

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

CITY OF PONTIAC  
BOARD OF APPEALS MEETING  
WEDNESDAY, MAY 20, 2015  
5:00 P.M.

-----  
Agenda: )  
 )  
Petitions from the )  
Building Department )  
----- )

Meeting before a Board of Appeals, at  
47450 Woodward Avenue, 2nd Floor, Council  
Chambers, Pontiac, Michigan 48342, on Wednesday,  
May 20, 2015.

BOARD COMMISSIONERS:  
  
Ben Tiseo, Chairman  
Mona Hofmeister  
Kevin Stewart  
Chris Onwuzurike

ALSO PRESENT:  
  
Kevin Klopocinski  
Dave Moran  
Dan Kolbe

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

## 1 MEMBERS OF THE PUBLIC ADDRESSING THE BOARD:

2 Robyn Barnett  
3 Lisa Holloway  
4 Kelli Monroe  
5 Frank Walls  
6 Kelly Erwin  
7 Rev. James Buckner  
8 Lindsey Taylor  
9 Alyson Oliver  
10 Luke Holswerth  
11 Mary Blair  
12 Elizabeth Gonzalez  
13 Richard Bair  
14 Joyce Tillman  
15 Corey Harvey  
16 Robert Skiba  
17 Carrie Odneal  
18 Daniel Odneal  
19 Yohannes Bolds  
20 Jermaine Davis  
21 Nancy Leach  
22 James Leach  
23 Gabriela Preciado Castillo  
24 Isaac Castillo  
25 Sydney Carter  
Kevin Smith  
Aaron Stacey  
Priscilla Holmes

	P R O P E R T Y I N D E X		
	ADDRESS	ACTION	PAGE
1			
2			
3	228 Richard Ave.	Called	10
4		Dismissed	11
5	835 Robinwood	Called	11
6		Dismissed upon passing of final inspection (mechanical)	12
7	526 Whittemore St.	Called	12
8		Dismissed	12
9	171 Willard St.	Called	13
10		Dismissed	14
11	113 Starlite Lane	Called	14
12		Postponed until 8-19-15	15
13	115 Starlite Lane	Called	14
14		Postponed until 8-19-15	16
15	94 Sheffield Ave.	Called	16
16		Postponed until 8-19-15	22
17	195 Fisher Ave.	Called	22
18		Postponed until 8-19-15	25
19	546 Bloomfield	Called	25
20		Postponed until 8-19-15	29
21	13 Palmer	Called	30
22		Postponed until 8-19-15	34
23	241 Hughes	Called	34
24		Postponed until 8-19-15	41
25			

	P R O P E R T Y I N D E X		
	ADDRESS	ACTION	PAGE
1			
2			
3	64 Virginia	Called	41
4		Remain on demo list	62
5	63 LeGrande	Called	62
6		Postponed until	74
7		8-19-15	
8	654 N. Perry	Called	75
9		(No action taken;	95
10		postponed.)	
11	658 N. Perry	Called	95
12		(No action taken;	100
13		postponed.)	
14	47 N. Edith St.	Called	100
15		Postponed until	108
16		8-19-15	
17	680 Stanley	Called	108
18		Postponed until	112
19		8-19-15	
20	111 Mary Day	Called	112
21		Postponed until	116
22		8-19-15	
23	122 Murphy	Called	117
24		Postponed until	132
25		8-19-15	
26	311 S. Tilden Ave.	Called	132
27		Postponed until	138
28		8-19-15	
29	221 Chandler	Called	139
30		Postponed until	147
31		8-19-15	
32			
33			
34			
35			

P R O P E R T Y I N D E X			
	ADDRESS	ACTION	PAGE
1			
2			
3	585 W. Kennett Rd.	Called	147
4		Postponed until 8-19-15	150
5	194 Nebraska	Called	150
6		Postponed until 8-19-15	162
7	78 Hudson	Called	163
8		Remain on demo list	164
9	342 Seward St.	Called	164
10		Postponed until 8-19-15	176
11	103 Blaine Ave.	Called	176
12		Postponed until 8-19-15	180
13	56 Mathews	Called	182
14		Postponed until 8-19-15	186
15	404 Osmun	Called	187
16		Postponed until 8-19-15	193
17	26 Clairmont Pl.	Called	194
18		Postponed until 8-19-15	199
19	77 Maines	Called	199
20		Postponed until 8-19-15	201
21	385 S. Anderson	Called	202
22		Remain on demo list	203
23	418 Central	Called	203
24		Remain on demo list	204
25	99 Dwight	Called	204
		Remain on demo list	205

P R O P E R T Y I N D E X			
	ADDRESS	ACTION	PAGE
1			
2			
3	101 Dwight	Called	204
4		Remain on demo list	205
5	17 Edward	Called	205
6		Remain on demo list	206
7	752 W. Huron	Called	206
8		Remain on demo list	210
9	93 Maines	Called	209
10		Remain on demo list	210
11	77 S. Marshall	Called	210
12		Remain on demo list	213
13	259 S. Marshall	Called	213
14		Remain on demo list	214
15	84 Mary Day	Called	214
16		Remain on demo list	215
17	31 Mechanic	Called	215
18		Remain on demo list	216
19	65 N. Merrimac	Called	216
20		Remain on demo list	217
21	52 Omar Street	Called	217
22		Remain on demo list	217
23	95 Oneida	Called	217
24		Remain on demo list	220
25	30 Orton Avenue	Called	220
		Remain on demo list	221
	436 Osmun Street	Called	221
		Remain on demo list	222

	P R O P E R T Y    I N D E X		
	ADDRESS	ACTION	PAGE
1			
2			
3	274 S. Paddock St.	Called	222
4		Remain on demo list	222
5	822 Palmer	Called	222
6		Remain on demo list	223
7	15 Rosshire Court	Called	224
8		Remain on demo list	224
9	199 Russell St.	Called	224
10		Remain on demo list	225
11	258 State Street	Called	225
12		Remain on demo list	226
13	260 State Street	Called	225
14		Remain on demo list	226
15	54 Summit Street	Called	226
16		Remain on demo list	227
17	113 W. Strathmore	Called	227
18		Remain on demo list	228
19	306 E. Wilson Ave.	Called	229
20		Remain on demo list	230
21	308 E. Wilson Ave.	Called	229
22		Remain on demo list	230
23			
24			
25			

1 PONTIAC, MICHIGAN; WEDNESDAY, MAY 20, 2015

2 5:04 P.M.

3 CHAIRPERSON TISEO: I'd like to  
4 call to order the Board of Appeals, City of  
5 Pontiac. First what we'll do is have the  
6 Pledge of Allegiance, then we'll get the  
7 introductions.

8 (Pledge of Allegiance recited.)

9 CHAIRPERSON TISEO: If you're here  
10 on a specific property, you want to be heard,  
11 please make sure that you sign in on the  
12 sign-in sheet. And when the property is called  
13 up, we will take the people here first that are  
14 here. Please state your name and your  
15 association with the property and your address.  
16 Okay?

17 We do have a quorum. Shall we  
18 start with the old cases first -- oh, I'm  
19 sorry, we need the sign-in sheet. That's  
20 right. We're waiting for Dan. He's making a  
21 copy of the sign-in sheet.

22 MR. MORAN: Introductions?

23 CHAIRPERSON TISEO: I don't know,  
24 what introduction?

25 MR. KLOPOCINSKI: Just introduce



1           yourself.

2                         CHAIRPERSON TISEO:   Excuse me.   My  
3           name is Ben Tiseo.   I am an architect and the  
4           Acting Chair of this Committee.

5                         MEMBER STEWART:   My name is Kevin  
6           Stewart and I am a resident of the City of  
7           Pontiac and serve as one of the Board members,  
8           as a city resident seat.

9                         MEMBER HOFMEISTER:   I'm Mona  
10          Hofmeister, and I do what Kevin does.

11                        MR. MORAN:   My name is David Moran.  
12          I'm a building inspector and code enforcement  
13          officer.

14                        MR. KLOPOCINSKI:   Kevin  
15          Klopocinski, code enforcement officer, City of  
16          Pontiac.

17                        CHAIRMAN TISEO:   And here's the  
18          man.   We will have a fourth member joining us  
19          tonight, a new member.   He's running a little  
20          late.   He said he will not be here until 6:30,  
21          but I want to make sure we follow the proper  
22          procedures.   He will be sitting in, but not  
23          voting on any of the items on the agenda.   I  
24          want to make sure that we're following the  
25          proper procedures, so --

1           Okay. Shall we get started then.  
2           First one on the agenda is 228 Richard Avenue.

3           MR. KLOPOCINSKI: 228 Richard  
4           Avenue. This property was posted 5/8 of '15.  
5           This property has since had its property  
6           maintenance inspection in 2013. All final  
7           inspections have since been approved. We are  
8           giving a dismissal of this property as  
9           certificate of compliance was issued.

10          CHAIRPERSON TISEO: Your  
11          recommendation is dismissal?

12          MR. KLOPOCINSKI: Yes.

13          CHAIRPERSON TISEO: Do I hear a  
14          motion to that effect?

15          MEMBER STEWART: Is there anyone  
16          present for 228 Richard?

17          MR. KOLBE: No.

18          CHAIRPERSON TISEO: Those are the  
19          first four, if I understand it --

20          MR. KOLBE: Yes, they're all  
21          dismissals. We put these at the top of the --  
22          the agenda.

23          CHAIRPERSON TISEO: That's why  
24          there's no one here.

25          MEMBER STEWART: Okay. I make a

1 recommendation that 228 Richard Avenue be  
2 slated for dismissal.

3 MEMBER HOFMEISTER: I second.

4 CHAIRPERSON TISEO: Okay. Is there  
5 any discussion? All in favor say "aye."

6 (All ayes.)

7 CHAIRPERSON TISEO: Any opposed?

8 Hearing none, motion passes.

9 Next one is 835 Robinwood.

10 MR. KLOPOCINSKI: 835 Robinwood.

11 This property was posted 5/7 of '15. This  
12 property has since had its property maintenance  
13 inspection, pulled all permits, finalized all  
14 permits. We are dismissing this if mechanical  
15 permit passes final inspection.

16 MEMBER STEWART: I make a  
17 recommendation that 835 Robinwood be slated for  
18 dismissal.

19 MEMBER HOFMEISTER: Second.

20 MEMBER STEWART: With the approval  
21 of a mechanical --

22 CHAIRPERSON TISEO: Final  
23 inspection?

24 MEMBER STEWART: Passes final  
25 inspection.

1 MEMBER HOFMEISTER: I second.

2 CHAIRPERSON TISEO: Thank you. Any  
3 discussion? All in favor say "aye."

4 (All ayes.)

5 CHAIRMAN TISEO: Any opposition?  
6 Hearing none, motion passes.

7 Now, the next one is 526 -- is that  
8 Whittemore?

9 MEMBER STEWART: Whittemore.

10 CHAIRMAN TISEO: Whittemore.

11 Excuse me.

12 MR. KLOPOCINSKI: 526 Whittemore.

13 This property was posted 5/6 of '15. This  
14 property has had its property maintenance  
15 inspection, all permits pulled, all permits  
16 finalized. We are recommending that this  
17 property is dismissed, as work is complete.

18 CHAIRPERSON TISEO: Do I hear a  
19 motion to that effect?

20 MEMBER STEWART: I make a motion  
21 that 526 Whittemore be slated for dismissal.

22 MEMBER HOFMEISTER: I second.

23 CHAIRPERSON TISEO: Any further  
24 discussion? All in favor say "aye."

25 (All ayes.)

1 CHAIRPERSON TISEO: Any opposition?  
2 Hearing none, motion passes.

3 Next one is 171 Willard. Go ahead,  
4 please.

5 MR. KLOPOCINSKI: This property was  
6 posted 5/6 of '15. This property has had its  
7 property maintenance inspection, all permits  
8 were pulled, all permits finalized. C of C is  
9 issued. We are recommending that this property  
10 is dismissed.

11 MEMBER STEWART: I'll make a  
12 recommendation that 171 Willard be slated for  
13 dismissal.

14 MEMBER HOFMEISTER: I second.

15 CHAIRMAN TISEO: Any discussion?

16 MEMBER HOFMEISTER: It can be done.  
17 Finally, it can be done.

18 CHAIRPERSON TISEO: It's been on  
19 the agenda awhile?

20 MEMBER HOFMEISTER: Well, yes. Not  
21 just this one.

22 CHAIRPERSON TISEO: All in favor  
23 say "aye."

24 (All ayes.)

25 CHAIRPERSON TISEO: Any opposition?

1 Hearing none, motion passes.

2 Okay. Next one is 113 and 115  
3 Starlite Lane.

4 MR. KLOPOCINSKI: 113 Starlite  
5 Lane. This property was posted 5/7 of '15. It  
6 was found vacant, dilapidated, interior damage  
7 by frozen pipes. Gas meter was on. Electric  
8 meter on.

9 Property maintenance inspection  
10 happened last summer. We're recommending that  
11 this property is postponed to the 8/19/15  
12 meeting while work is in progress.

13 MEMBER STEWART: I make a  
14 recommendation --

15 CHAIRPERSON TISEO: Can we hear the  
16 person at the podium, please? Your name and --

17 MS. BARNETT: My name is Robyn  
18 Barnett. I am now back at the property as an  
19 acting manager. I've been away for the last  
20 few months. We did get our air quality test  
21 back and it has passed, and our building  
22 permits have been approved for us to move  
23 forward with the work.

24 CHAIRPERSON TISEO: Okay. So, I'm  
25 sorry, the recommendation was to postpone this?

1 MR. KLOPOCINSKI: Yes, to the  
2 August 19th meeting.

3 CHAIRPERSON TISEO: Now, I notice  
4 we have --

5 MR. KLOPOCINSKI: Second one.

6 CHAIRPERSON TISEO: -- on the  
7 sign-in sheet, we have the two addresses. Can  
8 we make a motion for both of them or do we have  
9 to do them --

10 MR. KOLBE: You have to do them  
11 separate.

12 CHAIRPERSON TISEO: We have to do  
13 them separate.

14 Okay. So I guess I'll take up any  
15 motion on 113 Starlite Lane first.

16 MEMBER STEWART: I make a  
17 recommendation that 113 Starlite be postponed  
18 until the August 19th meeting.

19 MEMBER HOFMEISTER: I second.

20 CHAIRPERSON TISEO: Any further  
21 discussion? Hearing none, all in favor say  
22 "aye."

23 (All ayes.)

24 CHAIRMAN TISEO: Any opposition?  
25 Hearing none, motion passes.

1                   Next one we'll address is 115  
2                   Starlite Lane.

3                   MEMBER STEWART: I make a  
4                   recommendation that 115 Starlite be postponed  
5                   until the August 19th meeting.

6                   MEMBER HOFMEISTER: Second.

7                   CHAIRPERSON TISEO: Any discussion?  
8                   All in favor of the motion say "aye."

9                   (All ayes.)

10                  CHAIRPERSON TISEO: Any opposition?  
11                  Hearing none, motion passes.

12                  94 E. Sheffield.

13                  MS. BARNETT: Thank you.

14                  CHAIRPERSON TISEO: Thank you.

15                  MR. KLOPOCINSKI: 94 E. Sheffield.

16                  This property was posted 5/7 of '15. This  
17                  property, at its first posting, was found  
18                  vacant, open to trespass in the garage at the  
19                  time. Roof of the garage was covered with a  
20                  tarp. The home had been rehabbed without  
21                  permits. The home was almost completely  
22                  rehabbed without permits. Trim, fascia,  
23                  chimney and garage, new gas meter and gas line  
24                  installed. Electric service not to code,  
25                  working without permits, again.



1           The property maintenance inspection  
2           occurred at this property August 20th of 2014.  
3           All permits were needed. None have yet been  
4           pulled. We are recommending at this moment  
5           that this property remain on the demolition  
6           list.

7           MS. HOLLOWAY: My name is Lisa  
8           Holloway. I'm the property owner. And I  
9           actually -- I just purchased the property. It  
10          actually just finished recording at the end of  
11          March.

12          CHAIRPERSON TISEO: So you  
13          literally just purchased it at the end of  
14          March?

15          MS. HOLLOWAY: Correct. I was in  
16          the process -- I had the purchase agreement at  
17          the last meeting, the -- it was just finalized  
18          at the end of March.

19          CHAIRPERSON TISEO: Are you aware  
20          of any of the work that was done without  
21          permits?

22          MS. HOLLOWAY: Yes, I actually do  
23          have a copy of the property maintenance  
24          inspection.

25          CHAIRPERSON TISEO: Okay. Did you

1 have the property when the roof was done?

2 MS. HOLLOWAY: No, I did not.

3 CHAIRPERSON TISEO: Okay. So that  
4 was another owner?

5 MS. HOLLOWAY: Right. I had  
6 nothing to do with that.

7 MR. KOLBE: You can tell by all the  
8 names that have been crossed off, all of the  
9 owners that have owned it while it's been  
10 through this process.

11 MS. HOLLOWAY: Right. I did  
12 purchase it with the intention of residing  
13 there, not flipping it. I know it's been  
14 purchased to be flipped a few times. So I did  
15 purchase it with the intention of completing  
16 rehab and residing there.

17 CHAIRPERSON TISEO: Have you got an  
18 estimate of what the work will cost and how  
19 much time do you think you'll need?

20 MS. HOLLOWAY: That's -- I'm still  
21 kind of in the process. My husband worked for  
22 a construction company, so we intend to  
23 complete the majority of the work ourselves.  
24 We actually were going to try to start this  
25 right after the purchase, but we had a

1 situation in our family that didn't cause that  
2 to happen. But we do -- we have accumulated  
3 materials and we do plan on starting work  
4 probably within the next two weeks or so.  
5 Starting with the --

6 CHAIRPERSON TISEO: Kevin, I notice  
7 there's no interior pictures. Do we know the  
8 state of the interior of the house?

9 MR. KLOPOCINSKI: Last time I was  
10 in the home over a year and a half ago, it was  
11 in good shape, but it was -- all the work was  
12 done without permits, that I saw. But a lot of  
13 work had been done by the previous owners.

14 CHAIRPERSON TISEO: How -- how do  
15 you address concealed conditions? How do you  
16 address the electrical, or the plumbing that's  
17 in the wall that's already covered now if you  
18 go back and do a property maintenance  
19 inspection?

20 MR. KOLBE: The electrical  
21 contractor more than likely would probably have  
22 a complete renovation listed on this, and the  
23 contractor is going to have to go in and  
24 certify that the work is done, done properly,  
25 and then we'll send the electrical, mechanical,

1 plumbing inspectors. If they need to have a  
2 wall opened up to be able to look behind to --

3 CHAIRMAN TISEO: Right.

4 MR. KOLBE: -- see that everything  
5 is taken care of, they'll say this area has to  
6 be opened up so they can be able to see it.

7 CHAIRMAN TISEO: Do you understand  
8 that?

9 MS. HOLLOWAY: Okay.

10 MR. KOLBE: The problem you have,  
11 if you buy a house that nobody bothered to pull  
12 permits on, but on the other hand you want to  
13 make sure that it's done properly so the house  
14 doesn't burn down around your family.

15 MS. HOLLOWAY: Right. And we're  
16 prepared for that. I had actually spoken with  
17 you on the phone prior to the purchase  
18 agreement, and you had made me aware that that  
19 could happen.

20 MEMBER STEWART: Ma'am, have you  
21 been before us before?

22 MS. HOLLOWAY: I came in at the  
23 last meeting --

24 MEMBER STEWART: No, I'm talking  
25 about on another property?

1 MS. HOLLOWAY: No, I have not.

2 MEMBER HOFMEISTER: Do you own  
3 other properties in the City?

4 MS. HOLLOWAY: I do not.

5 MEMBER HOFMEISTER: Okay.

6 CHAIRPERSON TISEO: How long do you  
7 think it might take to do the work, any idea;  
8 couple of months; couple, three months?

9 MS. HOLLOWAY: Honestly, it's my  
10 intention that it should be done by the next  
11 meeting.

12 CHAIRPERSON TISEO: By the way,  
13 when is our next meeting?

14 MR. KLOPOCINSKI: August 19th.

15 MR. KOLBE: August 19th.

16 CHAIRPERSON TISEO: And so you  
17 think you can get permits pulled in a month or  
18 so?

19 MS. HOLLOWAY: That's definitely  
20 the plan. We've -- you know, like I said,  
21 we've been accumulating money and materials  
22 since we purchased the home in order to get the  
23 work done, so we're almost to the point where  
24 we're ready to move on it and get it up.

25 CHAIRPERSON TISEO: Okay. All

1 right. If there's no other further questions  
2 from the panel, from the Board, I'll entertain  
3 a motion, please.

4 MEMBER STEWART: I'll make a  
5 recommendation that we postpone this matter, 94  
6 Sheffield, until the August 19th meeting.

7 CHAIRPERSON TISEO: I'll second  
8 that. Is there any further discussion? All in  
9 favor say "aye."

10 (All ayes.)

11 CHAIRPERSON TISEO: Any opposition?  
12 Hearing none, you're postponed until our next  
13 meeting in August.

14 MS. HOLLOWAY: Thank you.

15 CHAIRPERSON TISEO: At least give  
16 us a good update then.

17 MS. HOLLOWAY: Will do. Thank you.

18 CHAIRPERSON TISEO: Thank you.

19 Next on the agenda is 195 Fisher Avenue.

20 MR. KLOPOCINSKI: 195 Fisher  
21 Avenue. This property was posted 5/6 of '15.  
22 This property, at its first posting, was found  
23 vacant, open, broken windows, open to trespass,  
24 open to the elements, interior trash, siding  
25 being stripped, soffit trim and fascia rotting,

1 debris. Front porch was rotting. Home is next  
2 to a playground, unkept. Foundation was  
3 crumbling on one side.

4 Since then, there has been a  
5 property maintenance inspection pulled.  
6 Plumbing and electrical permits have both been  
7 finalized. Building and mechanical permits  
8 expired February 25th of '15. The mechanical  
9 for the tank removal is needed.

10 We are recommending this is  
11 postponed to final out, but we need a  
12 commitment that this is going to get finished.

13 MS. MONROE: I didn't know that I  
14 still --

15 CHAIRPERSON TISEO: Could you state  
16 your name, please.

17 MS. MONROE: Kelli Monroe. I'm the  
18 owner. I didn't know that I still needed proof  
19 for the tank, but I have that. My property  
20 manager was supposed to send that over.

21 CHAIRPERSON TISEO: That's an  
22 underground tank, is that --

23 MS. MONROE: No, it was just in the  
24 basement. It was just a tank in the basement.  
25 It was there when I bought the house, but I had

1 to have --

2 CHAIRPERSON TISEO: Fuel oil?

3 MS. MONROE: Yeah, it was fuel oil.

4 I had it drained by somebody with a license  
5 that my property manager had, I had all of that  
6 information I thought he had sent out.

7 MR. KOLBE: And so the only thing  
8 that was needed was to final out the mechanical  
9 permit. Once that's finalized out, then we can  
10 talk about the building permit.

11 MS. MONROE: Yeah. I had --

12 CHAIRPERSON TISEO: That's the  
13 holdup?

14 MR. KOLBE: We've got to jump that  
15 first hurdle so you can get to the finish line.

16 MS. MONROE: I had a temporary  
17 permit of occupancy. And aside from that  
18 proof, all I have left to do is my siding,  
19 which I was kind of stuck between do I need to  
20 paint or do I do the siding. And it looks like  
21 we're going with the siding, which should be  
22 done within the next 30 days, depending on the  
23 company's availability.

24 CHAIRPERSON TISEO: Okay.

25 MR. KOLBE: Is that part of your



1 permit, the siding, your building permit?

2 MS. MONROE: I'm pretty sure. I  
3 mean, if not, I'll pull it. Whatever permits I  
4 need --

5 MR. KOLBE: Before you get started,  
6 make sure that's part of the permit --

7 MS. MONROE: Yeah.

8 MR. KOLBE: -- the siding --

9 MS. MONROE: Yeah.

10 CHAIRPERSON TISEO: Any comments  
11 from the Board? Then I'll entertain a motion,  
12 please.

13 MEMBER STEWART: I'll make a  
14 recommendation that 195 Fisher be postponed  
15 until the August 19th meeting.

16 MEMBER HOFMEISTER: I second.

17 CHAIRPERSON TISEO: Okay. Any  
18 further discussion? Hearing none, I'll take a  
19 vote. All in favor say "aye."

20 (All ayes.)

21 CHAIRMAN TISEO: Any opposed? Then  
22 motion carries. Thank you.

23 MS. MONROE: Thank you.

24 CHAIRPERSON TISEO: Next one is 546  
25 Bloomfield Avenue.

1 MR. KLOPOCINSKI: 546 Bloomfield  
2 Avenue. This property was posted 5/7/15. This  
3 property has since had its property maintenance  
4 inspection.

5 November 13th of 2014, approved to  
6 live in. Applied for permits for exterior  
7 work. We are recommending that this property  
8 is postponed to pull the building permit for  
9 the exterior work.

10 CHAIRPERSON TISEO: All right.  
11 Sir, state your name.

12 MR. WALLS: Frank Walls.

13 CHAIRPERSON TISEO: You're the  
14 owner?

15 MR. WALLS: Yes.

16 CHAIRPERSON TISEO: So, there needs  
17 to be just permits for the exterior work?

18 MR. KOLBE: Well, on the back of it  
19 I think you'll find he's made application to  
20 critical home repair, Habitat for Humanity to  
21 help -- to ask for some funding, and he also  
22 has another one --

23 MR. WALLS: Want me to bring it up?

24 MR. KOLBE: -- he has made  
25 application for. As soon as they get

1 processed, he's going to come in and pull the  
2 permit. He's looking for some financial aid,  
3 if you will, to update the exterior steps and  
4 finish the siding.

5 MR. WALLS: All in all, the steps,  
6 get everything done. Here is the last paper  
7 they just gave me today. It's not me that's  
8 dragging my feet, in other words. I'm just  
9 dealing with what they do.

10 CHAIRPERSON TISEO: I understand.  
11 Are you -- so if I understand right, you need  
12 these fundings -- this funding to finish the  
13 work?

14 MR. WALLS: Yes. Yes.

15 CHAIRPERSON TISEO: Did they  
16 indicate they'll provide it?

17 MR. WALLS: Yes. I have that here  
18 in my hand, this is the paper they just gave me  
19 today at 4:00, so --

20 CHAIRPERSON TISEO: That they would  
21 grant your funding for this?

22 MR. WALLS: And it's going to take  
23 a -- they don't -- the only problem that we're  
24 having is -- I discussed it with this gentleman  
25 is, they don't have give me a final date on it.

1 MR. KOLBE: When the actual money  
2 is going to be in his hand so he can make  
3 application for it. Basically approved it,  
4 it's just a matter of how long it's going to  
5 take before he can get the funds so that he can  
6 get a permit.

7 CHAIRPERSON TISEO: Is it  
8 reasonable to think that this could all be done  
9 by our next meeting in August?

10 MR. KOLBE: I would very much hope  
11 so.

12 MR. WALLS: Me too, because I'm  
13 trying to get it done.

14 CHAIRPERSON TISEO: This is coming  
15 from Habitat.

16 MR. KOLBE: I don't have that much  
17 experience with those funding sources to say,  
18 "Well, it take two weeks" or "It takes a month"  
19 or "It takes two weeks" to give you a good  
20 idea. It's not that much work that has to be  
21 done once he gets the permit and is able to do  
22 it.

23 CHAIRPERSON TISEO: So the only  
24 thing I see is the exterior work?

25 MR. KOLBE: Right. Everything on

1 the inside has been finalized and he's getting  
2 a temporary C of O to live --

3 CHAIRPERSON TISEO: So you have a  
4 temporary to live in it --

5 MR. KOLBE: The outside needs to be  
6 taken care of, and I can't release from this  
7 Board until that is done also. That's why it  
8 was not a dismissal, but --

9 CHAIRPERSON TISEO: Okay. Good.  
10 So, all right.

11 MR. WALLS: Do you want this?

12 CHAIRPERSON TISEO: No. We're okay  
13 with that. Is there a motion from the group?

14 MEMBER STEWART: I'll make a motion  
15 that 546 -- I'm sorry -- yeah, 546 Bloomfield  
16 Avenue be postponed until the August 19th  
17 meeting.

18 MEMBER HOFMEISTER: I second.

19 CHAIRPERSON TISEO: Okay. Any  
20 further discussion? All in favor say "aye."

21 (All ayes.)

22 CHAIRPERSON TISEO: Any opposed?  
23 Hearing none, motion passes.

24 Hopefully we don't see you here in  
25 August.

1 MR. WALLS: I'm trying my best.

2 CHAIRPERSON TISEO: I understand.

3 All right. Thank you.

4 MR. WALLS: Have a great day.

5 CHAIRPERSON TISEO: Next on the

6 agenda, is it 13 -- is it Palmer?

7 MS. ERWIN: Palmer.

8 MR. KLOPOCINSKI: 13 Palmer. This  
9 property was posted 5/16 of '15. This property  
10 was found fire damaged. One unit is vacant,  
11 one unit occupied, some windows boarded. Fire  
12 damage, melted soffit material, debris, unkept,  
13 dangerous conditions, working without permits.  
14 One gas meter locked out. One gas meter was  
15 on. One electric meter on. One electric meter  
16 off.

