

CITY OF PONTIAC
BOARD OF APPEALS MEETING
MAY 21, 2014
5:00 p.m.

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Agenda:)
)
Petitions from)
Building Inspector Rick Bolek)
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Meeting before a Board of
Appeals at 47450 Woodward Avenue, Pontiac, Michigan, on
Wednesday, May 21, 2014.

BOARD MEMBERS PRESENT:

Jeff Spencer - Hearing Officer
Ben Tiseo
Kevin Stewart
Mona Hofmeister

FROM THE CITY:

April Beasley
Kevin Klopocinski

OTHERS PRESENT:

Andre Sheppard
Yohannes Bolds, Tom Boyle and Margaret Hall
Santiago Peralta
David Bowen
Peter Torok
John Philipose
Raymond Landsberg
Derrick Walker
Nitzia Rodrigues and C. J. Felton
Rose Siebert
Eatonia Williams, James Overton and Sharnae Overton
Christopher Henderson
Katherine Graham
Gary Swan
Lee Todd
Richard Bair
Aaron Stacey and Priscilla Wright

1 OTHERS PRESENT: (Continued)
Louis Coulter
2 Manuel Santiago
Liobarda and Leo Huantes
3 Jorge Medina and Estrella Preciado
Ken Moses
4 Franz Ivajez
Roger Amy
5 Capricia Murphy
Danyl Ati
6 Jajuan Smith
Larry Herron

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8 REPORTED BY: Mona Storm, CSR# 4460

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1 Pontiac, Michigan

2 Wednesday, May 21, 2014

3 5:05 p.m.

4 THE CHAIRPERSON: We're going to start the
5 meeting. I call it to order. It's about 5:08 right
6 now, May 21st, 2014, and this is the Board of Appeals.
7 If we could all pledge -- do the Pledge of Allegiance.

8 (Pledge of Allegiance recited by all.)

9 THE CHAIRPERSON: Okay. We'll do roll call.
10 Ben.

11 MR. TISEO: Here.

12 THE CHAIRPERSON: Mona.

13 MS. HOFMEISTER: Here.

14 THE CHAIRPERSON: Kevin.

15 MR. STEWART: Here.

16 THE CHAIRPERSON: And Jeff's here. Okay. We
17 do have one officer missing. I did want to bring that
18 to everybody's attention. We're actually in the
19 process of getting another member. So you will need
20 three votes in order for any motion to be passed.
21 Okay? So let me give you the introduction.

22 Welcome, Ladies and Gentlemen. If you
23 haven't signed in, please sign in. Again, this is the
24 Construction Board of Appeals Show Cause Hearing.

25 There's some 60 cases here tonight on the

1 agenda. The purpose of the meeting is to take action
2 in respect to repair or demolishing of this
3 structures -- of the structures. First, we will hear
4 from the Hearing Officer, Rick, regarding the recent
5 on-site inspections and the conditions of the structure
6 and property.

7 Then, if there is no one in the audience --
8 then, if anybody in the audience would like to speak
9 upon address and give testimony, you'll go up to the
10 microphone, please state your name, your association
11 with the property and explain to us what your concerns
12 are and -- of the -- of the property and structure and
13 how you would make it a viable property.

14 After that, we will -- the Board will make a
15 motion on the property and then a vote on the motion.
16 First, we're going to -- we're going to bring up a list
17 of all the people that were here, as I mentioned
18 before, that signed in. Some of them are on the table
19 from the last meeting, we have to bring them off the
20 table.

21 Okay. With that said, go ahead Rick, why
22 don't you start.

23 MR. BOLEK: 78 Hudson is our first property.

24 THE CHAIRPERSON: Okay. Is that one on the
25 table or --

1 MR. BOLEK: This one is on -- old case
2 postponed from February, so it is on the table.

3 THE CHAIRPERSON: Okay. So it was on the
4 table?

5 MR. BOLEK: Oh, wait a minute. Wait a
6 minute.

7 MR. TISEO: It was postponed.

8 MR. BOLEK: Hudson, yes. That is on the
9 table, yes.

10 THE CHAIRPERSON: Okay. So do we have a
11 motion to bring 78 Hudson off the table?

12 MR. TISEO: I'll make a motion to bring it
13 off.

14 THE CHAIRPERSON: Support?

15 MR. STEWART: Support.

16 THE CHAIRPERSON: All in favor, say, "Aye".

17 BOARD MEMBERS: Aye.

18 THE CHAIRPERSON: Any opposed?

19 Hearing none, motion passes. We'll bring it
20 off the table.

21 Go ahead, Rick.

22 MR. BOLEK: 78 Hudson posted 5-8 of '14.
23 This property had a -- has been before us and needed a
24 Property Maintenance Inspection to determine that --
25 what was needed to rehab this property. The inspection

1 was pulled on 3-18 of '14. The inspection was just
2 performed the other day. There was some rehab that
3 needed to be done in the house. The -- as I recall,
4 in -- and Dan's missing today so some of this stuff
5 didn't get on here. But the -- we required all of the
6 permits to be pulled. There was some mechanical that
7 needed to be taken care of in the basement, some
8 electrical things that needed to be taken care of,
9 some -- building permit needed for some windows and
10 door repairs, stair repairs, handrails. And there was
11 not a plumbing permit required for this.

12 MR. TISEO: There was a Property Maintenance
13 pulled on 3-18?

14 MR. BOLEK: 3-18. But it was -- the
15 inspection didn't happen until late last week.

16 MR. TISEO: Okay.

17 THE CHAIRPERSON: Okay. Was that it, Rick?

18 MR. BOLEK: Yeah.

19 THE CHAIRPERSON: Okay. Could we hear from
20 the --

21 MR. SHEPPARD: I'm Andre Sheppard. I had the
22 list of the stuff that needed to be done to it. The
23 reason I have been so late is because my stepfather was
24 dying. I have his obituary right here. He did pass.
25 Like I told Rick, I had the money and everything but

1 I'm the one who had to pay for everything, as far as
2 the funeral, with my tax money. That's why I called
3 the inspection so late. So I had to deal with that. I
4 didn't have the money to fix those -- those issues.
5 But I can -- I can get the money.

6 THE CHAIRPERSON: Sorry to hear about that.

7 MR. KLOPOCINSKI: Can you turn the mike on?

8 MR. SHEPPARD: Oh, yeah.

9 MR. KLOPOCINSKI: We heard you, though. We
10 heard it.

11 MR. SHEPPARD: Okay.

12 THE CHAIRPERSON: Okay. So what -- what do
13 we need to get done to get it livable?

14 MR. SHEPPARD: The roofing, he mentioned the
15 roofing and the electrical in the basement. Also --
16 oh, and something -- a piece of -- on my furnace; that
17 was about it. But he said my plumbing and everything
18 looked -- everything else looked okay. He never
19 mentioned the windows or railings or anything like
20 that. I did have a missing stair in my basement that
21 was going to get fixed. But, like I said -- it was
22 going to get fixed but, like I said, my stepfather
23 passed. If you want the obituary, it's right here. I
24 can bring it to you.

25 THE CHAIRPERSON: No. We believe you.

1 MR. TISEO: You know, looking at the photos,
2 there appears to be a lot more work than that needs to
3 be done. I see some roof repairs, some wall repair,
4 even window repair.

5 MR. SHEPPARD: He never said anything about
6 the windows. The only thing, like he said, the roof.
7 I have the list right here.

8 MR. TISEO: The roof looks pretty bad. You
9 mean to tell me you don't have any leaks in this house?

10 MR. SHEPPARD: Yeah, I have a leak or two.
11 He seen that. But it could be fixed. Like I said,
12 it's just money issues.

13 MR. STEWART: Are you still residing in this
14 house?

15 MR. SHEPPARD: Yes, sir.

16 MR. STEWART: Is it currently condemned?

17 MR. BOLEK: It is. It has passed through the
18 Hearing Officer -- or the Hearing Officer and now the
19 Board of Appeals. So it's -- it's technically on the
20 condemnation list.

21 MR. STEWART: Okay.

22 MR. BOLEK: But this is his opportunity to
23 get it rehabbed.

24 MR. STEWART: Uh-huh.

25 MR. SHEPPARD: This is our first inspection.

1 They never required for us to have one on this
2 property, ever before, except for this, this time. I
3 feel like we should at least get a chance to try to --
4 I can get the money.

5 MR. STEWART: How many times has this been
6 before us?

7 MR. BOLEK: It was three times on the Hearing
8 Officer and this is the second time on the Board of
9 Appeals.

10 MR. SHEPPARD: When I -- when I did the
11 first -- when he told me to do the inspection, like
12 when we left here the last time we were here, I had
13 went out of town to see my daughter and that's when my
14 stepdad -- he had cancer.

15 MR. STEWART: I have a question for you, as
16 far as the electrical. What's going on with the
17 electrical?

18 MR. SHEPPARD: It was just some wires hanging
19 in the basement.

20 MR. STEWART: So it hasn't been from the line
21 into the home; do you have a meter on the house?

22 MR. SHEPPARD: Yes.

23 MR. STEWART: You do?

24 THE CHAIRPERSON: Have you guys cleaned it up
25 any since 5 -- since the 8th; have you mowed the lawn

1 and cut the weeds down?

2 MR. SHEPPARD: We just got the lawnmower
3 today. Yeah, we just got the lawnmower today.

4 THE CHAIRPERSON: Just doing that will make
5 it look a lot better.

6 MR. SHEPPARD: Yeah.

7 THE CHAIRPERSON: Take the trash -- do they
8 take the trash?

9 MR. SHEPPARD: Yeah, that's -- those must be
10 some old pictures.

11 THE CHAIRPERSON: You got the trash gone now?

12 MR. SHEPPARD: Yeah, we have trash pick up
13 every Thursday.

14 MR. STEWART: You do have an electrical meter
15 on it now?

16 MR. SHEPPARD: Yes.

17 MR. TISEO: How long?

18 MS. HOFMEISTER: Oh, according to our report,
19 it's jumped. It says the electric meter was jumped.

20 MR. SHEPPARD: No, we dealt with that the
21 last time. We were with DTE. I can show you.

22 MS. HOFMEISTER: That's okay.

23 MR. SHEPPARD: It's okay.

24 MR. TISEO: How long do you anticipate the
25 work will take?

1 MR. SHEPPARD: Maybe a month, a month and a
2 half. Everything will be completed up until that. Or
3 if we get a chance to go to the next --

4 THE CHAIRPERSON: Getting that exterior done,
5 you know, with that roof on and paint them overhangs
6 and fix some of that siding, cut the weeds.

7 MR. SHEPPARD: I start school June 30th so I
8 may use my financial aid to deal with that.

9 THE CHAIRPERSON: Looks like the roof will
10 probably have to be stripped.

11 MR. TISEO: Yeah.

12 THE CHAIRPERSON: You don't want to put good
13 shingles on this because then they'll go bad fast.

14 MR. TISEO: When's our next meeting?

15 MR. BOLEK: I don't know if I have that
16 scheduled.

17 MR. STEWART: Is it August 22nd?

18 MS. HOFMEISTER: August 20th.

19 MR. TISEO: August 20th.

20 THE CHAIRPERSON: What do you guys think?

21 MR. STEWART: Hold out until the next
22 meeting.

23 THE CHAIRPERSON: Can you get it in shape for
24 the next meeting?

25 MR. SHEPPARD: Yes, sir.

1 MR. STEWART: Some type of progress.

2 THE CHAIRPERSON: Okay. Do you want to make
3 a motion?

4 MR. STEWART: I make a motion that we table
5 this until our August meeting.

6 MS. HOFMEISTER: I'll second.

7 THE CHAIRPERSON: Okay. Any discussion?
8 Hearing none, all in favor, say, "Aye".

9 BOARD MEMBERS: Aye.

10 THE CHAIRPERSON: Any opposed?

11 Hearing none, motion passed.

12 MR. SHEPPARD: Thank you. I appreciate it.

13 MR. TISEO: We hope we don't see you here
14 next time.

15 MR. SHEPPARD: You won't.

16 THE CHAIRPERSON: Okay. Next item.

17 MR. BOLEK: 585 West Kennett.

18 THE CHAIRPERSON: Is that a tabled item,
19 Rick?

20 MR. TISEO: No, that's a new one.

21 THE CHAIRPERSON: That's a new case. Okay.

22 MR. TISEO: It's on the back sheet. It's
23 Item Number 44.

24 THE CHAIRPERSON: Okay. Thanks.

25 MR. BOLEK: 585 West Kennett posted 5-8 of

1 '14. It's a vacant, abandoned structure. It was open
2 to trespass in the rear door. There were holes in the
3 roof, debris, overgrown, the electric meter's gone, gas
4 meter's gone.

5 We're recommending that it remain on the
6 demolition list.

7 THE CHAIRPERSON: So the utilities are not
8 hooked up?

9 MR. BOLEK: Right. This was the old
10 nightclub out there and laundromat attached to it on
11 Kennett.

12 THE CHAIRPERSON: Okay. Would you gentlemen
13 like to state your name and tell what your association
14 is with this.

15 MR. BOLDS: Good evening. My name is
16 Yohannes Bolds. I'm the CEO of the Tech One Community
17 Program. This is my contractor, Tom Boyle, with
18 Norwood Boyle Construction company.

19 THE CHAIRPERSON: Okay.

20 MR. BOLDS: We just purchased this property
21 October 30th. The plan is to open up a community
22 center. It will be named after our first two black
23 judges, Judge Wanda Brown Family Service Plaza. Right
24 now, we're in the process of everything's been secured
25 at the time. When we came before the appeal, someone

1 had kicked in the back door, was living in there. It's
2 all secured inside. There's some -- no way to get in
3 there. We're working on cleaning it up, the outside
4 and back. We have a city-wide cleanup on the 31st,
5 working with Don Woodward. They have to clean it up.

6 And our contractor's here to tell you what
7 progress that we'll be doing.

8 MR. BOYLE: Good evening. Tom Boyle,
9 managing partner of Norwood Boyle Construction Service.
10 We're a design/build construction firm. On -- bear
11 with me one second. On 3-14-14, Take One Community
12 entered into a design/build contract with our firm to
13 do a solution for them for a community center.

14 We are in the process of working with some
15 entities that we have had success with in the past.
16 We -- we have contacted St. Vincent De Paul with
17 PNC Bank, the DTE Foundation and Skillman Foundation,
18 all are interested in providing services for the -- for
19 the completion of this project. So we're doing --
20 right now we're doing adjacency in programming to see,
21 you know, what the benefits for the City are and the
22 employment opportunities and training opportunities.

23 So we respectfully ask for this to be taken
24 off of the demolition -- demolition list and give our
25 client time to pull the financing and the resources to

1 get for --

2 MR. STEWART: I have a question for you, as
3 far as this property is concerned --

4 MR. BOLDS: Yes.

5 MR. STEWART: -- if I may ask, was this
6 property purchased on land contract from Mr. Dixon,
7 Larry Dixon?

8 MR. BOLDS: No, this --

9 MR. STEWART: What's the deal with this
10 property?

11 MR. BOLDS: No. The Leer Corporation gave me
12 the money and I bought it from the County, from
13 Andy Meisner from the County Treasurer.

14 MR. STEWART: Okay. So Larry Dixon doesn't
15 own this property?

16 MR. BOLDS: No, Larry Dixon is a board
17 member. Judge Langford, Tim Wymel, Larry Dixon,
18 Albright Maxie, Jacqueline Smith, Christian Travis and
19 one more peer -- no, he, Mr. Dixon does not own it. Is
20 not -- this is not a bar. This will be --

21 MR. STEWART: No, I'm saying I know he owned
22 all of that.

23 MR. BOLDS: No, it got sold. Mr. Dixon sold
24 it to the doctors and whoever the doctors was, they had
25 the fire at the other place and then it went back to

1 the County. It's been at the County for --

2 MR. STEWART: Okay. But it wasn't a fire.
3 That was the other building that they demolished and
4 took away.

5 MR. BOLDS: Yeah, it was all one parcel at
6 one time.

7 MR. STEWART: Okay.

8 MR. BOLDS: And that, I got that parcel
9 from -- from the County. It went back to the County
10 for taxing or whatever. I don't know. So -- but he
11 wasn't the owner at the time when it went back.

12 MR. TISEO: Do you have an estimate on how
13 much this work is going to cost?

14 MR. BOYLE: The budget that we put it at was
15 585,000.

16 MR. TISEO: I'm assuming it's within your
17 budget.

18 MR. BOYLE: Pardon me?

19 THE CHAIRPERSON: How many square feet is the
20 building?

21 MR. BOLDS: 13,000.

22 MR. BOYLE: 13,000 plus or minus.

23 MR. TISEO: 13,000?

24 MR. BOYLE: Yeah, four and a half acres.

25 MR. TISEO: So that's an assembly.

1 MR. BOYLE: Well, depending on, you know, the
2 use of the building and the occupancy and the amount of
3 square footage that will be isolated for any units that
4 are subdivided within --

5 THE CHAIRPERSON: By your area.

6 MR. BOYLE: -- within the structure. And the
7 hour rating on the wall that would separate them would
8 determine fire suppression needs. So currently the
9 building is -- it's structural steel and masonry, so,
10 you know, it's --

11 MR. TISEO: They say a community center. So
12 it's going to be multiple uses?

13 MR. BOLDS: Yes.

14 MR. BOYLE: Yes. At this point in time, yes.

15 MR. TISEO: I'm assuming you'll have -- is it
16 like a gymnasium; what kind of functions --

17 MR. BOLDS: No, we'll be doing -- I currently
18 have -- one of our main focus is education and
19 technology. I currently have 137 computer labs
20 throughout the city of the metropolitan area. So it
21 will be a community center. I'm in partnership with
22 HUD. We have a training coming up for a grant writing.
23 I'm also in contact with the Department of Labor.
24 We'll have training and job training for youth and
25 young adults, cyber bullying, teen domestic violence,

1 basically, the same thing we're doing now. We -- we
2 run a program in Waterpark Manor where the kids come in
3 four days a week, they come in, we feed them, they do
4 their homework. They do different things. You know,
5 basically, we replace, like, the Boys and Girls Club.

6 MR. TISEO: I understand that. I'm just
7 trying to --

8 MR. BOLDS: Okay.

9 MR. TISEO: And based on what I know about
10 the code, I don't know how you can divide fire walls
11 and this. So you'll probably be looking at sprinkling
12 this.

13 MR. BOYLE: Possibly, you know. So the end
14 out use and the occupancy levels, you know, are going
15 to determine, you know, what the NFPA standards or --
16 you know, would be, it would be in line for.

17 MR. TISEO: It wouldn't be the NFPA
18 standards, it would be the building code.

19 MR. BOYLE: Well, building code.

20 THE CHAIRPERSON: He knows. He's an
21 architect and I'm a building official, so we know.

22 MR. BOYLE: Okay. NFPA, you know, is part of
23 the whole ramifications of what's going to happen here
24 so that's --

25 THE CHAIRPERSON: Whatever it takes, it

1 takes. Okay. You guys are --

2 MR. BOYLE: Correct. But it's currently too
3 early to ascertain that at this point in time.

4 THE CHAIRPERSON: So how come this has set
5 since October last year, the 13th, if you could explain
6 it to me, with all the garbage around it?

7 MR. BOLDS: No, it hasn't. The county
8 cleaned it up. When I purchased the property, the
9 county cleaned it up.

10 THE CHAIRPERSON: People were dumping over
11 there.

12 MR. BOLDS: Yeah, the County cleaned it up.
13 And then Oakland County Sheriff sat in the parking lot.
14 We have caught two people dumping and we have cleaned
15 it up three different times. And so now the Sheriff's
16 Department just sits there and try to catch people.
17 Before, when all the tires and all that stuff was
18 there, that wasn't -- we didn't even own it and that
19 was there. The tires was there because of the last
20 city-wide clean up and the City let the people stack
21 the tires there.

22 THE CHAIRPERSON: We got --

23 MR. BOLDS: So -- but that was before I owned
24 it, you know.

25 THE CHAIRPERSON: We got pictures here,

1 May 8th, and there's garbage all over.

2 MR. BOLDS: Yes, yes, we have -- it has been
3 garbage dumped there. Recently someone just -- we
4 cleaned it up and they caught some guys dumping some
5 stuff there on the side and they made them clean it up.
6 And someone just recently took some TVs back there and
7 dumped them but --

8 THE CHAIRPERSON: So --

9 MR. BOLDS: Since we have the city-wide
10 cleanup coming, we was just going to do everything on
11 the --

12 THE CHAIRPERSON: How long --

13 MR. BOLDS: -- city-wide clean up.

14 THE CHAIRPERSON: Okay. I didn't mean to cut
15 you off. But I just wanted to get to the chase. Do
16 you have other buildings in Michigan where you have,
17 like, community centers and are successful at it?

18 MR. BOLDS: No. The way -- the way I work
19 is, the way my program is, I go to the people -- the
20 computer labs are in churches, apartment complexes and
21 community centers. Microsoft gave me a quarter million
22 dollars in software. St. Joe gave me over 1,500
23 computers. What we do, we provide the computers to
24 places already set up, entities already set up. And
25 they provide the Internet, we --

1 THE CHAIRPERSON: Okay. I understand that.
2 That's your dream; to do this for --

3 MR. BOLDS: No, we have -- it's already done.
4 It's already in place.

5 THE CHAIRPERSON: You do that now?

6 MR. BOLDS: My organization been around since
7 1999, it was created in Lakeside Homes. I've been a
8 nonprofit since '06.

9 THE CHAIRPERSON: Okay. Do you know -- Kevin
10 and Mona, do you know the operation?

11 MS. HOFMEISTER: No.

12 MR. TISEO: This breaks down to \$45 a square
13 foot.

14 MR. BOYLE: Oh, I figured. That is correct.

15 THE CHAIRPERSON: Have you ever taken on a
16 project this size before?

17 MR. BOLDS: This is our biggest one project.
18 I had my other buildings was on Pike Street, you know.

19 THE CHAIRPERSON: So you got to assemble all
20 the grants, the money, get it together, you -- do you
21 have an -- do you have a business plan?

22 MR. BOLDS: Yeah, we do. I have my
23 developer. We do have a business plan, yeah.

24 THE CHAIRPERSON: You do have a business
25 plan?

1 MR. BOLDS: Yes.

2 MR. TISEO: Do you have some of the funding
3 now?

4 MR. BOLDS: No, we --

5 MR. TISEO: Or it's all pending?

6 MR. BOLDS: No, we haven't had the funding
7 now. We just purchased it. We really couldn't do
8 anything because, like, if everybody, look, in here
9 could understand, we had snow. So we -- the only thing
10 we was doing was out there in the cold, securing the
11 building and cleaning it up and doing what we could.

12 THE CHAIRPERSON: Well, you could have been
13 assembling your business plan --

14 MR. BOLDS: Yeah, the business --

15 THE CHAIRPERSON: -- in terms of grants and
16 everything like that.

17 MR. BOLDS: The business plan --

18 THE CHAIRPERSON: How come you guys didn't
19 move on that?

20 MR. BOLDS: The business plan has been in
21 place. I haven't been doing anything -- my sister
22 passed on --

23 THE CHAIRPERSON: Oh, okay.

24 MR. BOLDS: -- on May 6th. Her service is
25 Saturday.

1 THE CHAIRPERSON: Sorry to hear that.

2 MR. BOLDS: All I've been doing as CEO is
3 running back and forth to hospitals and nursing homes
4 for the last past eight months.

5 THE CHAIRPERSON: I understand that.

6 MR. BOLDS: So -- but now that this will
7 be -- closure will be Saturday. I have gotten back on
8 doing my contacts and doing what I could. My
9 Development Director can elaborate. This is
10 Margaret Hall.

11 MS. HALL: May I speak?

12 THE CHAIRPERSON: Yeah, go ahead. Could you
13 state your name, please.

14 MS. HALL: I'm Margaret Hall. I'm the
15 Development Director for Take One Community Program.
16 Good evening. I'd just like to say that I did what
17 you're doing now in Southfield for three or four years.
18 I was on the Zoning Board of Appeals.

