR. BEACH: No.  
23                  MR. MORAN: No.  
24                  MR. KOLBE: No. At the Hearing Officer  
25                  meeting, they had decided to allow the house to be torn

1 down. There is a check that's from the insurance  
2 company that's going for the demolition cost.

3 CHAIR TISEO: Okay.

4 MR. KOLBE: The City was -- had not -- the  
5 attorney called up me to ask. I said, "We don't get  
6 those funds. It would go to the Executive Office."  
7 The second question that was asked later in the  
8 conversation was would the family get any of the money  
9 left over. Probably -- yes, they would. However, the  
10 demolition costs that they've gotten so far is probably  
11 going to exceed the funds that came in.

12 The family typically can get the demolition  
13 done much cheaper than what the City can. If they  
14 would go ahead and hire their own contractor and have  
15 it demolished --

16 CHAIR TISEO: And it could be --

17 MR. KOLBE: -- they could probably have funds  
18 back.

19 CHAIR TISEO: Okay.

20 MR. KOLBE: But if they're going to wait for  
21 the City to do it, more than likely there will not be  
22 funds returned.

23 MR. STEWART: I got a question for you, then.  
24 If you're trying to get the proceeds back from the  
25 insurance company, why wouldn't you get a contractor?

1 MS. CANOVIA SHARPTON L.: And that's what her  
2 plans was; to get a contractor. It was just that she  
3 still had valuable things that was inside. You know,  
4 with it being cold and all that, she wanted, you know,  
5 different family to try and go in there and try to get  
6 it. Because she had a stroke and she's not able to,  
7 you know.

8 MR. STEWART: When was the fire?

9 MS. CANOVIA SHARPTON L.: Well, it's been --

10 MS. WHITE: A year.

11 MS. CANOVIA SHARPTON L.: -- a year now.

12 MR. STEWART: So this house has been sitting  
13 like this for a year and you haven't gotten your  
14 valuables out?

15 MS. CANOVIA SHARPTON L.: Well, we got some  
16 stuff out. We just wasn't able to get everything out.

17 MR. STEWART: So you're letting the City --  
18 so you -- let me ask this question. Where is  
19 Mary Anthony at?

20 MS. CANOVIA SHARPTON L.: She's on Opdyke.

21 MR. STEWART: Okay. She hasn't went and  
22 pursued getting this property demolished and getting  
23 her check?

24 MS. WHITE: She can't do anything.

25 MS. CANOVIA SHARPTON L.: She's sick.

1 MS. WHITE: I mean, she not sick.

2 MS. CANOVIA SHARPTON L.: She -- nobody has  
3 power of attorney to take care of this for her, to get  
4 this done.

5 MR. BEACH: And I'm saying this --

6 CHAIR TISEO: We're just trying to figure out  
7 what's going on.

8 MS. WHITE: The Power of Attorney was  
9 supposed to be here.

10 MS. CANOVIA SHARPTON L.: They supposed to be  
11 here.

12 MS. WHITE: And they supposed to be at the  
13 last meeting but they never showed.

14 CHAIR TISEO: And they were supposed to be  
15 here to do what?

16 MS. CANOVIA SHARPTON L.: I guess talking to  
17 you all.

18 CHAIR TISEO: To postpone it?

19 MS. CANOVIA SHARPTON L.: Right. Because she  
20 said she was going to have it tore down, she just  
21 wanted time.

22 CHAIR TISEO: Does she have the funds to tear  
23 the house down?

24 MR. STEWART: They have a check.

25 CHAIR TISEO: No. The check is with the

1 City, right?

2 MR. KOLBE: To my knowledge, yes. But they  
3 don't need to have time to tear it down. The Board can  
4 proceed with the demolition of the property and you  
5 still can have it torn down. That doesn't stop you  
6 from being able to tear it down because this board  
7 orders it down. So that's not a need for you to, you  
8 know, prevent the house from coming down.

9 CHAIR TISEO: Because this is going to take a  
10 minimum of 30 days before they can get to tearing it  
11 down.

12 MR. KOLBE: And that's if the funding is even  
13 available.

14 CHAIR TISEO: Right, if the funding's  
15 available. So there's nothing stopping your  
16 grandmother from demolishing the house tomorrow.