17 Was to have property maintenance  
18 inspection pulled by mid-February. This has  
19 not happened yet. We are recommending at the  
20 moment that this property remain on the  
21 demolition list.

22 MS. ERWIN: Hi. My name is Kelly  
23 Erwin. I am the daughter of Diane Erwin. My  
24 mother was very sick and ill, and was an  
25 alcoholic and could barely take care of her own

1 self. She just passed away May 9th, so I'm  
2 trying to put this all together. The house is  
3 going to be in Probate, so I'm here to ask you  
4 guys to not demolish it, or you know, do  
5 anything yet until I can figure everything out  
6 with Probate.

7 CHAIRPERSON TISEO: I don't see any  
8 photos of the interior of the property.

9 MR. KLOPOCINSKI: It's just a view  
10 through the window, that's it.

11 MR. MORAN: We have not been able  
12 to access it.

13 CHAIRPERSON TISEO: Now, this is a  
14 duplex, right?

15 MR. KOLBE: Top and bottom. The  
16 first floor had fire damage. The second floor  
17 was not -- it was still occupied, but we're  
18 just told now it's on the second floor.

19 MS. ERWIN: The second floor was --  
20 its nice. You can't --

21 CHAIRPERSON TISEO: Is it occupied?

22 MS. ERWIN: No. My mother passed  
23 away.

24 CHAIRPERSON TISEO: She was living  
25 on that floor?

1 MS. ERWIN: Yeah. She was living  
2 upstairs. But there's no fire damage  
3 whatsoever. Like nothing. It doesn't even  
4 seem like it, besides when you pull up in the  
5 driveway and you can tell from the boarded  
6 windows that --

7 MR. KLOPOCINSKI: There was someone  
8 living there --

9 MEMBER STEWART: Fire damage is  
10 over two years old, isn't it?

11 MS. ERWIN: Dennis Taylor was  
12 living there during the time, and I had my mom  
13 in N. Dakota, then we moved back to Michigan,  
14 and she moved back into her home on the second  
15 floor once Dennis Taylor moved out.

16 MR. KLOPOCINSKI: He's not in there  
17 anymore?

18 MS. ERWIN: No. No one is in there  
19 anymore. My mom was and David Jacobs was, but  
20 David Jacobs died the 18th of April and my mom  
21 died May 9th. Yes. And I know David showed up  
22 to one of these court dates, but I mean they  
23 didn't -- they didn't do anything, but I -- I  
24 will if I have time to.

25 MEMBER STEWART: Are you planning



1 on selling the property, ma'am? What are your  
2 hopes with it? I mean what are you planning on  
3 doing with this property?

4 MS. ERWIN: There's four of us  
5 children, and we haven't figured out exactly.

6 MEMBER STEWART: Four people.  
7 Okay. I understand.

8 MS. ERWIN: It's -- no, it's either  
9 selling it or we fix up the home and we keep my  
10 mom's house that she just recently died in.

11 MEMBER STEWART: So what do you  
12 need? You need some time?

13 MS. ERWIN: To go through Probate,  
14 because I need time for it to go to Probate  
15 Court.

16 MEMBER STEWART: Okay. I'm going  
17 to make a recommendation that this property be  
18 postponed until the August 19th meeting.

19 MEMBER HOFMEISTER: I will second.

20 MS. ERWIN: Thank you.

21 CHAIRPERSON TISEO: There's a  
22 second. Is there any further discussion?  
23 Hearing none, all in favor say "aye."

24 (All ayes.)

25 CHAIRPERSON TISEO: Any opposed?

1 None, therefore, motion passes.

2 MS. ERWIN: Thank you.

3 CHAIRPERSON TISEO: Good luck with  
4 Probate.

5 MS. ERWIN: Thank you.

6 CHAIRPERSON TISEO: It might be a  
7 long wait.

8 MS. ERWIN: Well, I'll make sure I  
9 keep you guys in contact. That's what I got  
10 told to do. I've never done this type of thing  
11 before --

12 CHAIRPERSON TISEO: We appreciate  
13 you coming tonight.

14 MS. ERWIN: Thank you.

15 UNIDENTIFIED SPEAKER: Thank you  
16 very much.

17 CHAIRPERSON TISEO: Next property  
18 is 241 Hughes.

19 MR. KLOPOCINSKI: 241 Hughes. This  
20 property was posted 5/6 of '15. It was found  
21 vacant, dilapidated, siding being stripped,  
22 rotted exterior framing, gutters falling off,  
23 overgrown, unkept, broken windows, front porch  
24 sagging, rear porch not built or supported  
25 properly. Rotted porch and siding. Gas meter

1 was off. It is now on. Electric meter was  
2 off, it is now on.

3 Property maintenance inspections  
4 pulled October 23rd of last year. We are  
5 recommending -- all the permits have since been  
6 pulled and are current. We're recommending  
7 that this property is postponed to the  
8 August 19th Board of Appeals meeting to allow  
9 work to progress.

10 MR. BUCKNER: My name is James  
11 Buckner. I own the property at 241 Hughes. I  
12 just acquired it about four months ago -- four  
13 or five months ago, and I pulled every last one  
14 of the permits to finish and to do the house.  
15 I'm -- currently only got three inspections.  
16 The electrical inspection, I had a couple of  
17 things to do. I done those already. I passed  
18 the other two with the CO2 test, and I have  
19 OSHA (sic) standing by to help me to finish the  
20 house out if I can get it off the demolition  
21 list. I'm still constantly working on the  
22 house. I'm going to plan to do the outside of  
23 the house myself if I have to, to get it off  
24 you guy's list. But the house is occupyable  
25 now and I haven't even moved in it yet. But

1           yeah, it -- and then you can go by there  
2           doesn't even look the same, and I'm still  
3           working on it. I'm doing the porch now. All I  
4           need is the roofing on the outside, and I've  
5           done covered all four of the bases.

6                         MEMBER STEWART: Now, you weren't  
7           the owner at the last meeting, right?

8                         MR. BUCKNER: I have been the owner  
9           since Pauline back in December. I took the  
10          property. I bought their property. She gave  
11          me the property. I bought it back in December.

12                        MEMBER STEWART: Okay. But you  
13          were not the one representing this property at  
14          the last meeting.

15                        MR. BUCKNER: Yes, I was. I've  
16          been the one representing it ever since every  
17          permit has been pulled there.

18                        MR. KLOPOCINSKI: I think there was  
19          another gentleman --

20                        MEMBER STEWART: No, you were not.  
21          No, you were not.

22                        MR. BUCKNER: James Buckner, I'm  
23          the only guy --

24                        MEMBER STEWART: No, you were not.

25                        MR. BUCKNER: Yes. It's only been

1 one person.

2 MEMBER STEWART: No, you were not,  
3 sir. No, you were not.

4 MR. BUCKNER: Pardon me, sir.

5 MEMBER STEWART: You are not the  
6 gentleman that was here at the last meeting.

7 MR. BUCKNER: Yes, sir.

8 MEMBER STEWART: No, you were not.  
9 I'd know. No, you were not.

10 MR. BUCKNER: Look at your list and  
11 see the signature.

12 MEMBER STEWART: I don't have to  
13 look at the list to see the signature.

14 MR. BUCKNER: Well, I'm just saying  
15 the only one here remembers that.

16 MEMBER STEWART: Because I remember  
17 the last gentleman that was here -- and I'm not  
18 questioning you. The last gentleman that was  
19 here was here with a female that owned that  
20 property that was deeding this property to him  
21 and you are not him.

22 MR. BUCKNER: That's me. That was  
23 Pauline. That was Ms. Edwards --

24 MEMBER STEWART: We're going to  
25 move forward, sir. You were not. No, you were

1 not.

2 MR. BUCKNER: Ask the gentleman  
3 there on the end.

4 MEMBER STEWART: I'm not. I don't  
5 have to because I remember this case.

6 MR. BUCKNER: Haven't I been the  
7 one here representing this property since the  
8 beginning at 241 Hughes?

9 MR. KLOPOCINSKI: I believe so.

10 MEMBER STEWART: No, you were not  
11 the gentleman -- I'm not going to go --

12 MR. KLOPOCINSKI: Regardless, we're  
13 recommending postponement.

14 CHAIRPERSON TISEO: So the  
15 recommendation is postponement. Do you feel  
16 you can get this done by the August 19th  
17 meeting?

18 MR. BUCKNER: Yes, I can get it  
19 done.

20 CHAIRPERSON TISEO: I noticed all  
21 the windows are boarded up.

22 MR. BUCKNER: No, they not now. I  
23 just took them down because I don't want them  
24 rebroken back out.

25 CHAIRPERSON TISEO: Okay. Because

1 this was a photograph --

2 MR. BUCKNER: I got two of them.  
3 All of those things you got are old.

4 CHAIRPERSON TISEO: Any more  
5 discussion? Questions? I will entertain a  
6 motion.

7 MEMBER STEWART: I have a question.  
8 How many times has this been before us?

9 MR. KLOPOCINSKI: Once in the  
10 Hearing Officer, and this is the fourth time at  
11 the Board of Appeals.

12 MEMBER STEWART: This is the fourth  
13 time. This is the fourth time this property  
14 has been before us.

15 MR. BUCKNER: And I've been here  
16 each time.

17 MEMBER STEWART: Is this at Hughes  
18 and --

19 MR. BUCKNER: Yes.

20 MEMBER STEWART: If my recollection  
21 serves me correctly, we gave a postponement  
22 first time to --

23 MR. BUCKNER: Pull the permits to  
24 have the building.

25 MR. KOLBE: Kevin, the first time

1 the gentleman was here was at the February  
2 meeting, ownership. When he acquired it, that  
3 was the first time he had a legal ownership was  
4 at the February meeting, would be the last  
5 meeting that we were here.

6 MEMBER STEWART: Okay.

7 MR. KOLBE: Prior to that, Pauline  
8 had deed to the house.

9 MEMBER STEWART: Okay.

10 MR. KOLBE: When between the  
11 November meeting and the February meeting, that  
12 that exact deed and transaction took place, I  
13 don't have any records here, but he was listed  
14 as a new owner at that February meeting.

15 MEMBER STEWART: Okay. Did he  
16 appear at that meeting?

17 MR. KOLBE: I believe so.

18 MEMBER STEWART: Okay. All right.

19 CHAIRPERSON TISEO: Again, I'll  
20 entertain a motion, please.

21 MEMBER STEWART: I make a  
22 recommendation that we postpone 241 Hughes  
23 until the August 19th meeting.

24 MEMBER HOFMEISTER: I'll second.

25 CHAIRPERSON TISEO: Okay. Any



1 further discussion?

2 MEMBER STEWART: No.

3 CHAIRPERSON TISEO: Hearing none,  
4 all in favor say "aye."

5 (All ayes.)

6 CHAIRPERSON TISEO: Any opposed?

7 None, therefore, the motion passes.

8 MR. BUCKNER: Thank you.

9 CHAIRPERSON TISEO: Thank you, sir.  
10 Next on the agenda is 64 Virginia.

11 MR. KLOPOCINSKI: 64 Virginia.

12 This property was posted 5/7 of '15. At this  
13 property's first posting of 6/26/14, at that  
14 time it was found vacant, open to trespass and  
15 dilapidated. The basement windows were broken.  
16 They have since been boarded. And the home is  
17 secure. Metals were stripped in the home, some  
18 siding missing. It was at the time overgrown  
19 at its first posting. Debris, unkept, broken  
20 windows. Gas meter is currently gone.

21 Electric meter is currently gone. That is the  
22 current state of 64 Virginia.

23 CHAIRPERSON TISEO: Go ahead,  
24 please, state your name.

25 MEMBER STEWART: Excuse me, sir,

1           what is the recommendation for 64 Virginia?

2                       MR. KLOPOCINSKI: The  
3           recommendation is that it remain on the  
4           demolition list due to lack of permits.

5                       CHAIRPERSON TISEO: So there's not  
6           been permits been pulled for this work?

7                       MR. KLOPOCINSKI: There has not  
8           been permits pulled, no.

9                       MEMBER STEWART: And how many times  
10          has 64 Virginia been before us?

11                      MR. KLOPOCINSKI: This is the  
12          fourth time in front of the Board of Appeals,  
13          and it was at the Hearing Officer one time  
14          before that.

15                      MEMBER STEWART: Thank you.

16                      MR. KLOPOCINSKI: And there has not  
17          been a property maintenance inspection pulled.

18                      MEMBER STEWART: Thank you.

19                      MS. OLIVER: Good afternoon. May  
20          it please the panel, my name is Alison Oliver.  
21          I'm an attorney representing Luke and Lindsey.

22                      MEMBER STEWART: Can you speak into  
23          the mic, please, ma'am?

24                      MS. OLIVER: Did you get anything  
25          that I said?

1 MR. STEWART: No, I didn't.

2 MS. OLIVER: Okay. Starting over.

3 May it please the panel, my name is Alison  
4 Oliver. I'm an attorney. I'm here  
5 representing Luke and Lindsey who are the  
6 owners in the past of this and the other  
7 property that's on your list here for today,  
8 and who's been appearing on their own. This is  
9 my first time before the panel.

10 MEMBER STEWART: Welcome.

11 MS. OLIVER: Thank you. I don't  
12 know if you'd like me to address this and the  
13 other property at the same time. I can --

14 CHAIRPERSON TISEO: We have to take  
15 one at a --

16 MS. OLIVER: You do have to?

17 CHAIRPERSON TISEO: These are  
18 different properties.

19 MS. OLIVER: Okay. As it relates  
20 to 64 Virginia, I've been working with Kevin as  
21 it relates to this and the other properties at  
22 issue. I think that we have, at least at this  
23 point, built a decent working relationship  
24 where hopefully we're on the right path to  
25 resolving this property and the remaining

1 properties that these folks have at issue.

2 As it relates to 64 Virginia, as he  
3 indicated, it's safe, secure, maintained. I  
4 know that it's on the list.

5 As I understand what happened with  
6 the purchase of this property, is that it was  
7 somehow on the list in the midst of the  
8 purchase and somehow slipped through the holes.  
9 That being said -- that being said, these folks  
10 have a lot on their platter as it relates to  
11 the different properties that they have been  
12 dealing with with the City. They're working  
13 hard on resolving all of those issues. I've  
14 just recently become involved within, I'd say,  
15 what, the past 30, 45 days or so, and in that  
16 time period we have been able to resolve every  
17 single issue, or at least make a good start  
18 towards resolving all of those issues with  
19 every single property, but for the two that  
20 we're here before you on here today, because I  
21 haven't been here yet, and hopefully I'm hoping  
22 that you'll allow us some time to resolve the  
23 issues with these two properties.

24 You know, as I understand it, the  
25 whole purpose of the building code, and correct

1 me if I'm wrong, I know you guys have more  
2 experience than I do with this, but the whole  
3 purpose of it is to provide for the health,  
4 safety and welfare of the community. And as it  
5 relates to 64 Virginia at least, although the  
6 progress has been slow, admittedly, we're  
7 moving in the right direction, and it is safe,  
8 secure and maintained.

9           They're making a promise to you  
10 here today, that if provided an opportunity,  
11 and I would like to ask for six months,  
12 although I know that might be pushing it and I  
13 know you'd like to perhaps see the progress  
14 that they're making at the next meeting if you  
15 grace us with this -- with this request,  
16 they're making a promise to make significant  
17 steps towards getting this right as it relates  
18 to 64 Virginia.

19           So as it relates to that -- and we  
20 don't want it to go further than it has. I  
21 know that there's been issues in the past, and  
22 I've heard about them not only from my clients,  
23 but from Kevin and people involved with the  
24 City. I apologize on their behalf for that.  
25 But, we're on the right track and we would like

1 to postpone this until August to see the  
2 progress.

3 CHAIRPERSON TISEO: Has there been  
4 a property maintenance inspection?

5 MR. KOLBE: No. Not even -- I  
6 mean, if they at least had the property  
7 maintenance, we'd know what permits were pulled  
8 and what the scope of work it was, but --

9 MS. OLIVER: We're happy to  
10 schedule that immediately. You know, frankly,  
11 when I stepped into this and, you know, asked  
12 what do I need to do, you know, the main thing  
13 we need to do is to get you guys to hopefully  
14 give us a little time. You know, we'll pull  
15 the permits. We'll do what we need to do.

16 MR. STEWART: Ma'am, my vote will  
17 be strictly and solely based on the  
18 recommendation of the building officials.

19 CHAIRPERSON TISEO: How long have  
20 they owned the property?

21 MS. OLIVER: For about a year.  
22 Will be a year -- less than a year.

23 MEMBER STEWART: And how many times  
24 has this property, 64 Virginia, been before us?

25 MR. KLOPOCINSKI: Four times,

1 including today. This is the fourth time.

2 CHAIRPERSON TISEO: And there's  
3 been no progress?

4 MR. KOLBE: Are you able to get the  
5 property maintenance inspection within the next  
6 ten days?

7 MS. OLIVER: Yes.

8 MR. KOLBE: Will you be able to  
9 pull all permits needed within the next 30  
10 days?

11 MR. HOLSWERTH: I want to register  
12 this home vacant. That's all I've been trying  
13 to do, to deal with the squatters that keep  
14 sticking around and hanging around for us to  
15 leave, and then they talk to the Board. They  
16 keep breaking into these properties. I  
17 can't --

18 MS. OLIVER: Identify yourself for  
19 the record.

20 MR. HOLSWERTH: Oh. I'm Luke  
21 Holswerth, half owner of 64 Virginia.

22 MS. OLIVER: What would you like to  
23 see happen?

24 MR. HOLSWERTH: I would like to be  
25 able to register the home vacant. We have been

1           having problems with Mike and Steven Cook, two  
2           squatters that keep -- they're very upset that  
3           they lost their free home next door to 64  
4           Virginia, which slowed all progress initially  
5           with the home.

6                         The only -- the only time the house  
7           has ever had a broken window was from Steven  
8           Cook breaking the window, and a police report  
9           was filed and everything. I did everything by  
10          the book when it comes to that and boarded it  
11          up immediately. The neighbors like me. They  
12          actually cut the grass for me. There's no way  
13          it meets even being dangerous in any way, shape  
14          or form, but registering it vacant, you know, I  
15          still have to pull the property maintenance  
16          inspection to move forward anyway. That's why  
17          I'm kind of frustrated, because I just want to  
18          give you guys the 500 bucks, deal with riffraff  
19          and then give you the \$200 and do the property  
20          maintenance inspection, you know what I mean?  
21          It's probably going to be pulled permits  
22          anyways. I mean, I don't want to have to buck  
23          any of houses --

24                         MEMBER HOFMEISTER: If I remember  
25          right, that was the agreement when you were



1 here in February. You were going to register  
2 that property as a vacant house because it was  
3 cheaper than pulling the permits and you  
4 weren't ready to do the work on the house, and  
5 that was the suggestion of Dan.

6 MS. TAYLOR: No, I asked for it --  
7 to register it --

8 MS. OLIVER: Identify --

9 MS. TAYLOR: Lindsey Taylor. I  
10 asked for them to allow me to register it  
11 vacant and they told me no, that I had to pull  
12 the property maintenance inspection and then  
13 pull all the permits.

14 MS. OLIVER: And If I may, Alison  
15 Oliver again, she has a transcript here, you  
16 know, as it relates to that, because that was  
17 one of the issues that we spoke about with  
18 Kevin -- I spoke about with Kevin when we met,  
19 maybe about a week ago or so, was that was the  
20 recommendation from the City, was to register  
21 it as vacant. And she's indicating that she  
22 tried to and was told no at a previous  
23 proceeding. I had her go back and pull the  
24 transcript.

25 I mean, the point is that they want

1 to make progress. You know, this -- they have  
2 articulated what they would like to see happen.  
3 We're asking for that.

4 MEMBER STEWART: Okay, ma'am.  
5 Thank you. I'm not trying to cut you off.  
6 They have articulated what they would want to  
7 see. I'm going to ask again, for the record,  
8 what is the recommendation of the building  
9 official so that we can move on?

10 MR. KLOPOCINSKI: It is recommended  
11 this property remain on the demolition list.

12 MEMBER STEWART: Okay. I am going  
13 to make a recommendation that 64 Virginia  
14 remain on the demolition list.

15 MEMBER HOFMEISTER: And I second.

16 CHAIRPERSON TISEO: Okay. Any  
17 further discussion? I have a question about  
18 registering the property as vacant. You can do  
19 that? What kind of standing does that put the  
20 property on?

21 MR. KOLBE: Basically it would be  
22 registered as vacant, there is a sheet that is  
23 posted at the property every -- or twice a  
24 month. A representative is to go to the  
25 property, they're attesting to the fact that

1 the property is secure, that there's no debris  
2 on the site, that the landscaping is being  
3 maintained within ordinance levels, the grass  
4 is being cut, there's no abandoned vehicles, it  
5 meets all the ordinance code, and there's no  
6 violations, and they sign and date when they're  
7 going to be there.

8 To register a property as vacant,  
9 it's \$500 and it's good for one year from the  
10 time you register it.

11 Upon going to do anything to the  
12 property, taking it off that vacant property  
13 registration, you have to do a property  
14 maintenance inspection and then pull whatever  
15 permits at that point.

16 MEMBER STEWART: Okay. What she  
17 just testified to is the fact that she  
18 attempted to do so and was denied.

19 CHAIRPERSON TISEO: Was told she  
20 couldn't do that.

21 MR. KOLBE: When did you come in to  
22 do that?

23 MS. TAYLOR: At the last meeting  
24 you told me that I couldn't do that, that I had  
25 to pull the property maintenance inspection and

1 pull all of the permits that were needed, which  
2 are good for six months.

3 MS. OLIVER: Did you guys want to  
4 look at the transcript?

5 MR. KOLBE: No, it's --

6 MS. OLIVER: It seems to me, and if  
7 I may, and I don't want to belabor the point,  
8 but you know, if everybody is in agreement,  
9 that it is safe, secure and maintained, it  
10 theoretically would pass this ongoing  
11 inspection, it would be a savings to these  
12 folks, it would be a savings to the City as  
13 well to avoid moving forward in a demolition  
14 scenario when --

15 MR. KOLBE: When would they have  
16 that property registered?

17 MS. TAYLOR: Monday.

18 MR. KOLBE: We're not going to be  
19 open Monday, so --

20 MS. TAYLOR: Oh, Tuesday.

21 MR. KOLBE: If you would like to  
22 amend that if they have the property registered  
23 as vacant by Wednesday, it remains, you know,  
24 off the demolition list, if it's --

25 MEMBER STEWART: How much is the

1 cost of registering a property?

2 MR. KOLBE: \$500.

3 MEMBER STEWART: Do you understand  
4 that, Counsel?

5 MS. OLIVER: Yes.

6 CHAIRPERSON TISEO: I'm sorry, by  
7 Tuesday?

8 MR. KOLBE: I was going to give  
9 them the benefit of the doubt of Wednesday  
10 morning, but --

11 MS. TAYLOR: Tuesday is fine.

12 MEMBER STEWART: Give them  
13 Thursday. Give them Thursday morning.

14 MR. HOLSWERTH: We'll do it today  
15 if that will help.

16 MEMBER STEWART: We'll do it  
17 Thursday morning.

18 MS. OLIVER: Next Thursday it will  
19 be registered.

20 MR. KLOPOCINSKI: But what happens  
21 with this property at this Board once it's  
22 registered as vacant?

23 CHAIRPERSON TISEO: Well, we would  
24 have to postpone it -- the motion probably  
25 could be that we would recommend demolition if

1 it's not categorized as vacant by Thursday.

2 MR. KOLBE: Uh-huh.

3 CHAIRPERSON TISEO: If it is not,  
4 then it would be on the demolition list.

5 MR. KOLBE: That's what I'm saying.  
6 Basically postponed --

7 CHAIRPERSON TISEO: So we can't  
8 make it conditional on that if it isn't pulled  
9 by Thursday? It's automatically on the list,  
10 correct?

11 MR. KOLBE: Correct, yes.

12 CHAIRPERSON TISEO: We can do that?

13 MR. KOLBE: Yes.

14 CHAIRPERSON TISEO: That's what I  
15 thought.

16 MR. KOLBE: That's what I say that  
17 puts the -- if they wish to, you know, do what  
18 they're asked to do, it will save the house.  
19 If they don't get it on the time frame then  
20 it's all done.

21 MS. TAYLOR: Understood. Thank you  
22 very much.

23 MR. KLOPOCINSKI: And I believe  
24 they will register it by next Thursday, but  
25 does this -- will this property be returning to

1 the next meeting --

2 MR. KOLBE: No.

3 CHAIRPERSON TISEO: The motion is  
4 -- the condition is if it is registered by  
5 Thursday then it stays off the demolition list.  
6 If it's not, therefore, it will be on the  
7 demolition list.

8 MEMBER STEWART: My next question  
9 is, after they submit and pay the \$500, how  
10 long will this vacant dwelling just sit and be  
11 dormant?

12 MR. KOLBE: They would have to  
13 renew it in a year. It's periodically checked  
14 into to make sure that it is in fact secure and  
15 that someone is visiting the house and it's  
16 being taken care of.

17 MR. STEWART: We have a -- we have  
18 a -- even with the ordinance that has been  
19 established, we still have a vacant property  
20 that's just sitting here -- in the community  
21 that's just sitting dormant for a year, right?

22 MS. OLIVER: I'm supposing that's  
23 what's being suggested. I don't think that's  
24 what the plan is on this end of the podium. I  
25 think the plan is to move forward, but --

1                   MR. STEWART: Well, the plan is it  
2 hasn't been moving forward for the last three  
3 or four meetings, Counsel.

4                   MS. OLIVER: And not to argue,  
5 but --

6                   MEMBER STEWART: No, we're just  
7 arguing. We're dialoging.

8                   MS. OLIVER: No, I think -- I think  
9 this is a good plan, because it doesn't  
10 represent a safety risk to the City. Of  
11 course, I mean, you want to clean it up,  
12 obviously -- I think they want to clean it up.  
13 They don't want to sit on a vacant property --

14                   MR. MORAN: With all due respect,  
15 if that was the intention, why wouldn't they  
16 just pull a \$200 property maintenance  
17 inspection and move forward from there? Why  
18 spend \$500? You got to in turn just turn  
19 around and pull a property maintenance  
20 inspection subsequent to that.

21                   MS. OLIVER: I think what the  
22 property --

23                   MR. MORAN: It's a lot more  
24 cost-effective just to pull the PMI and start  
25 on the path of progress.



1 MS. OLIVER: Right. And I  
2 understand your point. I think the problem for  
3 them has been that they've had ongoing problems  
4 with squatters in the property.

5 MR. MORAN: There's not been any  
6 squatters in that house since the last meeting.

7 MS. OLIVER: Right. Which was only  
8 just three months ago.

9 MR. MORAN: Well, it's been three  
10 months and nothing's happened. Not one thing  
11 has happened in three months.

12 MEMBER STEWART: Nothing.

13 MS. OLIVER: Frankly, with due  
14 respect to the Board, they have been in limbo  
15 not knowing what to do. They've retained me,  
16 you know --

17 MR. MORAN: They committed back in  
18 February to move forward, and here we are in  
19 May, and there's no change since the last time  
20 I visited and posted that house.

21 MS. OLIVER: I think that we would  
22 ask for the relief that's been articulated, and  
23 that is the allowance for them to register it  
24 as vacant. If they don't that's -- you know,  
25 it sits where it is right now. You know, maybe

1 have a review. Is there something wrong with a  
2 review in August on progress? I mean, I don't  
3 know why that would be an issue.

4 MEMBER STEWART: And you said you  
5 don't know why that would be an issue --

6 MS. OLIVER: I mean, I don't know  
7 if there's something --

8 MR. STEWART: Let me ask this  
9 question. What would be the issue with pulling  
10 the permits and, as we have been told from  
11 previous meetings that they were going to pull  
12 the permits, and continue forward with the  
13 rehab of this property?

14 MS. OLIVER: My understanding is  
15 that they have been working on not just this  
16 property, and I know you only want to deal with  
17 this one, but they have been working on this  
18 property and the other properties as well.  
19 They have been dealing with tickets, which they  
20 have paid on as well. So I mean, these aren't  
21 both unlimited resources. They're here in the  
22 community, they're trying to do the right  
23 thing. They don't have, you know, thousands  
24 and thousands of dollars to throw at this at  
25 any given moment, so they're trying to do what

1           they can and in a financially-structured way.  
2           And based on their finances and their time,  
3           this is -- this is how they would hope to be --

4                   MR. MORAN:   Which would make even  
5           more sense that they would pull the PMI without  
6           even spending the \$500 to register it as a  
7           vacant.

8                   MS. OLIVER:   Pardon me?  I'm sorry,  
9           what --

10                   MR. MORAN:   Which would make sense  
11           for them to just start with the property  
12           maintenance inspection, which is only \$200, and  
13           forego having to spend \$500 for vacant  
14           registration.

15                   MR. HOLSWERTH:   That puts us on a  
16           time limit right away.

17                   MR. MORAN:   I mean, if the  
18           intention is to move forward and make things  
19           happen in that direction, it just makes sense  
20           to pull the PMI, forego the vacant registration  
21           and wasting the 500 bucks.  I don't understand  
22           that.