19 So I came here tonight to just give you an
20 enlightenment of what has been happening. As Mr. Bolds
21 says, he has been nursing his sister who was terminally
22 ill and just passed away on May 6th of this year. So
23 for the last few months, in the meantime of trying to
24 secure the building, he basically had to take over her
25 care.

1 We, in the meantime, have things in place for
2 asking for grants and for programming to do this
3 because it's so important to the community. One of the
4 things that we thought would be helpful is that we have
5 a huge population of homeless teens that's going to be
6 a part of this structure. There are 50,000 homeless
7 teens who sleep on the street every night and they're
8 not just teenagers, they're youths. It's the most
9 growing population in the United States.

10 We also are working with other programs to
11 cut down on human trafficking. I don't know if you
12 know this or not but Michigan is number four in the
13 nation and Detroit is number two for human trafficking.
14 We are trying to intercept that from happening with the
15 awareness piece. So we came with the idea of just
16 doing the community center but it was -- it was asked
17 of us if we could find a place for kids to go and have
18 a place to go between the hours of 8:00 a.m., for those
19 that are homeless and 11:00 at night when the traffic
20 really picks up.

21 We decided yes, this is something we could do
22 with that building that had so much opportunity,
23 instead of just being vacant there on the parking lot.
24 Part of the plan for this building is not only to be a
25 family center but a place for kids to go for homework,

1 a place for parents to go to help with their children,
2 with getting some parenting guidelines.

3 We also want to have a structure there where
4 the kids could use activities with the Michelle Obama
5 initiative of staying healthy and fit. With almost
6 four acres, it fits that criteria. And I'm just
7 speaking as a real estate lawyer. I've been a licensed
8 realtor for 17 years. So as a Development Director and
9 a teacher and a person who has been in this community
10 now for almost seven years, we looked at this place and
11 finally the county was able to give it to us at a
12 reasonable price. I realize it has taken time but we
13 have been in the process of trying to get things done.
14 The snow was one thing. We did get the building
15 secured. However, you do have people who think that
16 vagrancy is okay as well as taking over buildings that
17 nobody is watching 24 hours.

18 THE CHAIRPERSON: Okay.

19 MR. BOLDS: So every time we go in and do
20 something, somebody comes and undoes it.

21 MR. STEWART: I have a question for you,
22 ma'am.

23 MS. HALL: Sure.

24 MR. STEWART: When you talk about the
25 homeless, are you referring to a homeless shelter or

1 are you referring to a day program? When you -- when
2 you say that, what are you actually referring to,
3 somewhere where individuals who are homeless will be
4 housed or sheltered or -- I mean, and then one aspect,
5 you say a community center for the children. I mean,
6 what actually are you proposing and -- in your
7 comments, do you have a business plan?

8 MS. HALL: Yes, we have a business plan.

9 MR. STEWART: What are you proposing, though?

10 MS. HALL: We are proposing that as a
11 community center but it will include a homeless center
12 that will be ran by people who are licensed to do such.
13 We have the room to do that. We have the plan in place
14 for it. We have the statistics, the economics as well
15 as the financing of what it will cost. We have people
16 who have already volunteered to do their time, to make
17 sure that this building comes to fruition.

18 So it won't only be a community center by the
19 day, it will be a place for kids, youths, to have a
20 place to go to at night. Now, it won't be a long-term
21 situation where they can stay but an area that they can
22 go to, to get themselves together with a plan in place.

23 MR. STEWART: You're talking State
24 involvement --

25 MS. HALL: Yes.

1 MR. STEWART: -- and so forth? Okay.

2 MS. HALL: Yes. DHS is on program for
3 helping us with this.

4 THE CHAIRPERSON: So it will be, like, a
5 special land use?

6 MS. HALL: Yes.

7 THE CHAIRPERSON: You have to get a rezoning.

8 MS. HALL: Yes.

9 THE CHAIRPERSON: All that takes a lot of
10 time.

11 MR. TISEO: Will they be staying overnight
12 for any duration?

13 MR. BOLDS: No, they won't be staying
14 overnight.

15 MS. HALL: No.

16 MR. BOLDS: I talked to Gordon and what we
17 propose, I gave him information and he said, for what
18 we are proposing, it was already zoned for that, for a
19 community center.

20 MS. HOFMEISTER: Why isn't it going in front
21 of Planning?

22 THE CHAIRPERSON: Yeah. You got to go in
23 front of the Planning Commission, City Council and all
24 that.

25 MR. BOLDS: Isn't Gordon the Planning?

1 THE CHAIRPERSON: Well, you know.

2 MR. BOLDS: Yeah, it's part of the process.

3 MR. BOYLE: But that will be part of the
4 whole plan development issue.

5 THE CHAIRPERSON: So -- but we're not a board
6 here to decide --

7 MR. BOYLE: No, that's correct.

8 THE CHAIRPERSON: -- on the use and
9 everything. I mean, it sounds like it's definitely
10 needed, there's no doubt about it. But we got to make
11 a decision on the building.

12 MR. TISEO: Yeah.

13 Where do you think you will be at by our next
14 meeting in August? What new information do you think
15 you'll have for us?

16 MR. BOYLE: Well, we can have the site plan
17 and interior plans done. And, you know, we're looking
18 for the financing from the contacts that we mentioned.
19 So we'll -- you know, a business plan and the financing
20 pieces are being reviewed. So I think that, you know,
21 for the greater part of what we're talking about, the
22 building just needs to be a status quo for right now to
23 not be any more deleterious than it is to secure it.
24 And, you know, as far as the structure goes, the
25 structure itself, as far as soundness, is good, it's

1 masonry and steel so --

2 MR. STEWART: Let me let you know what status
3 quo is for me.

4 MR. BOYLE: Uh-huh.

5 MR. STEWART: Okay. Status quo for me is all
6 the trash and the debris.

7 MR. BOYLE: I understand. I understand what
8 you're saying.

9 MR. STEWART: And the brush.

10 MR. BOLDS: That will be gone.

11 MR. BOYLE: Uh-huh.

12 MR. STEWART: Listen to me. That's on this
13 property. Okay? We got the sun shining and we're
14 going to have children going to that lake and
15 everywhere else around in that area playing. Okay?
16 You can hash out with the Board of -- Zoning Board what
17 they will and will not allow you to have. That's --
18 that's not my focus. My focus is on the safety of the
19 community and this building. And at this point,
20 considering what I'm looking at now, something has to
21 be done. That's what I want to focus on.

22 MR. BOYLE: Okay. And that's -- he can speak
23 to that.

24 MR. BOLDS: Yeah. As far as the cleanup,
25 well, I'm the only organization that Oakland County

1 have a partnership with DTE Foundation. I have a staff
2 of 20 and that's what we'll be doing all summer,
3 cleaning -- cleaning, making sure the place stay clean
4 five days a week, cleaning up the bushes, everything
5 around there. That's part of the process that we have
6 to do for cleaning up. It will start -- as far as
7 what's there now will be started on the -- the
8 city-wide cleanup. We're already in conversation with
9 Rizzo Recycling, they will provide the dumpsters -- or
10 the dumpster for us to get everything in. And then
11 after that, it will be cleaned up.

12 MR. STEWART: Are these accurate on these
13 photos?

14 MR. BOLEK: Yes.

15 MR. STEWART: This is its current condition?
16 I haven't been out that way in a while.

17 MR. BOLEK: Uh-huh.

18 MS. HOFMEISTER: The people at Northfield
19 Farms are always complaining about this place.

20 MR. BOLDS: Well, one of the good points,
21 Mona, they're probably complaining because the people
22 from that area have caught -- I have documentation of
23 where I had went to people's houses, where they have
24 dumped on it and left their mail in it and there's
25 documentation with Oakland County Sheriff's and they

1 had went around right there in the neighborhood. So
2 that's the people are dumping --

3 THE CHAIRPERSON: That really don't hold no
4 wattage to the building condition.

5 MS. HOFMEISTER: Not everybody up there
6 dumps.

7 MR. BOLDS: No. Well, we got the -- we --
8 one of the papers from United Car Company, we got them
9 and the other lady live on Yale Street. So we -- you
10 know, I'm over there. Since I'm right there in my
11 neighborhood, I'm over there all the time and we -- the
12 place will be cleaned up.

13 MR. TISEO: I'd like to make a motion that we
14 table this until our next meeting.

15 MR. STEWART: Okay. I want to make one more
16 comment before we vote on this. Ma'am, you are aware
17 of the fact that this building is within feet of a
18 school that is operational, correct?

19 MS. HALL: Yeah. Right there.

20 MR. STEWART: And you're talking about a
21 homeless shelter?

22 MS. HALL: Yes.

23 MR. STEWART: Okay.

24 MR. TISEO: I made a motion. Is there a
25 second?

1 MR. STEWART: I'll second it.

2 THE CHAIRPERSON: Okay. Motion made --

3 MR. TISEO: Further discussion?

4 THE CHAIRPERSON: Do we have any further
5 discussion on it? To table it to --

6 MR. TISEO: My --

7 THE CHAIRPERSON: Go ahead.

8 MR. TISEO: This is a pretty significant
9 project and a lot of work.

10 THE CHAIRPERSON: Yes.

11 MR. TISEO: I'm hoping that, in three months,
12 they'll be able to come back here and give us a lot
13 more information because the process is not going to be
14 easy.

15 MS. HOFMEISTER: Right.

16 MR. TISEO: You're right, you have zoning
17 issues, you have planning issues, you have financing
18 issues. I hope, in the three months' time, that we'll
19 learn a lot more when you come back here.

20 MS. HALL: In three months' time, I would
21 like to be able to show you designs as well as a
22 picture that day of what the building looks like versus
23 what it looked like as of the last pictures that were
24 taken so that you can, yourself, see what's ongoing
25 with the improvements that we already have in place.

1 We're just asking for time to do it.

2 THE CHAIRPERSON: We almost need something
3 from the City, letting us know that this might be a
4 probable -- you know, like, you should poll the City
5 somehow.

6 MR. STEWART: Yeah, your designs would be
7 best presented at the Zoning meeting rather than this
8 meeting, ma'am.

9 MR. TISEO: Sooner than later.

10 MS. HALL: Okay.

11 MR. TISEO: We'd like to hear some feedback
12 that there's some -- there's some feasibility
13 agreements with the City on the proposed use because
14 there's -- again, there's a lot of other approvals that
15 are way beyond this board.

16 MS. HALL: Okay.

17 MR. BOLDS: But like I said, I submitted them
18 to Gordon and he --

19 THE CHAIRPERSON: Who's Gordon?

20 MR. BOLEK: Gordon is our Planner in the
21 office.

22 THE CHAIRPERSON: Oh, your City Planner?
23 Okay. That's what I thought. Okay. Is there any way
24 to do some more to the building to not make it such
25 much --

1 MR. BOLDS: Yeah, we --

2 THE CHAIRPERSON: -- such much? Such an
3 attractive nuisance, like taking the signs out?

4 MR. BOLDS: We are planning on doing that, as
5 far as painting the front and the signs and different
6 things, you know. But we -- it will be done, you know.

7 THE CHAIRPERSON: The Exile Nightclub, that
8 can probably come down.

9 MS. HALL: That's coming down.

10 MR. BOLDS: Yeah, yeah, yeah, yeah.

11 MS. HALL: That is coming down. There is
12 going to be a new sign that's going up there so the
13 community know what is coming.

14 THE CHAIRPERSON: So we got a motion out on
15 the floor. Support?

16 MR. TISEO: I'll second.

17 THE CHAIRPERSON: A second. All in favor,
18 say, "Aye".

19 BOARD MEMBERS: Aye.

20 THE CHAIRPERSON: Any opposed?

21 Hearing none, motion passed. We'll see you
22 at the next meeting.

23 MR. BOLDS: Thank you very much.

24 MS. HALL: Thank you, sir.

25 MR. BOYLE: Thank you.

1 MR. BOLEK: Next one is 105 South Marshall.
2 It needs to come off the table.

3 THE CHAIRPERSON: Okay. Is there a motion to
4 bring Marshall off the table?

5 MS. HOFMEISTER: Um-hmm.

6 THE CHAIRPERSON: Mona makes a motion.

7 MR. TISEO: I'll second.

8 THE CHAIRPERSON: A support by Ben. All in
9 favor, say, "Aye".

10 BOARD MEMBERS: Aye.

11 THE CHAIRPERSON: Any opposed?

12 Hearing none, motion passes.

13 Okay. Go ahead, Rick.

14 MR. BOLEK: 105 South Marshall posted 5-7-14.
15 This is a vacant structure, had been boarded by the
16 City, there was new electric service installed, no
17 inspections. There were permits pulled. All those
18 permits expired on 5-17 of '14. There was no
19 inspections, that we're aware of.

20 THE CHAIRPERSON: Okay.

21 MR. BOLEK: All the permits were required on
22 this.

23 We're recommending that it remain on the
24 demolition list due to no inspections and lack of
25 progress.

1 THE CHAIRPERSON: All right. We got to find
2 it here. Is there somebody here?

3 MR. TISEO: For -- okay. There it is.

4 MR. PERALTA: Good evening. My name is
5 Santiago Peralta and I own the property,
6 105 South Marshall. And before I begin, I would like
7 to pass out some pictures I took. So -- and I
8 apologize to the City, I actually scheduled an
9 electrical inspection for March 13 of '14,
10 unfortunately, my wife was unable to go on the property
11 and wait for the inspector and they have the red tag
12 that they couldn't do the inspection. But I would like
13 to show you the progress in the property and these
14 pictures.

15 THE CHAIRPERSON: If you'll bring it over
16 here to the building services.

17 MR. PERALTA: Okay.

18 MR. STEWART: This is 105 South Marshall,
19 correct?

20 THE CHAIRPERSON: Yes.

21 MR. KLOPOCINSKI: Number 17.

22 MR. STEWART: We've been dealing with this
23 since last fall.

24 MR. BOLEK: Yeah, this is the -- this is,
25 like, the ninth -- eighth time this has been in front

1 of a -- the seventh time in front of this board, one
2 time in front of the Hearing Officer Board.

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

5 MR. PERALTA: Since, I believe, October of
6 '12. I believe so.

7 MR. TISEO: What's taking so long?

8 MR. PERALTA: I'm not much of a person who
9 like to speak about my personal problems but I
10 underwent some family problems with my mom in the
11 hospital and some other stuff.

12 MR. STEWART: Let me see those photos.

13 MR. PERALTA: And I had to take care of those
14 things. But mostly since the last meeting, I have
15 worked in the house until the permits expired and then
16 I couldn't renew the permits on time for this hearing
17 and have it inspected. Like I said, on the electrical,
18 I tried to get it inspected on 3-13 of this year and,
19 unfortunately, my wife was unable to get there on time
20 or wait for the inspector and he was unable to get into
21 the house. That's why I took some pictures and brought
22 it in, so you can see that I had been working in the
23 house and trying to get it up to code.

24 There has been some still repairs and some of
25 the stuff, as I was doing the electrical and plumbing,

1 showed up and was not safe just to go ahead and put a
2 pipe where there was a broken piece of wood or it was
3 falling apart.

4 MR. TISEO: Is anybody occupying the house?

5 MR. PERALTA: No, sir.

6 THE CHAIRPERSON: Are you planning on living
7 in this house --

8 MR. PERALTA: Yes, sir.

9 THE CHAIRPERSON: -- or renting it or --

10 MR. PERALTA: Yes.

11 THE CHAIRPERSON: But how many times?

12 MR. TISEO: Yeah, a lot of times.

13 MR. PERALTA: I'm just begging you -- I'm
14 really embarrassed to be here, once again. But I'm
15 begging you for one last chance to finish up this
16 project. I don't want it to turn into another failure
17 for the City. I want it to turn into one of the
18 success stories in restoring this house.

19 MR. STEWART: You know, sir, I was going to
20 ask this Board to knock this house down. But looking
21 at your photos, you have done a lot of work inside this
22 house. But we can't keep letting you treat this Board
23 and this community like a revolving door. You know,
24 you've done a lot of work in this house. Are his
25 permits still --

1 MR. BOLEK: They're all expired.

2 MR. TISEO: They expired a few days ago,
3 actually, for the mechanical and the plumbing.

4 MR. BOLEK: He needs to renew the permits
5 and -- or extend the permits and needs to get some
6 inspections. He's had no inspections there.

7 MR. PERALTA: I can get -- I can get the --
8 the --

9 MR. STEWART: Talk to them.

10 MR. PERALTA: Rick, I can get the permits
11 reinstated and have the inspection done the next time
12 you have an inspection available.

13 THE CHAIRPERSON: Is the debris still in the
14 back?

15 MR. PERALTA: No, it's gone. That's what the
16 pictures are there. And the house, I've been working
17 on the in and out and basically the -- all over the
18 house, trying to get it to where it's straight.

19 THE CHAIRPERSON: Have you guys been getting
20 complaints from the neighbors on this house?

21 MR. BOLEK: No.

22 MR. TISEO: So you possibly, by the next time
23 you come here, we'll be pleased with the progress and
24 you'll be off the list?

25 MR. PERALTA: Yes.

1 MR. TISEO: I guess I'm willing to give him
2 one more time. He sounds sincere.

3 MR. PERALTA: One more time. One last time.

4 MR. TISEO: I'll make a motion to table this
5 until our next meeting.

6 THE CHAIRPERSON: Kevin's got some comments.

7 MR. STEWART: I'll second it. No, I'm fine
8 with -- you know.

9 MR. TISEO: I like the photos.

10 MR. STEWART: Yeah, I mean, I don't want to
11 put him -- we're not on the air. But, you know, it
12 looks like you -- you have some money invested inside,
13 sir. You know, and I mean you're going to have to
14 comply with them.

15 MR. PERALTA: Most definitely. I want to.
16 That's basically what I want to do. I want the house
17 to be safe and straight. You know, you can see I put a
18 new furnace in. That's just a repair.

19 MR. TISEO: Okay. Just make sure that the
20 permits are extended as soon as possible.

21 MR. BOLEK: I think he needs to understand
22 this is the last --

23 MR. TISEO: This is the last time.

24 MR. BOLEK: The last extension.

25 MR. PERALTA: Yes.

1 MR. TISEO: I look at all this, like, oh, my
2 goodness. You can't let it go on. We're not trying to
3 be difficult but the community has a right to have a
4 safe community.

5 MR. PERALTA: No. I am very grateful for the
6 times I've been given, believe me. I just -- you know,
7 I -- I made a lot of mistakes throughout the whole
8 process of restoring the house and misjudged some of
9 the stuff that needed to be done. I'm going to -- you
10 know, I misjudged how much work it was and how many
11 mistake I made when I was doing it. But I also
12 consulted with people on what's the best thing to do
13 and what's the right thing to do and I called
14 professionals in the areas and somebody came and looked
15 at it and told me what was wrong and that I had to redo
16 stuff.

17 MR. TISEO: All right.

18 MR. PERALTA: Because it was not correct.

19 THE CHAIRPERSON: I just have -- do you have
20 the money to finish it before next --

21 MR. PERALTA: Yes. I have the material. I
22 have all the material. It's just, basically,
23 putting -- basically, you can see the plumbing is all
24 together and the electrical and the mechanical is a
25 matter of getting inspections done.

1 MR. STEWART: But you still need to go pull
2 your permits.

3 MR. PERALTA: Exactly. Extend them.

4 MR. TISEO: Extend them.

5 MR. STEWART: Extend your permits.

6 MR. PERALTA: Sure.

7 THE CHAIRPERSON: How much does that cost,
8 Rick?

9 MR. BOLEK: It's \$50.

10 THE CHAIRPERSON: \$50, that's the charge. So
11 you don't have to pay the whole shot again.

12 MR. PERALTA: Yeah. I'm going to pay to go
13 ahead and finish it. I mean, as you can see, the --

14 MR. TISEO: Okay. Don't over sell.

15 MR. PERALTA: I'm not trying to sell. I'm
16 just saying the permits just recently kind of expired.
17 I'm trying to keep going.

18 THE CHAIRPERSON: Okay. So we got a motion
19 to extend it.

20 MR. STEWART: I'll second the motion until
21 August, table it.

22 THE CHAIRPERSON: Okay. All in favor, say,
23 "Aye".

24 BOARD MEMBERS: Aye.

25 THE CHAIRPERSON: Any opposed?

1 Hearing none, motion passed.

2 Okay. Next item.

3 MR. PERALTA: Thank you very much.

4 MR. BOLEK: Our next item we have one
5 gentleman here with four properties.

6 MR. TISEO: No -- oh, yes. That's right.

7 MR. BOLEK: So he'll be up there, we'll do
8 them one at a time. We're going to start with 53
9 Tregent has to come off the table.

10 THE CHAIRPERSON: Okay. Do I have a motion
11 to bring Tregent off the table?

12 I'll make a motion to bring it off.

13 MR. STEWART: I'll second it.

14 THE CHAIRPERSON: There's a second. All in
15 favor, say, "Aye".

16 BOARD MEMBERS: Aye.

17 THE CHAIRPERSON: Any opposed?

18 Hearing none, it's off the table.

19 So go ahead.

20 MR. BOLEK: 53 Tregent posted 5-7 of '14.

21 This is a vacant structure, it had been open to
22 trespass, has now been closed, debris, unkempt, gang
23 graffiti on the building, interior trashed. A Property
24 Maintenance Inspection was pulled on 8-1 of '13. The
25 inspection was performed on 8-20 of '13. All permits

1 were required. All permits were issued in January so
2 the permits are valid until June 22nd.

3 MR. BOWEN: July 22nd.

4 MR. BOLEK: July 22nd. I'm sorry. We're
5 recommending postponement until the August Board of
6 Appeals Meeting for time to complete this project.

7 MR. TISEO: Introduce yourself, please.

8 MR. BOWEN: Excuse me.

9 MR. TISEO: Introduce yourself.

10 MR. BOWEN: Yes. My name's David Bowen.

11 MR. TISEO: And what is your relationship
12 with the property?

13 MR. BOWEN: I work for the development
14 company that purchased these four properties that are
15 on the list tonight, Schaefer Development. And we've
16 been working on a number of properties in the City. We
17 do have the permits pulled for Tregent. We've been
18 working on other properties, though. And we won't
19 start on this one until June 1st. June 1st, all the
20 trades will be in there, mechanical, plumbing,
21 electrical and we're going to try to get this one done
22 before our permits expire on July 21st. And that is
23 our goal.

24 MR. TISEO: I note that Schaefer Development
25 was a strike through on this sheet. Is that -- why was

1 it striked through if they still own it?

2 MR. BOLEK: Didn't you put them in your name?
3 He was working on doing some ownership changes.

4 MR. BOWEN: We got a buyer for this property
5 once we get it completed. So we do have this property
6 sold on a land contract, contingent on the work being
7 done in the property.

8 THE CHAIRPERSON: Is this -- is your business
9 plan to buy homes, have people fix them up themselves
10 and then they get the property plus the -- like, buying
11 handyman specials?

12 MR. BOWEN: That's a part of it, yes. We
13 have a program called the Hand Up and we will sell
14 property and allow the homeowner to do some work in the
15 property, if they have the skills and the ability to
16 bring some sweat equity to the property.

17 THE CHAIRPERSON: Do you ever let folks --
18 they have a key to go in the house, right?

19 MR. BOWEN: Not in this particular one, they
20 don't, no.

21 THE CHAIRPERSON: How do they get in to do
22 the work?

23 MR. BOWEN: Well, we haven't started any work
24 on this one yet.

25 THE CHAIRPERSON: But I mean, just

1 conceptually.

2 MR. BOWEN: We keep a lockbox on the door so
3 that trades can come in and out and the homeowner can
4 come in and out.

5 THE CHAIRPERSON: I guess what I'm getting at
6 is I've seen this type of program before and what
7 happens is a lot of people don't have places to live,
8 they go into this program. Do you screen them and all
9 this to make sure that --

10 MR. BOWEN: Yeah, I think this came up at our
11 last meeting. We don't allow anyone to live in the
12 property during this process.