17 MS. CANOVIA SHARPTON L.: Okay.

18 MR. STEWART: But the issue might be --

19 MR. KOLBE: Except for a permit.

20 CHAIR TISEO: Excuse me. Except for a  
21 permit.

22 MR. STEWART: Let me ask a question. Okay?  
23 Because I think I might kind of see what the situation  
24 is.

25 Do you guys have the cash money to have it

1           torn down or are you looking at having it torn down  
2           with the check that the City has?

3                         Does anyone know?

4                         MS. CANOVIA SHARPTON L.: Well, she said that  
5           she supposed to have the check.

6                         MR. STEWART: Okay. So she wants to use the  
7           check --

8                         MS. CANOVIA SHARPTON L.: Right.

9                         MR. STEWART: -- that the City has in their  
10          possession to tear the house down. And she has  
11          Counsel, an attorney, that -- or who happens to be  
12          representing her?

13                        MS. CANOVIA SHARPTON L.: Correct.

14                        MR. STEWART: Okay. Then why would the  
15          attorney need to come here and why would you need to  
16          come here?

17                        MS. CANOVIA SHARPTON L.: Well, the attorney  
18          is, like -- I'm, like, lost now.

19                        MR. STEWART: Your grandmother's attorney can  
20          work with a contractor --

21                        CHAIR TISEO: And get the -- get the work  
22          done.

23                        MR. STEWART: -- and get the work done and  
24          all those proceeds that are being held by the Executive  
25          Office can -- can be given to the attorney to take care

1 of the demolition costs. And the attorney, I would  
2 assume, would take his fees out of the check, too, and  
3 then the proceeds would go to your grandmother.

4 MS. CANOVIA SHARPTON L.: Right. Okay.

5 MR. STEWART: Okay? So you really -- you  
6 really don't need to really even be here. You need to  
7 be having your grandmother's attorney contact the  
8 Mayor's Office and -- and also -- and I'm not -- I'm  
9 not -- I'm not recommending but there's a local  
10 contractor that you can get to -- to knock that down  
11 and that be taken care of all -- probably all in one  
12 day with one appointment right there in the Mayor's  
13 Office.

14 MS. CANOVIA SHARPTON L.: Okay.

15 CHAIR TISEO: Do you have any idea how much  
16 the check is that the City is holding?

17 MS. CANOVIA SHARPTON L.: No.

18 CHAIR TISEO: Do you guys know how much the  
19 check is that the City is holding?

20 MR. KOLBE: No. Again, that goes to the  
21 Executive Office. We don't get it in the Building  
22 Department.

23 CHAIR TISEO: Because I understand, if the  
24 City has it demolished, it's going to be somewhere  
25 between 10- and \$12,000 or in that neighborhood.

1 MR. KOLBE: I was just told that Mike  
2 apparently looked into it and he said about \$8,000 was  
3 what the check was for.

4 CHAIR TISEO: Okay.

5 MS. CANOVIA SHARPTON L.: Okay.

6 CHAIR TISEO: So they -- probably, if the  
7 City has it torn down, there won't be enough money.

8 MR. KOLBE: No, if the City tears it down,  
9 it's going to be in the general change right now of  
10 \$10.27 per square feet of structure. There is in  
11 excess of 900 square feet for the house.

12 CHAIR TISEO: So roughly it's going to be ten  
13 grand.

14 MR. KOLBE: There's a shed on it.

15 CHAIR TISEO: So figure about \$10,000 for  
16 demolition.

17 MR. KOLBE: For the City to do it, there's  
18 not enough in the check. And, as we said, typically,  
19 the property owner can get it done cheaper than what  
20 the City can do it.

21 CHAIR TISEO: Do you understand what's going  
22 on? There's a check at the City for about \$8,000.

23 MR. STEWART: Their grandmother is your  
24 sister?

25 MS. CANOVIA B. SHARPTON: No.

1 MS. CANOVIA SHARPTON L.: What about the  
2 debris in the backyard?

3 CHAIR TISEO: Well, the City -- if you don't  
4 demolish it, the City will take the \$8,000 and use that  
5 against the cost to demolish the house and whatever  
6 else is on there. If you can get it done cheaper, for  
7 \$8,000, I guess the balance is yours.