23                   MS. OLIVER:   What I'm struggling  
24           with is -- obviously jumping into this  
25           midstream, but, first of all what I'm

1 struggling with is if this -- if everybody is  
2 in agreement that this property is safe,  
3 maintained and whatever words have been used,  
4 safe, secured, and maintained, you know, what  
5 is the purpose, what is the law that provides  
6 that they should have to spend X instead of Y?  
7 And we're agreeable to come back and show the  
8 progress if the concern is if they're just  
9 going to sit on it for a year and not do  
10 anything, let them come back in August and show  
11 the progress at that point, but why force them  
12 to spend more money when --

13 MR. MORAN: It would be less money.

14 MS. OLIVER: Pardon me?

15 MR. MORAN: It would be less money.

16 MS. OLIVER: I don't think they see  
17 it that way, especially in light of the  
18 different things that they have going on.

19 MS. TAYLOR: After the property  
20 maintenance inspection, we have to pull all our  
21 permits which are good for six months. Then if  
22 we don't have our work done in that six months,  
23 then we have to extend those permits which  
24 costs us more money.

25 MR. HOLSWERTH: The --

1           MR. MORAN:  If your real intention  
2           is to progress with the house, that's where it  
3           entails whether you put the \$500 up today and  
4           then do a PMI later.  It's all part of the  
5           process.  So if your real intention is to  
6           improve this house and make it an occupyable  
7           structure, it doesn't make sense to register as  
8           vacant unless --

9           MS. OLIVER:  And I think that -- I  
10          think your viewpoint makes perfect sense if you  
11          just look at this one property in isolation,  
12          but they have been dealing with -- hold on a  
13          minute -- eight properties within the City as  
14          well as some ticketing issues as well.  So,  
15          again, it's an issue of timing and resources.  
16          And I think just at least from a legal  
17          perspective what we're suggesting meets the  
18          criteria for you guys to say yes to.  I hope  
19          you'll say yes to it.  If you're concerned that  
20          they're not going to move forward, put it on  
21          the August docket and we'll come back.

22          MEMBER STEWART:  I'm going to make  
23          a recommendation that 64 Virginia remain on the  
24          demolition list for lack of progress.

25          CHAIRPERSON TISEO:  Is there a

1 second on that?

2 MEMBER HOFMEISTER: I'll second.

3 CHAIRPERSON TISEO: Is there any  
4 further discussion? All in favor say "aye."

5 (All ayes.)

6 CHAIRMAN TISEO: No opposition.

7 Motion passes.

8 Next property is 63 LeGrande.

9 MR. KLOPOCINSKI: 63 LeGrande.

10 This property was posted 5/7/15. At this  
11 property's first posting of 3/27/2013, it was  
12 found vacant, boarded by Federal programs,  
13 boarded rear of garage, dilapidated windows and  
14 doors, fascia, trim, siding missing, rear of  
15 garage and deck. Attractive nuisance. The  
16 soffit is missing, fascia rotted. Some windows  
17 had boards removed. Dangerous conditions, yes.  
18 All windows blocked from inside. Animals  
19 undermining the foundation. Gas meter was  
20 locked out.

21 A property maintenance inspection  
22 occurred 4/15 of 2013. The rough plumbing has  
23 been approved. Final plumbing occurred on  
24 5/19/15. That failed. Rough building on  
25 2/25/15 failed. Rough electrical on 5/19/15

1 failed. Same --

2 MR. KOLBE: 16 items.

3 MR. KLOPOCINSKI: -- 16 items as  
4 2/25/15.

5 CHAIRPERSON TISEO: So there was an  
6 inspection on 2/25 and then another inspection  
7 on 5/19?

8 MR. KOLBE: Nothing.

9 CHAIRPERSON TISEO: No work had  
10 been done?

11 MR. KOLBE: Nothing. No work had  
12 been done.

13 MEMBER STEWART: How many times has  
14 this property been before the Board?

15 MR. KLOPOCINSKI: This is the fifth  
16 time in front of the Board of Appeals. There's  
17 no recommendation given by the Building  
18 Department. We are leaving this open to the  
19 Board's decision.

20 CHAIRPERSON TISEO: All right.

21 MR. HOLSWERTH: Luke Holswerth.

22 CHAIRPERSON TISEO: Are you the  
23 only owner or partial?

24 MR. HOLSWERTH: Yeah, I own it by  
25 myself.

1 CHAIRPERSON TISEO: Why has it  
2 taken so long and why was there no work done  
3 when you called for a second inspection on May  
4 19th?

5 MR. HOLSWERTH: There has been a  
6 lot of progress actually. I asked Paul, the  
7 electrical inspector when we were standing in  
8 my kitchen why he was writing down that GFIs  
9 and stuff were needed in the kitchen when we're  
10 standing right next to GFIs in my kitchen. You  
11 know what I mean? The grounding rods are  
12 there. Everything on that man's list, he said  
13 call me at the end of the day if I am not at  
14 the office, I'll come and make sure that this  
15 little thing is done and this little thing is  
16 done. Other than that, I'll see you Thursday  
17 morning and we'll clear it up.

18 And the plumber passed my plumbing  
19 yesterday and said pending looking at my hot  
20 water tank. I bought an electric hot water  
21 tank from Home Depot. It just will not work,  
22 so I ended up exchanging it, and it works so --

23 MR. MORAN: So it's not approved?

24 MR. KOLBE: It's not approved.

25 MR. HOLSWERTH: It was approved



1 pending. He wrote it in the computer as  
2 approved pending him putting his hand under the  
3 hot water. He wants to feel the hot water.

4 MR. MORAN: Well, that would make  
5 sense.

6 MR. HOLSWERTH: It's pending.

7 CHAIRPERSON TISEO: Now I'm  
8 confused. It says here on the 19th it failed.  
9 Are you saying that --

10 MR. KOLBE: There were still items  
11 that did not pass. It was a partial approval.  
12 There were some issues that had to be taken  
13 care of. But it did not pass. It was not  
14 approved. Did not get a green sticker on it.  
15 We don't issue a C of O on partials.

16 CHAIRPERSON TISEO: I understand.  
17 So there's --

18 MR. KOLBE: And when I talked to  
19 Paul this morning, he said all 16 items plus  
20 there was two others, that there was no  
21 electric to the water heater when he was there,  
22 it was not hooked up. He said that had to be  
23 completed. He said there was not -- was not  
24 planned for an electric water heater the first  
25 time he was out there.

1                   CHAIRPERSON TISEO: According to  
2 the statement, there's still the same 16  
3 items he's contradicting what Mr. Holswerth is  
4 saying.

5                   MR. KOLBE: He said, you know, "See  
6 list", and the list was not faxed over. He  
7 goes, "Well, it's the same list as before."  
8 The only thing that was additional items was  
9 one of them was the water heater.

10                   You know, one of the frustrations  
11 we had is the fact that we went from the last  
12 meeting just before the meeting we had an  
13 inspection and then we have nothing until the  
14 Thursday -- or Tuesday before the next meeting.  
15 In that three months, we don't hear much -- a  
16 whole lot from the house.

17                   MR. HOLSWERTH: I was going to say,  
18 it's all under video and audio recording. You  
19 can see that I --

20                   MEMBER STEWART: Counselor, do you  
21 have any explanation as to why there has been a  
22 gap in communication from the testimony of the  
23 Building official, from the gap in between the  
24 last meeting and the time that -- you know, can  
25 you offer any explanation for your client at

1 all why there's been a lapse in communication?

2 MS. OLIVER: Well, as I understand  
3 it, and correct me if I'm wrong, as I  
4 understand it there has been -- addressing the  
5 first point, there has been some progress,  
6 that's pending -- it's pending a final  
7 approval. So there is progress, and that  
8 doesn't happen overnight. Didn't just happen  
9 on May 19th. He's obviously been working on it  
10 to get that sort of report.

11 MR. KOLBE: He had a rough  
12 electrical inspection in February.

13 MS. OLIVER: Do you have the  
14 documents?

15 MR. KOLBE: I don't have -- I don't  
16 know if -- we don't typically put the --

17 CHAIRPERSON TISEO: Also the rough  
18 building failed in February as well.

19 MR. KOLBE: Yes. There has not  
20 been another building inspection requested  
21 since the February 25th of 2015.

22 CHAIRPERSON TISEO: And these are  
23 -- these are --

24 MS. OLIVER: So my point is -- my  
25 point is from February --

1                   MEMBER STEWART: Can you talk in  
2 the mic, ma'am? I can't hear you.

3                   MS. OLIVER: My point is, is that  
4 if you have -- if there's an inspection in  
5 February and then an inspection again in May,  
6 and as I understand it, I don't have the  
7 paperwork, but as I understand it based on Mr.  
8 Holswerth's statement, and even your second  
9 statement you made here today, that there has  
10 been some progress, that there were some issues  
11 that needed some followup on and that there was  
12 going to be something done on Thursday about  
13 that. It's not done yet.

14                   So between February and May,  
15 clearly he has been doing something to get that  
16 sort of report.

17                   Secondly, there -- you know, just  
18 from my experience in this case so far, there  
19 has been ongoing issues as it relates to this  
20 property and the other properties, although not  
21 in this forum, and I would prefer it to be in  
22 this forum, but through the District Court and  
23 through the mechanism of citations and trying  
24 to deal with those as well.

25                   So they have had a lot going on.

1           They have been working on it. I think the  
2           statements support that and that's what has  
3           been going on between February and now.

4                   MEMBER STEWART: Okay. Let me ask  
5           you this question. What is the position you're  
6           going to take with your client as it relates to  
7           this property? What is it that you -- the --  
8           you know, you want to see?

9                   MS. OLIVER: Again, what we would  
10          like to see with this property is the same as  
11          the other one, to put it over -- I don't  
12          think -- I don't think you need six months on  
13          this?

14                   MR. HOLSWERTH: No.

15                   MS. OLIVER: We'll come back in  
16          August on this and hopefully it will be done.

17                   MR. HOLSWERTH: Plumbing -- the  
18          plumbing will be Thursday --

19                   MR. STEWART: All of his permits  
20          are --

21                   MR. KOLBE: Good until tonight.

22                   CHAIRPERSON TISEO: Good until  
23          when? Today?

24                   MR. KOLBE: Today.

25                   MEMBER STEWART: What you'll need

1 to do is go in -- come in when he comes in -- I  
2 scratch that. When he comes in -- he needs to  
3 come in Monday -- Tuesday?

4 MR. KOLBE: Tuesday. He can renew  
5 -- he can come in tomorrow. If you postpone  
6 this, he can come in tomorrow and renew his  
7 permits and have his inspection. You know, as  
8 I say --

9 MEMBER STEWART: Okay.

10 MR. KOLBE: -- the thing that --  
11 and this goes for a lot of people, they don't  
12 bother to get inspections or call them in until  
13 the day before the meeting, and in this case  
14 we're back to still the same rough inspection  
15 with not a lot off the list.

16 CHAIRPERSON TISEO: Let me ask you  
17 a couple of questions here. Are you at a point  
18 where you could call for a rough building,  
19 another rough electrical and a final plumbing?

20 MR. HOLSWERTH: Actually, Tom said  
21 he will finalize my building pending what the  
22 electrician says. So the mechanical is gone.  
23 There's no mechanical on the property.

24 CHAIRPERSON TISEO: Right.

25 MR. HOLSWERTH: Electric heat.

1 CHAIRPERSON TISEO: And the  
2 plumbing is the only thing you said had to be  
3 done was the water heater?

4 MS. TAYLOR: Thursday.

5 MR. HOLSWERTH: Yeah, they're  
6 coming Thursday to feel how hot the water is  
7 coming out of the spout.

8 CHAIRPERSON TISEO: Is that the  
9 only item on the list?

10 MR. HOLSWERTH: Yeah, that's it.

11 CHAIRPERSON TISEO: So the plumbing  
12 could be finalized tomorrow?

13 MR. HOLSWERTH: In the morning.

14 MR. MORAN: I don't see how the  
15 final plumbing could be finalized. You don't  
16 even have rough building. I was at the rough  
17 building inspection on 2/25, and Tom was  
18 present as well. And he stated that he was  
19 waiting for Paul's approval on the rough  
20 electric, which makes sense because you have to  
21 have rough mechanicals completed and  
22 approved --

23 CHAIRPERSON TISEO: Before.

24 MR. MORAN: -- before you do your  
25 rough building. Here we are three months

1 later, you still don't even have the rough  
2 building. How can you get final mechanicals  
3 and final approvals? It doesn't work that way.

4 MR. HOLSWERTH: I didn't call for  
5 Tom to come in that day. On the bottom of  
6 my -- my inspection it says "all inspectors  
7 come together." So if I'm calling for  
8 plumbing, inspectors will meet up and they will  
9 come together.

10 MR. KOLBE: No, they don't.

11 MR. HOLSWERTH: Just like you. You  
12 came that day and I never met you before. I  
13 didn't even invite you, but you said you came  
14 with Tom, the Building inspector. Are you an  
15 inspector?

16 MR. MORAN: Yes, I am.

17 MR. HOLSWERTH: You were there,  
18 sir.

19 MR. KOLBE: But he was on  
20 orientation at the time. He wasn't doing that  
21 as other trade inspectors. He was following  
22 Tom as an orientation process. All the  
23 inspectors do not come together. Only on a  
24 team inspection do they do that.

25 MR. HOLSWERTH: Okay.



1                   MR. KOLBE: You have to call each  
2 inspection individually.

3                   MR. HOLSWERTH: Well, I stood there  
4 with Paul yesterday, it's all on video  
5 recording, and I videoed it, me talking to him,  
6 saying "Why are you writing GFIs when all the  
7 GFIs are here?" The ground rods, I dug them up  
8 with my hands, showed him the ground rods,  
9 the -- that it was clamped, that it was a  
10 number three wire like he wanted. The only  
11 thing he wanted me to do was he added new items  
12 to my list like a ground wire.

13                   MEMBER STEWART: Can I interrupt  
14 you, sir? Counselor, the Chair is going to  
15 make a recommendation regarding the property.

16                   CHAIRPERSON TISEO: Do you feel  
17 that -- when do you think this to be a hundred  
18 percent?

19                   MR. HOLSWERTH: 30 days, no -- 20,  
20 30 days.

21                   CHAIRPERSON TISEO: By our next  
22 meeting?

23                   MR. HOLSWERTH: Oh, yeah.

24                   CHAIRPERSON TISEO: I'll make a  
25 recommendation or a motion that this be

1 postponed to our August meeting.

2 Is there a second?

3 MEMBER STEWART: I'll second it.

4 CHAIRPERSON TISEO: Any further  
5 discussion? Hearing none, all in favor say  
6 "aye."

7 (All ayes.)

8 CHAIRPERSON TISEO: Any opposed?

9 None opposed. Motion passes.

10 MS. OLIVER: Thank you.

11 CHAIRPERSON TISEO: It's got to be  
12 done by August.

13 MS. OLIVER: Thank you. And if I  
14 may, back to 64 Virginia just briefly. You  
15 know, having heard the issues as it relates to  
16 LeGrande, we would like to renew the motion to  
17 allow them to either register it as vacant and  
18 come back and take a look at it again in  
19 August. We're going to be here in August  
20 anyway. And see where we're at. I think it  
21 would promote the interest of the City to allow  
22 them to continue to try to work on this issue  
23 rather than to either spend the money on  
24 demolishing it or spend the money on  
25 litigation. To me it's --

1 CHAIRPERSON TISEO: Are you talking  
2 specifically on 64 Virginia?

3 MS. OLIVER: Yes.

4 CHAIRPERSON TISEO: You asked us to  
5 revisit our motion?

6 MS. OLIVER: Yes.

7 CHAIRPERSON TISEO: I'm not  
8 inclined to do so. I don't know if anybody  
9 else on the Board would do that.

10 MEMBER HOFMEISTER: No, because we  
11 did that twice with LeGrande and we haven't  
12 gotten any further than we were before. I'm  
13 not willing to go back and revisit it either.

14 MS. OLIVER: Okay. Thank you.

15 CHAIRPERSON TISEO: Thank you.  
16 Okay. Next on the agenda is -- it looks like  
17 there's several properties, 654 and 658 N.  
18 Perry. Is that multiple properties or --  
19 because there are -- looks like they're two  
20 properties. We'll have to take these one at a  
21 time.

22 MR. KLOPOCINSKI: First 654 N.  
23 Perry. This property was posted 5/7/15. Was  
24 found vacant, dilapidated. At its first  
25 posting, basement windows were missing.

1 Fascia, trim, roof, siding and porch rotted.  
2 Overgrown debris, unkept, broken windows. Gas  
3 meter was on. Electric meter was on.

4 Property maintenance inspection  
5 occurred May 18th, 2015. We are recommending  
6 at this time that the property remain on the  
7 demolition list.

8 CHAIRPERSON TISEO: Could you state  
9 your name, please.

10 MS. BLAIR: Mary Blair.

11 CHAIRPERSON TISEO: Are you the  
12 owner of the property?

13 MS. BLAIR: Yes, sir.

14 CHAIRPERSON TISEO: Can you give us  
15 an update, please?

16 MS. BLAIR: I'm going to pull  
17 permits on it next week, and hopefully have it  
18 done before the next meeting.

19 MEMBER STEWART: How long have you  
20 owned the property, ma'am?

21 MS. BLAIR: Early '90s.

22 MEMBER STEWART: It's been vacant  
23 for, what, how many years?

24 MS. BLAIR: A few. I'm not sure.

25 MEMBER STEWART: Five?

1 MS. BLAIR: I don't think it's been  
2 five.

3 MEMBER STEWART: Four?

4 MS. BLAIR: Probably four.

5 MEMBER STEWART: Five, four. Okay.

6 CHAIRPERSON TISEO: I mean, it says  
7 there was a property maintenance inspection on  
8 5/18?

9 MR. KLOPOCINSKI: Yes, there was.

10 MR. KOLBE: Just been a property  
11 maintenance.

12 CHAIRPERSON TISEO: How does the  
13 list look? Substantial, or --

14 MR. KOLBE: It needs building,  
15 plumbing and electrical.

16 MR. KLOPOCINSKI: Yeah. It wasn't  
17 a substantial list though on each of those.

18 MEMBER STEWART: Are these  
19 properties the two that are right there at  
20 Joslyn and Perry?

21 MR. KOLBE: Yes.

22 MEMBER STEWART: Right there on the  
23 corner?

24 MR. KLOPOCINSKI: Yes.

25 CHAIRPERSON TISEO: Is this a

1 stucco finish or --

2 MEMBER STEWART: Stucco. All of  
3 them, that whole --

4 CHAIRPERSON TISEO: The block is --

5 MR. KLOPOCINSKI: They're in the  
6 historic district, these two are.

7 MR. KOLBE: No.

8 MEMBER STEWART: They're in  
9 historic now?

10 MR. KLOPOCINSKI: No, they're not.  
11 I apologize.

12 MEMBER STEWART: I'm going to make  
13 a recommendation that 654 N. Perry remain on  
14 the demolition list.

15 CHAIRPERSON TISEO: Is there a  
16 second?

17 MEMBER HOFMEISTER: I'll second.

18 CHAIRPERSON TISEO: Is there any  
19 discussion? I'd like to have one. So you just  
20 pulled the property maintenance inspection a  
21 couple days ago?

22 MS. BLAIR: Yes, sir.

23 CHAIRPERSON TISEO: Are you able to  
24 get this work done? What's your plans? Tell  
25 us what you plan --

1 MS. BLAIR: My plan is to pull the  
2 building permits next week and to start work on  
3 it.

4 CHAIRPERSON TISEO: Do you have  
5 funds? Do you know how much work needs to be  
6 done? Do you have prices from contractors?

7 MS. BLAIR: I don't have prices  
8 yet, but I have the funds.

9 MEMBER STEWART: Any reason why  
10 these -- why your properties have just sat  
11 dormant for the last five or six years? This  
12 property has been -- both of those houses have  
13 been empty for the last six years and one right  
14 behind your property is a state-owned property  
15 that has been empty for, what, ten years.

16 MS. BLAIR: Are you talking  
17 about -- mine is right across from Hammond.

18 MEMBER STEWART: I know where yours  
19 are. The one behind -- I'm talking about the  
20 one behind you has been a state property. The  
21 state owns that property and it's been vacant  
22 for about seven years, and your properties have  
23 been vacant for at least five or six years.  
24 Those homes have been vacant for five or  
25 six years. You say four, I say five or six.

1 But let's just move forward and find out why  
2 you haven't done anything to your properties in  
3 the last five or six years?

4 MS. BLAIR: I've been working on  
5 other properties, but I will make these --

6 MEMBER STEWART: I'm going to  
7 continue and make another recommendation to  
8 this Board that I've already made that these --  
9 this property, 654 N. Perry Street, remain on  
10 the demolition list.

11 CHAIRPERSON TISEO: We did have a  
12 second on that, so -- but I have a question.  
13 This property, has it been here before us yet?

14 MR. KLOPOCINSKI: No, this is the  
15 first time.

16 MR. KOLBE: The first time the  
17 property has been represented at a meeting.

18 CHAIRPERSON TISEO: Has it been on  
19 the agenda?

20 MR. KOLBE: The owner has never  
21 come to any other meetings.

22 CHAIRPERSON TISEO: It has been on  
23 the agenda before?

24 MR. KOLBE: To the Hearing Officer.  
25 It's never been --



1 CHAIRPERSON TISEO: Never been --

2 MR. KOLBE: Never had

3 representation.

4 MEMBER STEWART: Did she appear at

5 the Hearing Officer's meeting?

6 MR. KOLBE: No. No. Neither one.

7 MEMBER STEWART: Any reason why you

8 failed to appear at the Hearing Officer's

9 meeting?

10 MS. BLAIR: All I can tell you is

11 if you give me an opportunity, I'll have it

12 done by the August meeting.

13 CHAIRPERSON TISEO: I'd like to

14 entertain a discussion on this.

15 MEMBER STEWART: I don't.

16 CHAIRPERSON TISEO: I understand

17 that, but give me the courtesy of --

18 MEMBER STEWART: We have been

19 looking at this for five or six years in this

20 community, overgrown for years, years. And

21 then for me to see this property -- and I know

22 exactly which one it is. You can't miss it

23 driving down Perry.

24 MS. BLAIR: I've always kept the

25 grass cut, sir.

1                   MEMBER STEWART: Every year. Every  
2 year.

3                   CHAIRPERSON TISEO: I understand  
4 all that --

5                   MEMBER STEWART: The roof.

6                   CHAIRPERSON TISEO: However, if we  
7 look at some history, this is the first time  
8 it's been --

9                   MEMBER STEWART: I could care less.

10                  CHAIRPERSON TISEO: I understand  
11 that.

12                  MEMBER STEWART: I could care less.  
13 People have to look at this in the community,  
14 and she's been owning this for five or  
15 six years and now all of a sudden at the ninth  
16 hour, here she comes and says, "Oh, give me  
17 some time and let me do something with this."  
18 You know what I'm saying? She could have went  
19 to the Hearing Officer. She could have done a  
20 lot of things with the last five or six years.

21                   Now all of a sudden when they  
22 decide -- the City decides to do something with  
23 it and tear it down, here she comes, you know.

24                  CHAIRPERSON TISEO: I understand.

25                  MEMBER STEWART: This is giving her

1 the opportunity to sell it to some unsuspecting  
2 buyer, somebody looking for a home and put all  
3 their money into it, and then we're dealing  
4 with it again. You should have been before us  
5 or been before the City telling them that you  
6 wanted to rehab this property and save your  
7 property.

8 CHAIRPERSON TISEO: I can  
9 appreciate all of that.

10 MEMBER STEWART: So my answer is  
11 no.

12 CHAIRPERSON TISEO: Okay. I  
13 understand that. And my opinion is I can't  
14 support that motion.

15 MEMBER STEWART: Okay. I  
16 understand. We're still -- we're still  
17 colleagues. We're still colleagues. I'm not  
18 mad.

19 CHAIRPERSON TISEO: Neither am I.  
20 I mean, I'm just --

21 MEMBER STEWART: Same owner.

22 CHAIRPERSON TISEO: My reasoning  
23 for not supporting that is given the fact that  
24 this is the first time it's come before this  
25 Board. And I guess that's the sole reason.

1                   MEMBER STEWART: But it's not the  
2 first time that it's been before this  
3 community.

4                   If I may ask, ma'am, you're not  
5 obligated to answer, what city do you live in.

6                   MS. BLAIR: I live in Oxford.

7                   MEMBER STEWART: Okay. Do you  
8 think they're going to put up with this in  
9 Oxford? Do you think they're going to put up  
10 with this in Oxford? That house that has been  
11 like that, and she's saying four or five years.  
12 I'm getting ready to amend my number of years  
13 to seven years. That house has been -- all of  
14 them have been in that shape and I can't  
15 believe it's finally here before us.

16                   MEMBER HOFMEISTER: He's correct.

17                   MEMBER STEWART: That house has  
18 been there for years and years and years, and  
19 now we're looking at the owner.

20                   MEMBER HOFMEISTER: You know, we  
21 pass these houses. We always wonder who is it  
22 that owns a house like this and doesn't do  
23 anything with it.

24                   MS. BLAIR: I don't understand the  
25 comments on the overgrowth. I've always kept

1 the lawns mowed there, always.

2 MEMBER HOFMEISTER: The fact is  
3 though you have had it -- it's sat there vacant  
4 for five years and you haven't done anything  
5 until you're pulled in front of this Board.

6 MS. BLAIR: I have done things. I  
7 just --

8 MEMBER STEWART: What have you  
9 done? I'm just asking.

10 MS. BLAIR: I keep it maintained.  
11 I make sure that it's boarded up so nobody can  
12 get in it. I keep the grass cut. I plow the  
13 driveway. And all I'm asking you for -- this  
14 is my first time here. I'm asking for one  
15 chance.

16 MEMBER STEWART: You're not getting  
17 it from me. Maybe you can get it from those  
18 guys. You ain't get nothing from me.

19 CHAIRPERSON TISEO: Given the fact  
20 that it takes three to have a quorum, and it  
21 takes three votes for any passage, we have to  
22 be unanimous on this vote, otherwise it doesn't  
23 go anywhere and I guess I don't know how to  
24 answer some of that.

25 But anyway, there is a motion on

1 the table. If I hear no further discussion,  
2 the motion is to demo the property or keep it  
3 on the list. I will call for a vote on that.  
4 All in favor say "aye."

5 MEMBER HOFMEISTER: Aye.

6 MEMBER STEWART: Aye.

7 CHAIRPERSON TISEO: Any opposed?

8 Aye. Motion fails. I'll try another tact.  
9 I'll make a motion to postpone this to the next  
10 meeting in August to see if any progress has  
11 been made. Is there a second, please?

12 MEMBER STEWART: What type of  
13 progress? Are you suggesting that all permits  
14 be pulled?

15 CHAIRPERSON TISEO: All permits be  
16 pulled and there's actual --

17 MEMBER STEWART: And building  
18 official allowed to do a team inspection by --

19 MS. BLAIR: I'll have it done by  
20 August.

21 CHAIRPERSON TISEO: I would ask  
22 that at least we have all of the rough  
23 inspections completed by the next meeting.

24 MEMBER STEWART: Do you have a  
25 buyer, ma'am?

1 MS. BLAIR: No, sir.

2 CHAIRPERSON TISEO: What's your  
3 intention with the property?

4 MS. BLAIR: Rent it.

5 CHAIRPERSON TISEO: Rent it? Is it  
6 registered as a renter?

7 MR. KOLBE: It can't be until  
8 it's --

9 CHAIRPERSON TISEO: Okay.

10 MR. KOLBE: First step is rehab,  
11 then it can be registered as a rental.

12 CHAIRPERSON TISEO: Again --

13 MR. KLOPOCINSKI: Just a side note.  
14 Ms. Blair has registered -- how many did we do  
15 this week? About nine properties this week  
16 that are all scheduled for rental inspection  
17 for June 9th.

18 MEMBER STEWART: So she --

19 CHAIRPERSON TISEO: Owned by Ms.  
20 Blair?

21 MR. KLOPOCINSKI: Yes.

22 MEMBER STEWART: You still going  
23 to -- let me ask you a question. So, she --  
24 she has two here, so they have just told you  
25 that nine -- she has just registered nine

1 properties. And I need to make sure that this  
2 is clearly understood before I vacate this  
3 seat, that she has nine properties and that  
4 this property has been sitting in my community  
5 for the last six years dormant, and we're going  
6 to give her the opportunity to register -- to  
7 rehab this property?

8 CHAIRPERSON TISEO: What was the  
9 discussion on the other nine properties?

10 MR. KLOPOCINSKI: It was nine or  
11 so, but those were all just properties that  
12 either needed rental inspection or needed to be  
13 registered. I believe only one needed to be  
14 registered, the rest just needed inspection and  
15 we are scheduled and Ms. Blair is in compliance  
16 as of now with doing what she has to do with  
17 the rest of her properties in the City, except  
18 for, at the moment, these two in front of us,  
19 658 and 654, which both had a property  
20 maintenance inspection performed on Monday.

21 CHAIRPERSON TISEO: Earlier you  
22 said that you could have this done, completed  
23 by our next meeting?

24 MS. BLAIR: Yes, sir.

25 CHAIRPERSON TISEO: Okay. Again, I



1 will restate my motion that we postpone this to  
2 the next meeting so that it will be a hundred  
3 percent completed by then. If not, then it  
4 will be on the demolition list. Is there a  
5 second?