13 THE CHAIRPERSON: Unless the City's -- okay.
14 That's all I was looking for.

15 Go with the recommendation, Ben?

16 MR. TISEO: All right. I'll make a motion to
17 postpone this until our next hearing.

18 THE CHAIRPERSON: Okay. I support. All in
19 favor, say, "Aye".

20 BOARD MEMBERS: Aye.

21 THE CHAIRPERSON: Any opposed?

22 Hearing none. Okay. So that's the next
23 meeting, hopefully, you'll be done with that one.

24 MR. BOLEK: Next property is 195 Fisher
25 Avenue. That is on the table and needs to come off.

1 THE CHAIRPERSON: Okay. Is there a motion to
2 bring that off the table?

3 MR. TISEO: I'll make a motion to bring it
4 off the table.

5 THE CHAIRPERSON: Mona, is there support?

6 MR. STEWART: I'll second it.

7 THE CHAIRPERSON: Okay, Kevin. All in favor,
8 say, "Aye".

9 BOARD MEMBERS: Aye.

10 THE CHAIRPERSON: Any opposed?

11 Hearing none, motion passes.

12 Go ahead, Rick.

13 MR. BOLEK: 195 Fisher posted 5-7-14. Again,
14 this building was open to trespass, now closed. The
15 Property Maintenance Inspection was pulled on 8-15 of
16 '13, performed on 8-20 of '13. All permits were
17 required. All permits have been pulled on 1-10 of '14,
18 to expire on July 10th of '14.

19 Again, we're recommending this one be
20 postponed until the August meeting for the same reason
21 as the last property.

22 THE CHAIRPERSON: Okay. I'd make a motion to
23 postpone until the next meeting, pending completion.

24 MR. STEWART: I'll second it.

25 THE CHAIRPERSON: Any discussion?

1 Hearing none, all in favor, say, "Aye".

2 BOARD MEMBERS: Aye.

3 THE CHAIRPERSON: Any opposed?

4 Hearing none, motion passes.

5 Okay. The next item.

6 MR. BOLEK: Next one is 62 Pingree. This one
7 is not on the table. It's a new one.

8 THE CHAIRPERSON: Okay. Go ahead.

9 MR. BOLEK: This -- 62 Pingree posted 5-8 of
10 '14. This is a vacant structure, open to the elements
11 in the windows, siding was being stripped, windows are
12 rotted and missing, electric meters are missing, droop
13 loops are cut, debris, windows frames are rotted.
14 There were new entrance doors installed without any
15 permit.

16 A Property Maintenance Inspection was pulled
17 on 1-15 of '14. A Property Maintenance conducted on
18 1-21 of '14. All permits were required but no permits
19 have been pulled currently.

20 THE CHAIRPERSON: This appears to be a
21 two-family.

22 MR. BOWEN: Yes, it is.

23 THE CHAIRPERSON: There's two meters.

24 MR. TISEO: Oh, there's two meters. Oh,
25 yeah, I didn't catch that.

1 MR. STEWART: How long -- how long has this
2 been in your ownership?

3 MR. BOWEN: You know what? We've owned this
4 property for a couple of years.

5 MR. STEWART: Okay. Post bond on it.

6 THE CHAIRPERSON: Okay.

7 MR. STEWART: And what are you recommending
8 for this?

9 What is he recommending?

10 MR. BOLEK: We were recommending placement on
11 the demolition list due to lack of progress.

12 MR. STEWART: Yeah. I'll make a motion that
13 it remain on the demolition list.

14 MS. HOFMEISTER: And I'll second.

15 THE CHAIRPERSON: Okay. There's a motion --

16 MR. BOWEN: Our plan for this property is to
17 have permits pulled by August 1st. Again, we're
18 working on other properties. I was before the -- the
19 Hearing Officer Committee on this particular property
20 and they requested that I get permits pulled by April
21 the 30th, which I didn't want to do because we weren't
22 going to be able to work in this property until
23 August 1st.

24 MR. STEWART: When's the last time you've
25 been by here, sir, to look at this?

1 MR. BOWEN: You know, I've been by there this
2 week.

3 MR. STEWART: And what do you think when you
4 went by there and saw that; what did you think about
5 what the neighbors thought and the kids? And you've
6 owned it for two years.

7 MR. BOWEN: Are you talking about the debris?

8 MR. STEWART: Yeah, I'm talking about the
9 debris.

10 MR. BOWEN: Yeah, we've got a dumpster coming
11 in there tomorrow. We've kind of used that as a
12 staging area for all of our properties. And we brought
13 the debris to that location.

14 MR. STEWART: Okay.

15 MR. BOWEN: And, again, we've got a dumpster
16 being dropped off there in the morning and all of that
17 will be --

18 THE CHAIRPERSON: There's still a way to get
19 around -- but there's a motion on the floor. We've
20 heard the rest of your testimony and it has support by
21 Mona. So we have to, as a Board, make a vote.

22 All in favor of the motion to keep it on the
23 demolition list, signify by saying "yes".

24 BOARD MEMBERS: Yes.

25 THE CHAIRPERSON: Any opposed?

1 Hearing none, it is on the demo list. You
2 can still go through the bond process to recapture that
3 house.

4 Right, Rick?

5 MR. BOLEK: Yep.

6 THE CHAIRPERSON: Okay. All right. So let's
7 move on.

8 MR. BOLEK: One more property. We got one
9 more. The final property is 148 Howard McNeil.

10 Howard McNeil was a vacant property, siding's
11 being stripped, interior's trashed -- I'm sorry. It
12 was posted on 5-7 of '14. Siding's being stripped,
13 interior's trashed, rotted wood around the foundation,
14 electric service is cut, gas meter's gone, electric
15 meter's gone.

16 A Property Maintenance Inspection obtained on
17 1-15 of '14 was scheduled for 1-20 of '14. All permits
18 were needed, no permits have been pulled. We recommend
19 placement on the -- or remaining on the demolition list
20 due to the lack of progress.

21 THE CHAIRPERSON: Okay. Go ahead, sir.

22 MR. TISEO: Which one was it, 148 or was
23 it --

24 MR. BOLEK: 148.

25 THE CHAIRPERSON: 148 Howard.

1 MR. TISEO: Not 165?

2 MR. BOLEK: No, 165 is another owner.

3 THE CHAIRPERSON: Howard McNeil.

4 Are there any questions, Kevin?

5 MR. STEWART: No. This house has been empty
6 for 30 years, hasn't it?

7 MR. BOWEN: Again, I don't know. We just
8 bought it from the County last year.

9 MR. STEWART: Ever since I went to
10 elementary -- elementary school at Bethune. We used to
11 catch frogs over there.

12 MR. BOWEN: Well, it's only one of three
13 houses left in that neighborhood.

14 MR. STEWART: Yeah. This one, you bought
15 this?

16 MR. BOWEN: Yes.

17 THE CHAIRPERSON: Do you have any motivation
18 on this house?

19 MR. BOWEN: Yes, sir, we're going to apply
20 for permits on this property on July 15th. Again,
21 we've got 195 Fisher that is 90 percent completed and
22 we're going to be working in Tregent. The third one on
23 our list is going to be this Howard McNeil property.

24 THE CHAIRPERSON: Okay. Thank you.

25 MR. STEWART: I'm going to make a motion to

1 follow the recommendation of the building officials and
2 allow this to remain on the demolition list.

3 THE CHAIRPERSON: Okay. I would support that
4 as well. Is there any more discussion?

5 Hearing none, then, all in favor, say, "Aye".

6 BOARD MEMBERS: Aye.

7 THE CHAIRPERSON: Any opposed?

8 Hearing none, motion passes.

9 And the same with the last property, if
10 you --

11 MR. BOWEN: Sure.

12 THE CHAIRPERSON: -- still want to maintain
13 it, post the bond with Rick in the Building Department.

14 MR. BOWEN: Okay.

15 THE CHAIRPERSON: All right. Thank you.

16 MR. BOWEN: Thank you.

17 MR. BOLEK: The next property is 129 Judson.
18 It's a new property.

19 129 Judson posted 5-8 of '14. This is a
20 dilapidated structure. The roof is leaking. There's
21 rotted porch, rotted steps, debris, unkempt. The house
22 is in serious need of repair. The owner has made
23 application to Oakland County to gain some assistance
24 and it's not -- I believe that Oakland County had sent
25 him a letter, telling him that because it was on these

1 lists, that they were not going to be able to help him.
2 This house is an -- is in really bad shape and so we're
3 recommending that it remain on the demolition list.

4 THE CHAIRPERSON: Okay. Thanks, Rick. Sir,
5 can you --

6 MR. TOROK: My name's Peter Torok. I'm the
7 owner.

8 THE CHAIRPERSON: Okay.

9 MR. TOROK: Oakland County Home Improvement,
10 I was talking to them and they -- they showed that it
11 was on the demolition list. When I talked to you
12 people the last time, you said it was on the repair
13 list, not a demolition list and there was a mixup with
14 that.

15 MS. HOFMEISTER: We don't have a repair list.

16 THE CHAIRPERSON: Did you buy it to tear
17 down?

18 MR. TOROK: No, I inherited it from my
19 mother.

20 THE CHAIRPERSON: I see.

21 MR. TISEO: How long have you owned it?

22 MR. TOROK: Since '02.

23 THE CHAIRPERSON: So what's your ambition on
24 this, sir?

25 MR. TOROK: Well, I live there and I want --

1 THE CHAIRPERSON: Oh.

2 MR. TOROK: -- to get things fixed up so I
3 can continue living there. Some people from the City
4 and people from Oakland County Home Improvement were
5 out there last Monday and I haven't gotten a
6 determination back from Oakland County yet.

7 THE CHAIRPERSON: To apply for the home
8 improvement reverse mortgage --

9 MR. TOROK: Home improvement.

10 THE CHAIRPERSON: -- type of arrangement?

11 MR. TOROK: Yeah. Well, it's a -- I forget
12 exactly what they call it. It's paid off when I sell
13 the house or die or whatever.

14 THE CHAIRPERSON: Yes, I'm familiar with
15 that.

16 MR. TOROK: It has to be paid back, then.

17 THE CHAIRPERSON: I'm familiar with it.

18 MR. TISEO: How much is going to be needed to
19 fix the house?

20 MR. TOROK: Well, it needs a front porch
21 redone and somebody said the steps -- I built a brand
22 new set of front steps on -- for the -- for the front
23 of that. And they're -- I finished them last year.
24 But the back porch and the roof needs to be redone and
25 the back porch is concrete, so -- but the front porch

1 had -- when my mother was alive she had the front porch
2 redone and whoever did it didn't support the under --
3 underneath of it. And the whole center part of the
4 front porch is sagging.

5 And then, of course, the roof has gone to
6 pieces on the front porch also and the roof on the east
7 side of the house has some damage and there's leaks
8 there.

9 MR. TISEO: Back to my question. How much is
10 it going to cost to fix?

11 MR. TOROK: I haven't gotten back to --
12 any -- well, like I say, Monday Oakland County was out
13 there and I haven't heard back from them yet on what
14 their determination was.

15 THE CHAIRPERSON: They come out and assess
16 the home and give you an idea of how much -- or you
17 submit something to them? You have to --

18 MR. TOROK: They were out there last Monday
19 with City -- some people from the City of Pontiac and
20 people from Oakland County and they were trying to make
21 a determination what they -- needed to be done and --
22 and I have haven't heard back from them yet.

23 MR. TISEO: Did they also go in the house?

24 MR. TOROK: The one -- one or two of the
25 fellows came inside.

1 MR. TISEO: I mean, did they go through the
2 whole house?

3 MR. TOROK: They didn't go through the whole
4 house, no.

5 MR. TISEO: Okay.

6 MR. TOROK: They were just in the kitchen
7 part of the house.

8 MR. TISEO: They didn't want to go through
9 the rest of the house?

10 MR. TOROK: Well, they were more interested,
11 I guess, in the exterior of the house being taken care
12 of. And then I -- this past -- well, I had limbs come
13 down and trees come down and then I'm trying to get
14 that stuff cleaned up and Edison came along and cut
15 some more limbs out of the trees and threw them in my
16 backyard. And then, since then, since that time, a
17 couple more limbs come off the trees.

18 MR. TISEO: You haven't talked to a
19 contractor to see how much it's going to cost to make
20 these repairs?

21 MR. TOROK: Well, Oakland County Home
22 Improvement is going to make a determination whether
23 they're going to --

24 THE CHAIRPERSON: But they're not a
25 contractor, sir.

1 MR. TOROK: I know.

2 THE CHAIRPERSON: What you have to do is get
3 three licensed builders to come out --

4 MR. TOROK: They're --

5 THE CHAIRPERSON: -- and give you --

6 MR. TOROK: That's what Oakland County --

7 THE CHAIRPERSON: And give you an estimate on
8 the siding, the roofing, the porch rebuilt. And just
9 looking at the exterior, you're probably looking at
10 around at least 40- to \$50,000. And I think Oakland
11 County, they only lend up to, what, 25,000. And then
12 they'll loan that to you if you qualify with your
13 income.

14 MR. TOROK: Yeah. What Oakland County told
15 me was that they would make a determination whether
16 they would give me the loan and they would contract
17 bids.

18 MR. BOLEK: Do you have a plan of what you're
19 going to do if Oakland County determines that they're
20 not going to be able to fund this?

21 MR. TOROK: I don't know. I have to find
22 some way of getting the repairs done.

23 THE CHAIRPERSON: Do you own the house, free
24 and clear?

25 MR. TOROK: Yes.

1 MR. BOLEK: How many -- what repairs have you
2 done on the house in the last ten years?

3 MR. TOROK: The exterior -- well, like I say,
4 I made the -- I redid the front porch steps. I'm
5 working on some of the plumbing right now. I had some
6 pipes break in the wintertime and I've been working on
7 that.

8 THE CHAIRPERSON: That's a lot of work, Ben.

9 MR. TISEO: Yeah.

10 MR. TOROK: And then I had -- or I had a
11 really nice fence surrounding the yard until two
12 different times cars had accidents and drove up over
13 the corner of my fence and demolished it.

14 MR. TISEO: Are you guys familiar with this
15 street or property?

16 MR. STEWART: Not this particular house.
17 Are there windows, sir, in this property?

18 MR. TOROK: Pardon me?

19 MR. STEWART: Are some of your windows
20 boarded up?

21 MR. TOROK: No.

22 MR. STEWART: They're not?

23 MR. TOROK: No, there are no windows --

24 MR. STEWART: And your recommendation, again?

25 MR. BOLEK: Our recommendation is for

1 demolition. But I mean, he needs -- he needs to fix
2 the house up or something.

3 MR. STEWART: Yeah. When is he -- how soon
4 is he anticipating on hearing back something from the
5 County?

6 MR. BOLEK: I did not get an answer from them
7 when they left on Monday.

8 MR. TISEO: When -- oh, you were there, too?

9 MR. BOLEK: I was there, too.

10 THE CHAIRPERSON: You were there.

11 MR. STEWART: But he had the County out and
12 they're going to do that thousand block grant
13 situation.

14 THE CHAIRPERSON: To see if he would qualify.

15 MR. BOLEK: They were going to make a
16 determination whether or not the house was qualified
17 under their program.

18 MR. STEWART: Well, would you be willing to
19 table this until the next meeting to see if whether or
20 not he gets a response, a positive response from the
21 County?

22 THE CHAIRPERSON: I would. Ben?

23 MR. TISEO: Probably. I just --

24 MR. STEWART: And he is actually occupying
25 the property?

1 MR. TISEO: That's --

2 MR. STEWART: Sir, you say you live here?

3 MR. TOROK: Yes.

4 THE CHAIRPERSON: Do you have smoke alarms
5 and --

6 MR. TOROK: Pardon me?

7 THE CHAIRPERSON: Do you have smoke alarms
8 and CO2 detection and so on?

9 MR. TOROK: No.

10 MR. STEWART: I'd ask, too, if -- and I'm not
11 trying to be sarcastic or nothing. Do you have a
12 furnace in here?

13 MR. TOROK: Yeah.

14 MR. STEWART: You have a furnace?

15 MR. TOROK: The furnace works. In fact, the
16 gas bills were enormous this --

17 MR. STEWART: Okay.

18 MR. TOROK: -- past winter.

19 THE CHAIRPERSON: It seems like a large
20 house.

21 MR. TOROK: But I've got gas, electric,
22 water, everything, sewer.

23 MR. STEWART: Sir, you got a lot of work
24 here. You got a lot of work here.

25 THE CHAIRPERSON: You got a lot of work.

1 MR. TOROK: I realize that.

2 THE CHAIRPERSON: This is dangerous.

3 MR. STEWART: Yeah, you got a lot of work.

4 THE CHAIRPERSON: This porch is ready to
5 collapse.

6 MR. BOLEK: The question I still have is what
7 are you going to do if they determine that you're not
8 going to qualify for any assistance from them?
9 Something's got to be done with this house. And what
10 is your backup plan?

11 MR. TOROK: I don't know. I'll have to find
12 somewhere -- some way of getting the work done.

13 MR. BOLEK: Uh-huh.

14 THE CHAIRPERSON: Yeah.

15 MR. BOLEK: I think that's something that you
16 need to be -- if they're going to give you some time,
17 that's something you'd better be working on this next
18 couple months and have an answer or have some kind of
19 repairs done.

20 MR. TOROK: All right.

21 THE CHAIRPERSON: Yeah, you got to move on
22 it, sir, because that porch looks like it's ready for
23 collapse.

24 MR. TISEO: That's what I'm worried about,
25 the safety.

1 MR. TOROK: No, that porch is --

2 THE CHAIRPERSON: Yeah. And we don't want to
3 kick you out of your house.

4 MR. TISEO: I mean, that porch could collapse
5 at any time.

6 MR. STEWART: The mailman -- it might fall on
7 the mailman.

8 MR. TISEO: Or anybody.

9 MR. TOROK: No, the mailman, all he has to do
10 is stand in front of it. I've got the box out there
11 where he doesn't have to come up on the porch.

12 MR. STEWART: Do you use the front porch; do
13 you use it?

14 MR. TOROK: No, I don't use the front porch.

15 MR. STEWART: You don't use it, do you?

16 MR. TOROK: No, no. The mailbox is sitting
17 out where he doesn't have to come up on the porch.

18 THE CHAIRPERSON: That's not what we want
19 here.

20 MR. BOLEK: The other issue that we need to
21 have done, we need to have some cleanup. There's
22 brush, there's debris, there's a bunch of garbage in
23 the back.

24 MR. TISEO: In the meantime, you could also
25 do some of the cleanup.

1 MR. TOROK: Well, I've got -- like I say,
2 I've got a lot of grass has grown with all this rain
3 we've been having. I've got to get that taken care of.
4 And I got all these limbs that I got to cut up and --
5 tree limbs that come down and then what Edison dumped
6 in my backyard.

7 MR. TISEO: Are you working, sir?

8 MR. TOROK: No.

9 MR. TISEO: Okay. So you have the time to
10 take care of the property?

11 MR. TOROK: Yeah, I've got time. I've got
12 some time to do that work, yeah.

13 THE CHAIRPERSON: Sometimes that work's
14 harder for us folks that are a little older.

15 MR. TOROK: I do everything -- everything I
16 have to do, I do by myself. I have no one to help me
17 so --

18 THE CHAIRPERSON: Do you have the whereabouts
19 to have -- hire people to help you?

20 MR. TOROK: No. I'm living on Social
21 Security.

22 THE CHAIRPERSON: I see.

23 MR. TISEO: I'll make a motion that we table
24 this.

25 MR. STEWART: Until the August meeting?

1 Until the August meeting?

2 MR. TISEO: Yeah, until the August meeting
3 and that's --

4 MR. STEWART: I'll second it. I'll second
5 it.

6 MR. TISEO: I really, really need some kind
7 of a plan, Plan A and Plan B.

8 MR. TOROK: All right.

9 MR. TISEO: Because I am worried about the
10 safety of anybody that comes onto this property,
11 including yourself. If this -- if I don't see any
12 improvement by our next meeting, I'm going to vote to
13 demo this house. I'll just let you know up front.

14 MR. TOROK: All right.

15 THE CHAIRPERSON: Okay. So motion made and
16 we have support. All in favor, say, "Aye".

17 BOARD MEMBERS: Aye.

18 THE CHAIRPERSON: Any opposed?

19 Hearing none, motion passes.

20 MR. TISEO: Good luck.

21 MR. TOROK: All right. Thank you.

22 MR. BOLEK: The next property,
23 742 West Huron, this is a new -- new case.

24 742 West Huron posted 5-7 of '14. This is a
25 vacant structure. The roof is leaking, rear block

1 walls crumbling, boarded windows, the foundation and
2 block wall on the side of the building has collapsed,
3 crumbled and fell into the basement, overgrown, debris,
4 gas meter's locked out, electric meter's disconnected.

5 Recommending placement onto the demolition
6 list.

7 MR. TISEO: I'm sorry. It's 742 Huron?

8 MR. BOLEK: West Huron.

9 MR. TISEO: West Huron. That's a commercial
10 building?

11 MR. BOLEK: Yep. It's on the west side.

12 MR. TISEO: I don't think we've gotten a --

13 MR. STEWART: Right across from the
14 Post Office.

15 MR. BOLEK: I see the foundation -- the block
16 walls are bad.

17 MR. TISEO: Yeah.

18 MR. BOLEK: And then there's about a 15-foot
19 section on the west wall that the foundation's all
20 caved in.

21 MR. TISEO: This lintel over this door is
22 just about all disintegrated. It has disintegrated.

23 MR. BOLEK: Yep.

24 MR. TISEO: Will you state your name and
25 association with the property, please.

1 MR. PHILIPOSE: Good evening. My name is
2 John Philipose. I bought the property from
3 Oakland County. And once I bought the property, we
4 were cleaning the inside and out and I put it for sale.
5 I'm just a small English, sir. That's where I bought
6 the property. And I just need a little bit more time
7 so that, you know, I can sell the property or I can
8 take it out or something.

9 MR. TISEO: How long have you owned the
10 property?

11 MR. PHILIPOSE: The past 18 months now. And
12 we are in the process of reducing the price so that we
13 can have a sale.

14 MR. TISEO: Reducing the price for what?

15 MR. PHILIPOSE: Reducing the price for a
16 quick sale.

17 MR. TISEO: Oh. You want to sell it?

18 MR. PHILIPOSE: Yeah, yes.

19 MR. STEWART: How long have you had it up for
20 sale?

21 MR. PHILIPOSE: It's close to eight months
22 now.

23 MR. STEWART: Eight months?

24 MR. TISEO: Any takers?

25 MR. PHILIPOSE: We had an offer, one offer

1 but he didn't have enough finances, you know.

2 MR. STEWART: Well, the one next door to you
3 is empty, yours is empty, the bank across the street
4 from you is empty. Three Sisters Market is empty.
5 There are several commercial structures on M-59, a
6 major thoroughfare, that is empty. And you said you
7 have owned this for 18 months?

8 MR. PHILIPOSE: Yes.

9 MR. STEWART: Did you keep the snow up?

10 MR. PHILIPOSE: What's that?

11 MR. STEWART: The snow, did you keep --

12 MR. PHILIPOSE: Yes, yes.

13 MR. STEWART: No, no.

14 MS. HOFMEISTER: Did you buy this at the
15 auction?

16 MR. PHILIPOSE: Yes.

17 MS. HOFMEISTER: Did you see it before you
18 bought it?

19 MR. PHILIPOSE: No.

20 MR. STEWART: So you bought it sight unseen?

21 MR. PHILIPOSE: Yeah, the inside.

22 MR. STEWART: I'm going to be making a
23 motion.

24 THE CHAIRPERSON: This is not even worth
25 keeping. This --

1 MR. STEWART: I'll --

2 MR. PHILIPOSE: I'm just ready -- you know, I
3 just need a little bit more time, you know, so that I
4 can --

5 MR. STEWART: I'm going to make a motion that
6 we stay with the recommendation of the building
7 officials and that this remain on the demolition list.

8 MS. HOFMEISTER: And I'll second.

9 THE CHAIRPERSON: Okay. All in favor, say,
10 "Aye".

11 BOARD MEMBERS: Aye.

12 THE CHAIRPERSON: Any opposed?

13 Hearing none, if you want to save it, you'll
14 have to contact the Building Department and place a
15 bond down on it.