8 MS. CANOVIA SHARPTON L.: Okay.

9 CHAIR TISEO: That's the question. Can you  
10 get it done for cheaper than \$8,000?

11 MS. CANOVIA SHARPTON L.: Yes, she should be  
12 able to.

13 CHAIR TISEO: Then you need to move on that.

14 MR. STEWART: You know who to contact to get  
15 this house tore down. And they can keep some of the  
16 proceeds.

17 MS. CANOVIA B. SHARPTON: No, I don't.

18 MR. STEWART: So it's a local contractor  
19 right here that can take the house down.

20 CHAIR TISEO: Are you okay?

21 MR. STEWART: Yeah. Call him and have him --

22 MR. MORAN: The guy across the street.

23 MR. STEWART: And have him help them so they  
24 can get some of that money back.

25 MS. CANOVIA B. SHARPTON: Okay.

1                   MR. KOLBE: Just make sure you pull the  
2                   permits, the necessary permits, et cetera.

3                   CHAIR TISEO: Because you can walk away with  
4                   some money. Because the concern is, if you have the  
5                   City do it, there will be no money left over.

6                   MS. CANOVIA SHARPTON L.: Okay.

7                   CHAIR TISEO: That's why have a demolition  
8                   contractor look at it and give them a price.

9                   MS. CANOVIA SHARPTON L.: Okay.

10                  MS. HOFMEISTER: The contractor's right  
11                  across the road from you.

12                  MS. WHITE: No. Chuck?

13                  MS. HOFMEISTER: Uh-huh.

14                  MR. STEWART: Yeah. Have him take it down so  
15                  you can get some extra money.

16                  CHAIR TISEO: Buy him dinner and maybe he'll  
17                  take it down and you can keep the rest. It could be an  
18                  expensive dinner but you never know.

19                  MS. CANOVIA SHARPTON L.: Yeah. Because I  
20                  know, my uncle, he had talked to Chuck, like, I want to  
21                  say, two to three weeks ago. You know, they had been  
22                  talking, as far as that goes.

23                  MR. STEWART: Yeah. It would only make sense  
24                  for you to have him take it down so that you can get  
25                  some of your money back.

1 MS. CANOVIA SHARPTON L.: Okay.

2 MR. STEWART: Your grandma can get some of  
3 her money back.

4 MS. CANOVIA SHARPTON L.: I understand what  
5 you're saying. That's who it go to is her.

6 MS. CANOVIA B. SHARPTON: You got to go  
7 downstairs.

8 MR. STEWART: You know what? You know what?  
9 Even -- is it secured; is the property secured?

10 MR. BEACH: Yes, it is.

11 MR. STEWART: Okay. Ma'am, I'm going to make  
12 a recommendation that 18 North Paddock Street be --

13 MS. HOFMEISTER: Postponed.

14 MR. STEWART: -- postponed or deferred until  
15 our May 18th meeting.

16 MS. CANOVIA SHARPTON L.: Okay.

17 MR. STEWART: To give you some time, since  
18 the property is secure. So that you can secure a  
19 contractor to demolish this and your grandmother's  
20 proceeds can come out of the Mayor's Office and some of  
21 it can go into her purse.

22 MS. CANOVIA SHARPTON L.: Okay.

23 MR. STEWART: Okay?

24 MS. CANOVIA SHARPTON L.: All right.

25 MR. STEWART: All right. That's my

1 recommendation.

2 MS. WHITE: Thank you.

3 MS. CANOVIA SHARPTON L.: And thank you much.

4 CHAIR TISEO: We need a second, please.

5 MS. HOFMEISTER: I second.

6 MS. CANOVIA SHARPTON L.: Thank you, much.

7 And you all have a nice night.

8 CHAIR TISEO: Well, we're not done yet.

9 MS. CANOVIA SHARPTON L.: Okay.

10 CHAIR TISEO: Is there any more discussion?

11 So you feel that, by postponing this ---

12 MR. STEWART: That's going to give you some

13 time --

14 MS. HOFMEISTER: To give them time.

15 MR. STEWART: -- for your grandmother's  
16 attorney or your uncle or whomever to get in touch with  
17 a local contractor here to get this property demolished  
18 and have your grandmother have some -- maybe have some  
19 proceeds returned to her.