6 (Member Stewart exited the  
7 boardroom.)

8 CHAIRPERSON TISEO: I guess not.  
9 So then the motion fails. So we can't take any  
10 action on this property.

11 MR. KOLBE: Basically tabled.

12 CHAIRPERSON TISEO: Since we lost  
13 the quorum, can't take any action on this Board  
14 at all, correct?

15 MR. KOLBE: (Shook head in a  
16 negative fashion.)

17 MEMBER HOFMEISTER: Well, somebody  
18 needs to go talk to Kevin.

19 CHAIRPERSON TISEO: Would you?

20 MEMBER HOFMEISTER: Get him back in  
21 here.

22 CHAIRPERSON TISEO: Otherwise we  
23 may have to.

24 FROM THE AUDIENCE: Do we leave or  
25 what? Because, I mean --

1 CHAIRPERSON TISEO: I understand.  
2 My apologies.

3 FROM THE AUDIENCE: For something  
4 that's not --

5 FROM THE AUDIENCE: So when is the  
6 next meeting? What happens?

7 MEMBER HOFMEISTER: Kevin, you need  
8 to come back up here so we can take care of  
9 business.

10 CHAIRPERSON TISEO: Unfortunately,  
11 again, unless we have a quorum, we cannot  
12 conduct any business, and everything that has  
13 not been addressed at this meeting would have  
14 to be postponed until the August meeting.

15 FROM THE AUDIENCE: Okay.

16 CHAIRPERSON TISEO: Let's hang on a  
17 minute, please. Let's not finalize everything  
18 yet.

19 MR. MORAN: While we're waiting,  
20 Ms. Blair, we're going to be addressing the  
21 house adjacent to 654 here next. These are  
22 both fairly large structures, and I anticipate  
23 that the Board is going to have the same  
24 expectation of your performance on the other  
25 house as well.

1 MS. BLAIR: I understand.

2 MR. MORAN: That's a pretty tall  
3 order for a 90-day time period in terms of the  
4 rehab that's needed for those structures.

5 MS. BLAIR: I'll get them done.

6 MR. MORAN: Are you sure you're  
7 going to be able to --

8 MS. BLAIR: Yes, sir.

9 MR. MORAN: -- make that kind of --

10 CHAIRPERSON TISEO: And you do have  
11 an understanding of how much work needs to be  
12 completed?

13 MS. BLAIR: Yes, I do.

14 CHAIRPERSON TISEO: What kind of  
15 shape is the house inside?

16 MR. KLOPOCINSKI: Neither of us did  
17 the property maintenance inspection, but I  
18 believe the findings were, as it was for 654,  
19 it was that the building, plumbing and  
20 electrical were needed.

21 CHAIRPERSON TISEO: Were needed?

22 MR. KLOPOCINSKI: Permits needed to  
23 be pulled. Do you have that paperwork?

24 MS. BLAIR: Yep. 58 was just the  
25 building.

1 MR. KLOPOCINSKI: Yeah. And  
2 that's --

3 CHAIRPERSON TISEO: 58 is only  
4 needing building --

5 MR. KLOPOCINSKI: Yes.

6 CHAIRPERSON TISEO: -- work not any  
7 of the --

8 MR. KLOPOCINSKI: No mechanicals.

9 CHAIRPERSON TISEO: No electrical?

10 MR. KLOPOCINSKI: Not seen by the  
11 building inspector.

12 CHAIRPERSON TISEO: You have those  
13 reports here?

14 MS. BLAIR: Yes.

15 CHAIRPERSON TISEO: Thank you.

16 (Member Stewart entered the  
17 boardroom.)

18 CHAIRPERSON TISEO: Thank you.

19 MEMBER STEWART: Uh-huh.

20 CHAIRPERSON TISEO: So the building  
21 on 654, which is the one we're discussing,  
22 soffit repairs, porch rails, drywall, patching  
23 flooring, finished electrical service, wiring,  
24 plumbing, water service, piping fixtures,  
25 furnace boiler. There's a boiler in here or

1 just a furnace?

2 MR. KLOPOCINSKI: Just a furnace,  
3 sir, is needed for each, but no mechanical  
4 permits needed for that.

5 CHAIRPERSON TISEO: Is there a  
6 furnace in the house now or --

7 MS. BLAIR: Yes, sir.

8 CHAIRPERSON TISEO: There is a  
9 furnace. So it just needs to be certified?

10 MR. MORAN: Certified. Correct.

11 CHAIRPERSON TISEO: So it looks  
12 like the work is really, in the electrical,  
13 confined to the kitchen and the bathroom.  
14 Change out the GFCI, is that right, from what I  
15 see on here? Is that what I'm reading?

16 MR. KLOPOCINSKI: Yes, that's the  
17 inspector's findings.

18 CHAIRPERSON TISEO: Okay. And  
19 plumbing, water service, piping fixtures. What  
20 does that mean? Any idea what the scope of  
21 that work is?

22 MR. MORAN: Toilets and sinks need  
23 water supplies.

24 MR. KOLBE: Very likely a party  
25 walked away or there's issues with waterlines

1 in the house is what I'm indicating it to be.

2 MEMBER STEWART: What is the  
3 condition of the roof of those properties? Do  
4 you have anything -- are those the ones with  
5 the big --

6 MR. KLOPOCINSKI: Slate.

7 MEMBER STEWART: Slate roofs,  
8 right? She has a slate roof on that property?

9 MR. KLOPOCINSKI: Both, I believe.

10 MS. BLAIR: Yes.

11 MEMBER STEWART: It is. I'm --

12 CHAIRPERSON TISEO: I see some  
13 cedar on the vertical face, but I can't tell on  
14 the --

15 MEMBER STEWART: All of them over  
16 there are pretty much slate.

17 CHAIRPERSON TISEO: Doesn't look  
18 like slate. Do you know what kind of roof is  
19 on there?

20 MS. BLAIR: They're both slates.

21 CHAIRPERSON TISEO: They are slate?

22 MEMBER STEWART: Lived here all my  
23 life.

24 CHAIRPERSON TISEO: Again, we're  
25 back to having a quorum, and I'd like to

1           revisit my motion to postpone this until our  
2           next meeting and see that this work is  
3           completed. Could I have a second, please?  
4           Hearing none, I think we have to move on to the  
5           next property.

6                       MR. KLOPOCINSKI: 658 N. Perry.  
7           This property was posted 5/7 of '15. This  
8           property was found vacant. Rear door and  
9           windows boarded up. Broken basement window.  
10          Soffits are rotting off. Siding, porch steps,  
11          railing and roof deteriorated badly. Overgrown  
12          debris, unkept, broken windows. Gas meter on.  
13          Electric meter on.

14                      Property maintenance inspection  
15          occurred 5/18/2015. We are recommending that  
16          this property remain on the demolition list.

17                      MEMBER STEWART: This property  
18          you're working on?

19                      MS. BLAIR: Pardon me?

20                      MEMBER STEWART: This property, 658  
21          you're working on. As of Saturday you guys  
22          were working on this property?

23                      MS. BLAIR: Yes, sir.

24                      MEMBER STEWART: I know you were.  
25          That's my route to work. It's my route to

1 work. I know you were working on this one.

2 CHAIRPERSON TISEO: According to  
3 this, the building siding, the soffit repairs,  
4 porch repairs, drywall patching, doors,  
5 flooring, windows, finishes, smoke detectors.

6 MEMBER STEWART: Any permits  
7 pulled?

8 MR. KLOPOCINSKI: Not yet, no.

9 MEMBER STEWART: As a matter of  
10 fact, there's a couple of properties on Perry  
11 being worked on. I know this one in particular  
12 is being worked on.

13 CHAIRPERSON TISEO: According to  
14 this inspection, looks like there's a furnace  
15 that was installed, but we need a certification  
16 letter from the mechanical contractor.

17 Did you have a mechanical  
18 contractor that's certified to do this work?

19 MS. BLAIR: The furnace is  
20 existing, just needed to be certified.

21 CHAIRPERSON TISEO: Okay.

22 MR. KOLBE: How old is the furnace?

23 MS. BLAIR: I don't know.

24 CHAIRPERSON TISEO: Do you have a  
25 mechanical contractor lined up to certify



1 the --

2 MS. BLAIR: Yes.

3 CHAIRPERSON TISEO: -- furnace?

4 MS. BLAIR: I have one that I use,  
5 yes.

6 MEMBER STEWART: Are they planning  
7 on pulling any permits? They're already out  
8 there working on Saturdays.

9 CHAIRPERSON TISEO: What kind of  
10 work were you doing there on Saturday?

11 MS. BLAIR: Cleaning up.

12 MEMBER STEWART: What was the  
13 ladder for?

14 MS. BLAIR: Pardon?

15 MEMBER STEWART: Nothing. Nothing.

16 MS. BLAIR: What was the ladder  
17 for?

18 MEMBER STEWART: Nothing. Never  
19 mind.

20 CHAIRPERSON TISEO: Again, is this  
21 the first time that this property has come  
22 before the Board?

23 MR. KLOPOCINSKI: Before the Board  
24 of Appeals, yes. Twice before the Hearing  
25 Officer.

1                   MEMBER STEWART: Why did it come  
2 before the Hearing Officer twice?

3                   MR. KLOPOCINSKI: I believe the  
4 January Hearing Officer meeting, the Hearing  
5 Officer had to leave early.

6                   MEMBER STEWART: Okay.

7                   MR. KOLBE: There was no  
8 representation. He had to leave.

9                   MEMBER STEWART: There was no  
10 representation. And then the second time, was  
11 there representation from the property owner?

12                  MR. KLOPOCINSKI: No, there was  
13 not.

14                  MEMBER STEWART: Any reason why it  
15 was unrepresented twice, ma'am?

16                  MS. BLAIR: I don't have one, sir.

17                  MEMBER STEWART: You what?

18                  MS. BLAIR: I don't have a reason,  
19 sir.

20                  MEMBER STEWART: Okay.

21                  MEMBER HOFMEISTER: If you would  
22 have shown up for the Hearing Officer, you  
23 wouldn't even be here.

24                  MS. BLAIR: I apologize.

25                  CHAIRPERSON TISEO: Just tell you

1 where my thoughts are. As on the other  
2 property, this is the first time before this  
3 Board, and I think that it would be appropriate  
4 that we give another extension until the next  
5 meeting.

6 MEMBER HOFMEISTER: How long is it  
7 going to take you to get this house the way  
8 it's supposed to be to be rented?

9 MS. BLAIR: I will have it done  
10 before the permits expire, ma'am.

11 CHAIRPERSON TISEO: Is there less  
12 work in this house than the other one?

13 MS. BLAIR: I don't believe so. I  
14 think other than -- well this one does not need  
15 electrical or plumbing, so --

16 CHAIRPERSON TISEO: Right. That's  
17 why I asked.

18 MS. BLAIR: Paint, carpet.

19 CHAIRPERSON TISEO: More cosmetics?

20 MS. BLAIR: Correct.

21 CHAIRPERSON TISEO: I'll make a  
22 motion that this be postponed until our August  
23 meeting. Is there a second, please? All  
24 right. Hearing no second, we can't move  
25 forward on that. Is there another motion,

1 please? Again, since there's no motion, or a  
2 second, this will have to be postponed until  
3 our next meeting. We can't take action.

4 MR. KOLBE: Yes.

5 CHAIRPERSON TISEO: Okay. All  
6 right. Thank you.

7 MS. BLAIR: Thank you.

8 CHAIRPERSON TISEO: Next one is 47,  
9 is it N. Edith?

10 MR. KLOPOCINSKI: Yes. 47 N.  
11 Edith. This property was posted 5/6 of 2015.  
12 It was found vacant, boarded, boarded by  
13 others, one broken window boarded from the  
14 inside. Porch doors and roof dilapidated,  
15 overgrown debris, unkept, broken windows. Gas  
16 meter was locked out. Electric meter was gone.  
17 The porch is in major disrepair.

18 At this time, the Building  
19 Department is recommending it remain on the  
20 demolition list, but we do have a young lady,  
21 the neighbor to the home, that would like to  
22 speak about this.

23 MS. GONZALEZ: My name is  
24 Elizabeth.

25 CHAIRPERSON TISEO: I'm sorry, your

1 name is?

2 MS. GONZALEZ: Elizabeth Gonzalez.

3 CHAIRPERSON TISEO: Yes.

4 MS. GONZALEZ: I came for the first  
5 meeting that they had for this home because we  
6 were in the process to purchase the home. And  
7 just today the people, the company that owns  
8 the home, just told us that they approved of  
9 our offer. And we're just in the process of  
10 doing paperwork.

11 CHAIRPERSON TISEO: So you're in  
12 the process of purchasing the property?

13 MS. GONZALEZ: Yes, sir.

14 CHAIRPERSON TISEO: What is your  
15 intention to do with the property?

16 MS. GONZALEZ: Fix it up and rent  
17 it out.

18 CHAIRPERSON TISEO: So this is  
19 going to be a rental?

20 MS. GONZALEZ: Yes, sir.

21 CHAIRPERSON TISEO: And you've  
22 walked in the house and you've --

23 MS. GONZALEZ: Yes, I've seen  
24 inside the house. Because the real estate  
25 person that was showing us the house, showed it

1 to us.

2 CHAIRPERSON TISEO: And so there's  
3 not been a property maintenance inspection?

4 MS. GONZALEZ: No.

5 MR. KLOPOCINSKI: No, they have not  
6 gained --

7 CHAIRPERSON TISEO: I understand,  
8 but even the previous owners have not had one?

9 MR. KLOPOCINSKI: No.

10 CHAIRPERSON TISEO: Did you walk  
11 inside the house?

12 MS. GONZALEZ: Yes.

13 CHAIRPERSON TISEO: What kind of  
14 condition is it in?

15 MS. GONZALEZ: It needs new  
16 plumbing, new furnace, new water heater, new  
17 painting. It's going to need like a new  
18 bathroom.

19 MR. MORAN: New front porch.

20 MS. GONZALEZ: Yeah, and a front  
21 porch. And then of course it needs like three  
22 windows need to be repaired.

23 CHAIRPERSON TISEO: Has been no  
24 fire damage?

25 MS. GONZALEZ: No. No.

1 CHAIRPERSON TISEO: It's just been  
2 abandoned, is that it?

3 MS. GONZALEZ: Yep. I remember  
4 last year they put it up for rent, and somebody  
5 broke in twice. And I called the company, you  
6 know, because they put "for rent" sign, and I  
7 called them and I told them that somebody broke  
8 in.

9 MEMBER STEWART: Are you able to  
10 contact the bank or the holder to get some type  
11 of documentation?

12 MS. GONZALEZ: Well, I have in an  
13 e-mail that we're in the process of buying it.

14 MEMBER STEWART: I'm talking about  
15 can you have something tangible that you can  
16 take into the City to show that you know  
17 that --

18 MS. GONZALEZ: Yeah, I can -- I  
19 don't know, guys let it go to next meeting, I  
20 can have the paperwork, hopefully the house  
21 will be ours already, so --

22 MEMBER STEWART: Within seven days  
23 you can have them fax something to you?

24 MS. GONZALEZ: Yeah, I can. Yeah.

25 CHAIRPERSON TISEO: When do you

1 think you'll close on the house? You said they  
2 just accepted your offer?

3 MS. GONZALEZ: Yeah. Because we've  
4 been trying to get the house since April 20th,  
5 28th, and that's when I met Kevin when he put  
6 the demolition sign on the house. And I spoke  
7 to him and I came to the first meeting, and  
8 this is the second meeting, because we were  
9 waiting, because I guess the broker -- the  
10 company that owns the house, the broker, his  
11 mother died and until now, until today.

12 CHAIRPERSON TISEO: So you think  
13 you'll be closed in 30 days?

14 MS. GONZALEZ: Yes. Hopefully yes.

15 MEMBER STEWART: I would like to  
16 see this remain on the demolition list with the  
17 caveat that if she brings something in to the  
18 Building Department letting them know that  
19 she's moving forward with the -- so that this  
20 is not coming back before us. If she is real  
21 about saying that --

22 MS. GONZALEZ: I am.

23 MEMBER STEWART: -- them accepting  
24 her offer, there shouldn't be a problem with  
25 you getting some type of documentation in seven



1 days.

2 MS. GONZALEZ: Yeah.

3 MEMBER STEWART: Thanks to you.

4 MR. KOLBE: What if you would say  
5 let's postpone it. If she has her paperwork in  
6 to us -- want to give her until the 29th of  
7 May, if it's not here, a signed purchase  
8 agreement by then, then it will be ordered  
9 down?

10 MEMBER STEWART: That's even  
11 better.

12 MR. KOLBE: In other words, if she  
13 brings her paperwork in, then it will be  
14 postponed to the August meeting. If you don't  
15 have your paperwork in and everything taken  
16 care of, then it will be ordered down.

17 CHAIRPERSON TISEO: Can we get a  
18 definition on this paperwork? You mean a  
19 signed --

20 MR. KOLBE: Signed purchase  
21 agreement.

22 MS. GONZALEZ: The thing I told you  
23 I had on e-mail, right?

24 MR. KLOPOCINSKI: Is that -- what  
25 paperwork do you have?

1 MS. GONZALEZ: The paperwork saying  
2 that --

3 MR. KOLBE: That they're accepting  
4 your offer.

5 MS. GONZALEZ: Yeah.

6 MR. KOLBE: That they're accepting  
7 your offer.

8 MS. GONZALEZ: All we needed was  
9 their -- his signature -- or its signature.  
10 And I don't know what happened where they took  
11 until today to -- to --

12 MR. KLOPOCINSKI: I just spoke to  
13 the lady yesterday, and at that time there was  
14 no progress. And then today she came to me  
15 happy that this had all happened today.

16 MS. GONZALEZ: Yeah.

17 MEMBER STEWART: So what, are we  
18 saying by the next meeting?

19 MR. KOLBE: It would just be  
20 postponed to August, if she brings a copy of  
21 that signed purchase agreement to our office by  
22 the end of May. If we don't get it in the  
23 office by end of May, then it will be placed on  
24 the demolition list.

25 MEMBER STEWART: Do you understand

1           that, ma'am?

2                       MS. GONZALEZ:  Yeah.

3                       MR. KOLBE:  It sounds like a matter  
4 of just simply printing it out and bringing it  
5 in --

6                       MS. GONZALEZ:  Yeah.

7                       MR. KOLBE:  So it should not be a  
8 major hurdle.

9                       MEMBER STEWART:  Do you understand?

10                      MS. GONZALEZ:  Yes.  Yes, sir.

11                      CHAIRPERSON TISEO:  And this is by  
12 what date?

13                      MR. KOLBE:  May 29th.

14                      MEMBER STEWART:  The next meeting?

15                      MR. KOLBE:  No, no, she's going to  
16 bring the signed purchase in by May 29th.  If  
17 she does that, then it will postpone until  
18 August.

19                      MEMBER STEWART:  Okay.  Okay.  Do  
20 you understand that, ma'am?

21                      MS. GONZALEZ:  Yes, sir, I do.

22                      CHAIRPERSON TISEO:  Is there a  
23 second, please?

24                      MEMBER STEWART:  I'll second that.

25                      CHAIRPERSON TISEO:  I thought you

1 made the motion.

2 MEMBER STEWART: Oh, I made the  
3 motion.

4 MEMBER HOFMEISTER: I'll second.

5 MEMBER STEWART: Good luck to you,  
6 ma'am.

7 MS. GONZALEZ: Thank you.

8 CHAIRPERSON TISEO: Any more  
9 discussion?

10 MS. GONZALEZ: Nope, that's it.

11 CHAIRPERSON TISEO: All in favor  
12 say "aye."

13 (All ayes.)

14 CHAIRPERSON TISEO: Any opposed?  
15 Hearing none, motion passes.

16 680 Stanley.

17 MR. KLOPOCINSKI: 680 Stanley.

18 This property was posted 5/7 of '15. This  
19 property is at the moment vacant, boarded  
20 windows, boarded windows on the rear, siding  
21 not completed, exposed trim. Cleanup has  
22 begun. Gas and electric are on. Property  
23 maintenance occurred in November of 2012, has  
24 passed rough inspections on all permits, passed  
25 drywall inspection. We are recommending

1           postponement if commitment to complete soon.

2                       MR. BAIR:   Richard Bair, 680  
3           Stanley, owner.

4                       MEMBER STEWART:   If I may ask a  
5           question.  How many times have we been looking  
6           at this gentleman for what, over a year, two  
7           years, three years?

8                       MR. KLOPOCINSKI:   It was at the  
9           Hearing Officer in September of 2012, and then  
10          before the Board of Appeals the first time  
11          November of 2012, and then nine meetings after  
12          that, and then today.  So 11 times at the Board  
13          of Appeals.

14                      MEMBER STEWART:   What are we  
15          waiting on here?  When are we planning on  
16          finishing it up?

17                      MR. BAIR:   I'll have my final  
18          plumbing done in a week.  Plans are to have my  
19          mechanical in three, insulation in five and my  
20          building in seven.

21                      MEMBER STEWART:   Okay.

22                      CHAIRPERSON TISEO:   You're that far  
23          along?  You have the funds to do it?  I mean,  
24          are you in the construction business or --

25                      MR. BAIR:   Yes, sir.  I just got my

1 electrical final passed yesterday, so --

2 CHAIRPERSON TISEO: So electrical  
3 passed. Do you have rough on all permits?

4 MR. KLOPOCINSKI: Yes.

5 CHAIRPERSON TISEO: Was it rough  
6 electrical? Not the finish.

7 MR. BAIR: No, final.

8 CHAIRPERSON TISEO: Oh, final  
9 electrical was passed?

10 MR. BAIR: Yesterday, yes. I got  
11 the green sticker. I had it for Thursday. All  
12 I needed was a T-bar for my cable and phone, to  
13 bury the ground rods and to have a CO2  
14 detector, which I completed and he inspected it  
15 yesterday and passed it.

16 CHAIRPERSON TISEO: But what about  
17 your final on mechanical and plumbing?

18 MR. BAIR: Plumbing next week,  
19 mechanical in three. I get paid biweekly,  
20 that's why I'm every two weeks after that.  
21 Insulation in five and then building seven from  
22 now.

23 MEMBER STEWART: Excuse me, sir. I  
24 see you in the photo. Do you have any  
25 comments?

1 MR. MORAN: Well, you know, I  
2 haven't put up with the 11 Appeals Board  
3 meetings, but it does appear that it's a viable  
4 structure that's moving along, so --

5 MR. BAIR: Slowly, but surely. The  
6 siding, I'm just trying to take care of the  
7 permits so there's steps that are being shown.  
8 The electrical is the only thing that got done  
9 because I paid two grand to have someone do my  
10 mud and tape the drywall, so that's finished.

11 CHAIRPERSON TISEO: That's why your  
12 drywall inspection was passed?

13 MR. BAIR: Yeah. So most of my  
14 money went to finishing my drywall so I could  
15 paint and then I could continue on these other  
16 ones. And then once the -- my final  
17 inspections are done, I'll finish my siding.

18 CHAIRPERSON TISEO: Is your  
19 intention to live in the house or rent it?

20 MR. BAIR: Live in it.

21 CHAIRPERSON TISEO: Okay. Is there  
22 a motion?

23 MEMBER STEWART: I make a motion  
24 that we table 680 Stanley until the August 19th  
25 meeting.

1 MEMBER HOFMEISTER: I'll second.

2 CHAIRPERSON TISEO: Any further  
3 discussion? Hearing none, all in favor of the  
4 motion say "aye."

5 (All ayes.)

6 CHAIRMAN TISEO: Any opposition?  
7 None, therefore motion passes. Thank you, sir.

8 MR. BAIR: Thank you.

9 CHAIRPERSON TISEO: Next one is 111  
10 Mary Day.

11 MR. KLOPOCINSKI: 111 Mary Day.  
12 This property was posted 5/6 of '15. Was found  
13 vacant, boarded, rotted, boarded by the owner.  
14 Siding missing from the rear of the home,  
15 overgrown, debris, unkept. Gas meter locked  
16 out. Electric meter had been removed. There  
17 had been no change since our last inspection.  
18 We are recommending that this property remain  
19 on the demolition list.

20 MS. TILLMAN: Hi, my name is Joyce  
21 Tillman, and I'm the owner. And my husband, we  
22 purchased that property probably about a year  
23 or so ago. And he was going to do the work on  
24 it. He has been going over there mowing the  
25 lawn and that, but he got sick and couldn't



1 finish the work. But, now my daughter wants to  
2 move in it, and she's applied for Habitat, so  
3 we want to -- we want to postpone it. We do  
4 want to keep it and want to start work on it.

5 CHAIRPERSON TISEO: But there's  
6 been no property maintenance inspection?

7 MR. KLOPOCINSKI: No.

8 MS. TILLMAN: No. We can start on  
9 that. We can -- that's what we need to do, we  
10 can do that.

11 CHAIRPERSON TISEO: But there's  
12 been discussions with the owner since January  
13 of this year?

14 MR. KOLBE: Again, there was no  
15 representation and the Hearing Officer had to  
16 leave before that meeting.

17 MS. TILLMAN: Because I called and  
18 talked to somebody, they told me.

19 MR. KOLBE: So it went to them  
20 before the April meeting, there was no  
21 representation and then it came here.

22 (At 6:38 p.m., Chris Onwuzurike  
23 entered the boardroom.)

24 CHAIRPERSON TISEO: And you've  
25 owned the property for about a year?

1 MS. TILLMAN: Yeah.

2 CHAIRPERSON TISEO: And no  
3 progress?

4 MS. TILLMAN: Not yet. Like I  
5 said, my husband got sick and he couldn't do  
6 anything. But now we do want to -- if we can  
7 get the time, have the time, we would like to  
8 try and fix it up.

9 CHAIRPERSON TISEO: Do you know how  
10 much work needs to be done inside? I mean, I  
11 don't see any inside pictures here.

12 MS. TILLMAN: Yeah, it's a lot of  
13 work. He went inside and looked, and it's a  
14 mess. The first floor. He says it's like  
15 carpeting, drywall and that sort of thing.  
16 There's no water or anything, none of that  
17 so --

18 MEMBER STEWART: Ma'am, if I may  
19 ask a question. Is this one of Andy Meisner  
20 homes, one of the homes you got at the County  
21 auction?

22 MS. TILLMAN: At the auction, yes.

23 MEMBER STEWART: Good old Andy.

24 MS. TILLMAN: At least to the next  
25 hearing, you know, we can get something.

1 CHAIRPERSON TISEO: So you think if  
2 we postpone this to the next hearing, we can  
3 see some progress?

4 MS. TILLMAN: Yes.

5 CHAIRPERSON TISEO: Not just  
6 paperwork?

7 MR. KOLBE: Can you get a property  
8 maintenance inspection in the next ten days?

9 MS. TILLMAN: Next ten days? We  
10 can try to do that, yeah.

11 CHAIRPERSON TISEO: What is it,  
12 \$200?

13 MS. TILLMAN: \$200? Okay, yeah, we  
14 can do that.

15 MR. KOLBE: Typically at the  
16 Hearing Officer, you need a property  
17 maintenance inspection within 10 days and all  
18 your permits pulled within 30 of that.

19 MS. TILLMAN: Okay. We can do  
20 that.

21 MR. KOLBE: Can you do that?

22 MS. TILLMAN: Yes.

23 CHAIRPERSON TISEO: I guess is  
24 there a motion, please?

25 MEMBER HOFMEISTER: I will make a

1 motion that we postpone this house until the  
2 August 19th meeting.

3 CHAIRPERSON TISEO: Is there a  
4 second, please? I'll second. Can we have some  
5 discussion if needed? Hearing none, the motion  
6 is to postpone until the next meeting. All in  
7 favor say "aye."

8 (All ayes.)

9 CHAIRPERSON TISEO: Any opposition?  
10 Hearing none, motion passes.

11 MS. TILLMAN: Thank you. I  
12 appreciate it.

13 CHAIRPERSON TISEO: Good luck. We  
14 don't want to see you here again, no offense.

15 MS. TILLMAN: Bye now.

16 CHAIRPERSON TISEO: Before we get  
17 started, Chris, this will be one of our newest  
18 members of the Board. Chris, I don't want to  
19 mess up your last name. Would you pronounce  
20 it, please.

21 MR. ONWUZURIKE: Onwuzurike.

22 CHAIRPERSON TISEO: Yes. Chris  
23 will be joining us, for now he's been approved,  
24 but I wanted to welcome him here to the Board,  
25 and ask that you not so much -- we can't allow

1 you to vote this time, but we will at the next  
2 meeting. So welcome aboard. At least it will  
3 give you an opportunity to see how we operate.  
4 Thank you.

5 Okay. Next on the agenda is 122  
6 Murphy.

7 MR. KLOPOCINSKI: 122 Murphy. This  
8 property was posted 5/6 of '15. Was found  
9 vacant and abandoned. Boarded by others.  
10 Garage was open to trespass. Siding being  
11 stripped. Rotted soffits and fascia. Was  
12 overgrown, debris. Still is unkept. Gas meter  
13 was gone. Electric meter was gone. There is a  
14 new electric meter that is off. New service  
15 was done with no permit.