16 MR. PHILIPOSE: So what I have to do now?

17 THE CHAIRPERSON: Get in touch with the
18 Building Department.

19 MR. PHILIPOSE: Okay.

20 THE CHAIRPERSON: We're keeping it on the
21 demolition list.

22 MR. PHILIPOSE: Okay.

23 THE CHAIRPERSON: All right. Thank you.

24 MR. BOLEK: Next property is 438 Franklin.
25 It will have to come off the table.

1 THE CHAIRPERSON: Okay. Do we have a motion
2 to bring that off the table?

3 MR. TISEO: I'll make a motion to bring that
4 off the table.

5 MR. STEWART: I'll second it.

6 THE CHAIRPERSON: A second by Kevin. All in
7 favor, say, "Aye".

8 BOARD MEMBERS: Aye.

9 THE CHAIRPERSON: Any opposed?

10 Hearing none, motion's made.

11 So go ahead, Rick.

12 MR. BOLEK: 438 Franklin posted 5-7 of '14.
13 This was a vacant structure, the windows appear to be
14 rotting, the plaster wall Dryvit appears to be
15 deteriorating in certain areas. There was some debris,
16 overgrown, the shed was collapsing, the rear porch roof
17 was collapsing. The electricity is on, the gas -- it
18 was assumed at the last meeting that the gas was off.
19 But actually the gas was being moved from the basement
20 to the outside. It's one of those where the gas has
21 been in the basement.

22 The -- I believe the recommendation at the
23 last meeting was to obtain a Property Maintenance
24 Inspection and Mr. Landsberg came in yesterday to
25 obtain that Property Maintenance Inspection. So we're

1 actually holding an inspection until after this meeting
2 tonight where we're recommending that it remain on the
3 demolition list due to lack of progress, unless
4 Mr. Landsberg can convince us otherwise.

5 MR. TISEO: And when was this on the agenda
6 last?

7 MR. BOLEK: The January agenda.

8 MR. STEWART: The last meeting. What
9 happened, sir?

10 MR. LANDSBERG: Well, let me -- just a little
11 bit of history to remind you.

12 THE CHAIRPERSON: First state your name.

13 MR. LANDSBERG: I'm sorry.

14 THE CHAIRPERSON: And tell us your
15 association.

16 MR. LANDSBERG: Raymond Landsberg. I'm the
17 homeowner.

18 THE CHAIRPERSON: Okay.

19 MR. LANDSBERG: Okay. So a little bit of
20 history that I got the -- I missed a posting on the
21 property in December for the Hearing Officer. So my
22 first contact in this process was with you guys in
23 January. I came in, and some of you may remember, I
24 handed out a whole packet of pictures and stuff. The
25 whole interior, it's move-in ready. I remember someone

1 remarking that all that's missing is the turkey on the
2 dining room table that's there.

3 All utilities are on, all taxes are paid,
4 everything's up. You know, as Inspector Bolek said,
5 there's one, I think, on the porch window is a little
6 rotted, like the whole back porch thing but I have to
7 do that.

8 And there's some questions you asked me or
9 Mr. Kummer asked if this could be handled on the
10 enforcement side and Mr. Bolek agreed or whatever. And
11 I'm just hoping to get the Property Maintenance
12 Inspection. And long story short, I waited until the
13 last minute. I don't have any other -- any good
14 excuses. I got the posting last Friday. I said, "Oh,
15 crap." Ran down on Monday to go get that. And then
16 he -- he mentioned that since it was so close to the
17 meeting, he told me to wait on that.

18 So my ultimate goal is just to sell the
19 place. It's in move-in condition. I was just holding
20 onto it, hoping the market would turn. But I'm done
21 with it, so --

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

24 MR. LANDSBERG: Seventeen years, so -- lived
25 in there for a lot of that. And then a buddy of mine I

1 lived with in college, he stayed for a few years. So
2 it's been vacant for probably about a year and a half
3 or whatever. So I neglected nor realized there was a
4 vacant property or something ordinance. So that was my
5 failing. But I just wanted to, you know, get the
6 Property Maintenance Inspection, put it on the market
7 and be done with it.

8 MR. TISEO: And you're recommending that it
9 stay on the demolition list?

10 MR. BOLEK: Unless he can convince us that
11 he's going to take care of it, it's --

12 MR. LANDSBERG: I guess my question, is it on
13 the demo list?

14 MR. TISEO: It's on the list.

15 MR. LANDSBERG: About the process, I guess I
16 don't understand how it's, like -- there's appliances
17 in there, furnace, you can move in tomorrow.

18 MR. STEWART: Right. And I remember the
19 photos with the floor and everything, all that fancy
20 stuff. I remember that. But the building officials
21 were quite adamant and quite clear what their
22 expectations --

23 MR. LANDSBERG: Yes.

24 MR. STEWART: -- of you were at that time --

25 MR. LANDSBERG: Correct.

1 MR. STEWART: -- and you disappeared on them.

2 MR. LANDSBERG: I did not complete that in
3 time. I -- you know, I remember I had made -- and came
4 down -- like I said, I came down Monday.

5 MR. STEWART: How many months has that been?

6 MR. LANDSBERG: It's been four months, it's
7 been too long. And I'm not going to sit up here and
8 make excuses.

9 THE CHAIRPERSON: Can you get this house
10 completed in 30 days?

11 MR. LANDSBERG: I guess I need to understand,
12 what does "completed" mean?

13 THE CHAIRPERSON: Completed.

14 MR. TISEO: Get a Certificate of Occupancy.

15 MR. BOLEK: Get a Certificate of Compliance,
16 get the inspection done, get what repairs may need to
17 be required and have a Certificate of Compliance within
18 30 days.

19 MR. TISEO: The house has been inspected; is
20 that correct?

21 MR. BOLEK: No, it's not been inspected yet.

22 THE CHAIRPERSON: Oh, so -- that's right.
23 Okay.

24 MR. LANDSBERG: Yeah. No one's ever been
25 inside.

1 THE CHAIRPERSON: But it's -- what are you --

2 MR. LANDSBERG: It mean, there's no broken
3 windows.

4 THE CHAIRPERSON: I'm just asking you
5 straight out, you know, what's got to be done. It
6 sounds like you have a construction background and you
7 buy houses and flip them.

8 MR. LANDSBERG: No, none of that. I used to
9 live there.

10 THE CHAIRPERSON: You live here?

11 MR. LANDSBERG: No, no, I used to live there.
12 I live in Detroit now. So it's just, you know, I moved
13 out and the market was upside-down. I own the home
14 outright so I just need to put it on the market and
15 best offer and it's gone. And it's certainly livable.
16 It's a nice home.

17 THE CHAIRPERSON: But the exterior needs
18 some --

19 MR. LANDSBERG: It's just -- it's a plaster
20 home. It just needs to be painted, which I could have
21 that done.

22 THE CHAIRPERSON: Well, the exterior has got
23 rotted soffits and so on and so forth. Are you going
24 to fix that or just sell as is?

25 MR. LANDSBERG: The soffits and fascia are

1 all newer from when the roof was done so --

2 MR. TISEO: They just have not been painted.

3 MR. LANDSBERG: That's correct, some of
4 the --

5 MR. TISEO: I can see the knots.

6 THE CHAIRPERSON: You're not convincing us to
7 take it off the demo list. We need something more
8 attractive to us.

9 MR. LANDSBERG: Okay.

10 THE CHAIRPERSON: So what do you got going
11 besides just sitting on it, waiting for somebody to buy
12 it?

13 MR. LANDSBERG: No, no. I'm going to -- like
14 I said, I'm waiting for a return call. I found a
15 realtor that had a home a couple doors down, a
16 Century 21 person. I left her a message on Monday and,
17 you know, like I said, my mistake was just waiting the
18 four months.

19 MR. STEWART: Just for a housekeeping issue,
20 they have this 438 Franklin Boulevard. He's not on
21 Franklin Boulevard, he's on Franklin Road.

22 MR. BOLEK: Yes, it is Franklin Road.

23 MR. LANDSBERG: Yes, it is Franklin Road,
24 sorry.

25 MR. STEWART: Okay. So I just wanted to put

1 that out there, too.

2 MR. TISEO: So the first thing you have to do
3 is call for an inspection.

4 MR. LANDSBERG: Yeah, that is the proper --

5 MR. BOLEK: He did. Actually, he was in
6 yesterday to obtain the Property Maintenance
7 Inspection. I just -- I told him, until we have this
8 meeting, there's no point -- I wasn't going to schedule
9 it. But if you elect to give him until August, we'll
10 schedule that inspection, get in there and find out
11 what needs to be done, what may or may not be required
12 to get a Certificate of Compliance.

13 At that point, if he then registers it as a
14 vacant or that's what he ends up doing or registers it
15 as a rental, if that's what he ends up doing.

16 MR. LANDSBERG: Or I could also sell it in
17 the interim?

18 MR. BOLEK: Or sell it.

19 MR. LANDSBERG: Okay.

20 THE CHAIRPERSON: I'd make a motion, then, to
21 table.

22 MR. STEWART: I'll second it.

23 THE CHAIRPERSON: But he's got to have a
24 positive progress by that time.

25 MR. LANDSBERG: Yeah. I mean, I'll come down

1 next week and get the property -- you know.

2 THE CHAIRPERSON: Okay. All in favor --

3 MR. LANDSBERG: Like I said --

4 THE CHAIRPERSON: -- say, "Aye".

5 BOARD MEMBERS: Aye.

6 THE CHAIRPERSON: Any opposed?

7 Hearing none, then we'll --

8 MR. STEWART: And can you guys just make note
9 of that address so that we don't run into any legal
10 issues with him with that?

11 THE CHAIRPERSON: Franklin Road.

12 MR. STEWART: He's on "Road" and not
13 "Boulevard".

14 THE CHAIRPERSON: Okay.

15 MR. LANDSBERG: Yeah, I wish I was on
16 Franklin Boulevard, too.

17 MR. STEWART: Yeah, me, too. I wish I owned
18 something over there, too.

19 MR. BOLEK: The next property is 161 Branch.

20 THE CHAIRPERSON: That's a new case.

21 MR. BOLEK: And that is --

22 MR. TISEO: A new one.

23 MR. BOLEK: -- a new one.

24 THE CHAIRPERSON: Okay.

25 MS. HOFMEISTER: What is it?

1 THE CHAIRPERSON: 151 Branch.

2 MR. BOLEK: 161.

3 THE CHAIRPERSON: 161.

4 MR. BOLEK: 161 Branch posted 5-7 of '14.

5 This is a vacant structure. The roofing appears to be
6 rotted. There appears to be some rotted framing in the
7 roofing. The foundation appears to be crumbling,
8 debris, unkempt. We're recommending -- the gas meter's
9 gone, electric meter's gone.

10 We recommend remaining on the demolition
11 list.

12 THE CHAIRPERSON: Okay. Do you want to give
13 us your name, sir, and your association.

14 MR. WALKER: Derrick Walker.

15 MR. TISEO: I'm sorry. Who is it?

16 MR. WALKER: I'm Derrick Walker.

17 MR. TISEO: And you are the owner?

18 MR. WALKER: The grandson.

19 MR. TISEO: Okay.

20 THE CHAIRPERSON: Is all the stuff, the
21 refrigerator and all that stuff, there, sir?

22 MR. WALKER: No, sir.

23 THE CHAIRPERSON: That's gone?

24 MR. WALKER: Yeah.

25 MR. TISEO: What's your plans to repair the

1 house?

2 MR. WALKER: That's what I've been working
3 on. All the stuff that was outside of the house, the
4 siding, the roof and all that is going to get taken
5 care of. I'm taking over the house.

6 MR. TISEO: Was there an inspection pulled?

7 MR. WALKER: No. I need to get one done;
8 that's what they said. I tried to get power over there
9 and they said I had to get an inspection done.

10 MR. TISEO: Well, you don't need power to get
11 an inspection, do you? Can you -- can you just inspect
12 it without the power?

13 MR. BOLEK: Yeah. The reason it's here today
14 is that nobody showed up at the Hearing Officer so it
15 moved forward. So I think -- I think, if he's -- if
16 he's intending on fixing it up, this would probably be
17 one that we would -- we would postpone with the
18 requirement that he obtain the Property Maintenance
19 Inspection and -- and pull the necessary permits and
20 have it rehabbed by the next meeting.

21 MR. STEWART: What was your name, sir?

22 MR. WALKER: Derrick Walker.

23 MR. STEWART: Derrick?

24 MR. WALKER: Yes.

25 MR. STEWART: Derrick. Okay. Who's William?

1 MR. WALKER: That's my grandfather.

2 MR. STEWART: Okay. And who's Daniel?

3 MR. WALKER: That's my uncle.

4 MR. STEWART: Your uncle. Okay.

5 MR. WALKER: My grandfather passed and left
6 the house to my uncle.

7 MR. STEWART: Okay. Why isn't Daniel here?

8 MR. WALKER: He had to work.

9 MR. STEWART: He had to work. Okay.

10 MR. TISEO: Is there a plan?

11 MR. WALKER: Yeah, we're actually going to
12 get the siding and the roofing done. I just spoke with
13 my auntie in Chicago because they also are tied into
14 the house so they're going to help.

15 THE CHAIRPERSON: Are you guys trying to fix
16 it up to live in?

17 MR. WALKER: Yes, yes. That's why the stuff
18 was on the side of the house. I've been cleaning it
19 out, getting it ready.

20 THE CHAIRPERSON: Okay.

21 MR. STEWART: So I'll make a motion that we
22 table this until the August meeting.

23 MR. BOLEK: And he needs to obtain the
24 Property Maintenance Inspection within seven days.

25 MR. STEWART: Do you understand that, sir?

1 MR. WALKER: I'm just really getting -- I'm
2 new to this so --

3 MR. TISEO: You need to go to the Building
4 Department and pull an inspection, a Property
5 Maintenance Inspection.

6 MR. STEWART: So they can come in and inspect
7 the property.

8 MR. WALKER: Okay.

9 MR. TISEO: And they'll give you a list of
10 things that need to be repaired. That's the first
11 thing you have to do.

12 MR. STEWART: Are you with Mr. Hamilton here?

13 MR. WALKER: Yeah.

14 MR. STEWART: Okay. I'm quite sure
15 Mr. Hamilton has a little background.

16 MR. WALKER: Yes, yes.

17 MR. STEWART: His dad has taught him a little
18 bit, right?

19 MR. WALKER: I am also working with his
20 father.

21 MR. STEWART: Okay. Okay. Well, you've got
22 some people that can work with you that are
23 contractors, then?

24 MR. WALKER: Yes.

25 MR. STEWART: Okay. Okay.

1 THE CHAIRPERSON: The lines look real good on
2 the house and everything.

3 MR. STEWART: Okay.

4 THE CHAIRPERSON: They just need to do the
5 soffits and stuff.

6 MR. BOLEK: It has potential.

7 MR. TISEO: Yeah.

8 MR. BOLEK: But, like, the first meeting
9 nobody showed up, so --

10 THE CHAIRPERSON: Oh. For the first hearing?

11 MR. BOLEK: For the Hearing Officer.

12 MR. WALKER: I'm new to this so I didn't
13 know.

14 THE CHAIRPERSON: You're just taking over,
15 filling in?

16 MR. WALKER: Exactly.

17 THE CHAIRPERSON: So you've got to pass this
18 on to Daniel.

19 MR. WALKER: Exactly.

20 MR. TISEO: Is there a motion?

21 THE CHAIRPERSON: There is a motion?

22 MR. STEWART: I motion that we table this
23 until the August meeting with the exception that he
24 pulls the --

25 MR. BOLEK: Stipulation.

1 MR. STEWART: -- the proper documentation for
2 the inspection.

3 MR. TISEO: A Property Maintenance
4 Inspection. Is there a second?

5 MS. HOFMEISTER: I'll second.

6 THE CHAIRPERSON: Mona seconds. All in
7 favor, say, "Aye".

8 BOARD MEMBERS: Aye.

9 THE CHAIRPERSON: Any opposed?

10 Hearing none, so you've got an extension but
11 then somebody's got to come in and get with the
12 Building Department within seven days.

13 MR. WALKER: How much are they?

14 THE CHAIRPERSON: That's probably --

15 MS. BEASLEY: 200.

16 MR. KLOPOCINSKI: \$200.

17 MR. WALKER: Okay.

18 MR. STEWART: Do they have the proper address
19 to contact you?

20 MR. WALKER: Yeah, you can -- yeah. I got
21 mail going there, too, yeah.

22 MR. STEWART: Okay. So you've been in
23 contact with them so they can notify you accordingly?

24 MR. WALKER: The property people or --

25 MR. STEWART: Right. So you're going to be

1 going in and they're going to be -- so we don't have
2 any problems at the next meeting.

3 MR. WALKER: Okay.

4 MR. STEWART: Okay?

5 MR. WALKER: Yes.

6 MR. STEWART: Okay. All right.

7 THE CHAIRPERSON: Okay. So you're -- you got
8 an extension.

9 All right. So what else have we got?

10 MR. BOLEK: Next one is 171 Willard, needs to
11 come off the table.

12 THE CHAIRPERSON: So do we have a motion to
13 bring Willard off the table?

14 MR. TISEO: I'll make a motion to bring it
15 off the table.

16 THE CHAIRPERSON: I'll support. All in
17 favor, say, "Aye".

18 BOARD MEMBERS: Aye.

19 THE CHAIRPERSON: Any opposed?

20 Hearing none, go ahead, Rick.

21 MR. BOLEK: 171 Willard Street posted 5-7 of
22 '14. This property was -- is vacant, stripped of all
23 mechanicals, open to trespass in the rear doors,
24 overgrown, unkempt, debris, gas meter's locked out, the
25 electric meter's off.

1 We're recommending that it remain on the
2 demolition list.

3 MR. TISEO: State your name and your
4 association with the property, please.

5 MS. RODRIQUES: Nitzia Rodrigues. I'm the
6 owner.

7 MR. TISEO: How long have you owned the
8 property?

9 MS. RODRIQUES: 2006.

10 MR. TISEO: Is there a reason why it's in
11 disrepair; is there a reason why it's in disrepair?
12 Why is it taking so long?

13 MR. FELTON: Maybe I can help you out. My
14 name is C.J. Felton. I'm with the Community Housing
15 Network. I think most of you know we're a pretty
16 active developer in the City right now, including the
17 lot adjacent to Ms. Rodrigues' home and the lot behind
18 it.

19 And at the February hearing, Charter One and
20 Ms. Rodrigues were here, stating that they needed some
21 time to get a short sale negotiated with ourselves. We
22 want to purchase the property, rehab it and then turn
23 it into a -- a purchase opportunity for a new
24 homeowner. We -- and it was difficult to get all
25 the -- the parties involved have the necessary

1 authorization to speak with each other. We got all
2 that done about a week and a half ago, I think.

3 And we actually -- we came in. Community
4 Housing Network came in and ordered the inspection last
5 week and I believe it's scheduled for Friday. We
6 ordered and paid for it. We need to have a purchase
7 agreement. For the funding that we have in place with
8 this, we need to have a purchase agreement in place on
9 the short sale by June 20th.

10 The funds will be available in July so I
11 would anticipate that, if you can agree to table this
12 until the August meeting, we should have rehab underway
13 and save this home. Because it -- it's -- it does need
14 a lot of work but, structurally, the home is sound. It
15 got thoroughly stripped, as you can imagine.

16 I think you can probably see that in the
17 pictures. But the funding that we've got will be more
18 than adequate to do all that work and then be able to
19 sell it and provide some down payment assistance to the
20 new homeowner. So it ends up being -- what is a bad
21 situation right now, I think we can all make this -- we
22 can probably make everybody about as whole as we can
23 expect out of something like this.

24 MR. BOLEK: Can you have that completed by
25 the August meeting, do you think?

1 MR. FELTON: Can we have the rehab completed
2 by the August meeting? I think that's going to be
3 tough because these are county funds that won't be
4 available until sometime in July. Turn that around in,
5 you know, maybe 30 days, I think, is going to be
6 difficult but I think that we could have made
7 substantial progress by the August meeting.

8 MR. TISEO: Do you know how much -- how much
9 funding is going to be needed?

10 MR. FELTON: We have not -- it hasn't been
11 bid out yet but we -- we done a walk-through and
12 it's -- it's probably going to need 60- to \$70,000
13 worth of work.

14 MR. TISEO: And there's a market for that in
15 this house?

16 THE CHAIRPERSON: Is that cost-effective?

17 MR. FELTON: It is cost-effective because the
18 funds, the county home funds are going -- will allow us
19 to -- they will -- they will enable us to do this
20 project. It's the only way you could.

21 THE CHAIRPERSON: You write off the cost?

22 MR. FELTON: Exactly. It's the only way you
23 could do it.

24 MR. BOLEK: There's a new house on the side,
25 there's a new house on the back of it.

1 MR. STEWART: The whole area over there is
2 new.

3 MR. FELTON: Yeah, there's 32 homes going in
4 in close proximity to that property.

5 MR. STEWART: And it needs a lot of money put
6 into this house before it was -- looking the way that
7 it's looking now.

8 MR. FELTON: Well, yeah, it's going to
9 need --

10 MR. STEWART: I remember it on the hill, how
11 it looked before.

12 MR. FELTON: Yeah.

13 THE CHAIRPERSON: Since you have so much
14 interest in it and you're putting the pitch on, is
15 there any way for you to get over there and cut the
16 grass?

17 MR. FELTON: Sure.

18 MR. STEWART: And it's open now?

19 MR. FELTON: If you'll give us permission to
20 cut the grass.

21 MR. STEWART: It's currently open?

22 MR. FELTON: Yeah, the back door is open.

23 MS. HOFMEISTER: You need to make it secure.

24 THE CHAIRPERSON: It's open to trespassing?

25 MR. TISEO: Yes.

1 THE CHAIRPERSON: Can you take care of that,
2 too?

3 MR. FELTON: Will you give us permission to
4 do that, too?

5 MS. RODRIQUES: (Nods head.)

6 MR. FELTON: We'll do that, too.

7 THE CHAIRPERSON: Could you -- if everything
8 don't go down and you don't get a purchase agreement or
9 title -- or deed -- what is it called?

10 MR. STEWART: Hmm?

11 THE CHAIRPERSON: Deed?

12 MR. STEWART: Deed, too.

13 MR. FELTON: Yeah, it's a warranty deed --

14 THE CHAIRPERSON: Warranty deed.

15 MR. FELTON: -- is what we need.

16 MR. STEWART: Can we just take a minute to
17 allow him to educate me. You know, at the last meeting
18 we had Charter One, we had a representative from
19 Charter One. The homeowner beside you actually had a
20 loan with Charter One.

21 MR. FELTON: Yes.

22 MR. STEWART: And she's trying to get a quick
23 sale --

24 MR. FELTON: A short sale with Charter.

25 MR. STEWART: A quick sale. I'm sorry. A

1 quick, short, same thing -- trying to get a sale here.
2 And your role, again, in this is what?

3 MR. FELTON: Our role in this is that we're a
4 developer in the industry. We're a nonprofit developer
5 and this home sits between -- right in the middle of a
6 lot of activity. It's in a prominent place.

7 MR. STEWART: Unity Park.

8 MR. FELTON: Yeah. And it's in a prominent
9 place in the neighborhood, too, up on that hill. It's
10 one of the cool homes. It was built in the 1880's.
11 It's a home that is kind of prominent in that
12 neighborhood, it's worth saving. The problem is if it
13 gets demolished, then Ms. Rodrigues ends up owning a
14 vacant lot that Charter One has a great big lien on and
15 there's nothing that's going to happen with that in the
16 near future.

17 So our interest is one, protecting the
18 property values in that neighborhood, both of the homes
19 that we're building and the other homes around it. But
20 it also provides another home ownership opportunity
21 within the City, an affordable home ownership
22 opportunity of a quality rehabbed home, which there
23 aren't many of those available right now either. So I
24 think it's, like, a win all the ways across the board.