20 MS. CANOVIA SHARPTON L.: Okay.

21 MR. STEWART: Okay?

22 MS. CANOVIA SHARPTON L.: Yeah.

23 CHAIR TISEO: Well, understand that, if this  
24 work is not done by our next meeting, we will order it  
25 demolished.

1 MS. CANOVIA SHARPTON L.: Okay.

2 MR. STEWART: Okay?

3 MS. WHITE: I understand.

4 MR. MORAN: Okay. Thank you.

5 CHAIR TISEO: The motion on the table is to

6 postpone until the next meeting.

7 Any more discussion?

8 All in favor, say "aye".

9 BOARD MEMBERS: Aye.

10 CHAIR TISEO: Any opposed?

11 Hearing none, motion passes.

12 Good luck.

13 MS. CANOVIA SHARPTON L.: And thank you all.

14 CHAIR TISEO: In the audience, are we all

15 done?

16 Do we need to take a break?

17 (A recess was taken from 7:54 p.m.

18 to 7:59 p.m.)

19 CHAIR TISEO: Back on the record.

20 MR. MORAN: I'm -- I'm back.

21 All right. 542 California Avenue is the next

22 one on the list. It is posted on 2-10-2016. There's a

23 need of building permit, plumbing permit, mechanical

24 permit and electrical permit. House does not have a

25 Property Maintenance Inspection. It was posted because

1           it was vacant, fire-damaged and dilapidated. It  
2           continues to be vacant, over 180 days, boarded windows,  
3           boarded doors.

4                     It is dilapidated in areas of the siding,  
5           soffits, trim. Windows are missing and/or broke out in  
6           certain areas. It is overgrown and debris, unkept,  
7           animal-undermining visible, gas meter has gone and  
8           the -- the electric meter is gone as well. They have  
9           piles of broken glass and the front porch is  
10          dilapidated.

11                    It is our recommendation that it remains on  
12          the demolition list due to lack of permits and/or  
13          progress.

14                    MS. HOFMEISTER: I make a recommendation that  
15          542 California remain on the demolition list.

16                    MR. STEWART: I second.

17                    CHAIR TISEO: Any discussion?

18                    All in favor, say "aye".

19                    BOARD MEMBERS: Aye.

20                    CHAIR TISEO: Hearing none, motion passes.

21                    MR. BEACH: Property address is  
22          193 Harrison Street.

23                    Property was posted on February 10, 2016.  
24          Property Maintenance Inspection has been conducted. A  
25          building, plumbing, mechanical and electrical permit

1 have all the been issued.

2 Property is not open to trespass. Property  
3 is not vacant. It is open to the elements. The  
4 basement window is missing. Property -- there's debris  
5 in the backyard. He -- the owner needs to add a fence  
6 to the building permit. The change in the building,  
7 since the previous meeting, work is progressing.

8 It's our recommendation that the property be  
9 postponed until the May Board of Appeals hearing as  
10 work progresses.

11 MR. STEWART: I make a recommendation that  
12 193 Harrison be postponed until the May 18th meeting.

13 MS. HOFMEISTER: I second.

14 CHAIR TISEO: Any discussion?

15 Hearing none, all in favor, say "aye".

16 BOARD MEMBERS: Aye.

17 CHAIR TISEO: Any opposition?

18 None. Motion passes.

19 MR. BEACH: Okay. Next property is  
20 77 Maines.

21 It was posted on February 10, 2016. A  
22 Property Maintenance Inspection has been conducted.  
23 Building, plumbing, mechanical and electrical permits  
24 have all been issued.

25 Our recommendation is the property be

1 postponed until the May Board of Appeals hearing as the  
2 owner finishes the work.

3 MR. STEWART: I make a recommendation that  
4 77 Maines Street be postponed until the May 15th (sic)  
5 meeting.

6 MS. HOFMEISTER: I'll second.

7 CHAIR TISEO: Any further discussion?

8 Hearing none, all in favor, say "aye".

9 BOARD MEMBERS: Aye.

10 CHAIR TISEO: Any opposition?

11 None. Motion passes.

12 MR. BEACH: Okay. Property address is  
13 51 Mary Day.

14 It was posted on February 10, 2016. A  
15 Property Maintenance Inspection has occurred. It was  
16 identified that all permits would be required, however,  
17 none have been applied for or issued.