16 The electric -- property  
17 maintenance inspection occurred 7/23 of '14.  
18 Building permit expired January 24th of 2015.  
19 It is now voided due to the sale of this  
20 property. There is a new owner. We are  
21 recommending that this property remain on the  
22 demolition list due to lack of permits and  
23 progress.

24 MR. HARVEY: Hi. I'm Corey Harvey.  
25 I'm the new owner of the property. And I just

1 want to pull the permits and get the work done  
2 within the next 60 days.

3 CHAIRPERSON TISEO: How long have  
4 you owned the property?

5 MR. HARVEY: About three or  
6 four weeks, something like that.

7 CHAIRPERSON TISEO: You've  
8 obviously seen the property on the inside.  
9 Have you seen the property -- I'm sorry, on the  
10 outside. Have you seen the property on the  
11 inside?

12 MR. HARVEY: Yes, sir.

13 CHAIRPERSON TISEO: And you're  
14 aware of what work needs to be done?

15 MR. HARVEY: Yes, sir. I need to  
16 pull the permits as soon as next week.

17 CHAIRPERSON TISEO: Have you seen  
18 copies of the previous property maintenance  
19 inspection?

20 MR. HARVEY: No, I haven't yet,  
21 sir.

22 CHAIRPERSON TISEO: So you  
23 purchased it without looking at it?

24 MR. HARVEY: I was told I had to  
25 come down and attend this meeting, and then

1           they would make the decision and probably could  
2           pull the permits.

3                       CHAIRPERSON TISEO:   But, I mean, so  
4           you did not see a copy of the 2014 property  
5           maintenance inspection that was done in July?

6                       MR. HARVEY:   Right, sir.

7                       CHAIRPERSON TISEO:   Ouch.   Do we  
8           know how much work needs to be done?   Is that a  
9           pretty extensive list?   I know you're new to  
10          the process, but I would hope that you would  
11          have been able to see the property maintenance  
12          inspection record.

13                      Yes, sir?

14                      MR. SMITH:   Yeah, I'm representing  
15          my son.   Me and him was working on the  
16          property.

17                      CHAIRPERSON TISEO:   And your name  
18          is?

19                      MR. SMITH:   Kevin Smith.

20                      CHAIRPERSON TISEO:   Thank you.

21                      MR. SMITH:   Yeah, I made Mr. McGee  
22          (ph) aware of work that needed to be done.  
23          He's taking full responsibility of the  
24          property.   I'm moving.   My son is moving.   So  
25          I'm moving to Texas, so I'm just waiting on my

1 property. There's another one on the list too  
2 also. So he's aware of the work that needs to  
3 be done and dealing with the City. And last  
4 time I came here, they asked me to move all of  
5 the debris that was around it. I did that.  
6 The grass has grown since then, but I know he's  
7 very capable of moving forward with this  
8 property.

9 MEMBER HOFMEISTER: Have you let  
10 him know he's going to have to have the water  
11 and gas lines reinstalled?

12 MR. SMITH: Yeah. Well, the  
13 water -- the waterline is in there, I found out  
14 that. The gas meter has to be put back.

15 CHAIRPERSON TISEO: Is there still  
16 a water meter?

17 MR. SMITH: No. The water meter  
18 ain't on there, no. Because ain't nothing been  
19 done as far as the water issue, as far as the  
20 water. Consumer, I talked to them about a  
21 month ago, and I went down and personally  
22 talked to Mr. Meisner about that when I bought  
23 the house. And so, they're paying for Consumer  
24 to come back out there and reinstate the gas  
25 meter line.



1                   MEMBER HOFMEISTER: You were  
2 supposed to remove some debris in the back of  
3 the house.

4                   MR. SMITH: I did that.

5                   MEMBER HOFMEISTER: That's removed?

6                   MR. SMITH: Yep.

7                   MEMBER HOFMEISTER: And no work has  
8 been done on the house in how long? July of  
9 last year?

10                  MR. SMITH: No. Since my -- yeah,  
11 since my permits expired this year. When they  
12 expired, we stopped working on the house.

13                  CHAIRPERSON TISEO: Expired in  
14 January of this year.

15                  MEMBER HOFMEISTER: But the  
16 neighbors haven't seen anybody there doing work  
17 since July.

18                  MR. SMITH: Well, we did work in  
19 there.

20                  MEMBER HOFMEISTER: And now it's  
21 three houses that need to be torn down across  
22 from the neighbors, including that one.

23                  CHAIRPERSON TISEO: But Mr. Harvey  
24 is now the new owner?

25                  MR. HARVEY: Right.

1 CHAIRPERSON TISEO: You have the  
2 funds and commitment to see this property  
3 through?

4 MR. HARVEY: Yes, I do. Yes, I do.

5 CHAIRPERSON TISEO: I'll make a  
6 motion that this property be postponed until  
7 our next August meeting. Can I have a second,  
8 please?

9 MEMBER HOFMEISTER: You know, I  
10 don't know about Kevin, but I for one can say  
11 I'm sick and tired of these houses that come  
12 back and come back and come back, nothing is  
13 done. And at the last minute, they sell them  
14 and the process starts all over.

15 That doesn't do anything for the  
16 neighbors that live over there and have had to  
17 look at this mess. They have been beat to  
18 death over there in that neighborhood.

19 MR. HARVEY: I'm new in the  
20 neighborhood. I'm from the east side of  
21 Pontiac. I've been here 50 years of my life.

22 MEMBER STEWART: Any documentation  
23 that you own the property now, sir?

24 MR. HARVEY: Say that again.

25 MR. STEWART: Any documentation on

1 your person that shows -- has there been an  
2 exchange of money?

3 CHAIRPERSON TISEO: Did you close?

4 MR. KOLBE: The deed is recorded.

5 CHAIRPERSON TISEO: Oh, it is  
6 recorded?

7 MR. KOLBE: The name at the top of  
8 it -- at the bottom it says "New owner" under  
9 the -- you know, change of ownership.

10 MEMBER STEWART: Did he disclose to  
11 you -- did he disclose to you that he was at  
12 the previous meeting and that we told him that  
13 if -- whether or not there was any progress on  
14 this property, that we would be moving forward  
15 to demolish it, have it remain on the  
16 demolition list? Did he disclose that to you?

17 MR. HARVEY: No, I didn't get that  
18 information.

19 MR. STEWART: I'm sorry?

20 MR. HARVEY: No, I didn't get that  
21 information.

22 MEMBER STEWART: He didn't disclose  
23 that to you?

24 MEMBER HOFMEISTER: That was the  
25 agreement.

1                   MEMBER STEWART: That was the  
2 verbal agreement that we had on record that we  
3 would be moving forward to demolish this  
4 property if there was any lack in progress.

5                   MR. HARVEY: Well, I'm saying today  
6 that I'll pull the permits and get the work  
7 done and I'm not going to take a day off, you  
8 know, probably take me about 60 days to get it  
9 done, get everything completed.

10                  MR. SMITH: There has been progress  
11 made in that house. That house has not been  
12 sitting there. Just because people don't see  
13 us go in and out -- number one, it's been  
14 wintertime and before when I came to the Board  
15 we discussed that the lights were moved from  
16 there, there's no way we can move from there --

17                  MEMBER STEWART: There hasn't been  
18 any progress on that property because there's  
19 been no permits.

20                  MR. HARVEY: I get the permits --

21                  MEMBER STEWART: There have been no  
22 permits from the last meeting that can justify  
23 any progress being made. So we -- I'm not  
24 going to go back and forth with you about that.

25                  MR. KOLBE: Is your intention to

1 live in the house?

2 MR. HARVEY: No. Rent it.

3 MR. KOLBE: Rent it.

4 MR. HARVEY: And I'm aware it has  
5 to be inspected and registered and all that.

6 MR. KOLBE: The contractor has got  
7 to pull the permits, building.

8 MR. HARVEY: Building. Yeah.  
9 Right.

10 MR. KOLBE: Have you had  
11 contractors look at the project?

12 MR. HARVEY: No. But I'm in touch.  
13 I work construction myself.

14 MR. KOLBE: You could put a time  
15 restriction, you know, like the last one,  
16 permits are pulled by a certain date or --

17 CHAIRPERSON TISEO: When do you  
18 think you could pull the permits?

19 MR. HARVEY: In a week or two. I'm  
20 ready to get over there.

21 CHAIRPERSON TISEO: You have the  
22 funds to do it?

23 MR. HARVEY: Yes.

24 MEMBER STEWART: What's your last  
25 name, sir?

1 MR. HARVEY: Harvey.

2 MR. STEWART: Harvey.

3 CHAIRPERSON TISEO: Do you live in  
4 Pontiac?

5 MR. HARVEY: Yes.

6 MEMBER STEWART: What's your last  
7 name, sir?

8 MR. HARVEY: Mine?

9 MR. STEWART: No, my man here.

10 MR. SMITH: Yeah, I recorded my  
11 last name, Smith.

12 CHAIRPERSON TISEO: Kevin Smith.  
13 How far along do you think you might be by the  
14 August meeting?

15 MR. HARVEY: I should be finished.

16 CHAIRPERSON TISEO: I'd like to  
17 revise my motion since there wasn't even a  
18 second in that I would ask that this be  
19 postponed to the August meeting pending that  
20 the work will be completed by then. If not, it  
21 will be on the demolition list.

22 MEMBER STEWART: Now we're asking  
23 him to do the impossible.

24 CHAIRPERSON TISEO: Why do you say  
25 that?

1 MR. STEWART: Because if you're  
2 going to give this gentleman time to work on  
3 the house, there's no way possible that he's  
4 going to be able to pull permits, to get the  
5 work done on that property, okay? I have --

6 MR. SMITH: Have you ever been in  
7 that property?

8 MEMBER STEWART: I'm talking right  
9 now. You're not talking. I'm talking.

10 MR. SMITH: I understand that.

11 MEMBER STEWART: Okay. But you're  
12 interrupting me.

13 MR. SMITH: I apologize.

14 MEMBER STEWART: Okay. Not a  
15 problem. There is no way that we're going to  
16 be able to have him do the work on that  
17 property by the next meeting. Okay? I am of  
18 the consensus that you are on with being fed up  
19 with people coming in here changing names and  
20 changing ownership of the properties, but I'm  
21 not going to sit and vote and set him up for  
22 failure because there's no way he's going to be  
23 able to have all that work done on that  
24 property by August.

25 And second of all, the waterline

1 has been removed through the State of Michigan  
2 on this property, because it was once on the  
3 demolition list through the Hardest Hit Funds,  
4 so they have another issue that dealing with  
5 the State, with getting the waterline put back  
6 in from the street. Okay?

7 CHAIRPERSON TISEO: It's been  
8 removed. Are you aware of that?

9 MR. HARVEY: I'm aware of that and  
10 I already talked to the contractor and the City  
11 about getting that replaced.

12 MEMBER STEWART: The previous owner  
13 is saying that waterline has been removed. So,  
14 you know, we would be setting him up for  
15 failure if we're going to go ahead and buy into  
16 the fact that he's the new owner, and he has  
17 exchanged money for this property and he's  
18 going to have it done by August. It's not  
19 going to happen.

20 MR. HARVEY: Why do you say that I  
21 couldn't have that done by August?

22 MEMBER STEWART: There's a whole  
23 bunch of work over there. So you're saying --  
24 and I -- I'll move with it. You're saying that  
25 you're going to have all that work done and



1 this house completed by August? If that's what  
2 you're saying, I will go ahead and go with what  
3 you're saying and we'll move forward with it  
4 and you'll be done.

5 MR. HARVEY: I'm saying even  
6 getting the water supply line, that's just  
7 making a phone call within 7 to 10 days --

8 MEMBER STEWART: No, it's not.

9 MR. HARVEY: That's getting the  
10 permit.

11 MEMBER STEWART: I'm not going to  
12 go back and forth with you. You want us to go  
13 ahead and vote and say you have it done by  
14 August and we be through with it?

15 MR. HARVEY: I do.

16 MEMBER STEWART: Okay. Then let's  
17 go with it.

18 CHAIRPERSON TISEO: Is that a  
19 second?

20 MEMBER STEWART: And we're going to  
21 put a caveat on it that if this property is not  
22 completed and there's not a certificate of  
23 occupancy rendered for this property by August  
24 the 19th, that it will not come -- be back  
25 before us and it will be slated for demolition.

1 CHAIRPERSON TISEO: I'll accept  
2 that rescinded motion.

3 MEMBER HOFMEISTER: And I will  
4 second.

5 CHAIRPERSON TISEO: Second. Is  
6 there any further discussion?

7 I had one. What is on the list of  
8 the July 2014 property maintenance inspection,  
9 is it significant?

10 MR. KOLBE: You mean what's on the  
11 list?

12 CHAIRPERSON TISEO: What came about  
13 at the property maintenance inspection?

14 MR. KOLBE: I don't have a --

15 CHAIRPERSON TISEO: It's not in  
16 there?

17 MR. KOLBE: No.

18 MR. SMITH: I can tell you, sir,  
19 what's on there. The only thing when I pulled  
20 the permit and I had the team inspection done,  
21 we had to put two GFIs, one in the kitchen, one  
22 in the bathroom. The electrical was already  
23 there. The plumbing has to be -- they had put  
24 pets in there when I bought the house. So the  
25 inspector wanted us to -- getting a new sink

1 and toilet and tub. So he --

2 CHAIRPERSON TISEO: Piping is okay?

3 MR. SMITH: Yeah. It was pack  
4 (sic) fitting in the house, so they couldn't  
5 steal nothing. Who going to steal plastic?

6 CHAIRPERSON TISEO: What about the  
7 actual -- the waterline was removed from the  
8 right-of-way. That has to be reinstalled.

9 MR. SMITH: Right. That's what he  
10 was saying. And I don't believe the team  
11 inspector guy that came out knew that, nor did  
12 I know it. And so what I'm saying is when he  
13 came and did the -- the team inspection, the --  
14 all the electrical was there. The DTE put that  
15 meter box on there. I didn't put it on there.  
16 I don't know nothing about no electrical. As  
17 far as the plumbing, all the plumbing was there  
18 besides the hot water tank, then when he did  
19 the inspection, we paid \$200 and we paid for  
20 the plumbing permit for all the plumbing for  
21 the toilets and the hot water tank be done, and  
22 then the furnace. That's what need to be done.  
23 As far as -- excuse me. As far as  
24 the walls and all that, it's one wall missing  
25 in there and the inspector told me that was in

1 the ceiling one bedroom to put installation  
2 (sic) in that ceiling. And he'll know that  
3 when you all come back and he pay for the team  
4 inspection again, is one wall missing. That's  
5 it out of the whole house. May look something  
6 like crazy on the outside, but it's not tore up  
7 in the inside.

8 MEMBER STEWART: I'm going to call  
9 for the vote. We've already established that  
10 if this property does not have a CFO by the  
11 August 19th meeting, that it is not to come  
12 back before us, that it is to be completed and  
13 we need to vote and move forward so we can call  
14 the next case.

15 CHAIRPERSON TISEO: We have a  
16 second. Any further discussion? All in favor  
17 say "aye."

18 (All ayes.)

19 CHAIRMAN TISEO: Any opposed?  
20 Hearing none, motion passes.

21 MR. HARVEY: Thank you.

22 CHAIRPERSON TISEO: Next property  
23 is 311 -- is it Tilden Avenue?

24 MR. KLOPOCINSKI: S. Tilden Avenue.  
25 311 S. Tilden Avenue. This property was first

1 posted 5/6 of 2015. It was found vacant,  
2 unkept, open to trespass. And the rear door  
3 has since been secured by the neighbor.  
4 Interior was full of debris, has been cleaned.  
5 House roof and gutters dilapidated, overgrown,  
6 debris, unkept. That's all since been  
7 corrected. Gas meter is gone. Electric meter  
8 is off.

9 Property maintenance inspection  
10 occurred August 20th of 2014. We're  
11 recommending that this property is postponed if  
12 purchase agreement has been signed.

13 MR. SKIBA: My name is Robert  
14 Skiba. I'm the next door neighbor. I just got  
15 word from the owner that we are agreeing on a  
16 price. I just need to get a -- excuse me,  
17 property appraisal done for them. And as soon  
18 as that's done, which I'm hoping can get done  
19 in the next probably two weeks, just need to  
20 schedule it so we can get something signed and  
21 move forward. And as soon as that happens, you  
22 know, everything else can be taken care of  
23 pretty quickly.

24 CHAIRPERSON TISEO: So you're  
25 purchasing the property?

1 MR. SKIBA: Yes.

2 CHAIRPERSON TISEO: The offer has  
3 been accepted?

4 MR. SKIBA: Yeah. Yeah. Just, you  
5 know, with the appraisal -- once they get the  
6 -- excuse me, home appraised, and you know --

7 MR. MORAN: Do you have a signed  
8 purchased agreement though?

9 MR. SKIBA: I do not yet. I just  
10 got word back from them this past Monday. They  
11 live in California and everything has to be  
12 sent through the e-mail. They don't e-mail.  
13 They don't, you know, any of that. So, it's  
14 taking a little bit of time but --

15 MR. MORAN: With all of today's  
16 technology, everything is still having to go by  
17 snail mail?

18 MR. SKIBA: You would think, but  
19 the actual owner is not all that coherent, I  
20 guess you want to say and her boyfriend lives  
21 up in the mountains in San Francisco, so he  
22 basically comes down to get his messages and  
23 his mail and that type of thing, so -- I know  
24 it sounds like quite a story, but trust me,  
25 I've been dealing with --

1 MR. KOLBE: This property was  
2 extremely overgrown, open to trespass, et  
3 cetera. The gentleman here who is a neighbor  
4 has been the one who has cleaned it up, fixed  
5 up to what it is now, and he had been trying to  
6 get a purchase agreement from them. And again,  
7 it's been a case of an older owner who doesn't  
8 do that foofangle technology of e-mails. So  
9 snail mail is his -- you know --

10 MR. KLOPOCINSKI: And at the  
11 previous Hearing Officer meeting, it was stated  
12 by the hearing officer that moving it out on  
13 this Board of Appeals would maybe light some  
14 type of fire under the seller to finally sell  
15 it to this neighbor who's been trying to gain  
16 this home.

17 CHAIRPERSON TISEO: Ownership.

18 MR. KLOPOCINSKI: Yeah, ownership  
19 of this for a long time.

20 CHAIRPERSON TISEO: I notice -- a  
21 couple of questions. Is your intention to live  
22 in the house or rent it?

23 MR. SKIBA: No. I own the property  
24 next door. I live next door. I will either  
25 rent it or just flip it just to keep the

1 neighborhood intact.

2 CHAIRPERSON TISEO: I notice  
3 there's two meters on the house. Why is that?

4 MR. KOLBE: We figured that one of  
5 them may have been either for a -- the air  
6 conditioning unit -- they put another service  
7 on it which would cause a separate meter at a  
8 lower rate. So that would be the need for the  
9 separate meter, is what -- it's not a duplex or  
10 anything like that.

11 CHAIRPERSON TISEO: So you've seen  
12 the inside of the house?

13 MR. SKIBA: Yes.

14 CHAIRPERSON TISEO: You have the  
15 funds?

16 MR. SKIBA: Oh yeah. Oh,  
17 absolutely.

18 CHAIRPERSON TISEO: What's your  
19 schedule?

20 MR. SKIBA: It's basically  
21 cosmetic. I mean, you know, maybe GFIs in the  
22 kitchen and bathroom. And I can't remember  
23 what else was left.

24 MR. KLOPOCINSKI: The owner passed  
25 away and it has not changed since that day in



1 the home.

2 MEMBER HOFMEISTER: This house has  
3 been empty for about ten years.

4 CHAIRPERSON TISEO: No way.

5 MEMBER HOFMEISTER: Numerous people  
6 have come forward trying to buy this house.  
7 And it's so hard to get anything out of the  
8 daughter. And when George died, they left the  
9 house exactly as it was, everything in the  
10 house, locked it up. His car was still in the  
11 driveway. And it has sat there all this time.

12 MR. SKIBA: Yeah. And I've lived  
13 next door, it's actually five years next week  
14 so --

15 MEMBER HOFMEISTER: I'm your  
16 neighborhood association president.

17 MR. SKIBA: Oh, okay.

18 MEMBER HOFMEISTER: So I'm familiar  
19 with that house.

20 MR. SKIBA: So I've been taking  
21 care of it since I moved in and try to, you  
22 know -- so, like I said, I've gotten -- I  
23 finally got ahold of Kristin and --

24 MEMBER HOFMEISTER: Give him time.

25 CHAIRPERSON TISEO: Given all

1 that's been said tonight, can I entertain a  
2 motion, please?

3 MEMBER STEWART: I'd make a  
4 recommendation that we postpone 311 S. Tilden  
5 until the August 19th meeting.

6 MEMBER HOFMEISTER: Thank you.

7 CHAIRPERSON TISEO: Is there a  
8 second, please?

9 MEMBER HOFMEISTER: I'll second.

10 MR. SKIBA: Thank you.

11 CHAIRPERSON TISEO: Any further  
12 discussion? All in favor say "aye."

13 (All ayes.)

14 CHAIRPERSON TISEO: Any opposed?  
15 Hearing none, motion passes.

16 MR. KOLBE: If you can come in as  
17 soon as you get that purchase agreement, give  
18 us a copy of it so we can show that progress is  
19 being made.

20 MR. SKIBA: Absolutely.

21 MR. KOLBE: And then pull your  
22 permits -- or your property maintenance  
23 inspection.

24 MR. SKIBA: Do I need to pull  
25 another one after I purchase it? Because there

1 was --

2 MR. KOLBE: Was it pulled? No,  
3 probably not. I'll just -- with permits, two  
4 permits are needed, need to be pulled.

5 MR. SKIBA: Okay. All right.  
6 Great. Thank you so much.

7 CHAIRPERSON TISEO: Next one on the  
8 agenda is 221 Chandler.

9 MR. KLOPOCINSKI: 221 Chandler.  
10 This property was posted 5/6 of '15. It was  
11 found vacant, dilapidated, open to trespass,  
12 many broken windows. Open to trespass in the  
13 back door. Holes in the roof. Chimney  
14 crumbling. Roof rotted. Holes in the roof.  
15 Windows broken out. Siding loose. Overgrown,  
16 debris, unkept, broken windows. Gas meter was  
17 locked out. Electric meter was off.

18 We are recommending that this  
19 property is postponed to the August 19th, 2015  
20 Board of Appeals meeting, if all permits are  
21 pulled.

22 CHAIRPERSON TISEO: Why is that  
23 your recommendation?

24 MR. KOLBE: Because they have  
25 pulled a building permit and we're assuming

1           that they need a contractor to pull the other  
2           permits, but, you know, they got a viable  
3           building permit that was pulled earlier this  
4           month.

5                         CHAIRPERSON TISEO:   It was pulled  
6           on the 7th.

7                         MR. KOLBE:   Pulled on the 7th.  
8           They need the other permits pulled and a  
9           commitment that they're going to be taken care  
10          of in a timely manner and then we will have no  
11          problem recommending postponement.  If  
12          they're -- you know, have an issue with pulling  
13          them, then they can explain to the Board what  
14          their schedule and timing is.

15                        MR. ODNEAL:   Daniel Odneal, 221  
16          Chandler.

17                        CHAIRPERSON TISEO:   Okay.  You're  
18          the owner?

19                        MR. ODNEAL:   No.  Owner is Carrie.

20                        CHAIRPERSON TISEO:   Pardon?

21                        MR. ODNEAL:   Carrie.

22                        CHAIRPERSON TISEO:   What is your  
23          association with the owner?

24                        MR. ODNEAL:   I'm her grandson.

25                        CHAIRPERSON TISEO:   Is that the

1 young lady right there?

2 MR. ODNEAL: Yes, it is.

3 CHAIRPERSON TISEO: Is everybody  
4 fully aware of the work that needs to be done  
5 here?

6 MR. ODNEAL: Yes, we are.

7 CHAIRPERSON TISEO: And there's  
8 funds available to proceed?

9 MR. ODNEAL: Yes, there are.

10 CHAIRPERSON TISEO: Is the house  
11 going to be lived in or is it going to be  
12 rented?

13 MR. ODNEAL: Going to use it as a  
14 rental.

15 CHAIRPERSON TISEO: A lot of work.  
16 I see a lot of broken windows.

17 MEMBER HOFMEISTER: Are the windows  
18 boarded up?

19 MR. ODNEAL: The windows have been  
20 boarded up.

21 MR. KLOPOCINSKI: Is that back door  
22 secured?

23 MR. ODNEAL: The back door has been  
24 boarded up and secured.

25 CHAIRPERSON TISEO: The roof seems

1 to be in decent shape, at least from these  
2 black and white photos.

3 MR. MORAN: Holes in the roof that  
4 are exposed to the interior of the structure.

5 CHAIRPERSON TISEO: The chimney is  
6 falling apart, it looks like. And the back  
7 door and all that -- some rotted framing above  
8 the door as well. Is -- I see some lumber  
9 there. Is that bracing?

10 MR. ODNEAL: What is that?

11 CHAIRPERSON TISEO: I see some  
12 lumber on one of the photographs. Is that  
13 lumber there to brace the wall? Is that wall  
14 in danger of collapsing? Either one -- who was  
15 on the site for this inspection? Kevin, were  
16 you there for this?

17 MR. MORAN: Yeah, we were both on  
18 site.

19 MR. KLOPOCINSKI: No, that's not.  
20 That's just laying there.

21 MR. MORAN: Just some loose two by  
22 fours.

23 MR. KLOPOCINSKI: Some dumping.

24 MR. MORAN: The main concern I  
25 would have in terms of this structure is the

1 roof that's been open and exposed to water  
2 intrusions and the like. So I'm not sure what  
3 the roof structure looks like in the inside,  
4 but that would be probably our major concern  
5 from the structural standpoint. How much water  
6 is intruded into the structure, how much damage  
7 it's caused over this period of time it's been  
8 exposed.

9 CHAIRPERSON TISEO: Can you give us  
10 an indication of what kind of damage, what kind  
11 of work needs to be done inside?

12 MR. ODNEAL: We do need to clean it  
13 out. We're going to be getting a dumpster so  
14 that we can get the interior cleaned out and  
15 get the electrical and drywall installed.

16 CHAIRPERSON TISEO: Are there --  
17 does drywall have to be pulled out? Was there  
18 fire in there --

19 MR. ODNEAL: There's no fire  
20 damage.

21 CHAIRPERSON TISEO: No fire damage.  
22 Water damage?

23 MR. ODNEAL: No water damage.

24 CHAIRPERSON TISEO: Even with the  
25 open roof?

1 MR. MORAN: Multiple broken  
2 windows, open roof and the water hasn't caused  
3 any damage at all inside the structure?

4 MR. ODNEAL: There's no been no  
5 noticeable water damage. The windows have been  
6 boarded up.

7 MR. MORAN: There had to be some  
8 kind of damage and some kind of organic growth  
9 in the roof, in the insulation, in the back of  
10 the drywall. I mean, I would venture a guess  
11 that's there's a multitude of issues that's  
12 been created because of the water intrusion  
13 into the structure.

14 Have you looked in the attic?

15 MR. ODNEAL: I haven't had a chance  
16 to get to the attic.

17 MR. MORAN: That's where some of  
18 the problems are going to lie for sure. It's  
19 not always what's visible on the face of the  
20 drywall or the ceilings, it's behind the walls  
21 and in the attic and that kind of thing.

22 CHAIRPERSON TISEO: This has a  
23 second floor, I see. What do you think you can  
24 accomplish by our next meeting?

25 MR. ODNEAL: We're going to get it



1 cleaned out for sure, going to get a dumpster,  
2 get it cleaned out, get the debris out inside  
3 and out and get the electrical done, as well as  
4 any missing panels that need to be installed.

5 CHAIRPERSON TISEO: Is there any  
6 plumbing work that needs to be done? Yes?

7 MR. KOLBE: I have down that both  
8 plumbing, electrical and mechanical permits  
9 need to be pulled.

10 CHAIRPERSON TISEO: That's right.  
11 It hasn't even been done.

12 MR. KOLBE: Like I said, they're  
13 going to have to get contractors because  
14 they're not going to be living in it  
15 themselves, as an investment property, they'll  
16 need contractors to pull those permits.

17 CHAIRPERSON TISEO: So you can pull  
18 a building permit even though you need  
19 plumbing, mechanical and electrical --

20 MR. KOLBE: That's the first permit  
21 that has to be pulled, is a building permit has  
22 to be pulled first, then the other permits can  
23 follow. In fact, they would not have been able  
24 to pull trade permits before that building  
25 permit was pulled.

1                   CHAIRPERSON TISEO: I see the  
2 building permit was pulled on the 7th, and yet  
3 these other permits were not pulled. Is there  
4 a reason why it's taking so long?

5                   MR. ODNEAL: We just haven't had an  
6 opportunity to get the other permits yet.  
7 We're still trying to get the contractors  
8 together for it.

9                   CHAIRPERSON TISEO: Because the  
10 contractors have to pull the permits?

11                  MR. KOLBE: Yes, a contractor would  
12 have to pull the permits as an investment  
13 property. The property owner has to be living  
14 there for a minimum of two years before they  
15 can pull the permits. And if it's going to be  
16 a rental or flipping the house, an investment  
17 that the owner is not going to be living there  
18 for two years, then a contractor has to pull  
19 the permits.