25 MR. STEWART: It is a win but I'm also taking

1 Maintenance Inspection?

2 MR. BOLEK: No, he -- it's scheduled.

3 MR. TISEO: Okay.

4 MR. FELTON: We ordered it last week and it's
5 been paid for and it's scheduled for Friday.

6 THE CHAIRPERSON: They've got an obligation
7 of completing what they set out to do, right?

8 MR. BOLEK: (Nods head.)

9 MR. STEWART: I'll make a motion that we
10 table this until the August meeting.

11 THE CHAIRPERSON: I second. Any further
12 discussion? Seeing none, all in favor say, "Aye".

13 BOARD MEMBERS: Aye.

14 THE CHAIRPERSON: Any opposed? Hearing none,
15 then we'll table it until the next meeting and,
16 hopefully, we can get it all together.

17 MR. FELTON: Thank you. We'll take care of
18 the grass and boarding up the back door, too, after the
19 inspection.

20 THE CHAIRPERSON: Thank you.

21 Okay. Then we've got the Cameron Street.

22 MR. BOLEK: 928 Cameron is next.

23 THE CHAIRPERSON: Is that tabled?

24 MR. BOLEK: No.

25 THE CHAIRPERSON: Okay.

1 MR. BOLEK: 928 Cameron posted 5-8 of '14.
2 This is a very hazardous structure, the roof leaks,
3 there's collapsing in the ceiling, the basement had two
4 foot of sewage or water in it, overgrown, debris,
5 unkempt. Its interior's destroyed and dangerous. They
6 showed a Property Maintenance Inspection on 4-4 of '14.

7 All permits would be required to try to rehab
8 this house but it is -- it is --

9 MR. TISEO: In sad shape.

10 MR. BOLEK: -- the Building Department is
11 recommending demolition of this structure just because
12 of its nature and hazards in it.

13 MR. STEWART: You need a haz mat team to go
14 in there before you demolish that.

15 THE CHAIRPERSON: Could we have your name,
16 ma'am.

17 MS. SIEBERT: Rose Siebert.

18 THE CHAIRPERSON: And your association --
19 okay. So you're the owner?

20 MS. SIEBERT: I'm the owner.

21 THE CHAIRPERSON: I see. You don't live in
22 this house, then?

23 MS. SIEBERT: Not since you kicked me out.

24 THE CHAIRPERSON: Okay. Where do you live
25 now?

1 MS. SIEBERT: In Davison, Michigan.

2 THE CHAIRPERSON: In Davison?

3 MS. SIEBERT: Yes.

4 THE CHAIRPERSON: Okay. Good. Good. This
5 house is in -- in bad shape here.

6 MR. TISEO: Can you tell us what your plans
7 are with the house?

8 MS. SIEBERT: I would like to fix it up. I
9 would like to repair it.

10 MR. TISEO: Do you have the funds to do this?

11 MS. SIEBERT: Well, I don't know. I don't
12 know how much it's going to cost.

13 THE CHAIRPERSON: It looks like it's going to
14 cost more than what the house is worth.

15 MS. SIEBERT: Well, I never know if I can fix
16 it unless I try, will I?

17 THE CHAIRPERSON: Well, we don't want you to
18 put out good money for bad.

19 MS. SIEBERT: Well, besides that, somebody
20 put a padlock on the back door and I haven't been able
21 to get in for several months and I have some very
22 valuable things in there I'd like to get out, anyway.
23 Whether I can go back in or not, I need my possessions.

24 THE CHAIRPERSON: Obviously, you can. We --

25 MS. SIEBERT: What?

1 THE CHAIRPERSON: You can. But you need to
2 be --

3 MS. SIEBERT: I can't hear very good.

4 THE CHAIRPERSON: I'm sorry. You can go back
5 in, but you have to be with a family member --

6 MS. SIEBERT: Oh, okay.

7 THE CHAIRPERSON: -- to get your belongings
8 out.

9 MS. SIEBERT: Thank you.

10 THE CHAIRPERSON: So, if we do make a motion
11 to have this demolished, we'll let you in there to get
12 that stuff.

13 MS. SIEBERT: I have several family members
14 willing to help me.

15 THE CHAIRPERSON: To go in and get your stuff
16 out?

17 MS. SIEBERT: Yeah.

18 THE CHAIRPERSON: Okay. So we're probably
19 going to make a motion to have this placed on the demo
20 list.

21 MS. SIEBERT: Oh, no.

22 THE CHAIRPERSON: Yes.

23 MS. SIEBERT: I want to fix it.

24 THE CHAIRPERSON: Ma'am, there's -- it's
25 not -- it's really bad.

1 MS. SIEBERT: Well, I haven't been able to
2 get in because you locked me out and somebody else got
3 in and stole my television and -- and some silverware I
4 got my folks 20 years, 30 years ago. Somebody's been
5 getting in there.

6 THE CHAIRPERSON: Yeah, they had to keep it
7 locked up. It probably was an attractive nuisance.

8 MS. SIEBERT: How am I going to get it
9 unlocked so I can go in and get the valuable stuff I
10 need?

11 MR. TISEO: You'll have to talk to the City.

12 MS. SIEBERT: If I'm not going to live there,
13 I'll have to have some of the stuff in there to live
14 somewhere else.

15 THE CHAIRPERSON: The City will work with you
16 to get your valuables out.

17 MS. SIEBERT: Okay. Who's going to work with
18 me?

19 THE CHAIRPERSON: The City.

20 MS. SIEBERT: Well, the City. Who, what
21 person? Am I going to get a letter, telling me --

22 THE CHAIRPERSON: We'll have somebody get in
23 touch with you. We have spoke to your niece here.

24 MS. SIEBERT: Yeah.

25 THE CHAIRPERSON: And they're -- they're

1 making arrangements.

2 MS. SIEBERT: Okay. I want somebody -- I
3 want to be able to get in there.

4 THE CHAIRPERSON: Okay. We'll do.

5 MS. SIEBERT: Yeah.

6 THE CHAIRPERSON: Okay.

7 MS. SIEBERT: Okay.

8 THE CHAIRPERSON: All right. Is there a
9 motion here?

10 MR. TISEO: Wow.

11 MS. HOFMEISTER: Demolish it.

12 THE CHAIRPERSON: Okay. So you have a
13 motion?

14 MS. HOFMEISTER: I'll make the motion, yes.

15 THE CHAIRPERSON: To keep it on the demo
16 list?

17 MS. HOFMEISTER: Yes.

18 THE CHAIRPERSON: Is there support?

19 MR. TISEO: I'll second it.

20 THE CHAIRPERSON: Okay. There's support.
21 All in favor, say, "Aye".

22 BOARD MEMBERS: Aye.

23 THE CHAIRPERSON: Any opposed?

24 Hearing none, motion passes.

25 Okay. The next item?

1 MR. BOLEK: The next item is 306 East Wilson,
2 needs to come off the table.

3 THE CHAIRPERSON: Okay. Do we have a motion
4 to bring Wilson off the table?

5 MR. TISEO: I'll make the motion to bring it
6 off the table.

7 MR. STEWART: I'll --

8 THE CHAIRPERSON: Go ahead, Kevin.

9 MR. STEWART: I'll second it.

10 THE CHAIRPERSON: Kevin supports. All in
11 favor, say, "Aye".

12 BOARD MEMBERS: Aye.

13 THE CHAIRPERSON: Any opposed?

14 Hearing none, go ahead, Rick.

15 MR. BOLEK: 306 East Wilson posted 5-8 of
16 '14. This was a vacant structure. It was boarded by
17 the federal programs. There was overgrown brush,
18 debris, unkempt, front porch is settling. The electric
19 meter, there was a new service put on and it's not on
20 here. But I know there was an electrical permit pulled
21 for that but it was expired with no inspection. The
22 gas meter's locked out.

23 We just did the Property Maintenance
24 Inspection a couple days ago. And the -- there's
25 really not a lot that has to be done to that house.

1 You had to get a plumbing permit, a heating permit, a
2 building permit and renew the electric permit.

3 I would recommend at this time that we
4 postpone this until the August meeting, to give her
5 time -- to give Mr. Overton time to repair this house.

6 THE CHAIRPERSON: So they're on the right
7 track?

8 MR. BOLEK: Yeah. Well -- and they've had
9 some -- they've had some health issues with
10 Mr. Overton.

11 THE CHAIRPERSON: Okay.

12 MR. BOLEK: So some things kind of got put
13 off a little bit as Etonia has been trying to help her
14 grandfather out in getting things put back into place
15 so --

16 MR. TISEO: Could we hear you -- your name
17 and your association, please.

18 MS. WILLIAMS: Yes. Good evening. My name's
19 Etonia Williams. I am the granddaughter and
20 conservator and guardian of Mr. Overton.

21 MS. OVERTON: My name is Sharnae Overton, the
22 daughter of Mr. Overton, guardian and conservator.

23 MR. TISEO: And then I hear that the
24 inspection was called for, it looks like, in February
25 but it was canceled.

1 MR. BOLEK: It was canceled. And I think at
2 that time it was -- there were some health issues going
3 on with Mr. Overton.

4 MR. TISEO: And been rescheduled yet?

5 MR. BOLEK: Yes, we did the inspection two
6 days --

7 MS. WILLIAMS: Monday, yes.

8 MR. BOLEK: We did the inspection Monday.
9 And a building permit was required, an electrical
10 permit needed to be renewed and she needed a mechanical
11 permit to have the furnaces looked at.

12 MR. STEWART: Is this the only one we have
13 for him today?

14 MR. BOLEK: Yes.

15 MR. TISEO: In how bad of a shape is the
16 house?

17 MR. BOLEK: It's not in that bad of shape.

18 MR. TISEO: Not that bad. Okay.

19 MR. STEWART: And your recommendation is to
20 postpone it until the --

21 MR. BOLEK: Until the August meeting.

22 MR. STEWART: Okay. I'll go ahead and make a
23 motion to postpone this until the August meeting.

24 MS. HOFMEISTER: I'll second.

25 THE CHAIRPERSON: Mona supports. All in

1 favor, say, "Aye".

2 BOARD MEMBERS: Aye.

3 THE CHAIRPERSON: Any opposed?

4 Hearing none, motion passes. Thank you.

5 THE CHAIRPERSON: Okay. We're going to take
6 a break at five to 7:00, just to let everybody know, in
7 five minutes, five to eight minutes, something like
8 that.

9 MR. TISEO: What's the next one?

10 MR. BOLEK: Next one is 53 Florence and that
11 will be a new one.

12 53 Florence posted 5-7 of '14. This is a
13 vacant structure, open to trespass in the front door,
14 open to the elements and the roofs and windows,
15 siding's being stripped, the roof is rotted, overgrown,
16 debris, unkempt, water was running in the basement. We
17 called United Water to have that turned off. The gas
18 meter's gone, the electric meter's locked out.

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

21 THE CHAIRPERSON: Okay. Sir --

22 MR. HENDERSON: Yes, Christopher Henderson.
23 I'm the owner.

24 MR. TISEO: How long have you owned the
25 house?

1 MR. HENDERSON: Since '10, 2010.

2 MR. TISEO: This -- has there -- there has
3 not been an inspection?

4 MR. BOLEK: No, there's been nothing.

5 MR. TISEO: Have you -- why haven't you
6 called for an inspection?

7 MR. HENDERSON: I don't know, that's -- I
8 have another house. I'm going -- I was in the process
9 of doing that. I don't recall the building,
10 maintenance, plumbing.

11 MR. TISEO: It's a Property Maintenance
12 Inspection that's going to be required.

13 MR. HENDERSON: Okay.

14 MR. TISEO: What's your plans with the house?

15 MR. HENDERSON: By the end of the year, I
16 plan on moving in there, taking my homestead over to
17 that house.

18 MS. HOFMEISTER: How long since somebody's
19 lived in this house?

20 MR. HENDERSON: When I first bought it, it
21 was operational, probably about two years.

22 THE CHAIRPERSON: It looks like it's a
23 two-family, right?

24 MR. HENDERSON: Yes, sir.

25 MR. TISEO: So it's a duplex, not a

1 multi-level, right?

2 THE CHAIRPERSON: Doesn't that got to go
3 through the rental program and everything, too, once
4 you guys --

5 MS. HOFMEISTER: Somebody used to live in
6 this house.

7 THE CHAIRPERSON: Do you know how this works,
8 sir, the rental program?

9 MR. HENDERSON: No. No, sir. I'm moving in
10 there. You mean I still have to go through the rental
11 thing even if I'm moving in there, taking my homestead
12 over to that?

13 MR. TISEO: Well, it says it's a duplex,
14 right?

15 MR. HENDERSON: Okay. I'm not aware of that.

16 THE CHAIRPERSON: Is that what you're
17 planning on doing is moving in; once you get it fixed,
18 is moving in --

19 MR. HENDERSON: Yes, sir.

20 THE CHAIRPERSON: -- and rent the other?

21 MR. HENDERSON: No, sir. I'm not planning on
22 renting at all, I'm planning on just moving in.

23 MR. TISEO: And making one?

24 MR. HENDERSON: Making it one.

25 MR. TISEO: Okay.

1 THE CHAIRPERSON: It looks like it needs
2 quite a bit of work upgrading, you know.

3 MR. BOLEK: There's a lot of work on this.
4 There's going to be a big expense in rehabbing this
5 house.

6 MR. TISEO: Have you had some construction
7 background?

8 MR. HENDERSON: Construction background?

9 MR. TISEO: Yeah.

10 MR. HENDERSON: No. My uncle -- and I'll be
11 dealing with Mark Collins, too, he's my cousin. So he
12 has some people that are going to help me out in the
13 process.

14 MR. TISEO: I'm just wondering if you
15 understand what you're getting yourself into.

16 MR. HENDERSON: Yes, sir, I do.

17 MR. TISEO: In trying to repair this, it's
18 not going to be cheap. Was there a fire in the
19 bathroom, it looks like?

20 MR. HENDERSON: It wasn't a fire.

21 THE CHAIRPERSON: It's probably rotted.

22 MR. TISEO: That's just rotted, that black?

23 MR. STEWART: Sir, you've owned this since
24 2010?

25 MR. HENDERSON: Yes, sir.

1 MR. STEWART: Just haven't had time to clean
2 it up?

3 MR. HENDERSON: I work with AT&T so I'm out
4 of town.

5 MR. STEWART: I understand you got a job.

6 MR. HENDERSON: I'm back now permanently.

7 THE CHAIRPERSON: Did you go to the
8 hearing --

9 MR. HENDERSON: No, I didn't -- I wasn't
10 aware. I was out of town. I got the paper, I think,
11 last Friday for -- it was two of them on there, for
12 this one.

13 THE CHAIRPERSON: You've owned it for almost
14 four years now?

15 MR. HENDERSON: Uh-huh.

16 THE CHAIRPERSON: Have you had problems with
17 folks breaking in or anything?

18 MR. HENDERSON: The last year and a half, two
19 years, yes, because it was plumbing, it was electrical
20 in there and they just took it out of there.

21 MR. STEWART: So the plumbing and the
22 electrical is gone?

23 MR. HENDERSON: They snatched it out, that's
24 right.

25 THE CHAIRPERSON: It looks like you

1 cleaned -- you keep the outside cleaned up, though,
2 don't you?

3 MR. HENDERSON: Yeah. My dad goes, shovels
4 and cuts the grass.

5 THE CHAIRPERSON: That's good.

6 MR. TISEO: If we were to entertain tabling
7 this, what do you think could be done by the August
8 meeting?

9 MR. HENDERSON: I -- like I say, I'm going
10 to -- I'm supposed to talk, sit down with Mark and a
11 couple contractors tomorrow and, also, Mr. -- I forget
12 his last name, Derrick Walker and his buddy to talk
13 over and see what we're going to do, how much it's
14 going to cost.

15 MR. TISEO: You don't even know what it's
16 going to cost?

17 MR. HENDERSON: I mean, a ball parking idea?
18 Probably about 15 grand, roughly.

19 THE CHAIRPERSON: It's not bad. I mean the
20 outside.

21 MR. HENDERSON: No, no.

22 THE CHAIRPERSON: The inside needs some -- in
23 fact, I wish this porch was on that other guy's porch.

24 MR. HENDERSON: He can buy it.

25 THE CHAIRPERSON: So I -- I would make a

1 motion to table it and, hopefully, you can get the --

2 MR. BOLEK: Well, if you're going to table
3 it, he's got to have a Property Maintenance Inspection
4 pulled within seven days.

5 MR. HENDERSON: A Property Maintenance
6 Inspection? How do I do that; call the Building
7 Department?

8 MR. BOLEK: Contact the Building Department
9 and obtain --

10 MR. HENDERSON: Where is that?

11 MR. BOLEK: Downstairs.

12 MR. HENDERSON: What time do you guys close?

13 MR. BOLEK: We're open from 8:00 to 5:00 but
14 the Treasurer is only there from 8:30 until 4:30.

15 MR. HENDERSON: Okay. Okay.

16 MR. TISEO: So do you think you can do that
17 in the next few days?

18 MR. HENDERSON: Yeah, I can take --

19 THE CHAIRPERSON: Can you take the time off?

20 MR. HENDERSON: Um-hmm.

21 THE CHAIRPERSON: Can you take the time -- do
22 you work in Pontiac?

23 MR. HENDERSON: I work in Southfield. I'm
24 all over. I can take time off.

25 THE CHAIRPERSON: You can swing around?

1 MR. HENDERSON: Yeah, I can swing around and
2 do it.

3 THE CHAIRPERSON: All right. I'll make a
4 motion to table it and try to get a positive result out
5 of it by the August meeting.

6 MR. STEWART: I'll second it.

7 THE CHAIRPERSON: All in favor, say, "Aye".

8 BOARD MEMBERS: Aye.

9 THE CHAIRPERSON: Okay. There you go.

10 MR. HENDERSON: Okay.

11 THE CHAIRPERSON: I'd like to -- Rick.

12 MR. BOLEK: Do you want to take a break here?

13 THE CHAIRPERSON: Yeah, let's take a break
14 and then, on these -- is there a place on here that
15 shows it's tabled?

16 MR. BOLEK: No.

17 THE CHAIRPERSON: Or how many times?

18 MR. BOLEK: Yes.

19 MR. TISEO: Oh, there is?

20 MR. BOLEK: Actually, if you look at the
21 hearing -- the Appeals Board Hearing, either here or
22 here, at each time it was posted, it will be -- it will
23 be dated there.

24 THE CHAIRPERSON: Okay.

25 MR. BOLEK: What dates were -- what dates the

1 postings were.

2 MR. STEWART: Are you going to recess?

3 THE CHAIRPERSON: Yeah, we'll recess.

4 MR. BOLEK: Recess until 7:00.

5 THE CHAIRPERSON: It's currently 6 -- what is
6 the --

7 MR. KLOPOCINSKI: 6:53.

8 MS. HOFMEISTER: Six minutes --

9 THE CHAIRPERSON: 6:53. We'll take a
10 five-minute break and we'll come right back.

11 (A recess was taken from 6:54 p.m.
12 to 7:03 p.m.)

13 THE CHAIRPERSON: We'll call the Construction
14 Board of Appeals back -- Demo Board back to order,
15 please. It's 7:03.

16 Go ahead, Rick.

17 MR. BOLEK: 774 Palmer posted 5-8 of '14.

18 It's a vacant structure, open to trespass at the rear
19 door, metals are stripped, interior is full of debris,
20 overgrown, unkempt, brick pavers are settling, gas
21 meter's locked out, electric meter's off.

22 Recommending that it remain on the demolition
23 list.

24 THE CHAIRPERSON: Okay. Anybody got any
25 comments?

1 MR. STEWART: Is there anyone here for it?

2 MS. HOFMEISTER: Is there anyone to defend
3 its honor?

4 MS. GRAHAM: Hello. My name's
5 Katherine Graham. I don't own the property but I have
6 a vested interest in the outcome of this hearing
7 because I own an adjacent property. And so I'm here
8 because I want to find out how this process works. It
9 don't appear that the homeowner showed up today. So I
10 would like to know from the Board how long it would
11 take for the demolition to occur, if you recommend that
12 it goes forward, and kind of how that works. Just
13 because I've never been to a meeting like this.

14 THE CHAIRPERSON: Okay. Typically, if a
15 house is in this condition and no one shows up, we will
16 put it on the demo list. We'll make a vote, keep it
17 legal and put it on the demo list. It then goes to --
18 we sign an affidavit.

19 Isn't that what it's called, Rick?

20 MR. BOLEK: Uh-huh.

21 THE CHAIRPERSON: And it goes to the County
22 so they're -- it's a registered letter, saying it was
23 placed on the demolition list. And then the City, they
24 have a program demolishing homes and, as far as when it
25 gets done, where it's at on the list, you would have to

1 take that up with the Building Department.

2 MR. TISEO: Dependent on when the funds are
3 available.

4 MS. GRAHAM: Is that the big list that's in
5 the office downstairs, those big sheets that's on the
6 wall; is that the list, the current list?

7 MR. BOLEK: Part of it. It all goes with
8 areas that get funded. We're making a list of
9 properties that are going to be taken down but then,
10 as -- as funds are available and funds are granted in
11 sections of the City at a time based on districts and
12 when those funds are available in that district is when
13 those houses will be taken down. We don't -- even at
14 the Building Department, we don't have the -- we're not
15 privy to that information. That's typically done up in
16 the administrative office.

17 MS. GRAHAM: So --

18 MR. BOLEK: So you could go talk to Joseph or
19 somebody in the Administrative office to see if they
20 have an idea of when those funds might be available for
21 that area.

22 MR. TISEO: So we're not talking months, so
23 we're usually talking a year or so?

24 MR. BOLEK: It depends. We've had some that
25 we got them taken down four months later. The best

1 case scenario, we can't touch this house after this
2 hearing for 60 days. So it has to stay at least that
3 long, then it's a funding issue of when they're
4 available. It might be a year, it might be two years.
5 It might happen this fall. I don't know when the
6 funding is available.

7 THE CHAIRPERSON: I would suggest that you
8 put together a Letter of Intent/Concern and submit it
9 to Joseph. I assume your -- what is your
10 recommendation on the structure; are you for a demo or
11 against?

12 MS. GRAHAM: Oh, absolutely. It's a pit.

13 MR. BOLEK: I think she's a neighbor.

14 THE CHAIRPERSON: For it. Okay.

15 MR. BOLEK: She's worried that it's harming
16 her value.

17 MS. GRAHAM: The doorway going into the back
18 of the house is open, wide open, and I'm very concerned
19 about, you know, vagrants or whatever going on that
20 could happen inside the house.

21 MR. TISEO: It's a mess.

22 MS. GRAHAM: There's dead trees on the
23 property, one of which is in close proximity to my
24 garage, I'm afraid it's going to fall on my garage.
25 And my garage is in good shape. I don't want to put a

1 new roof on it. The other thing is I heard just
2 tonight folks that came up here and when the house was
3 recommended to get placed on the demo list, you said
4 that they had the next step was to go for a --
5 something hearing -- or --

6 THE CHAIRPERSON: That was --

7 MR. KLOPOCINSKI: The hearing meeting was
8 prior to this.

9 MS. GRAHAM: No, not the hearing. It was
10 like --

11 MR. KLOPOCINSKI: You could post a bond --

12 MS. GRAHAM: The bond, yeah.

13 MR. KLOPOCINSKI: -- to fix the home. But
14 this homeowner is not present.

15 MS. GRAHAM: So he can't do that now?

16 MR. KLOPOCINSKI: He could but I'm
17 guessing --

18 MR. TISEO: That's probably what the 60-day
19 period is for, right?

20 MS. GRAHAM: The 60 days.

21 MR. KLOPOCINSKI: After the 60 days, they
22 still could.

23 MR. BOLEK: Up until the point in time that
24 the house is actually demoed.

25 MR. TISEO: It's quite a bit of money to post

1 a bond. What is the value, again?