18 Property was found to be dilapidated. It's  
19 currently occupied. The exterior of the property needs  
20 to be scraped and painted. There's rotten trim and  
21 soffits, gutters are falling off, the property is  
22 overgrown, it's unkept, there's evidence of animals  
23 undermining broken windows.

24 Interior work has taken place without any  
25 permits. The gas meter is off. The electric meter is

1 on. The owner is actively working without permits on  
2 the inside.

3 It's our recommendation that the property  
4 remain on the demolition list due to lack of permits or  
5 activity.

6 MR. STEWART: I'll make --

7 CHAIR TISEO: Well, there was a Property  
8 Maintenance Inspection pulled in October and there had  
9 been very little progress?

10 MR. KOLBE: Nothing done.

11 MR. MORAN: Nothing done.

12 CHAIR TISEO: Okay. Thank you.

13 MR. STEWART: I make a recommendation  
14 51 Mary Day Avenue remain on the demolition list.

15 MS. HOFMEISTER: I'll second.

16 CHAIR TISEO: Any further discussion?

17 All in favor, say "aye".

18 BOARD MEMBERS: Aye.

19 CHAIR TISEO: Any opposition?

20 None. It is on the demolition list.

21 MR. BEACH: Okay. Property address is  
22 111 Mary Day Avenue.

23 It was posted on February 10, 2016. No  
24 Property Maintenance Inspection has occurred. No  
25 permits have been applied for or issued. It was

1 identified as being a dangerous building due to it  
2 being vacant for over 180 days. It's boarded.

3 Property is rotting, it's open to trespass in  
4 multiple locations, the rear entry door being most  
5 accessible. Also, the rear and side windows are open,  
6 gutters and trim are falling. Property is overgrown,  
7 debris, unkept, gas meter's been locked out, electric  
8 meter removed.

9 It's our recommendation that the property  
10 remain on the demolition list due to lack of progress.

11 MR. STEWART: I make a recommendation  
12 111 Mary Day Avenue remain on the demolition list.

13 MS. HOFMEISTER: I second.

14 CHAIR TISEO: Is there any further  
15 discussion?

16 Hearing none, all in favor, say "aye".

17 BOARD MEMBERS: Aye.

18 CHAIR TISEO: Any opposition?

19 None. Motion passes.

20 MR. BEACH: Property address is  
21 56 Matthews Street.

22 It was posted on February 10, 2016. Property  
23 Maintenance Inspection -- Property Maintenance  
24 Inspection has occurred. A building, plumbing,  
25 mechanical and electrical permit have all been issued.

1                   It is our recommendation that the property be  
2                   postponed to the May 18th Board of Appeals hearing  
3                   while the work continues.

4                   MR. STEWART: I make a recommendation that  
5                   56 Matthews Street be postponed until the May 18th  
6                   Board of Appeals meeting.

7                   MS. HOFMEISTER: I second.

8                   CHAIR TISEO: Okay. Is there any further  
9                   discussion?

10                  MR. MORAN: Yes. For the record, I was in  
11                  there recently and they are very close. So --

12                  CHAIR TISEO: Okay.

13                  MR. MORAN: -- it should be done by the next  
14                  meeting.

15                  CHAIR TISEO: Appreciate it.

16                  All in favor, say "aye".

17                  BOARD MEMBERS: Aye.

18                  CHAIR TISEO: Motion passes.

19                  MR. BEACH: Property address is  
20                  912 Melrose Street.

21                  Property was posted on February 11, 2016. A  
22                  Property Maintenance Inspection has not occurred, no  
23                  permits have been applied for or issued. It was  
24                  identified as being dangerous due to it being  
25                  dilapidated and open to trespass. Some of the doors

1 and windows are boarded, the front entry is open. The  
2 dilapidation includes roof, siding, trim, gutters and  
3 awning. The porch is settling. The garage is leaning.  
4 Property is overgrown, there's debris, the  
5 air-conditioning unit has been scrapped, gas meter  
6 locked out, electric meter dissected. Property's been  
7 vacant for over 180 days.