20                  CHAIRPERSON TISEO: All right.  
21 I'll make the recommendation that it be  
22 postponed to the August meeting.

23                  MEMBER STEWART: I'll second it.

24                  CHAIRPERSON TISEO: Is there any  
25 further discussion? All in favor say "aye."

1 (All ayes.)

2 CHAIRPERSON TISEO: Any opposed?

3 Hearing none, motion passes.

4 MR. ODNEAL: Thank you.

5 CHAIRPERSON TISEO: This one seems

6 to be a duplicate.

7 MR. KOLBE: Yes. You're down to --

8 CHAIRPERSON TISEO: 64 Virginia?

9 MR. KOLBE: 584 --

10 MR. KLOPOCINSKI: No, 585.

11 CHAIRPERSON TISEO: That's right.

12 MR. KOLBE: That was a duplicate.

13 CHAIRPERSON TISEO: 585 W -- is it

14 Kennett?

15 MR. BOLDS: How you doing?

16 Yohannes Bold's.

17 CHAIRPERSON TISEO: Just a minute,  
18 please. We need to hear from hearing officers.

19 MR. KLOPOCINSKI: 585 W. Kennett.

20 This property was posted 5/7 of 2015. It was

21 found vacant, abandoned, was at one time open

22 to trespass. The building has since been

23 secured, boarded. Overgrown. Interior was at

24 one time trash. Gas meter is gone. Electric

25 meter is gone. Property maintenance inspection

1 was applied for, in this case it would be a  
2 team inspection. It was never scheduled. Site  
3 plan approved on March 19th of 2015. We are  
4 recommending postponement to the August 19th  
5 meeting as plans and specs are being worked on.

6 MR. KOLBE: There would still need  
7 to be a team inspection on the rest of the  
8 building, but a portion of it they are -- have  
9 plans that they're, I'm assuming, finalizing.

10 MR. BOLDS: Yes.

11 MR. KOLBE: And will be bringing in  
12 to do their permit, a good portion of the  
13 building is actually going to have blueprints  
14 and remodeling, and that sort of thing. So  
15 there wasn't necessarily a point to having a  
16 property maintenance inspection on that and  
17 they've been concentrating on making sure that  
18 the site plan that they want to do is approved,  
19 and now that they'll finalize the blueprints to  
20 make the application. We were told that those  
21 would be forthcoming very shortly. And because  
22 of the scope of the work, we're -- that's why  
23 our recommendation for postponement.

24 CHAIRPERSON TISEO: Your name is?

25 MR. BOLDS: Yohannes Bold. I'm

1 the CEO of Take One Community Program.

2 CHAIRPERSON TISEO: You're the CEO?

3 MR. BOLDS: Yes.

4 MR. KOLBE: Once the plans come in,  
5 they will have a property maintenance  
6 inspection on the remainder of the building to  
7 find out what was going on with that.

8 CHAIRPERSON TISEO: How long have  
9 you had the property?

10 MR. BOLDS: March 13th -- sorry,  
11 October 13th of -- October 28th, '13.

12 CHAIRPERSON TISEO: 2013?

13 MR. BOLDS: Yes. Yeah. What we're  
14 doing, we're making a little progress -- in  
15 fact a lot of progress got done today. We had  
16 -- I just got some -- my electrical equipment  
17 donated by Leslie Electric across the street.  
18 It's in the van now. And I just, while I was  
19 out in the hallway, got a call from the bank  
20 for some money to pick up next week so we can  
21 pull some permits.

22 CHAIRPERSON TISEO: What's the  
23 building going to be used for?

24 MR. BOLDS: Community Center for  
25 Youth.

1                   MEMBER STEWART: I make a  
2                   recommendation that 585 W. Kennett be postponed  
3                   until the August 19th meeting.

4                   CHAIRPERSON TISEO: Is there a  
5                   second, please?

6                   MEMBER HOFMEISTER: I'll second it.

7                   CHAIRPERSON TISEO: Is there any  
8                   further discussion? Hearing none, all in favor  
9                   say "aye."

10                   (All ayes.)

11                   CHAIRMAN TISEO: Any opposed? No  
12                   opposition, so therefore the motion passes.

13                   MEMBER STEWART: Keep up the good  
14                   work, Mr. Bolds.

15                   CHAIRPERSON TISEO: Thank you, sir.

16                   MR. BOLDS: All right. Thank you.  
17                   God bless you.

18                   CHAIRPERSON TISEO: The next one is  
19                   194 Nebraska.

20                   MR. KLOPOCINSKI: Nebraska.

21                   CHAIRPERSON TISEO: Oh, Nebraska.

22                   MR. KLOPOCINSKI: 194 Nebraska.

23                   This property was posted 5/7 of '15, was found  
24                   dilapidated, unsafe, vacant. Rear window and  
25                   basement windows boarded. Roof of the house

1 rotting. The garage that was once there was  
2 rotting. Garage was collapsing. It was demoed  
3 without a permit. Rotting structural members  
4 of the home. Debris, overgrown, unkept,  
5 dilapidated. Front step railing has been  
6 removed. Work had been taking place without  
7 permits. Rear stanchion not to code. That was  
8 also repaired without permits. Stop work order  
9 was posted on the property February 4th, 2015.

10 Property maintenance inspection was  
11 conducted February 11th of 2015. We're  
12 recommending that the property is postponed  
13 only if all permits are pulled by the 29th of  
14 this month.

15 The plumbing, mechanical and  
16 electrical are still needed. Building is  
17 currently pulled.

18 CHAIRPERSON TISEO: Your name, sir?

19 MR. DAVIS: Jermaine Davis.

20 CHAIRPERSON TISEO: I'm sorry?

21 MR. DAVIS: Jermaine Davis.

22 CHAIRPERSON TISEO: Jermaine Davis.

23 Are you the owner?

24 MR. DAVIS: No. The owner is my  
25 mother.

1 CHAIRPERSON TISEO: Okay. Your  
2 mother?

3 MR. DAVIS: Yeah.

4 CHAIRPERSON TISEO: Can you tell us  
5 about your plans and what's going on with the  
6 property?

7 MR. DAVIS: I plan on moving in  
8 there. I feel like I'm moving forward. This  
9 is my first time in front of you guys. I feel  
10 like I'm moving forward. You know, if you ever  
11 try to pull permits, you know it's kind of a  
12 hassle to find adequate contractors to work  
13 with you at a negotiable rate. So, I finally  
14 found J. Johnson Builders. They going to do  
15 all the work and they said they'll pull a  
16 permit. They might need four weeks.

17 CHAIRPERSON TISEO: You have  
18 located a general contractor, residential  
19 builder?

20 MR. DAVIS: They going to pull the  
21 mechanical, the plumbing and electrical.

22 CHAIRPERSON TISEO: What's the name  
23 of the firm? What was the name of the company?

24 MR. DAVIS: J. Johnson Builders.

25 MEMBER HOFMEISTER: J.J. Johnson.



1 CHAIRPERSON TISEO: Is he from the  
2 area?

3 MEMBER HOFMEISTER: He used to be  
4 located on Huron Street.

5 MR. DAVIS: I was kind of in a  
6 shambles because they wanted me to pull plumber  
7 permits for -- to install two sinks and two  
8 toilets. I mean, now, you at your own home,  
9 you was inside your own home, you would just  
10 cut the water off and do that yourself. So it  
11 kind of baffle me why would I have to pull a  
12 permit to do two toilets and two sinks? That  
13 just -- just didn't understand. I didn't  
14 understand that.

15 MR. KOLBE: You still need a permit  
16 even if it's in your own home.

17 MR. DAVIS: I know. I'm going to  
18 follow the criteria. I'm going to follow the  
19 criteria, but I was just kind of --

20 CHAIRPERSON TISEO: And what do you  
21 think will happen by our next meeting?

22 MR. DAVIS: All the permits will be  
23 pulled for sure by the next meeting.

24 CHAIRPERSON TISEO: What about the  
25 work?

1 MR. DAVIS: Yeah, absolutely. I'm  
2 not going to say the work -- I don't know they  
3 pace of work. I don't know. The finances are  
4 available, so, it should be done.

5 CHAIRPERSON TISEO: Are you under  
6 contract with J.J. Johnson?

7 MR. DAVIS: Yeah.

8 CHAIRPERSON TISEO: You got a  
9 signed contract?

10 MR. DAVIS: No, I don't have a  
11 signed anything yet, but they been hired to  
12 pull my permits and they been hired to do the  
13 work. So that's underway. That's underway.

14 CHAIRPERSON TISEO: Well, if  
15 they've been hired, then they must be under  
16 contract.

17 MR. DAVIS: I haven't, me  
18 personally, sir. Now my mother probably have.

19 CHAIRPERSON TISEO: So your mother  
20 has probably signed the contract with J.J.  
21 Johnson?

22 MR. DAVIS: Absolutely.

23 CHAIRPERSON TISEO: Okay.

24 MR. DAVIS: They have some type of  
25 negotiation going on, but I haven't got that

1 far into it. Since I've been involved in this  
2 situation, I feel like progressing. I mean, I  
3 haven't even seen nobody pull no building  
4 permit or get a safety inspection, so I feel  
5 like that's progress.

6 CHAIRPERSON TISEO: But the  
7 building permit was issued in April, it looks  
8 like.

9 MR. KLOPOCINSKI: Yes.

10 MR. KOLBE: Uh-huh.

11 CHAIRPERSON TISEO: And nothing has  
12 happened since then?

13 MR. KOLBE: One of the problems is  
14 there's been representation by someone here  
15 saying that they're buying the house on land  
16 contract for the next -- before the Board of  
17 Appeals -- I mean the Hearing Officer, someone  
18 else was representing it saying they're buying  
19 it on a land contract, then the next meeting  
20 came along and someone else said that they were  
21 going to buy it on land contract. The progress  
22 kept -- work kept getting done on the house and  
23 no permits ever pulled.

24 The rear stanchion, where there's a  
25 metal stanchion, that was gone. A four by four

1           underneath it and things kept changing each  
2           time we go out there, but again, no permits  
3           pulled.

4                         In the last meeting, last couple  
5           meetings, the gentleman here represented the  
6           owner of the property, and yet pulled the  
7           permits. And the frustration level, the  
8           Hearing Officer said if all the permits are not  
9           pulled by May 15th, you're going to Board of  
10          Appeals. That's your last station before  
11          demolition.

12                        MR. DAVIS: Right.

13                        MR. KOLBE: That's why the comment  
14          in there -- I talked to the gentleman's mother,  
15          the property owner, and she said all the  
16          permits would be pulled by the end of the  
17          month, not a problem.

18                        CHAIRPERSON TISEO: End of this  
19          month?

20                        MR. KOLBE: End of this month,  
21          correct. I did give her that time. She says,  
22          "We will get it done."

23                        So that's why the recommendation  
24          was what it was.

25                        MR. DAVIS: I feel like we're

1 progressing, we're moving forward.

2 MR. KOLBE: She didn't talk as  
3 though she had gone to the extent of having a  
4 contractor, because she was asking me about  
5 contractors' names, but her son said, you know,  
6 that she's apparently negotiated something  
7 through. So to pull the permit shouldn't be  
8 the issue if that's the case.

9 CHAIRPERSON TISEO: And is your  
10 mother intending to live in the house or rent  
11 it?

12 MR. DAVIS: I'm living in the  
13 house.

14 CHAIRPERSON TISEO: Oh, you're  
15 going to live in the house?

16 MR. DAVIS: Yes, sir.

17 MR. MORAN: It's a good thing that  
18 you've got a contractor that's willing to  
19 perform those services for you. One of the  
20 problems you see with contractors out there  
21 that are signing deals and not getting the work  
22 done. Does she have a scope of work that  
23 provides some kind of time frame of completion  
24 of this work?

25 MR. DAVIS: It should be done

1 within next meeting, because the contractor  
2 even looked at the --

3 MR. MORAN: Could we get a copy of  
4 that contract or the scope of work stating that  
5 it's going to be completed --

6 MR. DAVIS: Oh, I don't have it  
7 now.

8 CHAIRPERSON TISEO: Can you get it  
9 to the City by the end of the week?

10 MR. DAVIS: Yeah, I could probably  
11 holler and see if I can get it. But what I'm  
12 saying is the contractor looked at the work and  
13 was like -- looking at the sheet like, it's not  
14 even that much work.

15 CHAIRPERSON TISEO: No, I  
16 understand. But your mother is local so you  
17 can go to her house and --

18 MR. DAVIS: Yeah.

19 CHAIRPERSON TISEO: -- get a copy  
20 of the contract?

21 MR. DAVIS: Yes, sir.

22 MR. KOLBE: Again, when the  
23 inspection was done, the notation was not put  
24 in there about how much work had already been  
25 done without any permits. So, probably the

1 scope of work would be much bigger than what it  
2 really is, because with no doubt there's been  
3 some other work done on it, if the inside is  
4 anything like the outside.

5 CHAIRPERSON TISEO: All right.  
6 What's the pleasure of the Board?

7 MEMBER HOFMEISTER: Let's give him  
8 a shot at it.

9 CHAIRPERSON TISEO: Is that a  
10 motion to postpone to the next meeting?

11 MEMBER HOFMEISTER: I will make a  
12 motion that we allow this gentleman at 194  
13 Nebraska to conduct his work and get his  
14 permits and be back here in August.

15 CHAIRPERSON TISEO: If the work  
16 isn't done?

17 MEMBER HOFMEISTER: If the work  
18 isn't done.

19 CHAIRPERSON TISEO: Is there a  
20 second?

21 MEMBER STEWART: I'll second.

22 CHAIRPERSON TISEO: Any further  
23 discussion?

24 MR. KOLBE: Are you going to put a  
25 time frame on that when the permits have to be

1 pulled or are you just letting the work get  
2 done?

3 MEMBER HOFMEISTER: All permits  
4 must be pulled before he comes back here.

5 CHAIRPERSON TISEO: What about the  
6 work?

7 MEMBER HOFMEISTER: The work, yeah.  
8 The work done too. Well, he's going to pull  
9 his -- he hasn't got any permits pulled?

10 CHAIRPERSON TISEO: Well, he got  
11 the building permit. You need the plumbing,  
12 mechanical and electrical.

13 MR. DAVIS: Yes.

14 MR. KLOPOCINSKI: Pulled by his  
15 contractor.

16 MEMBER HOFMEISTER: That gives him  
17 like ten days.

18 MR. DAVIS: I'll pull -- the  
19 finances are available, but I pull the building  
20 permit myself. They was kind of giving me a  
21 hassle downstairs saying the homeowner was the  
22 only one that could pull the permit if she  
23 staying at the house for two years. But she  
24 wrote me a notary saying that I have power of  
25 authority to pull those permits, because she's



1 having health challenges.

2 CHAIRPERSON TISEO: If they've got  
3 a contractor, I got to believe 90 days unless  
4 it's a disaster, can get the work done.

5 MEMBER HOFMEISTER: I don't like  
6 anything to go that long. Like that one lady  
7 said six months, and I said oh, no. 90 days  
8 would take us to the August meeting.

9 CHAIRPERSON TISEO: 90 days for  
10 what?

11 MEMBER HOFMEISTER: To have his  
12 work done. Everything completed, including  
13 permits pulled.

14 MR. DAVIS: I only need four weeks  
15 to pull the permits. That's what the  
16 contractor said. He needs four weeks to pull  
17 the permits, so --

18 CHAIRPERSON TISEO: Usually only  
19 takes about two weeks.

20 MR. MORAN: Shouldn't even take  
21 that long.

22 CHAIRPERSON TISEO: Shouldn't even  
23 take that long.

24 MR. DAVIS: They talking 90 days,  
25 so --

1 CHAIRPERSON TISEO: Yeah.

2 MEMBER STEWART: I don't know what  
3 kind of schedule he has to work on or whatever,  
4 but you say 90 days?

5 MEMBER HOFMEISTER: Then he  
6 shouldn't have no problem being done by August.

7 MR. DAVIS: Yeah. 90 days. Yeah.  
8 Yeah. That's good.

9 CHAIRPERSON TISEO: Kevin, do you  
10 accept that he's going --

11 MR. STEWART: Yeah, that sounds  
12 great to me. Is that all right with you, sir?

13 MR. DAVIS: Excuse me?

14 MR. STEWART: Is that good with  
15 you?

16 MR. DAVIS: Oh, yeah, that's good  
17 with me. I mean, I feel like I'm progressing  
18 anyway.

19 CHAIRPERSON TISEO: Any further  
20 discussion? Hearing none, all in favor say  
21 "aye."

22 (All ayes.)

23 CHAIRPERSON TISEO: Any objections?  
24 None. Motion passes.

25 Thank you. The next on the agenda

1 is 78 Hudson.

2 MR. KLOPOCINSKI: 78 Hudson. This  
3 property was posted 5/7 of '15. It was found  
4 vacant at its first posting of March 27, 2013.  
5 It has since been rehabbed without permits.  
6 Possible that someone was living in it.  
7 Boarded by Federal programs at one time.  
8 Plywood had been removed, broken, open windows.  
9 All windows covered with plastic bags at one  
10 point. Upper story window broken out. All  
11 winter it actually was. Debris, roof, gutters  
12 and trim in bad shape. Visible holes in the  
13 roof. Overgrown, broken windows, again.  
14 Electric meter was at one time jumped. Water  
15 heater was in the rear yard, was cleaned up  
16 since. No permits have been pulled -- or no,  
17 sorry, mechanical has been pulled. Electrical  
18 is still needed. Building was applied for.

19 A property maintenance inspection  
20 was pulled March 18th of 2014. The inspection  
21 occurred on May 15, 2014.

22 Made application for building  
23 permit August 19, 2014. The permit was not  
24 paid for. Mechanical permits expired with no  
25 inspections. We're recommending this property

1 remain on the demolition list due to lack of  
2 progress.

3 MR. KOLBE: The gentleman who owns  
4 the house --

5 CHAIRPERSON TISEO: Is that the  
6 Andre Shepherd that signed in?

7 MR. KLOPOCINSKI: Yes.

8 CHAIRPERSON TISEO: He's not here?

9 MR. KOLBE: Well, he came in and  
10 he's letting the house go. So I said, well, if  
11 you want to stick around, you can. He goes,  
12 well, I gotta go backwards.

13 MR. STEWART: I make a motion that  
14 78 Hudson Avenue remain on the demolition list  
15 -- or be placed on the demolition list.

16 MEMBER HOFMEISTER: I second.

17 CHAIRPERSON TISEO: Any further  
18 discussion? All in favor say "aye."

19 (All ayes.)

20 CHAIRMAN TISEO: Any opposition?

21 Hearing none, motion passes.

22 342 Seward Street.

23 MR. KLOPOCINSKI: 342 Seward  
24 Street. This property was posted 5/6 of '15.  
25 At its original posting of 9/24/14, it was

1 found vacant, overgrown, debris. There was an  
2 abandoned vehicle that has since been moved.  
3 Front and side steps crumbling. Roof was, at  
4 the time, tarped. It has since been fixed. A  
5 building permit was pulled for the roof. A new  
6 roof has been put in. Broken windows at one  
7 time. The gas meter was on. It is now locked  
8 out. The electric meter was off. It is now  
9 on. Like I said, a new roof has been  
10 installed. Much overgrowth has been cut back.  
11 We are waiting on a property maintenance  
12 inspection for this property.

13 We're recommending that it is  
14 postponed as long as the property maintenance  
15 inspection is pulled by the 29th of this month.

16 CHAIRPERSON TISEO: Yes, ma'am.

17 MS. LEACH: Nancy Leach.

18 MR. LEACH: My name is James Leach.

19 CHAIRPERSON TISEO: Okay. Who is  
20 the owner? I see there's a Kirk Leach here.

21 MS. LEACH: No, he's not.

22 MR. LEACH: Yeah, we're family.

23 I'm like CEO, you know.

24 MS. LEACH: It's my son. It's my  
25 son.

1 CHAIRPERSON TISEO: So that's your  
2 son?

3 MR. LEACH: Yes.

4 MS. LEACH: Yes.

5 CHAIRPERSON TISEO: He is the  
6 owner?

7 MS. LEACH: Yes.

8 MR. LEACH: Yes.

9 CHAIRPERSON TISEO: Okay.

10 MS. LEACH: I just got one thing to  
11 say. My son said, "Mom, you got five parcels  
12 here, why don't you sell them and get out?"  
13 And I said, "That's what I want to do. I got  
14 five parcels to sell. I'll sell it all for  
15 \$60,000. That's what I want to go out with."  
16 So that's what I'm up to. I'm up to my -- and  
17 I'm tired of it and I want to get out. I want  
18 to sell the house there. It's got a nice  
19 garage. The house I'm living in, it's got a  
20 garage.

21 MR. LEACH: There's five parcels  
22 here.

23 MS. LEACH: There's five parcels.

24 CHAIRPERSON TISEO: Are they all --  
25 all adjacent properties?

1 MR. LEACH: No, there's two houses,  
2 two garages --

3 MS. LEACH: No, there's three  
4 garages.

5 MR. LEACH: Three garages.

6 MS. LEACH: And two houses.

7 MR. LEACH: Two houses.

8 MS. LEACH: The one garage is on --

9 MR. LEACH: They can have it all  
10 for 60,000.

11 MS. LEACH: It has a six-foot fence  
12 around three and five-foot around the other.  
13 And the back part of 353 is fenced in.

14 MR. LEACH: The 342 Seward never in  
15 my life I've seen a broken window in it. And I  
16 don't know what broken -- I don't know what  
17 broken window you've ever seen in the house,  
18 but --

19 MEMBER STEWART: Excuse me, can I  
20 ask again what the recommendation is for 342?  
21 Postpone until when?

22 MR. KLOPOCINSKI: We're  
23 recommending postponement as long as a property  
24 maintenance inspection is pulled by the end of  
25 the month.

1                   CHAIRPERSON TISEO: Do you have any  
2 inclination of pulling --

3                   MR. LEACH: We're going to sell.

4                   MS. LEACH: I'm selling. I'm  
5 getting out of here.

6                   MR. LEACH: We're going to sell the  
7 house.

8                   MS. LEACH: I got to go live with  
9 my sister.

10                  CHAIRPERSON TISEO: So then -- but  
11 you have no buyers?

12                  MR. LEACH: Not -- not -- not at  
13 this time.

14                  MS. LEACH: Not at this moment.

15                  CHAIRPERSON TISEO: So you can't  
16 tell us -- a permit was issued just a month  
17 ago.

18                  MR. KOLBE: The roof was tarped and  
19 needed to be fixed, so the building official  
20 talked to Mrs. Leach and allowed them to pull a  
21 building permit for the roof, to put a new roof  
22 on with the stipulation that they were going to  
23 be in last month or by the very first of this  
24 month to pull the property maintenance  
25 inspection, but that didn't take place.



1           She needs a -- you know, a little  
2 time to get the \$200 to do the property  
3 maintenance inspection. Not having a phone  
4 number for her, I was unable to call her to  
5 remind her of her promise to be back in with  
6 it.

7           In order to sell the property, and  
8 I can understand the situation of wanting to  
9 sell it, but they're going to need a signed  
10 affidavit notarized by the purchaser stating  
11 that they understand what has to be done to the  
12 house because of its condition. A property  
13 maintenance inspection would be on that list of  
14 items that would be needed for that so --

15           CHAIRPERSON TISEO: Sounds like  
16 there's not going to be a property maintenance.

17           MR. KOLBE: It looks like they're  
18 looking to walk away from it, so I don't know  
19 what the Board's pleasure is going to be on  
20 what to do with the property. You know, it's  
21 too bad that they didn't come back with this  
22 awhile ago, but --

23           MS. LEACH: I have been ill and not  
24 been able to get.

25           MR. LEACH: We have been sitting

1 here two and a half hours too.

2 CHAIRPERSON TISEO: I mean, if we  
3 have some owners here that have no intention of  
4 working on the house, try to sell it --

5 MR. LEACH: I cut wood around the  
6 fence line just today. I got a cut right here  
7 and I got a little scratch here. There's not  
8 -- now, next door you people, the City tore my  
9 father's house down. And right now there's in  
10 that lot, it's three-foot deep and it's a  
11 mosquito little pond you guys got over there.  
12 Now your contractor -- now I don't know how you  
13 work with them guys, but they do an excellent  
14 job to leave a mosquito infested hole in the --

15 MS. LEACH: Two holes.

16 MR. LEACH: Yeah, there's two holes  
17 in there, not one and --

18 MS. LEACH: Any child can fall in  
19 there.

20 MR. LEACH: As far as being  
21 maintained, I've seen many lots and buildings  
22 around the City overgrown and -- and windows --

23 CHAIRPERSON TISEO: Are the windows  
24 boarded up?

25 MS. LEACH: No.

1 MR. LEACH: No. Never been boarded  
2 up and never will be boarded up.

3 CHAIRPERSON TISEO: I see.

4 MR. LEACH: Mother wants to sell  
5 her house. She wants to go up north and get  
6 out of this County here and --

7 MS. LEACH: Maybe I can live in  
8 peace.

9 MR. LEACH: Daddy's paid over  
10 \$10,000 per year taxes here and it's been just  
11 lovely, very much lovely.

12 MS. LEACH: Now he's been gone two  
13 years and I can't cope no more. I'm all done.

14 CHAIRPERSON TISEO: I understand,  
15 but we have a property that's not secured --

16 MS. LEACH: Pardon?

17 CHAIRPERSON TISEO: I understand  
18 that, but we have a property that's not  
19 secured --

20 MR. LEACH: It's not open to  
21 trespass, sir. It's not open to trespass.

22 MS. LEACH: It's got metal doors on  
23 the front and the back.

24 MR. LEACH: It's got a fence around  
25 the back and the front's open. And I might

1 have to put a little fence in the front there  
2 so we can open the gate to get in there.

3 CHAIRPERSON TISEO: What's the  
4 pleasure?

5 MEMBER HOFMEISTER: Well, if she's  
6 going to sell the house, you can't order it  
7 down. Do we give her more time?

8 MR. LEACH: I put a lot -- I slept  
9 on that roof six days and I put the roof on it.  
10 My brother called the City on me. "Well, you  
11 need a permit for the roof. Well, go get it,  
12 mother. Go get it." She got it.

13 MR. KLOPOCINSKI: Mr. Leach got the  
14 permit as soon as we asked him for it, while he  
15 was fixing that roof.

16 CHAIRPERSON TISEO: Do you think  
17 you'll have a buyer for your property?

18 MS. LEACH: Yes, I will.

19 MR. LEACH: Somebody's going to buy  
20 it.

21 CHAIRPERSON TISEO: You don't have  
22 any interested --

23 MR. LEACH: The garage -- I could  
24 live in the garage. That's a nice garage.

25 CHAIRPERSON TISEO: I understand

1 that. You can't live in the garage though.

2 MR. LEACH: Oh, I could live in it.

3 CHAIRPERSON TISEO: Not legally.

4 MS. LEACH: Five parcels. May I  
5 talk? Five parcels all in the same area. The  
6 two -- there's two garages on each where the  
7 houses are. There's a garage where -- where  
8 the fence -- three-foot -- or six-foot fence  
9 around it and five-foot on the other side.  
10 It's all --

11 MR. MORAN: Are you working with a  
12 real estate firm?

13 MS. LEACH: I got a friend that's a  
14 realtor, yes. That's who I'm going to go  
15 through.

16 MEMBER HOFMEISTER: Give them until  
17 the next meeting and see if they sold the  
18 property. And if not, order it down.

19 CHAIRPERSON TISEO: All right. Is  
20 there a motion on the table, please?

21 MEMBER HOFMEISTER: Okay. I make a  
22 motion that we postpone 342 Seward until the  
23 August meeting, August 19th. And if it's not  
24 sold then, order it down by the City.

25 MS. LEACH: Okay. Thank you.

1 CHAIRPERSON TISEO: Is there a  
2 second, please?

3 MEMBER STEWART: Second.

4 CHAIRPERSON TISEO: Is there any  
5 further discussion?

6 MR. LEACH: Question?

7 CHAIRPERSON TISEO: Yes. What's  
8 your question?

9 MS. LEACH: Wait until -- go ahead.  
10 Go ahead.

11 MR. LEACH: How can you take a  
12 person's house that's a very nice house, okay,  
13 and have it demolished? How can you do that?  
14 And they pay their taxes. How can you -- how  
15 can you push a person out of this town? How  
16 can you do that?

17 MEMBER HOFMEISTER: How did this  
18 house get on our table?

19 CHAIRPERSON TISEO: How did it get  
20 on the table?

21 MR. LEACH: My brother called and  
22 said, well, it -- there was a friend of mine  
23 living in that house a year ago and this was  
24 the first that the house was --

25 MS. LEACH: Empty.

1 MR. LEACH: -- empty, and I decided  
2 to put a roof on the house.

3 MEMBER HOFMEISTER: There's a step  
4 before it gets to us.

5 CHAIRPERSON TISEO: I mean, we had  
6 inspectors out there.

7 MR. LEACH: As I say -- again, as I  
8 say again, my brother lives next door right  
9 there, and I was attempting to put a roof on  
10 the house, and I was partly up it, and the  
11 inspectors walked up there, and said "Mr.  
12 Leach --" I said, "Well, how you like it?" He  
13 says, "There's one problem. You got to have a  
14 permit."