2 MR. BOLEK: It's eight dollars and --

3 MS. BEASLEY: Ninety-three cents.

4 MR. BOLEK: -- ninety-three cents per square
5 foot.

6 THE CHAIRPERSON: Well, let's just move on
7 this right now, anyways, and work out the details
8 later. But I would --

9 MS. GRAHAM: I appreciate your answer. It's
10 a very educational process.

11 THE CHAIRPERSON: Okay. Is there a motion
12 here?

13 MR. STEWART: I'll make a motion that it
14 remain on the demo list.

15 MS. HOFMEISTER: I'll second.

16 THE CHAIRPERSON: Support by Mona. All in
17 favor, say, "Aye".

18 BOARD MEMBERS: Aye.

19 THE CHAIRPERSON: Any opposed?

20 Hearing none, motion passes.

21 MR. TISEO: All right.

22 THE CHAIRPERSON: Thank you.

23 Okay. Next.

24 MR. BOLEK: Next is 228 Richard needs to come
25 off the table.

1 THE CHAIRPERSON: Okay, Richard. Do we have
2 a motion to bring 228 off the table?

3 MR. STEWART: I'll make a motion to bring it
4 off the table.

5 THE CHAIRPERSON: Support?

6 MR. TISEO: I'll second.

7 THE CHAIRPERSON: Second, Ben. All in favor,
8 say, "Aye".

9 BOARD MEMBERS: Aye.

10 THE CHAIRPERSON: Any opposed?

11 Hearing none, go ahead, Rick.

12 MR. BOLEK: 228 Richard posted 5-8 of '14.

13 This was a vacant property, boarded by the City. A
14 Property Maintenance Inspection was performed on 1-21
15 of '13, all permits were required. All permits have
16 been obtained. They have had their rough inspections
17 and actually had his insulation inspection today.

18 So we're recommending postponed until the
19 August meeting and, hopefully, he'll have it finished
20 up by then.

21 THE CHAIRPERSON: Okay. I'd make a motion to
22 postpone until the August meeting.

23 MR. STEWART: I'll second that.

24 THE CHAIRPERSON: Okay. There's a second.
25 All in favor, say, "Aye".

1 BOARD MEMBERS: Aye.

2 THE CHAIRPERSON: Any opposed?

3 Hearing none, motion passes.

4 MR. TISEO: Thank you for all your help.

5 MR. SWAN: Thank you.

6 THE CHAIRPERSON: Go ahead on the --

7 MR. BOLEK: 526 Whittemore is our next one.

8 THE CHAIRPERSON: Is that a tabled or a new
9 case?

10 MR. BOLEK: 526 Whittemore, it must be a new
11 one.

12 MR. KLOPOCINSKI: The bottom, 70.

13 THE CHAIRPERSON: Is it a new one?

14 MR. TISEO: The last one on our list, it
15 looks like.

16 THE CHAIRPERSON: Okay. All right.

17 MR. TISEO: Last one on our pile.

18 THE CHAIRPERSON: Okay. Go ahead, Rick.

19 MR. BOLEK: 526 Whittemore posted 5-7 of '14.

20 This is a vacant structure, boarded by the programs.

21 There was the metals have been stripped inside, windows
22 boarded, brush and tree limbs, gas meter's locked out,
23 electric meter's off.

24 Property Maintenance Inspection was pulled on
25 1-21 of '14. The inspection happened on 4-4-14, a

1 total rehab, all permits were required.

2 And Don was in. Did he pull those yet or are
3 you still --

4 MR. TODD: All the permits have been pulled,
5 yes.

6 MR. BOLEK: Okay. Must have just happened.
7 I know he was just in. So all permits have been
8 pulled.

9 So at this point, we're recommending
10 postponing until the August meeting for --

11 THE CHAIRPERSON: Okay. I'd make a
12 recommendation to table it until the August meeting.

13 MR. STEWART: I'll second that.

14 THE CHAIRPERSON: There's support. All in
15 favor, say, "Aye".

16 BOARD MEMBERS: Aye.

17 THE CHAIRPERSON: Any opposed?

18 Hearing none, motion passes.

19 MR. TODD: Thank you. We'll have it done by
20 then, the August meeting.

21 THE CHAIRPERSON: Okay. Thank you.

22 MR. TODD: Thanks.

23 THE CHAIRPERSON: Okay. 680 --

24 MR. BOLEK: 680 Stanley.

25 THE CHAIRPERSON: -- Stanley. Is that a

1 tabled --

2 MR. BOLEK: And that's probably got to come
3 off the table.

4 THE CHAIRPERSON: Do we have support -- or a
5 motion to bring that off the table?

6 MR. TISEO: I'll make a motion to come off
7 the table.

8 THE CHAIRPERSON: I support it. All in
9 favor, say, "Aye".

10 BOARD MEMBERS: Aye.

11 THE CHAIRPERSON: Any opposed?

12 Hearing none, it's off the table.

13 Go ahead, Rick.

14 MR. BOLEK: 680 Stanley posted 5-8 of '14.

15 This was a vacant, fire-damaged structure that a
16 Property Maintenance Inspection was conducted on 11-28
17 of '12. The building permit expires 5-22 of '14. He
18 has passed his electrical service, the electrical
19 rough, mechanical and plumbing. His -- it looks like
20 all the permits may be about expired.

21 MR. BAIR: Mechanical did not pass.

22 MR. BOLEK: Mechanical did not pass?

23 MR. BAIR: No. I need a little more cold air
24 return.

25 MR. BOLEK: It's in the process. It's a very

1 slow progress but it is making some progress.

2 THE CHAIRPERSON: Okay. So we make a
3 recommendation to table this until --

4 MR. TISEO: Can we hear from him?

5 MR. STEWART: I'll make a recommendation that
6 we table this until the August meeting.

7 THE CHAIRPERSON: Okay. Ben, do you have
8 questions?

9 MR. TISEO: You need a second. You made a
10 motion. I'll --

11 MR. STEWART: Oh.

12 MR. TISEO: I'll second.

13 THE CHAIRPERSON: Okay.

14 MR. TISEO: Could you introduce yourself and
15 tell us your nature.

16 MR. BAIR: My name's Richard Bair. I'm the
17 owner.

18 MR. TISEO: How long have you owned the
19 property?

20 MR. BAIR: A year and a half.

21 MR. TISEO: How come it's taking so long?

22 MR. BAIR: Just I work a lot and I'm just
23 doing it all by myself when I can, as much as I can.
24 And it is a slow process but chipping away at it.

25 MR. TISEO: Is your plan to live there or

1 sell it?

2 MR. BAIR: Live there.

3 MR. TISEO: Or rent it?

4 Okay.

5 MR. BAIR: I also have pictures of the
6 inside, if you'd like to see them.

7 MR. TISEO: I would, yes, please.

8 MR. STEWART: Sir, you're a contractor as
9 well, right?

10 MR. BAIR: I'm a carpenter.

11 MR. STEWART: Carpenter, okay.

12 MR. BAIR: I work for Damico Contracting.

13 MR. STEWART: Okay. All right.

14 MR. TISEO: When were these photos taken?

15 MR. BAIR: Yesterday.

16 MR. TISEO: Okay. So you just -- you are in
17 your early stages of rough?

18 MR. BAIR: I have a little bit more blocking
19 to do on the windows that I sealed up and that's about
20 it. I just got to basically wait for my -- finish up
21 my mechanical, which I can do this weekend, and then
22 I'll call for a rough. Because I'm pretty much ready
23 for the rough.

24 MR. TISEO: Then with your insulation
25 inspection and then --

1 MR. BAIR: Yeah.

2 MR. TISEO: -- go to your final.

3 MR. BAIR: Yeah.

4 MR. TISEO: And you're doing this on your own
5 with some help, I'm assuming.

6 MR. BAIR: No, all by myself.

7 MR. TISEO: Well, this seems to be a lot of
8 work and there's progress being made.

9 THE CHAIRPERSON: Okay. So do we want to
10 make a vote on the motion?

11 MR. TISEO: Was it to table?

12 THE CHAIRPERSON: Yes.

13 MR. TISEO: Okay.

14 MR. STEWART: And I didn't hear you when I
15 made that motion, that you had a question, so I was --

16 MR. TISEO: Yeah, that's why I --

17 MR. STEWART: Yeah. I didn't -- okay.

18 THE CHAIRPERSON: So we have a motion. We
19 have support. All in favor to table it until the next
20 meeting, signify by saying, "Aye".

21 BOARD MEMBERS: Aye.

22 THE CHAIRPERSON: Any opposed?

23 Hearing none, motion passes.

24 MR. TISEO: Keep working on it, sir.

25 MR. BAIR: Definitely. Thank you.

1 MR. BOLEK: The pictures.

2 MR. TISEO: Oh, the pictures.

3 THE CHAIRPERSON: Okay. Next item.

4 MR. BOLEK: The next one's 404 Osmun. It's a
5 new one.

6 THE CHAIRPERSON: Is that tabled?

7 MR. TISEO: No.

8 MR. BOLEK: No.

9 THE CHAIRPERSON: Oh. New case?

10 MR. BOLEK: New case.

11 THE CHAIRPERSON: Go ahead.

12 MR. BOLEK: Ready?

13 THE CHAIRPERSON: Yeah. Go ahead, Rick.

14 MR. BOLEK: 404 Osmun posted 5-8 of '14.

15 This was a structure that had been converted to a -- a
16 duplex without any permits, it was rehabbed without
17 permits. A Property Maintenance Inspection was
18 performed on 4-4 of '14, needed a building permit and
19 mechanical permit, no permits have been obtained.
20 There's no record of any permits or approval to convert
21 into a duplex.

22 We're recommending that it -- that it remain
23 on the demolition list.

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

25 THE CHAIRPERSON: Okay. Sir, would you like

1 to tell us about this structure, your name and your
2 association with this one.

3 MS. WRIGHT: Speak up. He can't -- he is
4 hard of --

5 THE CHAIRPERSON: Sir, can you give us your
6 name, please.

7 MR. STACEY: Yeah, my name is Aaron Stacey.

8 THE CHAIRPERSON: And your association with
9 the structure.

10 MR. STACEY: Yes.

11 THE CHAIRPERSON: Are you the owner?

12 MR. STACEY: Yes, I am.

13 THE CHAIRPERSON: I see. So you need to have
14 more building permits.

15 Rick, is that what it was?

16 MR. TISEO: There's been no -- there was an
17 inspection.

18 MR. BOLEK: Well, there was an inspection but
19 he needs -- the first thing he's got to do is obtain a
20 zoning approval to have a duplex.

21 THE CHAIRPERSON: A duplex.

22 MR. BOLEK: It was a single-family residence
23 that was converted without any permits or zoning
24 approvals. And then there was rehabbing done on the
25 property with no permits and --

1 THE CHAIRPERSON: What's the likelihood to
2 get a -- a zoning that's favorable for multiple in that
3 area?

4 MR. BOLEK: I -- I can't answer that. I'm --

5 THE CHAIRPERSON: Is there other ones in the
6 area?

7 MR. BOLEK: Not that I'm aware of.

8 THE CHAIRPERSON: Okay.

9 MR. STACEY: Excuse me. Excuse me. The
10 house was like that when I bought it. I never did
11 anything to it.

12 THE CHAIRPERSON: You -- it was a two-family
13 when you bought it?

14 MR. TISEO: How long have you owned it?

15 MR. STACEY: It was just like that when I
16 bought it. That's the way I bought it.

17 MR. TISEO: How long have you owned it?

18 MR. STACEY: A couple months.

19 THE CHAIRPERSON: A couple months.

20 MR. TISEO: Oh, a couple months.

21 MR. BOLEK: I think it's longer than that.

22 MR. STACEY: I bought it at the last auction.

23 THE CHAIRPERSON: You bought it at an
24 auction?

25 MR. BOLEK: And it was vacant at that time?

1 MR. STACEY: Whenever that was.

2 THE CHAIRPERSON: Do you understand what --

3 MR. BOLEK: He bought it at the August
4 auction of last year.

5 THE CHAIRPERSON: Do you understand what the
6 problem is, as far as they don't have the zoning
7 correct?

8 It's for one-family not two-family. Do you
9 have two families in there now?

10 MR. STACEY: It's -- it's -- yeah, for two.

11 MR. TISEO: Is it occupied?

12 MR. STACEY: Yeah.

13 MR. TISEO: This building is occupied?

14 MR. STACEY: Pardon?

15 MR. TISEO: It's occupied?

16 MR. BOLEK: It wasn't occupied at the time
17 that it first came before the hearing officer.

18 THE CHAIRPERSON: Pretty obvious, it's a
19 two-family.

20 MS. WRIGHT: I have a question, though, with
21 him buying it at auction that way. How can he or would
22 he -- how can my uncle or would he get a zoning for
23 something that was already done and sold at an auction
24 that way? Because we didn't know it was standing -- it
25 was supposed to have been a one-family until we started

1 coming here and pulling different permits to do things
2 but at the auction it was sold as a two-family flat.

3 MR. TISEO: I guess --

4 MS. WRIGHT: So what is it -- how is he
5 supposed to correct something that was sold to him as
6 something else?

7 MR. STEWART: Buyer beware, I guess, is how
8 they look at it.

9 MS. WRIGHT: So what does he have to do now?
10 At auction it's sold as one thing and then you guys are
11 saying it's something else. But you can look at the
12 house in the pictures.

13 MR. TISEO: He needs to go before probably a
14 ZBA.

15 MS. WRIGHT: What is that?

16 MR. TISEO: Zoning Board of Appeals and plead
17 your case and say that you were unaware that, when you
18 purchased the property, that this was a duplex and it
19 wasn't zoned for it.

20 MS. WRIGHT: It said it's a two-family flat.

21 MR. TISEO: Pardon?

22 MS. WRIGHT: When he bought it, it says it's
23 a duplex.

24 MR. TISEO: Correct. But that's not what it
25 was zoned for.

1 MS. WRIGHT: Okay.

2 MR. TISEO: And the problem is --

3 MS. WRIGHT: So basically, he was falsely
4 informed.

5 MR. TISEO: That's correct. And he sold it
6 under something. So really, that's Oakland County.

7 THE CHAIRPERSON: The County don't tell you.

8 MS. WRIGHT: They just write what they want?

9 THE CHAIRPERSON: They want to get rid of the
10 property.

11 MR. TISEO: That doesn't mean it wasn't zoned
12 that way.

13 MS. WRIGHT: Okay.

14 MR. TISEO: It was a duplex.

15 MS. WRIGHT: The last time he went into the
16 office, they told him how did he make it a two-family
17 flat and he was, like, he bought it that way.
18 Somewhere in there, it got --

19 THE CHAIRPERSON: You might have a practical
20 difficulty that you could explain to the Zoning Board
21 of Appeals.

22 MS. WRIGHT: Okay.

23 THE CHAIRPERSON: So --

24 MS. WRIGHT: Can you tell me the proper
25 process for that and how he can go about getting

1 permits to finish whatever he needs to do?

2 MR. TISEO: The first thing you have to do is
3 get the zoning.

4 MS. WRIGHT: Okay.

5 MR. TISEO: It doesn't matter what work you
6 do, if it's not zoned, you can't occupy it.

7 MS. WRIGHT: How does he do that?

8 MR. TISEO: Contact the City --

9 MR. BOLEK: Building Department.

10 MR. TISEO: -- Building Department, they have
11 the zoning application.

12 MS. WRIGHT: Downstairs.

13 MR. TISEO: Downstairs.

14 MS. WRIGHT: And how much is that?

15 MR. TISEO: Probably a couple hundred bucks.

16 THE CHAIRPERSON: A couple hundred bucks,
17 typically.

18 MR. TISEO: And you have to go before the
19 Board and plead your case as to why they should
20 retroactively make that a zoning change or at least a
21 waiver. You probably won't get the property rezoned
22 but you can get a waiver for that use.

23 MS. WRIGHT: Okay. And are they open every
24 day? We're talking --

25 MR. TISEO: No, they're --

1 MS. WRIGHT: -- downstairs?

2 MR. TISEO: No, they're open every day and
3 most communities the ZBA meets once or twice a month,
4 depending on how much activity they have in the
5 community.

6 MS. WRIGHT: Okay. Now, if -- I'm going to
7 bring him down here tomorrow to get the proper
8 paperwork.

9 MR. TISEO: Okay.

10 MS. WRIGHT: So where does he stand still
11 with you guys now if this is the problem, what he's got
12 to go through?

13 I mean, he's invested a lot into this house.
14 I don't want to see him lose it. And he's got to go
15 through the proper channels.

16 MR. TISEO: That would give us about three
17 months, I would think, by then. Since you're probably
18 not going to need any drawings or anything, probably
19 just submit the paperwork. I don't know how backlogged
20 the ZBA is.

21 MS. WRIGHT: Okay.

22 MR. TISEO: Any idea?

23 MR. BOLEK: No, I don't.

24 MR. TISEO: Usually, there is a minimum of a
25 14-day public hearing notice. Is it 14 days or 30 in

1 this case?

2 MR. BOLEK: I think it's 14. I don't know.

3 MR. TISEO: There's a requirement.

4 MS. WRIGHT: Okay.

5 MR. TISEO: In the State law that says you
6 have to have a 14-day notice for a hearing so they have
7 to publish that so the public can come and speak.

8 MS. WRIGHT: Okay.

9 MR. TISEO: So there's a possibility that you
10 could be on the ZBA if they have a hearing before our
11 next meeting.

12 MS. WRIGHT: Okay.

13 MR. TISEO: They would tell you a lot at that
14 meeting.

15 MS. WRIGHT: But --

16 MR. TISEO: If you spoke to the City,
17 whoever's in charge of the ZBA --

18 MS. WRIGHT: Okay.

19 MR. TISEO: -- they would be able to give you
20 some kind of disposition of what they think they
21 might --

22 THE CHAIRPERSON: They might do.

23 MS. WRIGHT: Okay. So get down here and get
24 the zoning paperwork. Okay.

25 THE CHAIRPERSON: All right. I want to make

1 a motion. Okay. I'd like to make a motion to table
2 this, in terms of seeking administrative remedy --

3 MS. WRIGHT: Okay.

4 THE CHAIRPERSON: -- until the next meeting.
5 Is there support?

6 MR. TISEO: I'll make a -- support it.

7 THE CHAIRPERSON: Is there --

8 MS. HOFMEISTER: I'll second.

9 THE CHAIRPERSON: Okay. There's a second,
10 too. All in favor, say, "Aye".

11 BOARD MEMBERS: Aye.

12 THE CHAIRPERSON: Any opposed?

13 Hearing none, motion passes.

14 MS. WRIGHT: Thank you. And I will make sure
15 he's down there tomorrow.

16 MR. TISEO: Okay. And you probably have to
17 come back at the next meeting to let us know what's
18 going on.

19 MS. WRIGHT: In August?

20 MR. TISEO: On August 20th.

21 MS. WRIGHT: Thank you.

22 THE CHAIRPERSON: Okay, Rick.

23 MR. BOLEK: 62 LeGrande needs to come off the
24 table.

25 THE CHAIRPERSON: Motion to bring 62 --

1 MR. BOLEK: 63.

2 THE CHAIRPERSON: 63 LeGrande off the table.
3 Is there a motion? I'll make a motion to bring it off
4 the table. Is there support?

5 MS. HOFMEISTER: I'll support.

6 THE CHAIRPERSON: Mona supports. All in
7 favor, say, "Aye".

8 BOARD MEMBERS: Aye.

9 THE CHAIRPERSON: Any opposed? Hearing none,
10 it's off the table.

11 Go ahead, Rick.

12 MR. BOLEK: 63 LeGrande posted 5-8 of '14.
13 This was a vacant structure. It was boarded by the
14 federal programs. A Property Maintenance Inspection
15 was pulled on 4-8 of '13. The inspection determined
16 all permits were needed. All permits were pulled but
17 expired on 5-14 of '14. No inspections have been
18 called in at this time on any of the permits.

19 I recommend that it remain on the demolition
20 list due to lack of any progress or any permit being
21 called in.

22 MR. HOLSWORTH: Hi. My name's
23 Luke Holsworth.

24 MS. TAYLOR: I'm Lindsey Taylor.

25 MR. HOLSWORTH: We own the property.

1 THE CHAIRPERSON: Okay.

2 MR. HOLSWORTH: I've been out of town. I've
3 been in North Carolina for the last couple of months.
4 We really don't even need -- when I had to come to do
5 the Property Maintenance Inspection, we basically
6 discussed what my plans were with the property. I told
7 him I planned on getting rid of one of the bedrooms and
8 expanding the living room and things like that. Well,
9 I never did any of that, simply just put new face
10 plates on the covers of the plugs and switches. Now
11 I'm throwing Pergo on the floor. I guess there's
12 nothing to really inspect but I just need somebody to
13 come and see that it's a livable house with electricity
14 and gas and --

15 MS. TAYLOR: Honestly, I had the dates
16 screwed up, too. And so when I called for the
17 inspection, Patty told me that the permits were
18 expired. So I wrote the note to extend the permit and,
19 basically, we just really need somebody to come and
20 say, you know, everything else is, like, cosmetic with
21 painting the walls and stuff. So we just really need
22 someone to come look.

23 THE CHAIRPERSON: Do you have current
24 pictures of the home?

25 MS. TAYLOR: No.

1 MR. HOLSWORTH: No, no.

2 THE CHAIRPERSON: This is on the --

3 MR. TISEO: It looks like it's boarded up.

4 THE CHAIRPERSON: In February, everything was
5 boarded up. Do you have garage doors and doors? I
6 think so.

7 MR. HOLSWORTH: Yeah.

8 MS. TAYLOR: There's a garage door on there.

9 And the only reason we left those boards on there --

10 THE CHAIRPERSON: It's in front.

11 MS. TAYLOR: -- is so people can't --

12 MR. HOLSWORTH: It's extra security for us.
13 We have a front door and back door on the foyer area.

14 MS. TAYLOR: And I cleaned up the trash in
15 the empty lot next door where people are still dumping
16 garbage, I clean up around our house, I clean up the
17 lot across the street where there's always papers
18 flowing at the school. You know, we try to keep it
19 clean over there.

20 MR. HOLSWORTH: You know, it's kept clean,
21 it's cut.

22 THE CHAIRPERSON: Have you painted the
23 overhangs and fixed the rotted overhangs?

24 MR. HOLSWORTH: No. We're tearing it out and
25 replacing it and putting gutters up.

1 THE CHAIRPERSON: And replacing the fascia
2 and the soffit?

3 MR. HOLSWORTH: Yeah. Replacing all that
4 stuff, yeah.

5 MR. STEWART: Were you here on another
6 property, also?

7 MR. HOLSWORTH: No, no. We've only dealt
8 with this property here. We do own other properties in
9 the community, though, and all of them are up to date
10 and great.

11 MR. STEWART: So you've never been down here
12 on another property?

13 MS. TAYLOR: No.

14 MR. HOLSWORTH: No.

15 MR. TISEO: What's the scope on the work; I
16 mean, is there electrical work, plumbing work?

17 MS. TAYLOR: All of that has been --

18 MR. HOLSWORTH: Somebody --

19 MS. TAYLOR: Sorry.

20 MR. HOLSWORTH: Somebody broke in the home
21 before we bought it, opened the cabinet to the sink in
22 the kitchen and busted the plastic pipes and tore the
23 faucet off. That's been replaced and coupler-ed back
24 together, easy peasey. Someone recently stole the
25 furnace.

1 As soon as we -- as soon as we had taken the
2 boards off of the doors and we made it look nice,
3 someone came in and took the furnace. So I put the
4 boards back on and I'm not going to take them off until
5 I'm living in there, watching TV at night. You know,
6 we do have an -- I have a guard dog that lives there
7 now. I mean, the electricity's on, there's a radio
8 playing at all times, there's water.

9 THE CHAIRPERSON: You have a dog in the
10 structure?

11 MR. HOLSWORTH: Yeah. I'm there every day.
12 I'm there -- I'm there eight hours every single day.

13 MR. TISEO: Doing work?

14 MR. HOLSWORTH: Yeah, just chilling. I mean,
15 yard work, mostly. It's a livable house. The
16 electricity's all been good and working. Someone's
17 punched holes in the wall. It's all cosmetic, really.

18 MR. TISEO: So it's taken you a year to get
19 this far?

20 MR. STEWART: I have a question.

21 MR. HOLSWORTH: Yeah, I've actually -- it
22 seems like the farther I get ahead, the more gets
23 stolen out of the property. And now that we have the
24 security under control with being involved with the
25 neighbors and the community as much as we are, it seems

1 to die down and almost halted. I don't know if -- if
2 whoever was breaking in the property is just in jail
3 right now or what the situation is but it's been nice
4 and quiet and the only thing left now is, like I said,
5 the roof.