8 It's our recommendation that the property  
9 remain on the demolition list.

10 MR. ONWUZURIKE: I make a -- or I make a  
11 motion that the 912 Melrose remain on the demolition  
12 list.

13 MS. HOFMEISTER: I'll second.

14 CHAIR TISEO: A second. Any further  
15 discussion?

16 Hearing none, all in favor, say "aye".

17 BOARD MEMBERS: Aye.

18 CHAIR TISEO: Any opposition?

19 None. Motion passes.

20 MR. BEACH: Property address is  
21 122 Murphy Avenue.

22 It was posted on February 10, 2016. A  
23 Property Maintenance Inspection has occurred. A  
24 building, plumbing, mechanical and electrical permit  
25 have all been issued.

1                   It's our recommendation that the property be  
2                   postponed to the May 18th Board of Appeals hearing as  
3                   work continues to progress.

4                   MR. ONWUZURIKE: I make a motion for  
5                   122 Murphy Avenue be postponed until May meeting.

6                   MR. STEWART: I'll second that.

7                   CHAIR TISEO: Any further discussion?  
8                   Hearing none, all in favor, say "aye".

9                   BOARD MEMBERS: Aye.

10                  CHAIR TISEO: Any opposition?

11                  None. Motion passes.

12                  MR. BEACH: Property address is  
13                  194 Nebraska Avenue.

14                  It was posted on February 10, 2016. A  
15                  Property Maintenance Inspection has occurred. A  
16                  building, plumbing, mechanical and electrical permit  
17                  have all been issued. However, all permits have  
18                  expired and only rough electrical inspection has been  
19                  called in for and passed. Property has been vacant for  
20                  over 180 days.

21                  Property is open to elements. The rear  
22                  window and basement windows have been boarded.  
23                  Dilapidation includes the roof falling apart, house  
24                  rotting, front porch rotting, front railings -- front  
25                  step railing has been removed. Work -- working outside

1 scope of permits. Rear stanchion is not to code. Gas  
2 meter has been off and locked out. Electric is off.

3 It's our recommendation that the property  
4 remain on the demolition list due to lack of progress.

5 MR. ONWUZURIKE: I make a recommendation -- I  
6 move the motion for 194 Nebraska Avenue be demoed.

7 MR. STEWART: I second that.

8 CHAIR TISEO: Any further discussion?

9 Hearing none, all in favor, say "aye".

10 BOARD MEMBERS: Aye.

11 CHAIR TISEO: Any opposition?

12 None. Motion passes.

13 MR. BEACH: Property address is  
14 28 Portage Street.

15 It was posted on February 10, 2016. A  
16 property Maintenance Inspection has not occurred. No  
17 permits have been applied for or issued.

18 Property was identified as being a dangerous  
19 structure due to the dilapidation, including the siding  
20 and trim board, windows missing, rear porch steps, the  
21 upper front window has been open for the better part of  
22 a year. Property is overgrown, there's debris in the  
23 backyard, it's unkept. Gas meter is on. Electric  
24 meter is on. It is occupied.

25 Our recommendation is that the property

1 remain on the demolition list.

2 MR. ONWUZURIKE: I make a motion for  
3 28 Portage Street remain on the demolition list.

4 MS. HOFMEISTER: I second.

5 CHAIR TISEO: Any further discussion?

6 All in favor, say "aye".

7 BOARD MEMBERS: Aye.

8 CHAIR TISEO: Any opposition?

9 None. Motion passes.

10 MR. BEACH: Property address is  
11 77 Prall Street.

12 It was posted on February 10, 2016. A  
13 Property Maintenance Inspection has not occurred. All  
14 permits would be -- are going to be necessary.

15 MR. MORAN: I did that Property Maintenance.

16 MR. BEACH: Well, it says no --

17 MR. MORAN: I'll check that. We'll have to  
18 correct that. A Property Maintenance has --

19 MR. BEACH: Okay. A Property Maintenance has  
20 occurred and it was identified that a building,  
21 plumbing, mechanical and electrical permit would all be  
22 necessary. Structure is severely fire-damaged and  
23 dilapidated. It's been vacant for over 180 days. It  
24 is open to trespass in the rear door and side entry.  
25 Roof is falling apart, front porch steps are rotten,

1 chimneys crumbling, it's overgrown, there's debris,  
2 it's unkept. Gas meter, could not find one. Electric  
3 meter, gone.