15 Well, I never in my life put a  
16 permit on none of my father's garages or  
17 houses. I paid a dollar a bundle for Robert's  
18 house over there, and built the valleys and all  
19 that kind of stuff and --

20 MS. LEACH: 368. Oh, by the way --

21 MR. LEACH: Thank you.

22 CHAIRPERSON TISEO: We have a  
23 motion on the floor.

24 MEMBER HOFMEISTER: Yes.

25 CHAIRPERSON TISEO: Any further

1 discussion? All in favor to postpone this  
2 until the next meeting?

3 MR. LEACH: I thank you very much.

4 (All ayes.)

5 CHAIRPERSON TISEO: Any opposition?

6 Hearing none, motion passes.

7 MR. LEACH: Thank you. I thank you  
8 again.

9 CHAIRPERSON TISEO: All right, sir.

10 MR. LEACH: Thank you.

11 MR. MORAN: You're all set.

12 MR. LEACH: Nice truck, buddy, nice  
13 truck. That black Ford, nice truck.

14 CHAIRPERSON TISEO: Next on the  
15 agenda is 103 Blaine Avenue. I don't own a  
16 Ford truck, so I don't know whose it is.

17 MR. KLOPOCINSKI: 103 Blaine. This  
18 property was posted 5/7 of '15. It was found  
19 vacant, boarded by Federal programs. Front  
20 window and rear door and window still boarded.  
21 Porch was rotted. Roof rotted with shingles  
22 missing. There's been a new porch since.  
23 Garage was rotted, debris and unkept, broken  
24 front window. Gas meter locked out. Service  
25 was cut to the home. It's been since restored.



1                   A property maintenance inspection  
2                   was pulled April 15th of 2013. All permits at  
3                   the time were required. A total rehab. All  
4                   permits passed rough inspections. Final  
5                   plumbing, mechanical and electrical inspections  
6                   have failed.

7                   We are recommending that this  
8                   property is postponed if we have a commitment  
9                   that this home will soon be finished.

10                   MS. CASTILLO: My name is Gabriela  
11                   Castillo. I'm the owner.

12                   CHAIRPERSON TISEO: You're the  
13                   owner?

14                   MR. CASTILLO: Yeah, she's the  
15                   owner. I'm Isaac Castillo. I'm her nephew.  
16                   I'm her interpreter.

17                   CHAIRPERSON TISEO: Okay.

18                   MEMBER STEWART: How many times has  
19                   this been before us?

20                   MR. KLOPOCINSKI: Six times in  
21                   front of the Board.

22                   MR. KOLBE: They made substantial  
23                   progress since the last time, and I don't think  
24                   there was too many items on the final trade  
25                   permits, but they have not had a reinspection

1 on that to final it out. They're very close to  
2 the finish line. If it was kind of like you're  
3 on a ferry to Mackinaw, you can smell the  
4 fudge, you're just not there yet.

5 CHAIRPERSON TISEO: When was the  
6 final inspections pulled that failed? Do we  
7 have a date on those?

8 MR. KOLBE: What's that, please?

9 CHAIRPERSON TISEO: Do you know the  
10 date of the final inspection?

11 MR. KOLBE: The final inspection, I  
12 did not put that done.

13 MR. CASTILLIO: The final  
14 inspection was yesterday.

15 MS. CASTILLIO: Yesterday.

16 MR. KOLBE: I was going to say, I  
17 think it was very recent.

18 MR. CASTILLO: Yeah.

19 CHAIRPERSON TISEO: Were the items  
20 that failed significant or --

21 MR. KOLBE: Not -- not tremendous  
22 or I would have made a note of that.

23 CHAIRPERSON TISEO: Who's doing the  
24 work for the electrical, plumbing and the  
25 mechanical? Is that a contractor or does she

1 have some laborers in the work or trades?

2 MR. CASTILLO: Well, my uncle is  
3 the one with all of the information about that.  
4 We're not really sure.

5 CHAIRPERSON TISEO: I guess I'm  
6 curious why it failed.

7 MR. KOLBE: You didn't pull the  
8 permits? The owner pulled the permits or did  
9 you have a contractor pull the permits? I  
10 thought it was owner pulled?

11 MR. CASTILLO: The contractor.

12 MR. KOLBE: Contractor.

13 CHAIRPERSON TISEO: The contractor  
14 is doing the work?

15 MR. CASTILLO: Yes, contractor.

16 CHAIRPERSON TISEO: Is there any  
17 reason we can't get this done quickly? I mean,  
18 we got to the point where you had inspections  
19 and they failed. I would think you can get  
20 your contractors back pretty soon.

21 MR. CASTILLO: They haven't really  
22 had it done yet because they scheduled work and  
23 other things that they have to do.

24 MR. KOLBE: The interior is  
25 painted. You know, you can tell by some of the

1 pictures what's going on inside.

2 MR. KLOPOCINSKI: It's so close to  
3 being done.

4 CHAIRPERSON TISEO: Is there a  
5 reason why it can't be done in a month or so?

6 MR. CASTILLO: This week. Most  
7 likely it will be done within the next two  
8 weeks.

9 CHAIRPERSON TISEO: It looks to me  
10 like there's been some progress.

11 MR. KLOPOCINSKI: A lot of  
12 progress.

13 MEMBER STEWART: We'll postpone it.  
14 I'll make a recommendation that we postpone 103  
15 Blaine to the August 19th meeting.

16 CHAIRPERSON TISEO: Is there a  
17 second?

18 MEMBER HOFMEISTER: I will second.

19 CHAIRPERSON TISEO: Second made by  
20 Mona. Any more discussion? All in favor say  
21 "aye."

22 (All ayes.)

23 CHAIRMAN TISEO: Any opposed?

24 Hearing none, motion passes.

25 MS. CASTILLO: Thank you.

1 CHAIRPERSON TISEO: I see some  
2 people in the audience. We don't have any more  
3 names on the list. Are you here as property --

4 FROM THE AUDIENCE: Yeah, I am.

5 CHAIRPERSON TISEO: You have  
6 property too? How about this gentleman here?

7 FROM THE AUDIENCE: Oh, yeah.

8 CHAIRPERSON TISEO: Did you sign  
9 in? Usually what we do is we have the audience  
10 participate and then we will take a break  
11 before we move on. So let's --

12 MEMBER STEWART: Step forward, sir.  
13 We'll call you.

14 CHAIRPERSON TISEO: Whoever is  
15 first. Everybody can arm wrestle.

16 MR. KOLBE: Osmun. 404 Osmun.

17 CHAIRPERSON TISEO: 404 Osmun.

18 FROM THE AUDIENCE: Yeah, 404  
19 Osmun. I'm 404 Osmun.

20 CHAIRPERSON TISEO: I'm sorry, what  
21 property is this for?

22 FROM THE AUDIENCE: 56 Mathews.

23 FROM THE AUDIENCE: 26 Clairmont.

24 CHAIRPERSON TISEO: I guess we take  
25 the Mathews first. 56 Mathews. Do you have

1 the report there?

2 MR. MORAN: 56 Mathews was posted  
3 5/6 of '15. It was found vacant, open to  
4 trespass of the garage. We had the kitchen was  
5 stripped, mechanical was stripped, all plumbing  
6 was stripped. Overgrown, debris, unkept,  
7 broken windows. There was some porch  
8 disrepair. The porch appeared to be being  
9 repaired at the time of posting. The gas meter  
10 was on, when it was previously off. The  
11 electric meter was on, as well as was  
12 previously off.

13 The property maintenance inspection  
14 was originally pulled in April, on the 8th of  
15 April 2014. All permits expired without  
16 inspections. All permits are void at this  
17 time.

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

20 MR. CARTER: I'm with Mathews  
21 Management. I purchased the house in November.

22 CHAIRPERSON TISEO: Of last year?

23 MR. CARTER: '14. And I came and  
24 you -- you said I'm not sure I bought it, and  
25 you scared -- scared the heck out of me. I

1           went back to the guy who was selling it to me  
2           like what you selling to me? Because like I  
3           said, inside ain't nothing wrong. I ain't done  
4           nothing to it except some cosmetic stuff, but I  
5           haven't pulled the PMI. I haven't did that,  
6           because you had me thinking like the bulldozer  
7           was coming to tear it down. And I'm thinking  
8           like, I know I ain't wasting my money, but I  
9           just haven't really had the money to come and  
10          give the 200 for the property maintenance  
11          inspection, because I had some court issues  
12          going on. But I'm through with that, and I  
13          don't got a problem with letting you all come  
14          in. This ain't the first time I've done a  
15          house and I know the -- I know what goes on  
16          when you do work without pulling the permits if  
17          you're not allowed to do that. I got made to  
18          pay \$1,800 for not pulling the perfect --  
19          pulling the permits right. So I don't have a  
20          problem with letting you all come in.

21                         MEMBER STEWART: When you coming to  
22          pull your permits, sir?

23                         MR. CARTER: I haven't pulled no  
24          permits.

25                         MEMBER STEWART: I said when can

1           you pull your permits?

2                         CHAIRPERSON TISEO:   When can you?

3                         MR. CARTER:    I only can do the 200.

4                         MEMBER STEWART:   When can you do  
5           that?

6                         MR. CARTER:    Give me two weeks?

7                         MEMBER STEWART:   We can give you --

8                         MEMBER HOFMEISTER:   End of the  
9           month.

10                        MEMBER STEWART:   Until the end of  
11           the month.

12                        MR. CARTER:    End of this month?  
13           Now the reason I say I will be -- I will be  
14           able to do it in a couple weeks because, I  
15           mean, I'm in the process --

16                        MEMBER STEWART:   I will tell you  
17           what, sir. I'm going to make a recommendation  
18           that we see you in August. Can you do  
19           something by August? Can you come in here --

20                        MR. CARTER:    I promise ain't  
21           nothing wrong with the house, sir.

22                        MEMBER STEWART:   I say, what can  
23           you do by August? This is a nice-looking  
24           house.

25                        MR. CARTER:    I'm going to do better



1 than August, but I appreciate the extension.

2 MEMBER STEWART: Okay. I'm going  
3 to make a recommendation that we postpone this  
4 until the August 19th meeting, okay?

5 MR. CARTER: Okay.

6 MEMBER STEWART: And we'll see you  
7 in August, okay? We can get a vote on that.

8 MEMBER HOFMEISTER: I'll second.

9 MR. KLOPOCINSKI: We need something  
10 done by August though.

11 MR. CARTER: No -- no broken  
12 windows, no -- it's kept up, ain't --

13 CHAIRPERSON TISEO: Will you be  
14 done?

15 MR. CARTER: I just have to pull  
16 the PMI, that's what I need to do so we can  
17 move forward.

18 MR. KLOPOCINSKI: By August.

19 MR. CARTER: Okay. Thank you.

20 MEMBER STEWART: We got to vote  
21 before you walk off.

22 MR. CARTER: Oh, I'm sorry. You're  
23 scaring me again, man.

24 MEMBER STEWART: How I scaring you?  
25 How I scaring you? I'm trying to be fair, man.

1 I'm not trying to scare anyone.

2 MR. CARTER: I understand that, but  
3 you --

4 CHAIRPERSON TISEO: I just told you  
5 at the last meeting you should have known what  
6 you was getting yourself into when you dropped  
7 your money in it. That's all I was saying to  
8 you.

9 Now I'm saying I'm going to give  
10 you -- make a recommendation until August for  
11 you.

12 MR. CARTER: Yes, sir.

13 MR. STEWART: August the 19th.  
14 They want your permits pulled and they want to  
15 see progress on your property. Okay? I'm not  
16 trying to scare you.

17 MR. CARTER: Yes, sir.

18 CHAIRPERSON TISEO: Is there any  
19 further discussion? If not, the motion is to  
20 postpone to the August meeting. All in favor  
21 say "aye."

22 (All ayes.)

23 CHAIRMAN TISEO: Any opposed?

24 Hearing none, motion passes.

25 MEMBER STEWART: I didn't scare you

1 on your Green Street property, did I? How many  
2 times did we deal with you on Green Street?

3 MR. CARTER: Right. Okay.

4 MR. MORAN: Good luck.

5 CHAIRPERSON TISEO: Next property,  
6 please. What's next on the --

7 MR. MORAN: 404 Osmun Street.

8 MR. KLOPOCINSKI: 404 Osmun Street.

9 This property was posted 5/6 of '15. At its  
10 original posting, it's a duplex that was turned  
11 into a duplex illegally without permits. Both  
12 units were occupied. It's seen as an  
13 unregistered rental. Siding falling off.  
14 Rehab without permits. Working without permits  
15 converted to a duplex. Rear porch step  
16 settling. Gas meter is on. Electric meter is  
17 on.

18 A property maintenance inspection  
19 was pulled 4/4 of 2014. Work was being done on  
20 the siding without permits. Seven tickets have  
21 been issued on this property. The problem is  
22 this property is not zoned for a multiple  
23 family home. No records of permits or approval  
24 for the conversion to the duplex. Oakland  
25 County has it as a single family home.

1                   At this moment we are recommending  
2                   that this property remain on the demolition  
3                   list.

4                   CHAIRPERSON TISEO:   Yes, sir, your  
5                   name?

6                   MR. STACEY:   My name is Aaron  
7                   Stacey.

8                   CHAIRPERSON TISEO:   Yes, sir.  You  
9                   are the owner?

10                  MR. STACEY:   Yes, I am.

11                  CHAIRPERSON TISEO:   Is this a  
12                  single occupant or a duplex?

13                  MR. STACEY:   Well.  It's supposed  
14                  to be a duplex.  They asked me to change it to  
15                  a single home.

16                  CHAIRPERSON TISEO:   I think we had  
17                  discussion on this.

18                  MEMBER STEWART:   He bought it out  
19                  of one of Andy Meisner's sales.

20                  CHAIRPERSON TISEO:   You were going  
21                  to call it something else, weren't you?

22                  MEMBER STEWART:   Yes, I was going  
23                  to call it something else, but, you know --

24                  CHAIRPERSON TISEO:   We have to be  
25                  professional.

1                   MEMBER STEWART: Yes, we do. And  
2 he was going to go and attempt to get it  
3 rezoned and work with the City. In the process  
4 of doing that, he went ahead and rented it out.

5                   And my question is: Do you still  
6 have tenants in the property?

7                   MR. STACEY: No, I do not. And I  
8 didn't rent it. I just let my daughter stay  
9 there, because she didn't have nowhere to go.

10                  MEMBER STEWART: Okay.

11                  MR. STACEY: But she's not there no  
12 more, so --

13                  CHAIRPERSON TISEO: Is it still  
14 listed as a duplex? You were going to convert  
15 it back or --

16                  MR. KLOPOCINSKI: It's listed as a  
17 single family. It's --

18                  CHAIRPERSON TISEO: In the Oakland  
19 County records?

20                  MR. KLOPOCINSKI: Yes. It's been  
21 converted to a duplex illegally. The last time  
22 we spoke to Mr. Stacey, he said that he wanted  
23 to convert it back to a single family --

24                  CHAIRPERSON TISEO: Oh, to a single  
25 family.

1 MR. KLOPOCINSKI: -- so that it  
2 appeared the zoning. That's where we sit at  
3 the moment.

4 CHAIRPERSON TISEO: Has that been  
5 done?

6 MS. HOLMES: Excuse me. My name is  
7 Priscilla Holmes. From your last meeting, I  
8 have made sure the house is vacant.

9 CHAIRPERSON TISEO: Yes.

10 MS. HOLMES: I have made sure the  
11 property has been maintained. We have talked  
12 to a contractor. In order to be bring it out  
13 where it is a one-family flat --

14 CHAIRPERSON TISEO: Yes.

15 MS. HOLMES: -- a one-family home,  
16 we are prepared to do the mechanical permit.  
17 The only thing is with me doing other things,  
18 we got here too late today, but we are ready to  
19 do that. We do have contractor for that, as  
20 well as a contractor for the --

21 MR. KLOPOCINSKI: Building?

22 MS. HOLMES: Correct. So we are  
23 already prepared to pull permits.

24 CHAIRPERSON TISEO: According to  
25 the sheet here, we need building and we need

1 mechanical.

2 MS. HOLMES: Correct.

3 CHAIRPERSON TISEO: And the  
4 building is going to be comprised of removing a  
5 part of the separation to make it a single  
6 unit?

7 MS. HOLMES: Correct.

8 MR. KOLBE: We're assuming it was a  
9 single family and perhaps a doorway or  
10 something had been drywalled over to create a  
11 separation --

12 CHAIRPERSON TISEO: Or opening or  
13 something?

14 MR. KOLBE: Stairway to the second  
15 floor type of thing.

16 CHAIRPERSON TISEO: Is that why  
17 there's two doors on the back of the house; is  
18 that the entrance to the second floor, I guess?

19 MS. HOLMES: Correct. Correct.

20 MEMBER STEWART: I have a question.  
21 What position will the building officials take  
22 as it relates to his tickets that have been  
23 issued?

24 MR. KLOPOCINSKI: Those have all  
25 been -- we've dealt with those in court.

1 CHAIRPERSON TISEO: Okay. You  
2 have?

3 MS. KLOPOCINSKI: Yes.

4 CHAIRPERSON TISEO: You say you  
5 have a contractor now?

6 MS. HOLMES: Yes, we have spoke to  
7 two really. But we are prepared financially to  
8 have the -- one for the -- I don't know the  
9 name or what falls under what --

10 CHAIRPERSON TISEO: Okay.

11 MS. HOLMES: -- but we are prepared  
12 to do the one for the furnace as early as --  
13 that comes under a different one, we have to  
14 pay for that first.

15 MR. KOLBE: Your building will be  
16 the first one.

17 MS. HOLMES: Correct.

18 MEMBER STEWART: So what you're  
19 saying is you need some time, right?

20 MS. HOLMES: Yes, sir. We are  
21 prepared to move forward as of tomorrow.

22 MR. STEWART: Okay.

23 CHAIRPERSON TISEO: Is there a  
24 motion here?

25 MEMBER STEWART: I make a motion



1 that we postpone 404 Osmun until the  
2 August 19th meeting.

3 CHAIRPERSON TISEO: Is there a  
4 second?

5 MEMBER HOFMEISTER: Second.

6 CHAIRPERSON TISEO: Thank you,  
7 Mona.

8 MEMBER HOFMEISTER: Thank you for  
9 keeping your word.

10 MS. HOLMES: Thank you for trusting  
11 me to do that.

12 CHAIRPERSON TISEO: Any further  
13 discussion? Hearing none, all in favor of the  
14 postponement, say "aye."

15 (All ayes.)

16 CHAIRMAN TISEO: Any opposed?  
17 Hearing none, motion passes.

18 MS. HOLMES: Thank you so much.

19 CHAIRPERSON TISEO: Hope we don't  
20 see you again. No offense.

21 MS. HOLMES: I hope August is the  
22 last time you'll see me too.

23 MR. MORAN: 26 Clairmont Place.

24 CHAIRPERSON TISEO: 26 Clairmont?

25 MR. MORAN: Clairmont.

1 MR. KLOPOCINSKI: Posted on 5/6 of  
2 2015. This property was found vacant, open to  
3 trespass at one time in the back door. House  
4 was gutted. Total rehab. Porch steps rotting.  
5 At one time there was an extension cord running  
6 across the street to another home for power.  
7 The gas meter is now on. The electric meter is  
8 now on.

9 Property maintenance inspection was  
10 on October 4th of 2013. Mechanical permit was  
11 needed. Passed rough inspections. Building in  
12 June 2014 was passed the rough. All permits  
13 have since expired. Permits have now also  
14 expired upon the sale of this property, because  
15 we have a new owner.

16 We are recommending this property  
17 remain on the demolition list due to lack of  
18 active progress and permits.

19 CHAIRPERSON TISEO: Your name, sir?

20 MR. SMITH: Kevin Smith.

21 CHAIRPERSON TISEO: Are you the  
22 owner?

23 MR. SMITH: No. I was the owner.  
24 My daughter, he's (sic) at work and so I'm  
25 here. All of the --

1                   CHAIRPERSON TISEO: Is that Martin  
2 Stanley, is that the new owner?

3                   MR. SMITH: Yes, sir. And I told  
4 him the situation. The house -- I tried to get  
5 Kevin to come early today to see the progress  
6 on the inside. I know he was busy, and I was  
7 busy also. But he could have seen the true  
8 progress. Everything in the house is done. So  
9 the new owner, he has to come down, hope you  
10 all give him the time to come down this week to  
11 get his -- because he got to get it reinspected  
12 to see the progress in the home. All -- got  
13 all new carpet in there, all the doors in  
14 there, both bathrooms are finished. The  
15 kitchen is done. The only thing he has to do  
16 is put carpet in the living room and dining  
17 room and make -- I think do some -- two  
18 gutters. Other than that, the house is done.  
19 Got a new porch on the backside of the house.

20                   All of the debris that was in the  
21 back is moved. And so I'm asking you all to  
22 allow him to come in this week or before the  
23 end of this month to pull the new permits that  
24 he can go ahead and get the finals. I had a  
25 final done on electrical. We finished that.

1 But the electrical man, we couldn't repull that  
2 permit for electrical. Electrical inspector,  
3 he has to do four more things that need to be  
4 done on the electrical permit for the final,  
5 passing of the final permit.

6 We complied with that. All the  
7 ones that pulled those permits are licensed  
8 plumber, licensed electricians known in the  
9 City, so all those will be pulled by  
10 professionals.

11 So what I'm asking the Board is to  
12 give the new owner until the end of this month  
13 to get a building permit where they can see the  
14 work that's been progressing in the house.

15 CHAIRPERSON TISEO: Has the City --  
16 the last time the City was at the house was --

17 MR. KOLBE: Property maintenance  
18 inspection. It was a property maintenance  
19 inspection.

20 CHAIRPERSON TISEO: What about  
21 the -- but there were no -- there was some  
22 rough inspections in June of 2014. And they  
23 passed?

24 MR. KLOPOCINSKI: Yes.

25 CHAIRPERSON TISEO: This is just

1 the building, is this just passed rough  
2 inspections building in June -- what about the  
3 other inspections?

4 MR. KOLBE: I believe they all  
5 passed a rough inspection.

6 CHAIRPERSON TISEO: And since June  
7 of 2014, there hasn't been much progress?

8 MR. SMITH: No, what I'm asking  
9 for --

10 MR. KOLBE: No inspections.

11 CHAIRPERSON TISEO: No inspections.

12 MR. SMITH: There's been electrical  
13 inspection. Electrical man -- what's the  
14 electrical inspector's name?

15 MR. KLOPOCINSKI: Paul.

16 MR. SMITH: Paul came in.  
17 Everything passed but four things that he  
18 needed, which was a --

19 CHAIRPERSON TISEO: For the final?

20 MR. SMITH: For the final, yep,  
21 which was something on the outside of the  
22 house. That was done. And three other little  
23 switches need to be tightened up in there.  
24 Other than that, it was all done.

25 MR. KOLBE: He came in to extend

1 permits and to do a final inspection, however,  
2 once he sold the house --

3 MR. SMITH: Right.

4 MR. KOLBE: -- those permits became  
5 null and void. He has to pull new permits and  
6 that's why the inspection couldn't really take  
7 place. But, you know, whether he's -- how far  
8 along he is, it's possible --

9 MR. SMITH: That's why I'm asking  
10 the Board, to give the new owner that so he can  
11 come in before the end of this month, pay the  
12 \$200, that way they'll know how far along the  
13 house is. The house got three bedrooms, two  
14 baths. All the bathrooms are done. All the  
15 bedrooms are done. The kitchen is done. All  
16 the lights, fixtures, everything is in there  
17 done, but carpet in the living room.

18 CHAIRPERSON TISEO: All right. All  
19 right.

20 MR. SMITH: Pardon me for this  
21 stupid phone.

22 CHAIRPERSON TISEO: I'll make a  
23 motion that this be postponed until our next  
24 meeting. Is there a second, please?

25 MEMBER HOFMEISTER: Second.

1 CHAIRPERSON TISEO: Is there any  
2 further discussion? All in favor say "aye."

3 (All ayes.)

4 CHAIRPERSON TISEO: Any opposed?  
5 Hearing none, motion passes.

6 MR. SMITH: Good.

7 MR. KOLBE: Make sure you get in  
8 sooner than later.

9 MR. SMITH: Oh, yeah. Yep. Thank  
10 you. All right.

11 CHAIRPERSON TISEO: Is that  
12 everybody?

13 MR. MORAN: 77 Maines?

14 CHAIRPERSON TISEO: Oops.

15 MR. KLOPOCINSKI: 77 Maines. This  
16 property was posted 5/6 of '15. It's found  
17 vacant.

18 CHAIRPERSON TISEO: But there's  
19 nobody here, right?

20 MR. KLOPOCINSKI: Right.

21 CHAIRPERSON TISEO: Can I ask that  
22 we take a break, please, since there's nobody  
23 here? We got through all of the public.

24 (Off the record at 7:56 p.m.)

25 (Back on the record at 8:04 p.m.)

1 CHAIRPERSON TISEO: I'm sorry,  
2 which one is this?

3 MR. KLOPOCINSKI: 77 Maines.

4 CHAIRPERSON TISEO: Oh, 77 Maines?

5 MR. KLOPOCINSKI: Yes. 77 Maines.  
6 This property was posted 5/6 of 2015. Was  
7 found vacant, garage open to trespass, broken  
8 windows. Front steps and railing rotted and  
9 falling off porch. It was overgrown, debris,  
10 unkept, broken windows. Gas meter is on.  
11 Electric meter is on.

12 A property maintenance inspection  
13 occurred on December 4th of 2014. A building  
14 permit was pulled February 24th of 2015. The  
15 plumbing permit is still needed. The  
16 mechanical permit is still needed. The  
17 electrical permit was pulled February 3rd of  
18 2015.

19 We're recommending that this  
20 property be postponed if we have commitment to  
21 have all permits being pulled.

22 CHAIRPERSON TISEO: Yet there's  
23 nobody here tonight?

24 MR. KLOPOCINSKI: I believe --

25 MR. KOLBE: He signed in.



1 CHAIRPERSON TISEO: Where?

2 MR. KOLBE: On the other sheet that  
3 we had.

4 CHAIRPERSON TISEO: On a new sheet?

5 MR. KOLBE: Yeah, a new sheet  
6 buried somewhere here.

7 MEMBER STEWART: Are you still  
8 recommending postponement?

9 MR. KLOPOCINSKI: I spoke to this  
10 gentleman at the home and he was very apt on  
11 finishing it. He has made a lot of progress on  
12 the home since our last visit.

13 MEMBER STEWART: Okay. Are you  
14 still making a recommendation for postponement?

15 MR. KLOPOCINSKI: Yes.

16 MEMBER STEWART: Okay. I will make  
17 a recommendation that we postpone 77 Maines  
18 until the August 19th meeting.

19 MEMBER HOFMEISTER: I second.

20 CHAIRPERSON TISEO: Okay. Is there  
21 any further discussion? All in favor say  
22 "aye."

23 (All ayes.)

24 CHAIRPERSON TISEO: Any opposed?  
25 Hearing none, motion passes.

1                   Okay. That was 77 Maines. Is  
2 there anything else -- have we then started on  
3 the old cases?

4                   MR. KLOPOCINSKI: Yes, they're  
5 alphabetical.

6                   CHAIRPERSON TISEO: 99 Dwight?

7                   MR. KOLBE: Well, we were going to  
8 start right -- in the pile that you have  
9 left --

10                  CHAIRPERSON TISEO: You just want  
11 to go in alphabetical order?

12                  MR. KOLBE: Alphabetical order.

13                  CHAIRPERSON TISEO: Rather than --

14                  MR. KOLBE: Yep.

15                  CHAIRPERSON TISEO: Okay. Is it  
16 385 S. Anderson Avenue?

17                  MR. KLOPOCINSKI: Yes. 385 S.  
18 Anderson Avenue. This property was posted 5/6  
19 of '15. It was found vacant, open to trespass.  
20 Front entrance and rear entry open. Entry  
21 doors and windows open to the elements.  
22 Overgrown, debris, unkept, animals undermining  
23 the structure, broken windows. Gas meter was  
24 locked out. Electric meter was off. We are  
25 recommending that this property remain on the

1 demolition list.

2 CHAIRPERSON TISEO: I'll make a  
3 motion that this property remain on the  
4 demolition list.

5 MEMBER STEWART: I'll second.

6 CHAIRPERSON TISEO: Is there any  
7 further discussion? All in favor say "aye"?

8 (All ayes.)

9 CHAIRPERSON TISEO: Any opposed?  
10 Hearing none, motion passes.

11 The next one is?

12 MR. KLOPOCINSKI: 418 Central.

13 This property was posted 5/6 of 2015. It was  
14 found vacant, open to trespass, rear windows  
15 broken out. Rear windows open to the elements.  
16 Roof and trim rotted. Porch dilapidated.  
17 Broken out windows and missing siding. Open to  
18 trespass. Broken concrete curb and drive. Gas  
19 meter was gone. Electric meter was off.

20 We are recommending that this  
21 property remain on the demolition list.

22 MEMBER STEWART: I make a  
23 recommendation that 418 Central Avenue remain  
24 on the demolition list.

25 MEMBER HOFMEISTER: I second.

1 CHAIRPERSON TISEO: Any further  
2 discussion? All in favor say "aye."

3 (All ayes.)