6 MS. TAYLOR: And basically --

7 MR. HOLSWORTH: Tom --

8 MS. TAYLOR: -- I mean, we're prepared to
9 extend the permit and have somebody come out as soon as
10 possible and --

11 MR. HOLSWORTH: Tom never even took a picture
12 or anything. We talked about stuff that we had, you
13 know, a common interest in. I mean, the house was that
14 together. It was just what I wanted to do with the
15 property at that time required me to pull, you know,
16 full permits, you know. But I never ended up doing
17 those things. I never extended the --

18 THE CHAIRPERSON: Okay.

19 MR. HOLSWORTH: -- you know, the living room
20 and made it bigger or anything like that.

21 THE CHAIRPERSON: Okay.

22 MR. HOLSWORTH: I just kept it clean and
23 painted the walls.

24 THE CHAIRPERSON: Okay. Rick, is there
25 another chance for these people, if they extend

1 their -- or what do we --

2 MR. BOLEK: I have not seen the inside. I've
3 never been in the inside. I don't know what Tom -- I
4 can't speak for what Tom saw or didn't see.

5 THE CHAIRPERSON: Okay.

6 MR. BOLEK: The times that we've been there
7 posting, we have not seen any progress. But again, you
8 know, he's got everything covered from the outside so
9 you can't see inside. So I'm kind of at a loss,
10 honestly.

11 THE CHAIRPERSON: So you don't live there?

12 MR. HOLSWORTH: I would love for you to come
13 see it. That's all I need now. That's all I need.
14 I've been down in North Carolina. We have three
15 properties down there. My grandfather died and left me
16 two extra properties to deal with down there. So I've
17 just been really overwhelmed. There's no excuse. It's
18 just it is what it is. And yeah, I am ready to get my
19 rough and final to it and move in. I mean, the garage,
20 I mean, is good to go. It's a --

21 THE CHAIRPERSON: So you're going to move
22 into this house?

23 MR. HOLSWORTH: Uh-huh.

24 THE CHAIRPERSON: How many times has this
25 been in front of us?

1 MR. HOLSWORTH: Lots.

2 MR. BOLEK: This is the -- actually, in front
3 of you, this is only the --

4 MR. HOLSWORTH: Second.

5 MR. BOLEK: -- second time. It was in front
6 of the Hearing Officer four times.

7 MR. TISEO: How much work --

8 MR. HOLSWORTH: That's only been with me as
9 the owner. I've only been here three times.

10 THE CHAIRPERSON: Only?

11 MR. HOLSWORTH: Only.

12 MR. TISEO: How much work needs to be done?

13 MR. HOLSWORTH: Nothing.

14 MR. TISEO: Nothing?

15 MS. TAYLOR: We just have to put, like, the
16 vanities in and the toilet.

17 MR. HOLSWORTH: We have all brand new
18 vanities sitting in there.

19 MR. TISEO: Well, that's not "nothing".

20 MS. TAYLOR: No, it's all cosmetic.

21 MR. HOLSWORTH: It's nothing really; set it
22 there. It's nothing to me; shimming the vanities and
23 caulking it in is simple, you know.

24 THE CHAIRPERSON: Well, if we place it on the
25 demo list because you don't have stuff in, then it

1 means something, doesn't it?

2 MR. HOLSWORTH: Right. But --

3 MS. TAYLOR: Yes.

4 MR. HOLSWORTH: -- it was never in there. I
5 mean, it was already put together. When I had the
6 Property Maintenance Inspection, all I did was take --

7 THE CHAIRPERSON: So if we place it on the
8 demolition list, you have to pay so much per square
9 foot in order to take it off of it and then you have to
10 get it in shape.

11 MR. HOLSWORTH: Right.

12 THE CHAIRPERSON: That's what we do here.

13 MR. HOLSWORTH: Okay. So when did it get put
14 on the demolition list?

15 THE CHAIRPERSON: It hasn't yet.

16 MR. HOLSWORTH: Okay. Well, we --

17 THE CHAIRPERSON: Well, you're not --

18 MR. BOLEK: Technically --

19 MR. TISEO: Technically, it is on the list.
20 This is an appeal for it. It is on the list. It's
21 been on the list.

22 THE CHAIRPERSON: We want to work with you.

23 MR. HOLSWORTH: We bought it in tax
24 delinquency. We paid the taxes up. It was boarded up
25 by the Federal Government program when we bought it.

1 MS. HOFMEISTER: They're going to live there.

2 THE CHAIRPERSON: Okay.

3 MR. HOLSWORTH: My friend Mike lives next
4 door.

5 MS. HOFMEISTER: It's a tough neighborhood.

6 MR. HOLSWORTH: I mean, I've been in this
7 neighborhood my whole life.

8 THE CHAIRPERSON: Oh, okay.

9 MR. HOLSWORTH: I'm invested here.

10 THE CHAIRPERSON: So you're not buying it,
11 flipping it?

12 MS. TAYLOR: No.

13 MR. HOLSWORTH: No, it's never going to be
14 sold, ever.

15 THE CHAIRPERSON: Kevin --

16 MR. STEWART: The will of the board.

17 THE CHAIRPERSON: -- what do you think?

18 MR. STEWART: I mean --

19 MR. HOLSWORTH: Just give me a chance to look
20 at the inside. If you don't like what it looks like,
21 go ahead.

22 MR. STEWART: We can't keep extending this
23 courtesy to this gentleman and, you know, he's not
24 willing to work with the officials, you know, so I --
25 if you --

1 MR. TISEO: Especially after a year.

2 THE CHAIRPERSON: What positive can you say?

3 MS. TAYLOR: I mean, I can come in here
4 tomorrow and pay for -- to extend our permits and
5 schedule the inspection tomorrow morning.

6 THE CHAIRPERSON: But you're not done with --
7 you got to have your vanities, you got to have
8 everything.

9 MR. HOLSWORTH: It's done.

10 MR. TISEO: No, it's not. Not if you have to
11 install the vanities; that's not done.

12 MR. HOLSWORTH: Okay. There's a vanity
13 sitting in the extra bathroom that's not hooked up.

14 MR. TISEO: Okay. That's not done.

15 MR. HOLSWORTH: If you want me to put some
16 tape around it and tighten it up for you, we'll do that
17 while drinking a beer. I mean --

18 THE CHAIRPERSON: All right. Well, let's
19 make a motion to table it and, hopefully, you can get
20 everything done and, subject to pulling -- extending
21 the permits. But this is the last time. You guys got
22 to get it off the list.

23 MS. TAYLOR: I very much appreciate it.

24 THE CHAIRPERSON: Get the City --

25 MS. TAYLOR: You're not going to see us

1 again.

2 MR. TISEO: I hope not.

3 THE CHAIRPERSON: Is there a motion? All
4 right. I'll make a motion to postpone until -- or
5 table it until the next meeting.

6 MS. HOFMEISTER: I'll second.

7 THE CHAIRPERSON: There's a second by Mona.
8 All in favor, say, "Aye".

9 BOARD MEMBERS: Aye.

10 THE CHAIRPERSON: Any opposed?

11 MR. TISEO: I'll oppose.

12 MR. STEWART: I'll oppose.

13 THE CHAIRPERSON: Okay. You didn't pass
14 because you have to have three votes.

15 MR. HOLSWORTH: Uh-huh.

16 THE CHAIRPERSON: So it's placed on the
17 demolition list. It already has been on the Hearing.

18 MR. HOLSWORTH: All right.

19 THE CHAIRPERSON: So you'll have to contact
20 the Building Department.

21 MR. HOLSWORTH: So you guys want me to pay
22 \$8.43 a square foot for an 1,100 square foot house?

23 THE CHAIRPERSON: Well, you'll have to take
24 that up with them tomorrow. This isn't the time in the
25 meeting to discuss that.

1 MR. HOLSWORTH: I mean, if you want to --
2 it's a nice, put-together house. You guys are dealing
3 with junk, a hundred houses that are junk before me.
4 And then you want to -- you want to look at a house
5 that's up-kept? I keep 17 properties in the City up.
6 You have never had a problem with me.

7 THE CHAIRPERSON: Sir --

8 MR. HOLSWORTH: I bought a piece of crap off
9 this lot.

10 THE CHAIRPERSON: Sir --

11 MR. TISEO: Next item on the agenda.

12 THE CHAIRPERSON: We got to move on to the
13 next item.

14 MR. TISEO: That's that.

15 MS. TAYLOR: That's not right, though.

16 MR. HOLSWORTH: No, it's not right. I'll be
17 here. I live here. No, I'm in this City. I own
18 buildings in the City, houses in the City. Do your
19 inspections. Do your inspections, Bro. I'm here. I'm
20 here. Do you, Bro. You never know what basement I'll
21 be waiting in.

22 THE CHAIRPERSON: Is that a threat?

23 MR. BOLEK: Sounded like a threat.

24 The next property's 823 Emerson and it needs
25 to be taken off the table.

1 THE CHAIRPERSON: That has to be taken off,
2 too?

3 MR. BOLEK: Yep.

4 THE CHAIRPERSON: Okay. 8 -- what is it,
5 823 Emerson?

6 MR. BOLEK: 823 Emerson.

7 THE CHAIRPERSON: Is there a motion to bring
8 it off the table?

9 MR. STEWART: I'll make a motion.

10 THE CHAIRPERSON: Okay. Support?

11 Okay. Support. All in favor, say, "Aye".

12 BOARD MEMBERS: Aye.

13 THE CHAIRPERSON: Okay. Go ahead.

14 MR. BOLEK: 823 Emerson posted 5-8 of '14.
15 This structure was vacant, abandoned, open to trespass
16 in the front door, was boarded by the federal programs
17 at one time, shingles are coming off, debris, abandoned
18 vehicles, unkempt, peeling paint, gas meter locked out,
19 service was cut to the house because it was being
20 jumped.

21 A Property Maintenance Inspection was pulled
22 on 2-18 of '14, scheduled on 2-19 of '14. All permits
23 were needed. No permits have been pulled.

24 We recommend that this remain on the
25 demolition list.

1 MR. COULTER: Hi. My name is Louis Coulter.
2 I purchased this property from Mr. Marshall.

3 MR. STEWART: Yeah. Is it an
4 African-American gentleman, correct?

5 MR. COULTER: Yes.

6 MR. STEWART: Okay.

7 MR. COULTER: He got locked up.

8 MR. STEWART: Okay.

9 MR. COULTER: And I couldn't -- I was helping
10 him -- I was going to help him get this place in order.
11 And I couldn't get ahold of him until last week. I
12 purchased the property from him. I've done tree work
13 in Waterford for 25 years now. I have a lot of friends
14 in --

15 MR. STEWART: Yeah. And we --

16 MR. COULTER: -- construction.

17 MR. STEWART: And you know what? We've
18 worked with him on this property and we've extended,
19 sir, a number of courtesies to him to get some --

20 MR. COULTER: You've only extended once for
21 him. I just purchased it. If you could give me an
22 extension, I'll show you improvements on the property.
23 I've already got the vehicle off there. I've already
24 cleaned the yard up, all the trash and debris is gone.

25 MR. STEWART: There were some major issues

1 inside.

2 MR. COULTER: There was some mold in the
3 upper bathroom. I have a friend that I sell firewood
4 to that that's what he does, his company does.

5 MR. TISEO: This one looks like a 600 square
6 foot --

7 MR. COULTER: Timberline Roofing,
8 Paul Brakey. They've been in Oakland County for 25
9 years. I'm good with him. I do all their tree work.
10 He owns a couple hundred units. I mean, I have what it
11 needs, if you guys can give me a minute. I just
12 purchased the property from him. I just got ahold of
13 him, like, three days ago.

14 MR. TISEO: Okay. So you've only literally
15 owned it for a few days?

16 MR. COULTER: Yeah. I haven't even got it
17 transferred yet. I was going to do it today and I went
18 down to the courthouse and it already closed. It was,
19 like, five minutes late. I met him down there.

20 MR. STEWART: You're not really the owner,
21 then.

22 MR. COULTER: I bought it off him. I
23 purchased it from him. We just haven't transferred it.
24 I just got ahold of him two days ago. He's been locked
25 up for driving on suspended in Oakland County so that's

1 why nothing got gun -- got done. Sorry. If you could
2 give me a chance.

3 MR. TISEO: Well, I'm willing to give the guy
4 a chance.

5 MR. COULTER: I can make this right.

6 MR. TISEO: How much work needs to be done?
7 Obviously, you've seen the house; you've been inside?

8 MR. COULTER: Yes. Some interior walls need
9 insulating and replaced.

10 MR. BOLEK: It's a total rehab.

11 MR. TISEO: It's a total?

12 MR. BOLEK: It's a total rehab. It's no duct
13 work in it, there's no plumbing it.

14 MR. COULTER: There's all new Pex in it.
15 It's all new Pex. The furnace is all redone.

16 THE CHAIRPERSON: Did they pull permits for
17 that?

18 MR. BOLEK: There's no permits pulled yet.
19 So any work that's been done, we were in there --

20 MR. COULTER: If you'll give me a week, I'll
21 go down and pull the permits.

22 MR. BOLEK: Nothing was done. So --

23 MR. COULTER: I just purchased the home. I
24 mean, I --

25 MR. BOLEK: There's some tile upstairs.

1 MR. COULTER: I've been in Waterford for 25
2 years, doing tree work. I mean, I got --

3 MR. TISEO: Is there structure issues with
4 the roof?

5 MR. COULTER: Yeah, it needs some shingles
6 replaced and a front and rear tree, which is what I do,
7 are grown up to the roof and they need cut back; that's
8 why the shingles are bad because it never dried out,
9 it's holding moisture.

10 MR. STEWART: Sir, we -- actually, on -- as
11 far as the record is concerned, you're really not even
12 the owner of this property.

13 MR. COULTER: Well, no. I bought it but I
14 haven't had it transferred over. I went down today and
15 they were already closed.

16 MR. STEWART: Do you got any documentation
17 that you purchased this property?

18 MR. COULTER: Not on me.

19 MR. STEWART: You don't have any
20 documentation?

21 MR. COULTER: It's in my girl's car. I could
22 probably call her. She dropped me off here. She had
23 some running to do.

24 MR. STEWART: You didn't bring any
25 documentation in with you, hmm?

1 MR. COULTER: No. I went down there and then
2 I came straight here because I didn't know this was on.
3 I didn't know I had to be here today and he called me
4 at the last minute and said, "You need to go down
5 there."

6 MR. STEWART: I thought of the fact -- and
7 you can correct me -- there were some issues with
8 asbestos and something upstairs.

9 MR. COULTER: There was some mold in the
10 bathroom upstairs.

11 MR. BOLEK: Yeah. There's asbestos tile in
12 the floor upstairs, there's -- as I recall. And the
13 siding on the outside is asbestos.

14 MR. STEWART: Okay. And there's no plumbing
15 in this property?

16 MR. COULTER: It has all the Pex in it and
17 all the furnace is ran but none of the fixtures are
18 hooked up.

19 MR. STEWART: And the electrical had been
20 stripped out of it?

21 MR. COULTER: No. The electrical was just
22 unhooked at the box outside; that was it. Somebody
23 stole the copper out of it; that's why whoever had it
24 before put Pex, new Pex through it. It just hasn't
25 been hooked into the fittings. And there's new

1 vanities, fixtures, toilet, everything there.

2 MR. STEWART: The porches are crumbling?

3 MR. COULTER: The front porch, yeah. It's
4 blocked. I have a buddy that does masonry. I can have
5 him go over there. I work all summer hard, doing tree
6 work. I'm just trying to get some properties where --

7 MR. STEWART: I'd be willing to rest with the
8 recommendation of the building official that it stay on
9 the demolition list.

10 MR. COULTER: If you guys would, please, Man,
11 just give me until your next meeting, I could show you
12 some improvement on the house.

13 MR. STEWART: It's not even his property. I
14 mean --

15 MS. HOFMEISTER: You going to live in the
16 house?

17 MR. COULTER: I have a mother -- no, I'll
18 probably rent it.

19 MS. HOFMEISTER: Well, you know it has to be
20 registered if you rent it.

21 MR. COULTER: That's no problem. See, I work
22 all summer long. I sit -- all I do in the winter is
23 sell firewood. I need to build something -- I started
24 building a couple houses, redoing a couple houses and I
25 got cancer in 2010 and I lost my whole business. I'm

1 trying to get back on my feet where ten years from now
2 I don't have to kill myself to get by. I've been in
3 this community for 25 years, in Oakland County, doing
4 tree work.

5 MS. HOFMEISTER: So what happens next month
6 or in August when the other guy comes back?

7 MR. COULTER: I'll show you a lot of
8 improvement on it. I guarantee you that it may not be
9 completely rehabbed but I will show you some
10 improvement. I'll have inspections, whatever I need to
11 get done.

12 MR. STEWART: Okay. Well, I'm going to
13 withdraw my motion that it remain on the demolition
14 list, sir.

15 MR. COULTER: I appreciate it.

16 MR. STEWART: All right.

17 MR. TISEO: And I'll make a motion to table
18 this.

19 MR. COULTER: Thank you.

20 MR. TISEO: We'll give you one shot.

21 MR. COULTER: That's all I need.

22 THE CHAIRPERSON: Is there support?

23 MR. COULTER: I -- just like I said, I just
24 purchased it.

25 MS. HOFMEISTER: I'll support it.

1 MR. COULTER: If you want, I can come down
2 and bring the paperwork as soon as I get off work
3 tomorrow.

4 MR. KLOPOCINSKI: Come down to the Building
5 Department tomorrow.

6 MS. BEASLEY: And bring a Quit Claim Deed.

7 MR. COULTER: I've got to go down to 1200 and
8 get --

9 MR. KLOPOCINSKI: Get it recorded first, yes.

10 THE CHAIRPERSON: So we have a motion. We
11 have support. All in favor, say, "Aye".

12 BOARD MEMBERS: Aye.

13 THE CHAIRPERSON: Any opposed?

14 Hearing none, it's tabled until the next
15 meeting. Hopefully, you can be done with it and you
16 can take care of all the --

17 MR. TISEO: By August.

18 MR. COULTER: I will. I've already done a
19 lot of work around there. And trees are next; I know
20 something about that. Thank you.

21 MR. BOLEK: The next property is 56 Matthews.
22 It's a new case.

23 THE CHAIRPERSON: Go ahead.

24 MR. BOLEK: 56 Matthews posted 5-7 of '14.
25 This is a vacant structure, was boarded by the -- was

1 boarded up. The kitchens are stripped, mechanicals are
2 stripped, overgrown, debris, unkempt. The porches were
3 in a state of disrepair. However, the new owners had
4 started repairing the porch without any permit. It was
5 posted for stop work orders. They were instructed to
6 come in and obtain permits and, presently, there are no
7 permits pulled for this structure.

8 So we're recommending that it remain on the
9 demolition list -- actually, the recommendation is that
10 we postpone, if permits are pulled. However, no
11 permits have been pulled presently.

12 THE CHAIRPERSON: Okay. Sir?

13 MR. SANTIAGO: My name's Manuel Santiago. I
14 own the house. I bought it with the intention to live
15 in it because my mom live right down the street from it
16 and I got four daughters and I'm willing to fix it up.
17 I got my quitclaim already. I got my -- I don't owe in
18 taxes on it. It been paid more than three years. I
19 don't owe no money at all.

20 And I did went to do -- to get my permit but
21 somehow we misunderstood some kind of communication.
22 Because I went to get my electrical and other. It's
23 supposed to be the building permit first, which I told
24 them early in the morning that I will, you know, get
25 it, get my permits and get it all the way -- tomorrow I

1 can come in front of the Building Department and get my
2 permits, no problem.

3 And you guys can give me a chance to work on
4 this house. I got pictures of the house, if you want,
5 if you want to see them, inside. I been -- I haven't
6 lived in the house. The house is vacant since
7 November. I believe the last person that was living
8 there, he live down the street from the house and I
9 talked to her and she said she was wanting to buy the
10 house, somehow she didn't. And I'm here. I bought it.
11 It was a good deal. And the only reason, it's because
12 my mom live down the street and she get real sick and
13 my daughter's willing to help me. We're getting
14 together and close. My sister's here, she's willing to
15 help me, my brother-in-law and my wife. And that's all
16 I need, just a little chance to --

17 THE CHAIRPERSON: Okay.

18 MR. SANTIAGO: And you see the porch, I did a
19 little work on it. If you guys want me to tear it up,
20 I'll tear it up. I'll get the permit. It doesn't
21 matter. I just haven't a whole lot of fixing to work
22 in the house, you know, so I've been running long.
23 That's all. But I'm waiting for the other permit.
24 Rick went in there and checked the house inside. He
25 said I have to get a permit and I'm willing to do it,

1 no problem.

2 THE CHAIRPERSON: Okay. Do you know this
3 property, Mona?

4 MS. HOFMEISTER: I know Matthews Street.

5 MR. SANTIAGO: I got the Property
6 Maintenance.

7 MS. HOFMEISTER: Give him a chance.

8 THE CHAIRPERSON: Give him a chance? Okay.

9 MR. TISEO: So you did have --

10 MR. SANTIAGO: I had the property permit --

11 MR. TISEO: -- an inspection?

12 MR. SANTIAGO: Yeah.

13 MR. TISEO: But you haven't pulled any
14 permits yet?

15 MR. SANTIAGO: I went today and they told me
16 I have to come to the meeting. I did talk to Rick. On
17 April 9 there's supposed to be a meeting and I told
18 him, if you want I can come here and he said, no, it's
19 okay. And I said, "Go ahead, you know, now, okay,
20 well, go ahead, I'll wait." And I got another paper
21 saying that and I'm here again -- I'm here --

22 MR. TISEO: Okay.

23 MR. SANTIAGO: -- my first time.

24 MR. TISEO: And you feel you have the funds
25 to fix this house up?

1 MR. SANTIAGO: Yeah. My brother-in-law, he's
2 a builder. He work in construction. He's willing to
3 help me. Rick met him when my sister was there, I
4 believe. And all I need, just a little chance; that's
5 all.

6 MR. TISEO: I make a motion to table this
7 until the next hearing.

8 MR. SANTIAGO: Okay.

9 MS. HOFMEISTER: I'll second.

10 THE CHAIRPERSON: Support by Mona. All in
11 favor, say, "Aye".

12 BOARD MEMBERS: Aye.

13 THE CHAIRPERSON: Any opposed?

14 Hearing none, it's tabled until the next
15 meeting.

16 MR. TISEO: Good luck.

17 MR. SANTIAGO: Okay.

18 THE CHAIRPERSON: Hopefully you can get that
19 finished and take care of that stuff.

20 MR. SANTIAGO: Thank you.

21 THE CHAIRPERSON: Okay. Catalpa?

22 MR. BOLEK: 43 North Francis.

23 THE CHAIRPERSON: Oh, 43. Okay.

24 MR. BOLEK: That's a new case.

25 THE CHAIRPERSON: Is that tabled, Rick?

1 MR. BOLEK: 43 North Francis posted 5-7 of
2 '14. This is a vacant structure. The chimney is
3 crumbling. It's overgrown, debris, unkempt, gas
4 meter's locked out, electric meter was gone and jumped.
5 I actually put a note on here that I felt this house
6 could be saved. I would -- I would recommend that we
7 postpone this to allow time to have him obtain a --
8 actually, we just did the Property Maintenance
9 Inspection.

10 MR. LEO HUANTES: Yeah, yeah. And we got
11 the --

12 MR. BOLEK: And it didn't get on here. We
13 did the Property Maintenance Inspection Monday or
14 Tuesday.

15 MR. LEO HUANTES: Yes.

16 MR. BOLEK: And this particular house only
17 needed -- refresh my memory because I've done too many
18 of them.

19 MR. LEO HUANTES: Just needed a furnace.

20 MR. BOLEK: This one -- this house --

21 MR. LEO HUANTES: Yeah, it's in good shape.

22 MR. BOLEK: I recommend this house be
23 postponed and allow him time. This is -- needs to be
24 saved.

25 THE CHAIRPERSON: Okay.

1 MR. TISEO: Could you state your name and
2 your association, please.

3 MR. LEO HUANTES: Leo Huantes, Property
4 Maintenance and Construction Company. We just recently
5 purchased five properties here in Pontiac. We own a
6 bunch of other rentals. And we already registered it
7 about it a week ago, already did our Property
8 Maintenance Inspection, got our building permit
9 already. We were going to get our mechanicals today
10 but they said to wait until after the meeting.