4 Our recommendation is for the property to  
5 remain on the demolition list.

6 MR. STEWART: I make a recommendation that  
7 77 Prall Street remain on the demolition list.

8 MR. ONWUZURIKE: I support.

9 MS. HOFMEISTER: I second.

10 CHAIR TISEO: Any additional discussion?  
11 Hearing none, all in favor, say "aye".

12 BOARD MEMBERS: Aye.

13 CHAIR TISEO: Any opposed?

14 None. Therefore, the motion passes.

15 MR. MORAN: Next property to the list is  
16 71 North Roselawn Street.

17 It was posted on 10 -- or February 10, 2016.  
18 It's not had a Property Maintenance Inspection. And  
19 the reason for the posting is that it was dilapidated  
20 and a dangerous structure.

21 It's vacant and it has been vacant over 180  
22 days. It's open to trespass at the front entrance and  
23 boarded windows, and it is also open to the elements at  
24 the front entry. Some windows are boarded from the  
25 inside. Second story windows are broken.

1                   It's dilapidated at the front porch, the  
2                   roof, interior floors and shed and missing some siding.  
3                   It also has overgrown and debris, unkept, visible  
4                   animal undermining. The gas meter is off. The  
5                   electric meter is on.

6                   It is our recommendation that this home  
7                   remain on the demolition list.

8                   MS. HOFMEISTER: I make a recommendation that  
9                   71 North Roselawn remain on the demolition list.

10                  MR. ONWUZURIKE: I support --

11                  CHAIR TISEO: Any --

12                  MR. ONWUZURIKE: Or I second.

13                  CHAIR TISEO: Any further discussion?

14                  All in favor, say "aye".

15                  BOARD MEMBERS: Aye.

16                  CHAIR TISEO: Any opposed?

17                  None. Motion passes.

18                  MR. MORAN: Next property is  
19                  400 Second Avenue.

20                  It was posted on 2-11-2016 and it did not  
21                  have a Property Maintenance Inspection. It is  
22                  dilapidated house and garage. It's open to trespass.  
23                  It's been vacant over 180 days, open to trespass in the  
24                  side door, open to elements in the side door, open  
25                  windows on the east elevation. Dilapidated house,

1 garage, roof, siding, trim, awnings and porch.  
2 Exterior walls are bulging out, I believe it was, on  
3 the east elevation.

4 This is an attractive nuisance with overgrown  
5 shrubs and debris, unkept, it's open to trespass, much  
6 debris inside and out. Porch is settling. Electric  
7 line is down from a fallen limb in the rear yard.

8 We are recommending that this remain on the  
9 demolition list.

10 MR. STEWART: I make a recommendation that  
11 400 Second Avenue remain on the demolition list.

12 MS. HOFMEISTER: I second.

13 MR. ONWUZURIKE: I second.

14 CHAIR TISEO: Mona seconded. Any further  
15 discussion?

16 All in favor, say "aye".

17 BOARD MEMBERS: Aye.

18 CHAIR TISEO: Any opposition?

19 None. Motion passes.

20 MR. BEACH: Property address is  
21 316 East Sheffield Avenue.

22 Property was posted on February 11, 2016.  
23 Property Maintenance Inspection has not occurred. No  
24 permits have been applied for or issued.

25 Property was identified as a dilapidated

1 house and garage, also holes in the roof, siding  
2 missing, tarp on roof that's rotten, exposing the holes  
3 in roof. Chimney has fallen onto the roof, trim  
4 rotten, property's overgrown, there's debris, it's  
5 unkept, animal undermining, gas meter locked out,  
6 electric meter is off.

7 It's our recommendation that the property  
8 remain on the demolition list.

9 MR. STEWART: I make a recommendation that  
10 3 --

11 MR. KOLBE: Can you make a motion --

12 MR. STEWART: I'm sorry?

13 MR. KOLBE: Can you make a motion that it be;  
14 not a recommendation, a motion?

15 MR. STEWART: Or a motion. I'm sorry. I'm  
16 sorry.

17 CHAIR TISEO: Oh, I didn't hear. You're  
18 right.

19 MR. STEWART: Make a motion, yeah, that  
20 316 East Sheffield Avenue remain on the demolition  
21 list.

22 MS. HOFMEISTER: I second.

23 CHAIR TISEO: All in favor, say "aye".

24 BOARD MEMBERS: Aye.

25 CHAIR TISEO: Any opposed?

1                   None. Motion passes.

2                   MR. BEACH: Property address is  
3                   326 Sheffield Avenue.

4                   Property was posted on February 11, 2016.  
5                   Property Maintenance Inspection has not occurred. No  
6                   permits have been applied for or issued.