4 CHAIRPERSON TISEO: Any opposed?  
5 Hearing none, motion passes.

6 Next one would be?

7 MR. KLOPOCINSKI: 99 Dwight.

8 CHAIRPERSON TISEO: Excuse me. 99  
9 and 101 Dwight? Those two?

10 MR. KLOPOCINSKI: Yes.

11 MR. KOLBE: It's a duplex.

12 MR. KLOPOCINSKI: Actually a  
13 four-plex.

14 This property was -- 99 and 101  
15 Dwight was posted 5/6 of 2015 and was found  
16 vacant. Interior is destroyed. Broken  
17 windows, about every window is broken, open to  
18 trespass at the rear door, open to the elements  
19 through every broken window. Interior trash.  
20 Bricks falling off. Overgrown, debris, unkept.  
21 Open to trespass. Vandalized. Gas meter is  
22 gone. Electric meter is off.

23 Property maintenance inspection, a  
24 team inspection occurred, requires asbestos  
25 abatement, lead hazard report. We are

1 recommending that this property remain on the  
2 demolition list.

3 MEMBER STEWART: I make a  
4 recommendation that 99 and 101 Dwight Avenue  
5 remain on the demolition list.

6 MEMBER HOFMEISTER: I second.

7 CHAIRPERSON TISEO: Any further  
8 discussion? Hearing none, all in favor say  
9 "aye."

10 (All ayes.)

11 CHAIRPERSON TISEO: Any opposed?  
12 Motion passes.

13 Next is 17 Edward Street; is that  
14 correct?

15 MR. KLOPOCINSKI: 17 Edward Street.  
16 This property was posted 5/6 of 2015. It was  
17 found vacant, rotted wood siding, broken  
18 windows at one time. Siding falling off.  
19 Rotted fascia and trim. Overgrown, debris,  
20 unkept. Gas was locked out. Electric meter  
21 was off. We are recommending that this  
22 property remain on the demolition list.

23 MEMBER STEWART: 17 Edward. I make  
24 a recommendation that this property remain on  
25 the demolition list.

1 MEMBER HOFMEISTER: I second.

2 CHAIRPERSON TISEO: Okay. Any  
3 further discussion? Hearing none, all in favor  
4 say "aye."

5 (All ayes.)

6 CHAIRPERSON TISEO: Any opposed?

7 None. Motion passes.

8 Next one is?

9 MR. KLOPOCINSKI: 752 W. Huron  
10 Street. This property was posted 5/6 of 2015.  
11 This property at the time of its first posting  
12 was found vacant, dilapidated. Roof leaks,  
13 siding's dilapidated. Interior was destroyed.  
14 Rotted framing members. Block settling and  
15 cracking. The gas meter was locked out. It is  
16 now on. The electric meter was off. It is now  
17 on.

18 The property maintenance  
19 inspection, team inspection was done 7/1 of  
20 2014. The building permit was pulled 9/22 of  
21 '14. The plumbing was pulled 2/26 of '15.  
22 Mechanical was pulled 11/19 of '14. The  
23 electrical permit is still needed. The  
24 building permit has since expired. We need a  
25 revised site plan for this property. We are

1 recommending though postponement to the 8/19/15  
2 Board of Appeals meeting if the permits are  
3 pulled by June 1st, 2015.

4 MEMBER STEWART: Have you been in  
5 contact with the owner with this? You know, he  
6 had drawings and you know --

7 CHAIRPERSON TISEO: Yeah, I  
8 thought --

9 MR. STEWART: Blah, blah, blah, all  
10 the works.

11 MR. KOLBE: Not that I've had  
12 contact with him. I don't know if anyone else  
13 in the Building Department has.

14 CHAIRPERSON TISEO: This says  
15 "Needs revised site plan." So therefore there  
16 was some site plans originally submitted?

17 MR. KOLBE: There was some site  
18 plans submitted to the Planning Department that  
19 needed to be revised. They had not gotten them  
20 back yet.

21 MR. MORAN: I actually ran into Mr.  
22 Meyer. I did an inspection on a rental of his  
23 about three weeks ago. And then I was  
24 inspecting the board-up, the adjacent building  
25 to the east --

1 CHAIRPERSON TISEO: Right.

2 MR. MORAN: -- on W. Huron there on  
3 behalf of the Building Department, and he  
4 pulled up and he actually -- you know, being  
5 the owner here, he was inquiring to me if I  
6 knew the owner of that adjacent building so  
7 they could team up and consolidate their  
8 efforts to demolish both buildings at the same  
9 time.

10 CHAIRPERSON TISEO: Now they want  
11 to demolish this?

12 MR. MORAN: Well, no, they haven't,  
13 but he was trying to figure out, you know, how  
14 they can, you know, pool their energies to get  
15 both buildings demolished at the same time. So  
16 I think he's giving up on this structure.

17 CHAIRPERSON TISEO: Because, I  
18 mean, the plumbing permit was pulled just a  
19 couple of months -- two, three months.

20 MR. MORAN: I asked him pointblank,  
21 "So you're not going to try to salvage that  
22 building?" He says "No", and he was done  
23 fooling with it. And that was just a couple,  
24 three weeks ago.

25 CHAIRPERSON TISEO: Why is the



1 recommendation to postpone then? Sounds like  
2 they're not going to move forward.

3 MR. KOLBE: I had no idea of this  
4 conversation going on, yeah.

5 CHAIRPERSON TISEO: Okay.

6 MR. KOLBE: On the paper, it looked  
7 like things were progressing. The building  
8 permit had expired --

9 MEMBER STEWART: Well, he's not  
10 here.

11 MR. KOLBE: -- not long ago, and  
12 he's --

13 MR. STEWART: He's not here. Okay.  
14 Well, I'll make a recommendation that 752 W.  
15 Huron be placed on the demolition list.

16 MEMBER HOFMEISTER: I will second.

17 CHAIRPERSON TISEO: Any further  
18 discussion? Hearing none, all in favor say  
19 "aye."

20 (All ayes.)

21 CHAIRPERSON TISEO: Any opposed?  
22 None. Motion passes.

23 What's the next one?

24 MR. KLOPOCINSKI: 93 Maines. 93  
25 Maines Street. This property was posted 5/6 of

1 '15. It was found vacant, unkept, shed open to  
2 trespass, basement window crawl space access  
3 missing, soffits rotted, siding missing,  
4 roofing deteriorated, animal prints in and out  
5 of crawl space. The gas meter is there. The  
6 electric meter is pulled. Electric service is  
7 cut.

8 We are recommending that this  
9 property remain on the demolition list.

10 CHAIRPERSON TISEO: I will make a  
11 motion that this property stay on the  
12 demolition list.

13 MEMBER STEWART: I'll second.

14 CHAIRPERSON TISEO: Any further  
15 discussion? Hearing none, all in favor say  
16 "aye."

17 (All ayes.)

18 CHAIRMAN TISEO: Hearing no  
19 opposition, motion passes.

20 Next one is?

21 MR. KLOPOCINSKI: 77 S. Marshall.  
22 All right.

23 CHAIRPERSON TISEO: How did we get  
24 out of order? 77 Marshall. Why is it --

25 MR. KLOPOCINSKI: S. Marshall.

1 MR. STEWART: I have two.

2 CHAIRPERSON TISEO: Thank you, sir.

3 77 Marshall.

4 MR. KLOPOCINSKI: 77 S. Marshall.

5 This property was posted 5/6 of 2015. It was  
6 found open to trespass, vacant, full of debris,  
7 open to trespass in the front and side doors.  
8 Furnace and water heater are gone. Overgrown,  
9 debris, unkept. Large tree limb down in the  
10 front yard. Limb across the sidewalk. Gas  
11 meter was gone. Electric meter, the service  
12 has been cut. The tree debris had been cleaned  
13 by the neighbors. The large amount of debris  
14 in the front yard had tried to be cleaned by  
15 the neighbors as best to their ability. It was  
16 put into the garage.

17 A property maintenance inspection  
18 was pulled on October 23rd of 2014. No  
19 inspection. It wasn't done? Did not occur?

20 MR. KOLBE: No.

21 MR. KLOPOCINSKI: It was paid for,  
22 but did not occur. No permits have been  
23 pulled. There's extreme lack of progress here.  
24 It's an eyesore to the neighborhood. This  
25 property is --

1                   MEMBER STEWART: I'm sorry, go  
2 ahead. I didn't want to interrupt you.

3                   MR. KLOPOCINSKI: Oh, no. We  
4 recommend this remain on the demolition list  
5 due to lack of permits.

6                   MEMBER STEWART: Is there any way  
7 you would be able to speak with the City  
8 Administrator and the Mayor and get this gone?  
9 This -- this really don't need to be -- I  
10 mean --

11                   MR. KLOPOCINSKI: The home or  
12 the --

13                   MEMBER STEWART: All of it. The  
14 debris, the home. I mean, come on. Let's --  
15 let's see -- I mean, can you at least just  
16 inquire to the Administrator and to the Mayor  
17 to see if we can't get --

18                   MR. KLOPOCINSKI: Some of type  
19 of --

20                   MEMBER STEWART: A contractor out  
21 here to get this cleaned up.

22                   MR. KOLBE: Move it up to the top  
23 of the list?

24                   MEMBER STEWART: Please. Please.

25                   MR. KLOPOCINSKI: Across the

1 street, the home we pushed through has been  
2 demoed. Another one next door to it is soon to  
3 be demoed. So with these three, this block  
4 will just be a better place.

5 MEMBER STEWART: I make a  
6 recommendation that 77 S. Marshall be placed on  
7 the demolition list, and also request that the  
8 City Administrator and the Mayor be notified of  
9 this to see if we can't make this an emergency  
10 situation, please.

11 CHAIRPERSON TISEO: Is there a  
12 second?

13 MEMBER HOFMEISTER: I second.

14 CHAIRPERSON TISEO: Any further  
15 discussion? All in favor say "aye."

16 (All ayes.)

17 CHAIRMAN TISEO: Any opposition?  
18 Hearing none, motion passes.

19 MR. KLOPOCINSKI: 259 S. Marshall.  
20 This property was posted 5/6 of 2015. It was  
21 found vacant, fire damage. At one time open to  
22 trespass, since boarded. Open to trespass in  
23 the rear. Open to elements as well. Fire  
24 damage, siding falling off, front door boarded  
25 up, roof rotting, overgrown, debris, unkept,

1 broken windows, front porch rail falling off.  
2 Gas meter is locked out. Electric meter is  
3 off.

4 Property maintenance inspection on  
5 October 20th of 2014. No permits were pulled.  
6 We're recommending that this property remain on  
7 the demolition list.

8 MEMBER STEWART: I make a  
9 recommendation that 259 S. Marshall remain on  
10 the demolition list.

11 MEMBER HOFMEISTER: I'll second.

12 CHAIRPERSON TISEO: Okay. Any  
13 further discussion? Hearing none, all in favor  
14 say "aye."

15 (All ayes.)

16 CHAIRMAN TISEO: Any opposition?  
17 Motion Passes.

18 84 Mary Day. Go ahead.

19 MR. KLOPOCINSKI: 84 Mary Day.

20 This property was posted 5/6 of 2015. Was  
21 found vacant, open to trespass, rotted, rear  
22 door open, basement window open to the  
23 elements. Siding falling off, trim rotted,  
24 overgrown, debris, unkept, animals undermining,  
25 broken windows. Gas meter off. Electric meter

1 off.

2 We're recommending this property be  
3 placed on demolition list.

4 MEMBER STEWART: I make a  
5 recommendation that 84 Mary Day Avenue be  
6 placed on the demolition list.

7 MEMBER HOFMEISTER: I'll second.

8 CHAIRPERSON TISEO: Any further  
9 discussion? All in favor say "aye."

10 (All ayes.)

11 CHAIRMAN TISEO: Any opposition?  
12 Hearing none, motion passes.

13 MR. KLOPOCINSKI: 31 Mechanic.  
14 This property was posted 5/6 of 2015. It was  
15 found vacant, boarded, rotted. Boarded by the  
16 owners. Siding falling off, rotted trim and  
17 porch, broken windows on the front and the east  
18 side, graffiti all over the front of the house.  
19 Gas meter. One was on. One was pulled.  
20 Electric meter, both were off.

21 We're recommending that this  
22 property remain on the demolition list.

23 MEMBER STEWART: I make a  
24 recommendation that 31 Mechanic remain on the  
25 demolition list.

1 MEMBER HOFMEISTER: I'll second.

2 CHAIRPERSON TISEO: Any further  
3 discussion? All in favor say "aye."

4 (All ayes.)

5 CHAIRPERSON TISEO: Any opposed?  
6 Hearing none, motion passes.

7 MR. KLOPOCINSKI: 65 N. Merrimac.  
8 This property was posted 5/7 of '15. This  
9 property was found vacant, open to trespass,  
10 debris, junk, overgrown. Gas meter is locked  
11 out. Electric meter turned off. It was at one  
12 time squatters in this home that startled me,  
13 to say the least. We are recommending that  
14 this property remain on the demolition list.

15 MR. MORAN: Should be another high  
16 priority list.

17 CHAIRPERSON TISEO: Yeah.

18 MR. KLOPOCINSKI: A nice family  
19 lives next door that would love to see nothing  
20 more than this nuisance be gone.

21 CHAIRPERSON TISEO: I'll make a  
22 motion to demolish the house, please.

23 MS. HOFMEISTER: I'll second.

24 CHAIRPERSON TISEO: Any further  
25 discussion? All in favor say "aye."



1 (All ayes.)

2 CHAIRMAN TISEO: No opposition.

3 Motion passes.

4 MR. KLOPOCINSKI: 52 Omar Street.

5 This property was posted 5/6 of 2015. It was  
6 found vacant, overgrown, debris, unkept. Gas  
7 meter locked out. Electric meter off.

8 We're recommending that this  
9 property remain on the demolition list.

10 MEMBER STEWART: I make a  
11 recommendation that 52 Omar Street remain on  
12 the demolition list.

13 MEMBER HOFMEISTER: I'll second.

14 CHAIRPERSON TISEO: Any further  
15 discussion? All in favor say "aye."

16 (All ayes.)

17 CHAIRMAN TISEO: Any opposed?

18 Hearing none, motion passes.

19 MR. MORAN: Next one is 95 Oneida

20 Street. Date posted 5/6 of 2015. Found  
21 vacant, unkept, open, broken windows, garage  
22 door missing, more broken windows, garage  
23 falling apart, overgrown, debris, unkept. Gas  
24 meter was locked out. Electric meter was gone.

25 We are recommending that it

1 continue to remain on the demolition list.

2 CHAIRPERSON TISEO: I'll make a  
3 motion that it remain on the demolition list.

4 MEMBER HOFMEISTER: I will second.

5 CHAIRPERSON TISEO: Any further  
6 discussion? All in favor say "aye."

7 MEMBER STEWART: Has there been any  
8 contact from the owners on this property  
9 whatsoever?

10 MR. KOLBE: No.

11 MR. STEWART: No response at all?

12 MR. KOLBE: No.

13 MR. STEWART: And they've been  
14 notified?

15 MR. KOLBE: Yes.

16 CHAIRPERSON TISEO: Any further  
17 discussion?

18 MR. KOLBE: The only address that  
19 we have for them is the 95 Oneida. That's the  
20 way they're having the tax bill sent.

21 CHAIRPERSON TISEO: Looks like it's  
22 been going on for awhile, January.

23 MEMBER STEWART: Is there fire  
24 damage inside? Has anyone been inside?

25 MR. KLOPOCINSKI: No, we haven't

1           been inside.

2                       MEMBER HOFMEISTER:   Grass in up to  
3           your waist now.

4                       MEMBER STEWART:   Pretty solid  
5           neighborhood over there, isn't it?

6                       MR. KLOPOCINSKI:   Yeah.

7                       CHAIRPERSON TISEO:   Too bad.

8                       MR. KOLBE:   Two years behind on the  
9           taxes.

10                      CHAIRPERSON TISEO:   Two years  
11           behind?

12                      MR. KOLBE:   Well, the County has  
13           filed two --

14                      CHAIRPERSON TISEO:   Two liens?

15                      MR. KOLBE:   Two liens.   If you look  
16           at the top about the third line down, you'll  
17           see Oakland County Treasurer.

18                      CHAIRPERSON TISEO:   Yeah.

19                      MR. KOLBE:   See the two behind it?  
20           It's when two or three years -- if it's just  
21           one or nothing there, it's usually one year  
22           they're behind.   Typically on the third year,  
23           Mr. Meisner is taking it to his auction.

24                      CHAIRPERSON TISEO:   Again, any  
25           further discussion?   If not, motion is to

1 demolish. All in favor say "aye."

2 (All ayes.)

3 CHAIRPERSON TISEO: Any opposed?

4 Hearing none, motion passes.

5 MR. MORAN: Next house is 30 Orton  
6 Avenue. The date posted 5/6/2015. House was  
7 found vacant, garage open to trespass, rotted  
8 roof, soffits, porch collapsing, gutters  
9 falling off, overgrown debris, unkept. Crawl  
10 space was open. Foundation was crumbling in  
11 certain areas. Structure is crumbling overall.  
12 In terms of the structure, some windows were  
13 boarded up. Two gas meters were removed. One  
14 electric meter was off, one pulled. Open meter  
15 socket exposed.

16 We are recommending it remain on  
17 the demolition list.

18 CHAIRPERSON TISEO: Looks like an  
19 old work lift unit.

20 MEMBER STEWART: It was a store  
21 back when I was a kid.

22 CHAIRPERSON TISEO: The house on  
23 the second floor?

24 MEMBER STEWART: Uh-huh.

25 CHAIRPERSON TISEO: Is there a

1 motion, please?

2 MEMBER HOFMEISTER: I will make a  
3 motion that 30 Orton Avenue be placed on the  
4 demolition list.

5 CHAIRPERSON TISEO: I will second.  
6 Any further discussion? All in favor signify  
7 by saying "aye."

8 (All ayes.)

9 CHAIRMAN TISEO: Any opposed?  
10 Hearing none, motion passes.

11 MR. MORAN: Next home is 436 Osmun  
12 Street. Date posted was 5/6/2015. This was  
13 found vacant with severe fire damage throughout  
14 the house and roof. Side door open.  
15 Overgrown, debris, unkept. Porch was  
16 collapsing. Gas meter was locked out.  
17 Electric meter removed.

18 We're recommending that it remain  
19 on the demolition list.

20 MEMBER STEWART: I make a  
21 recommendation that 436 Osmun remain on the  
22 demolition list.

23 MEMBER HOFMEISTER: I second.

24 CHAIRPERSON TISEO: Any further  
25 discussion? All in favor signify by saying

1 "aye."

2 (All ayes.)

3 CHAIRMAN TISEO: Any opposed?

4 Hearing none, motion passes.

5 MR. MORAN: Next home is 274 S.  
6 Paddock Street. The date the notice was posted  
7 was 5/6/2015. The home was found vacant.  
8 Front porch is open. Front door and window  
9 boarded up. Rear door boarded, broken glass  
10 from some windows. We found rotted siding,  
11 trim, porch and windows. Was overgrown,  
12 debris, unkept with gutters and fascia falling  
13 off of the rear.

14 We are recommending that it remain  
15 on the demolition list.

16 CHAIRPERSON TISEO: I'll make a  
17 motion to keep it on the demolition list.

18 MEMBER HOFMEISTER: I'll second.

19 CHAIRPERSON TISEO: Is there any  
20 further discussion? If not, all in favor  
21 signify by saying "aye."

22 (All ayes.)

23 CHAIRPERSON TISEO: Any opposed?

24 Hearing none, the motion passes.

25 MR. MORAN: Next house is 822

1 Palmer. It was posted on 5/7/2015. We found  
2 the house to be vacant and unkept. Open to  
3 elements at the rear doorwall. It was boarded  
4 up in one section. Trim and roof was  
5 deteriorated. Quite a bit of siding was  
6 falling off. The rear deck was totally  
7 deteriorated. It was overgrown, unkept. Gas  
8 meter was locked out. Electric meter was off.

9 It is our recommendation that it  
10 remain on the demolition list.

11 MEMBER STEWART: I make a  
12 recommendation that 822 Palmer remain on the  
13 demolition list.

14 MEMBER HOFMEISTER: I second.

15 CHAIRPERSON TISEO: Any further  
16 discussion? Hearing none, all in favor say  
17 "aye."

18 (All ayes.)

19 CHAIRPERSON TISEO: Any opposed?  
20 Motion passes.

21 MR. MORAN: Next unit is 15  
22 Rosshire Court posted on --

23 CHAIRPERSON TISEO: Perry isn't it?  
24 I had one on the list that I didn't mark off.  
25 I'm sorry. Go ahead.

1 MR. MORAN: Posted on 5/6 of 2015.

2 CHAIRPERSON TISEO: 15 Rosshire  
3 Court. Number 47.

4 MR. MORAN: Quite a bit of debris,  
5 unkept. We originally had squatters in the  
6 unit. Gas meter was off. Electric meter was  
7 on. Electric meter is possibly jumped.

8 We're recommending that it continue  
9 to be placed -- or should be placed on the  
10 demolition list.

11 MR. KLOPOCINSKI: There's no water  
12 to this unit either.

13 MEMBER STEWART: I make a  
14 recommendation that 15 Rosshire Court remain on  
15 the demolition list.

16 MEMBER HOFMEISTER: I second.

17 CHAIRPERSON TISEO: Any further  
18 discussion? All in favor signify by saying  
19 "aye."

20 (All ayes.)

21 CHAIRPERSON TISEO: Any opposed?  
22 Motion passes.

23 MR. MORAN: The next unit is 199  
24 Russell Street, posted on 5/6/2015. Found this  
25 unit to be vacant, open to trespass, front door



1 and the door to the garage. We found siding  
2 falling off, porch trim and roof deteriorated.  
3 It was overgrown, unkept. There were soffits  
4 and gutters that were falling off. And the gas  
5 meter was gone. The electric meter is gone.

6 We are recommending it remain on  
7 the demolition list.

8 MEMBER STEWART: I make a  
9 recommendation that 199 Russell Street remain  
10 on the demolition list.

11 MS. HOFMEISTER: I second.

12 CHAIRPERSON TISEO: Any further  
13 discussion? Hearing none, all signify by  
14 saying "aye."

15 (All ayes.)

16 CHAIRPERSON TISEO: Any opposition?  
17 None. The motion passes.

18 MR. MORAN: The next property is a  
19 duplex unit, 258 and 260 State Street. Was  
20 posted 5/6/2015. It was found vacant and  
21 unkept. The rear deck -- open to trespass at  
22 the rear door below the rear deck. It was  
23 dilapidated in areas of the rear stairs. And  
24 the house was collapsing. Trim, soffits and  
25 fascia, porch and the roof was rotted. Was

1 overgrown. Found to have lots of debris,  
2 unkept. Porch was settling and collapsing  
3 again. Siding coming off. Foundation  
4 settling.

5 We're recommending it remain on the  
6 demolition list.

7 MEMBER STEWART: I make a  
8 recommendation 258, 260 State Street remain on  
9 the demolition list.

10 MEMBER HOFMEISTER: I second.

11 CHAIRPERSON TISEO: Any further  
12 discussion? Hearing none, all in favor signify  
13 by saying "aye."

14 (All ayes.)

15 CHAIRMAN TISEO: Any opposed?

16 Motion passes.

17 MR. MORAN: Next house is 54 Summit  
18 Street posted on 5/7/2015. It was found --

19 CHAIRPERSON TISEO: Did we miss  
20 Strathmore?

21 MEMBER HOFMEISTER: Yes.

22 CHAIRPERSON TISEO: 113 Strathmore.  
23 That's the new one.

24 MR. KOLBE: Finish with what you've  
25 got.

1 CHAIRPERSON TISEO: Which one is  
2 this now?

3 MR. MORAN: 54 Summit Street.

4 CHAIRPERSON TISEO: Okay.

5 MR. MORAN: Date posted was  
6 5/7/2015. We found it vacant and open to  
7 trespass. Rear windows were open. Front steps  
8 were crumbling. Foundation cracks. Siding  
9 falling off. Rear door was open, was  
10 overgrown. Found to have much debris, unkept.  
11 Again, the porch was settling. Gas meter was  
12 locked out. Electric meter off.

13 It is our recommendation that this  
14 home remain on the demolition list.

15 MEMBER STEWART: I make a  
16 recommendation that 54 Summit Street remain on  
17 the demolition list.

18 MEMBER HOFMEISTER: I second.

19 CHAIRPERSON TISEO: Okay. Any  
20 discussion? All in favor say "aye."

21 (All ayes.)

22 CHAIRPERSON TISEO: Any opposed?

23 The motion passes.

24 MR. MORAN: Next house is 113 W.  
25 Strathmore Avenue. House was posted on 5/7 of

1           2015. It was found vacant and very much  
2           dilapidated, open to trespass of basement  
3           windows. Trim, siding, windows, porch, roof,  
4           foundation, chimney were all dilapidated,  
5           overgrown, unkept.

6                         This house was in very, very bad  
7           shape and we recommend it remain on demolition  
8           list.

9                         MEMBER STEWART: I make a  
10          recommendation that 113 W. Strathmore Avenue  
11          remain on the demolition list.

12                        MEMBER HOFMEISTER: I'll second.

13                        CHAIRPERSON TISEO: Is that the  
14          copy I gave you? Yeah. 620 square feet.

15                        MR. MORAN: That's it.

16                        CHAIRPERSON TISEO: I'll make a  
17          motion for demolition. Is there a second?

18                        MEMBER HOFMEISTER: I'll second.

19                        CHAIRPERSON TISEO: Any further  
20          discussion? Hearing none, all in favor say  
21          "aye."

22                                 (All ayes.)

23                        CHAIRMAN TISEO: Any opposed?

24          Motion passes.

25                        MR. MORAN: Next property is again

1 a duplex, 306 and 308 E. Wilson Avenue. Date  
2 it was posted was 5/6/2015. Found the property  
3 vacant, boarded by Federal programs. Boarded  
4 windows and doors. Was abandoned, overgrown, a  
5 lot of brush, debris, it was unkept. Front  
6 porch not to code. Pillars are settling.  
7 Electric meter showed a new service. The gas  
8 meter was gone. PMI was done in May of 2014.  
9 Building and mechanical permits expired in  
10 November of 2014. Electrical permit expired in  
11 August of 2014. No inspections were done on  
12 the PMI. Plumbing permit was never pulled.

13 We are recommending it remain on  
14 the demolition list due to lack of progress.

15 CHAIRPERSON TISEO: Is there a  
16 motion, please?

17 MEMBER STEWART: Is there a  
18 recommendation?

19 MR. MORAN: Recommendation was  
20 remain on the demolition list due to a lack of  
21 progress.

22 MR. STEWART: I make a  
23 recommendation that 306, 308 E. Wilson Avenue  
24 remain on the demolition list.

25 MEMBER HOFMEISTER: I second.

1 CHAIRPERSON TISEO: Any further  
2 discussion? All in favor say "aye."

3 (All ayes.)

4 CHAIRPERSON TISEO: Any opposed?  
5 Motion passes.

6 I believe that's our last one?

7 MR. KOLBE: That is the last one.  
8 That was the one we were looking for.

9 CHAIRPERSON TISEO: Are there any  
10 other items before the Board?

11 MR. KOLBE: No, sir.

12 CHAIRPERSON TISEO: I don't see any  
13 public here, so there must not be any public  
14 comments.

15 MEMBER STEWART: What about 171  
16 Willard? Did we pass on that?

17 MR. KOLBE: 171 Willard was --

18 MEMBER STEWART: Community Housing  
19 Network.

20 CHAIRPERSON TISEO: Asked  
21 for dismissal.

22 MEMBER STEWART: It got by me. We  
23 did dismiss that. Okay.

24 CHAIRPERSON TISEO: Anything else  
25 before the Board?

1 MR. KOLBE: No.

2 CHAIRPERSON TISEO: If not, I need  
3 a motion to adjourn unless you want to stay  
4 here. Somebody want to make a motion?

5 MEMBER HOFMEISTER: I'll make a  
6 motion that we adjourn the meeting at 8:37.

7 CHAIRPERSON TISEO: 8:37. Is there  
8 a second?

9 MEMBER STEWART: I'll second.

10 CHAIRPERSON TISEO: All in favor --  
11 I'm sorry, any discussion? All in favor,  
12 signify by saying "aye."

13 (All ayes.)

14 CHAIRPERSON TISEO: We are  
15 adjourned.

16 (At 8:37 p.m., proceedings  
17 concluded.)

18

19

20

21

22

23

24

25

## C E R T I F I C A T E

1  
2  
3 I, Quentina Rochelle Snowden, do  
4 hereby certify that I have recorded  
5 stenographically the proceedings had and public  
6 comment taken in the meeting, at the time and  
7 place hereinbefore set forth, and I do further  
8 certify that the foregoing transcript,  
9 consisting of (234) pages, is a true and  
10 correct transcript of my said stenographic  
11 notes.

12  
13 Dated: June 22, 2015

14 

15 \_\_\_\_\_  
16 Quentina R. Snowden, CSR-5519

17 Notary Public, Genesee County, Michigan

18 My commission expires: 1/4/2018  
19  
20  
21  
22  
23  
24  
25