7                   Property has been vacant for over 180 days.  
8                   It is open to trespass; the rear entry door and garage  
9                   are open. Dilapidation includes entire house itself,  
10                  garage, roof, gutters. Property is overgrown, there's  
11                  debris, it's unkept, broken windows, gas meter is  
12                  locked out, electric meter is gone.

13                  It's our recommendation for the property to  
14                  remain on the demolition list.

15                  MR. ONWUZURIKE: I make a motion for  
16                  326 East Sheffield Avenue remain on demolition list.

17                  MS. HOFMEISTER: I'll second.

18                  (Off the record discussion.)

19                  CHAIR TISEO: The motion, again, was for  
20                  326 Sheffield?

21                  MR. ONWUZURIKE: Yes.

22                  CHAIR TISEO: And that was for demolition?

23                  MR. ONWUZURIKE: Yes.

24                  CHAIR TISEO: Is there a second?

25                  MR. STEWART: I'll second.

1 CHAIR TISEO: Okay. Any further discussion?  
2 All in favor, say "aye".  
3 BOARD MEMBERS: Aye.  
4 CHAIR TISEO: Any opposed?  
5 None. Motion passes.  
6 Thank you.  
7 Next, please.  
8 MR. BEACH: Property address is  
9 311 South Tilden Avenue.  
10 The property was posted on February 10, 2016.  
11 A Property Maintenance Inspection has occurred.  
12 Building, mechanical permits have been issued.  
13 However, plumbing and electrical are still required.  
14 It is our recommendation for the property to  
15 be postponed to the May 18th Board of Appeals while the  
16 property is being cleaned out and work is progressing.  
17 MR. ONWUZURIKE: I make a -- I make a motion  
18 for 311 South Tilden Avenue be postponed until May  
19 meeting.  
20 MS. HOFMEISTER: I'll second.  
21 CHAIR TISEO: Any further discussion?  
22 All in favor, say "aye".  
23 BOARD MEMBERS: Aye.  
24 CHAIR TISEO: Any opposed?  
25 No. Motion passes.

1 MR. STEWART: I'm abstaining.

2 CHAIR TISEO: Thank you.

3 MR. BEACH: Property address is  
4 221 West Ypsilanti Avenue.

5 Property was posted on February 11, 2016. A  
6 Property Maintenance Inspection has not occurred. No  
7 permits have been applied for or issued.

8 Property's been vacant for over 180 days. It  
9 is open to trespass in the side window. Roof, siding,  
10 trim, soffits and shed are rotten and collapsing. It's  
11 overgrown, debris, it's unkept, broken windows, gas  
12 meter's locked out, electric meter is off.

13 We would recommend that the property remain  
14 on the demolition list.

15 MR. STEWART: I make a recommendation that  
16 22 --

17 MR. KOLBE: A motion.

18 MR. STEWART: -- a motion that  
19 221 West Ypsilanti Avenue remain on the demolition  
20 list.

21 MS. HOFMEISTER: I second.

22 CHAIR TISEO: Any further discussion?

23 All in favor, say "aye".

24 BOARD MEMBERS: Aye.

25 CHAIR TISEO: Any opposed?

1                   Hearing none, motion passes.

2                   That concludes the agenda items on the items  
3                   on the demolition list. We open this to the public.

4                   And seeing no one here in the public, I guess  
5                   we will close, then.

6                   And I would like -- entertain a motion for  
7                   adjournment.

8                   MR. ONWUZURIKE: I move a motion for  
9                   adjournment.

10                  MR. STEWART: I'll second that.

11                  CHAIR TISEO: Okay. All in favor, say "aye".

12                  BOARD MEMBERS: Aye.

13                  CHAIR TISEO: Motion carries.

14                  We are adjourned until May 18th. The time is  
15                  8:19 p.m.

16                  (Meeting was concluded at 8:19 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, and I do further certify that the foregoing transcript, consisting of (141) pages, is a true and correct transcript of my said stenographic notes.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mona Storm  
CSR-4460