11 MR. TISEO: Oh. So you do have a permit?

12 MR. LEO HUANTES: Yeah.

13 THE CHAIRPERSON: How many rentals do you
14 own?

15 MR. LEO HUANTES: Seven or eight.

16 MR. LIOBARDA HUANTES: All the rest in the
17 city.

18 MR. LEO HUANTES: Seven or eight and we build
19 new homes here in the city, too.

20 MR. TISEO: I'll make a motion that we table
21 this.

22 MR. STEWART: I'll second it.

23 THE CHAIRPERSON: All in favor, say, "Aye".

24 BOARD MEMBERS: Aye.

25 THE CHAIRPERSON: Any opposed?

1 Hearing none, motion passes.

2 MR. TISEO: Good luck.

3 THE CHAIRPERSON: Take care of it.

4 MR. LIOBARDA HUANTES: Thank you, very much.

5 MR. LEO HUANTES: Okay.

6 MR. BOLEK: Next one is 103 Blaine, needs to
7 come off the table.

8 THE CHAIRPERSON: Okay. Do we have a motion
9 to bring Blaine off the table?

10 MS. HOFMEISTER: I'll make a motion.

11 THE CHAIRPERSON: I second it. All in favor,
12 say, "Aye".

13 BOARD MEMBERS: Aye.

14 THE CHAIRPERSON: Any opposed?

15 Hearing none, motion passes.

16 Go ahead, Rick.

17 MR. BOLEK: 103 Blaine posted 5-8 of '14.

18 This was a vacant structure, boarded by the federal
19 programs. The porch was rotted, roofs were rotted with
20 shingles missing, debris, unkempt, electrical work was
21 being done with no permits. The electric meter had
22 been jumped. The service had been cut but now has all
23 been restored.

24 Property Maintenance Inspection was pulled on
25 4-15 of '13. All permits required. Total rehab.

1 Building permit expired 4-13 of '14. There's been no
2 inspections presently. The plumbing, mechanical and
3 electrical permits were pulled on February 7th of this
4 year.

5 We're recommending that it remain on the
6 demolition list due to lack of any progress,
7 inspections or compliance.

8 MR. TISEO: So the mechanical and structural
9 permits were just pulled?

10 MR. BOLEK: Yep, correct. On 2-7,
11 February 7th.

12 THE CHAIRPERSON: Let's hear from the
13 petitioner or the owners.

14 Go ahead, sir.

15 MR. MEDINA: Jorge Medina.

16 THE CHAIRPERSON: Okay. So what's going on
17 with the house?

18 MS. PRECIADO: My name is Estrella Preciado,
19 E-S-T-R-E-L-L-A, P-R-E-C-I-A-D-O. I'm just helping
20 translate for him.

21 THE CHAIRPERSON: Sure.

22 MS. PRECIADO: He said that work's kind of
23 been slow right now so that's why he hasn't been able
24 to get to it.

25 THE CHAIRPERSON: Okay.

1 MR. TISEO: Does he have the funds to work on
2 the house now?

3 MS. PRECIADO: Yes, he has, little by little,
4 has had the funds.

5 THE CHAIRPERSON: Is he working right now?

6 MS. PRECIADO: Yes.

7 THE CHAIRPERSON: Okay. So work's coming
8 back for you?

9 MS. PRECIADO: Yes.

10 THE CHAIRPERSON: When would you work on the
11 house, then?

12 MS. PRECIADO: He says, well, he tries to get
13 in there in the afternoons and on weekends.

14 THE CHAIRPERSON: Does he have help?

15 MS. PRECIADO: No.

16 THE CHAIRPERSON: No help. You don't have
17 family or anybody to help you?

18 MS. PRECIADO: Yes, he does.

19 MR. TISEO: The mechanical and electrical
20 work has to be done by a certified contractor, correct?

21 MR. BOLEK: No, not --

22 MR. TISEO: Not if he's a homeowner.

23 MR. BOLEK: Not if he's a homeowner.

24 MR. TISEO: Okay. Is he going to be doing
25 the electrical and the mechanical work, too?

1 MS. PRECIADO: Oh, he said that the
2 mechanical -- the plumbing and the electrical is ready,
3 just that, I guess, he needs an --

4 MR. BOLEK: Inspection.

5 MS. PRECIADO: -- inspection on it.

6 MR. TISEO: Okay. So the plumbing and
7 electrical is completed?

8 MS. PRECIADO: Yes.

9 THE CHAIRPERSON: Do you have -- are you
10 keeping the grass cut and all the stuff on the outside
11 hauled away?

12 MS. PRECIADO: Yes.

13 THE CHAIRPERSON: Okay. When were you guys
14 out there, Rick?

15 MR. BOLEK: 5-8 was the last day we were out
16 there and took these photos.

17 THE CHAIRPERSON: Is there 5-8 photos in
18 here?

19 MR. TISEO: Yes.

20 THE CHAIRPERSON: Oh, there they are.

21 MR. TISEO: Yeah. If we were to grant you an
22 extension until August, do you think the work would be
23 done?

24 MS. PRECIADO: He's going to do everything
25 possible, he said.

1 THE CHAIRPERSON: Is that a "yes"?

2 MS. PRECIADO: Yes.

3 MR. TISEO: It -- let me back up. The
4 plumbing and electrical, is that for a rough
5 inspection?

6 MR. BOLEK: I believe so. At any time you
7 have an -- did he have an inspection today?

8 MS. BEASLEY: It was locked out.

9 MR. BOLEK: It was locked out. There was an
10 inspection scheduled today but it was locked out.

11 MS. PRECIADO: Oh, yeah. I guess he had --
12 there was a -- they had went down yesterday but --

13 MS. BEASLEY: Yesterday.

14 MS. PRECIADO: -- nobody had told him. He
15 had called Monday for the inspection but he wasn't
16 notified.

17 MR. TISEO: As to when they would be there?

18 MS. PRECIADO: Yeah.

19 THE CHAIRPERSON: Ask her if she would follow
20 through helping him get this.

21 MR. TISEO: Okay. Do you think it's possible
22 that you could help the gentleman --

23 MS. PRECIADO: Yes.

24 MR. TISEO: -- work through the process?

25 MS. PRECIADO: Yes, I can.

1 MR. TISEO: There may be a translation issue
2 going on.

3 MS. PRECIADO: Yes. Right, yes.

4 MR. TISEO: Okay. I'll make a motion to
5 table this.

6 MS. HOFMEISTER: I'll second.

7 THE CHAIRPERSON: I'll second it -- or Mona
8 would second it.

9 All in favor, say, "Aye".

10 BOARD MEMBERS: Aye.

11 THE CHAIRPERSON: Thank you.

12 MS. PRECIADO: Thank you.

13 MR. MEDINA: Thank you.

14 MS. BEASLEY: 94.

15 MR. BOLEK: 94 East Sheffield.

16 THE CHAIRPERSON: Sheffield.

17 MR. BOLEK: 94 Sheffield needs to come off
18 the table.

19 THE CHAIRPERSON: Okay. Is there a motion to
20 bring it off the table?

21 MS. HOFMEISTER: I'll make a motion to bring
22 it off.

23 THE CHAIRPERSON: Kevin made a motion.
24 Support?

25 All in favor, say --

1 BOARD MEMBERS: Aye.

2 MR. MOSES: Thank you, Kevin.

3 MR. STEWART: Uh-huh.

4 MR. BOLEK: 94 Sheffield posted 5-7 of '14.

5 This was a vacant structure. It was being rehabbed

6 without permits. The electric was an issue, work --

7 work without permits, porch steps weren't to code.

8 There was a Property Maintenance Inspection scheduled

9 for 10-8 of '13. All permits were required. It

10 appears that no permits have been obtained.

11 So we're recommending that it remain on the

12 demolition list.

13 MR. TISEO: The Property Maintenance was

14 scheduled, inspection was scheduled for October of last

15 year?

16 MR. BOLEK: Of last year.

17 MR. TISEO: And that was never conducted?

18 MR. BOLEK: There was a Property Maintenance

19 conducted and all the permits were required.

20 MR. TISEO: Okay.

21 MR. BOLEK: But no permits have been pulled.

22 MR. TISEO: Okay. Because it says "Scheduled

23 for".

24 MR. BOLEK: Yes.

25 MR. TISEO: So it was actually completed?

1 THE CHAIRPERSON: We could hear from the --

2 MR. TISEO: Petitioner or the -- I assume the
3 owner.

4 THE CHAIRPERSON: The owner.

5 MR. STEWART: Is this gentlemen here the
6 owner?

7 MR. TISEO: Can you state your name.

8 MR. MOSES: Yes. My name is Ken Moses. I
9 have an accepted offer to purchase from -- from the
10 bank and it was accepted two days ago. I do have the
11 paperwork here. I'm hearing first, really, right now
12 what the problems -- I've been through the house. It's
13 a very nice looking house inside. It needs a window
14 and I think the garage either needs to be repaired but
15 I haven't been able to get into it. It's got a blue
16 tarp over it.

17 But the inside's in nice condition. It's got
18 a brand new kitchen. It needs some new carpeting in
19 there. But it's mostly got new fixtures all over the
20 house. It was completely updated -- if it was done
21 without permits, well, of course, I'll pull the
22 permits, if that's necessary. We're always down with
23 the City.

24 THE CHAIRPERSON: Okay.

25 MR. TISEO: Do we know -- how much work needs

1 to be done?

2 MR. BOLEK: The work is basically done. It's
3 just no permits have ever been pulled on it.

4 MR. TISEO: Oh.

5 MR. BOLEK: We were doing some enforcement on
6 it but it appears now the house went into foreclosure
7 and so it just got to the point where our enforcement
8 wasn't going anywhere so it followed this list, this
9 process.

10 THE CHAIRPERSON: Okay. I would make a
11 motion, then, to table this for this gentleman to take
12 over ownership and take the appropriate steps towards
13 pulling the permits and getting everything approved by
14 the City. Is there a motion -- or support?

15 MR. STEWART: I'll -- I'll support.

16 THE CHAIRPERSON: Okay. Any further
17 discussion on it?

18 MR. STEWART: Come on, Mona.

19 MS. HOFMEISTER: We shouldn't vote. We know
20 him.

21 THE CHAIRPERSON: Well, I mean --

22 MR. STEWART: Mr. Moses has a track record.
23 He -- Mr. Moses has a very, very good track record, in
24 my opinion, with --

25 MR. TISEO: Well, if you know that --

1 MR. STEWART: -- when he decides to.

2 MR. TISEO: Well, then, that's not a
3 conflict.

4 MR. STEWART: That's not a conflict.

5 THE CHAIRPERSON: You can make a decision.

6 MR. MOSES: I --

7 MS. HOFMEISTER: We'll support it.

8 THE CHAIRPERSON: All right. So all in
9 favor, say, "Aye".

10 BOARD MEMBERS: Aye.

11 THE CHAIRPERSON: Any opposed?

12 Hearing none, motion passes.

13 MR. MOSES: Thank you, Guys. Have a nice
14 week.

15 MR. BOLEK: 756 East Columbia is next and I
16 believe this is going to be a new -- a new case.

17 THE CHAIRPERSON: Columbia. Okay. Go ahead.

18 MR. BOLEK: 756 East Columbia posted 5-8 of
19 '14. This was a vacant structure. There was some
20 overgrowth, debris and being unkempt. There was some
21 issues with the driveway retaining wall, the neighbor.
22 There was a Property Maintenance Inspection scheduled
23 on 9-13 of '13. And all that was required was a
24 building permit.

25 The Building Department is recommending that

1 it remain on the demolition list.

2 THE CHAIRPERSON: Okay. Sir?

3 MR. IVAJEZ: My name is Franz Ivajez. I'm
4 the owner of the property.

5 THE CHAIRPERSON: Okay.

6 MR. TISEO: How long have you owned the
7 property?

8 MR. IVAJEZ: Since October, I think it was,
9 or November or something. I bought it at the auction.

10 MR. BOLEK: He bought it at the last auction.

11 MR. IVAJEZ: Tax sale.

12 THE CHAIRPERSON: It don't look too bad.

13 MR. TISEO: So -- okay. September was when
14 the inspection was. Was this inspection conducted when
15 you owned the property?

16 MR. IVAJEZ: Yes.

17 MR. TISEO: Okay. So --

18 MR. BOLEK: This was actually August. I
19 think it was August, the August auction.

20 MR. IVAJEZ: The first.

21 THE CHAIRPERSON: It would be the first
22 auction of '0 -- of '13?

23 MR. IVAJEZ: Yeah. The house, there's
24 nothing wrong with the house. The reason it's
25 condemned is because the neighbor dug up alongside of

1 the house, right at the property line, right at my
2 driveway and now it's not safe because of the
3 neighbors.

4 MR. TISEO: I was going to say --

5 MR. IVAJEZ: That's not my fault, that's the
6 neighbor that -- and the neighbor should have to fill
7 that up. And he's not cooperating. And the house is
8 sitting and it's done and it's -- you know, we painted
9 it, we carpeted it and they had a building permit for
10 behind the garage. There was a dog house, we tore it
11 down.

12 MR. TISEO: What about the patio in the back?
13 That concrete is in pretty bad shape.

14 MR. IVAJEZ: What patio?

15 MR. TISEO: Is that --

16 THE CHAIRPERSON: Slab.

17 MR. TISEO: -- 756 Columbia, right?

18 MR. IVAJEZ: Right.

19 MR. TISEO: I see a broken-up patio on the
20 back that's got weeds all over and --

21 MR. STEWART: Debris.

22 MR. TISEO: -- debris and everything else.

23 THE CHAIRPERSON: Is there a slab on the back
24 of the house?

25 MR. IVAJEZ: I'm not sure. I've got a bunch

1 of them.

2 THE CHAIRPERSON: You're not sure. You
3 haven't been on the property yet?

4 MR. IVAJEZ: I haven't been there in a while.
5 I own quite a few properties here in the City.

6 THE CHAIRPERSON: You own other properties.
7 Okay. Who threw all the stuff out in the backyard?

8 MR. IVAJEZ: Can I come see the picture?

9 THE CHAIRPERSON: No, not really. If you'll
10 just stay there.

11 MR. STEWART: When's the last time you've
12 been there, sir?

13 MR. IVAJEZ: A month, maybe.

14 MR. STEWART: So it's just been sitting there
15 for a month --

16 MR. IVAJEZ: I had -- that house, we had
17 inspected, there was no debris, there was a little
18 debris and garbage. I had a trailer there, we hauled
19 it away. I mean, if there's a little -- maybe -- tell
20 me what it is. I could tell you if you let me look at
21 the pictures.

22 MS. HOFMEISTER: Carpet, wood?

23 MR. IVAJEZ: Carpet. We replaced the carpet.

24 MR. TISEO: So the extent of the work is
25 minor?

1 MR. IVAJEZ: It was minor from day one. The
2 only reason it's condemned, it's in the position it is,
3 because of the neighbor.

4 MR. TISEO: Yeah, I'm trying to understand.
5 When you say it -- the neighbor, we've got some photos
6 here that shows a broken-up driveway.

7 MR. BOLEK: I don't know. You may have to go
8 back --

9 MR. IVAJEZ: Oh, these pictures -- these
10 pictures are old. These are old pictures.

11 THE CHAIRPERSON: We know that. Is that the
12 current condition?

13 MR. IVAJEZ: This right here, what you're
14 seeing in this photo that I'm looking at, you're saying
15 about the slab, that's weeds that grow between the
16 cracks, yeah. That's been inspected by the Building
17 Department. The only thing they found wrong with it --
18 all the mechanicals are fine, it all has copper,
19 everything is fine in the property, electrical is fine.

20 MR. STEWART: Then why are they saying that,
21 then, down there?

22 MR. IVAJEZ: You can ask him. Read the
23 report from the inspector. They can say it. There's
24 nothing is wrong with this house. The roof is
25 beautiful. Everything in the house is great. Only

1 reason that we're here is because of the next door
2 neighbor.

3 MR. TISEO: And even if I look at this recent
4 photo, I see this concrete walk to the house that,
5 really, it looks like it needs some real repair.

6 MR. IVAJEZ: It has been inspected and none
7 of that's in there. Anything that was in there, we
8 took care of it.

9 MR. BOLEK: I didn't do the Property
10 Maintenance Inspection so I don't --

11 MR. TISEO: I'm surprised that they would
12 pass that and not require it to be replaced.

13 MR. BOLEK: Well, it could have been -- it
14 could be under the building permit. All he's saying --
15 I don't know -- what we do not have with us is all of
16 the requirements under the building permit which he's
17 got to comply with.

18 MR. STEWART: Okay.

19 MR. BOLEK: I mean, it may have those things
20 on there but I didn't do it so I don't have --

21 THE CHAIRPERSON: What -- can you get this
22 fixed up and move on with the whole project?

23 MR. IVAJEZ: Sir --

24 THE CHAIRPERSON: Do you know what to do?

25 MR. IVAJEZ: I can't touch the neighbor's

1 property; that's --

2 THE CHAIRPERSON: We're not going to talk
3 about the neighbor's property. What about at this
4 property?

5 MR. IVAJEZ: This property is fixed.

6 THE CHAIRPERSON: But it -- why is it in
7 front of us, then?

8 MR. IVAJEZ: Because of the neighbor's
9 property.

10 THE CHAIRPERSON: Well, then, just because of
11 the neighbor's retaining wall?

12 MR. IVAJEZ: I explained that.

13 THE CHAIRPERSON: But that's the retaining
14 wall and the neighbor. I know those are tough. But
15 that's a civil matter between you and the neighbor,
16 right?

17 MR. IVAJEZ: Okay. I understand what you're
18 saying. I'm a licensed builder, I know --

19 THE CHAIRPERSON: You know what I'm talking
20 about?

21 MR. IVAJEZ: I can explain the situation,
22 what's going on. The property line -- my driveway's
23 right at the property line that drives up the side of
24 the house to the garage.

25 THE CHAIRPERSON: Do you live in this house,

1 then?

2 MR. IVAJEZ: No, sir.

3 THE CHAIRPERSON: It's a rental?

4 MR. IVAJEZ: Yes, sir.

5 MR. TISEO: So the driveway is not on your
6 property?

7 MR. IVAJEZ: Well, the driveway's on my
8 property.

9 MR. TISEO: Okay.

10 MR. IVAJEZ: But the neighbor dug up the
11 house right up to my driveway and he cut in windows
12 with no permits, with no nothing. Now, if we drive up
13 the driveway, we're afraid it will collapse because of
14 what he's done.

15 THE CHAIRPERSON: But you -- how many
16 properties do you own?

17 MR. IVAJEZ: 250.

18 THE CHAIRPERSON: So you know how to
19 negotiate?

20 MR. IVAJEZ: They don't want to negotiate.
21 This is the thing that the City has to be involved in.
22 That property is -- is not safe to live in.

23 MR. STEWART: So the neighbors have to be
24 subjected to this, right, this house?

25 MR. IVAJEZ: I am subjected to this because

1 of the neighbors.

2 MR. BOLEK: No. I think that's an unfair
3 statement. He is being subjected to what the neighbor
4 has done.

5 MS. HOFMEISTER: Can the City do anything
6 about what the neighbor has done to make him come into
7 compliance?

8 MR. IVAJEZ: Yes.

9 MR. BOLEK: I can't answer that today.

10 MR. STEWART: This house is empty, correct?

11 MR. BOLEK: It is vacant, currently.

12 MR. STEWART: This is a vacant home. This is
13 an attractive nuisance to the neighborhood.

14 MR. IVAJEZ: No, it's not. No, it's not.

15 MR. STEWART: In my opinion.

16 MR. IVAJEZ: You don't -- you can't tell by
17 the pictures. But no, this is a gorgeous home.

18 MS. HOFMEISTER: He says it's all cleaned up.

19 MR. STEWART: What we're trying to say, sir,
20 is from -- from your position and, at least what I'm
21 trying to say, is that this is a civil matter that you
22 need to rectify because it's affecting you and your
23 property. And you need to deal with the courts and
24 this neighbor that has harmed you.

25 MR. IVAJEZ: It's the -- it's the -- when a

1 person does a job without a permit, the City has to be
2 involved, number one. Number two, nobody should be
3 allowed to live in that house. Because of what he's
4 done, it's an unsafe structure.

5 MR. STEWART: Right.

6 MR. IVAJEZ: But that's the City to get
7 involved in that.

8 MR. STEWART: You need to take the argument
9 to the court.

10 THE CHAIRPERSON: Are we talking about the
11 house you own or the house next door?

12 MR. IVAJEZ: No, the house next door.
13 Because of the damage he caused.

14 THE CHAIRPERSON: So you don't own the house
15 we're talking about?

16 MR. IVAJEZ: I own the house we're here for.

17 THE CHAIRPERSON: Then why are we talking
18 about the house next door?

19 MR. IVAJEZ: Because it all ties in together.
20 The next door neighbor -- you can tell by this --

21 MR. TISEO: Look at the driveway.

22 MR. IVAJEZ: Look at the driveway. It's
23 falling in because of the neighbor.

24 THE CHAIRPERSON: Let me see the pictures.

25 MR. TISEO: This is not his house. This is

1 his house.

2 MR. IVAJEZ: Correct.

3 MR. TISEO: This driveway has settled along
4 here.

5 THE CHAIRPERSON: Okay.

6 MR. TISEO: Because of the work --

7 MR. IVAJEZ: Because he tampered with the
8 grade.

9 MR. TISEO: -- allegedly because of the work
10 that he did on the other house.

11 THE CHAIRPERSON: Why are they in front of us
12 with a bad driveway?

13 MR. IVAJEZ: I'm sorry.

14 MR. BOLEK: I think it's here originally
15 because it was identified as a vacant structure,
16 back --

17 MR. IVAJEZ: No, unsafe --

18 MR. BOLEK: -- months ago.

19 MR. IVAJEZ: -- driveway.

20 THE CHAIRPERSON: Let Rick describe what's
21 going on.

22 MR. BOLEK: It was back months ago before it
23 was purchased at the auction and it started through the
24 process, like many of these houses, they got identified
25 months ago and then, as soon as they get identified,

1 somebody picks them up and wants to rehab them. Nobody
2 touches them until they get into this situation. So
3 it's just one of those that got identified some time
4 ago and then, once it starts the process, we can't get
5 out of the process --

6 THE CHAIRPERSON: I see.

7 MR. BOLEK: -- until it's either complied
8 with or the board removes it from the list.

9 THE CHAIRPERSON: Is there a way that you can
10 get this resolved?

11 MR. IVAJEZ: I told the neighbor I will pay
12 for what he's done, I will fill it, I will block it.
13 He's like, "No, I like the daylight windows." What are
14 you looking at, my dirt on the driveway? What do you
15 like about them? I'll pay out of my pocket. I'll
16 resolve this, get it over with.

17 THE CHAIRPERSON: Do you know the neighbor?

18 MR. IVAJEZ: I just met him. That's all I
19 know of him.

20 MR. TISEO: So the extent of the work at the
21 neighbor's house is they cut in some windows?

22 MR. IVAJEZ: He dug from the driveway. He
23 put all the way down to his basement and he cut the
24 wall. It's poured walls. He cut the wall and slapped
25 in a vinyl window there, and it's just sitting there.

1 And he has some four by four posts in there, stuck.

2 MR. TISEO: Yeah, I see that.

3 THE CHAIRPERSON: Okay. Can you get this
4 resolved before the next meeting?

5 MR. TISEO: He's telling us he can't. He's
6 already tried.

7 MR. IVAJEZ: It's done. The house is done,
8 other than I can't move nobody in there because of
9 that.

10 MS. HOFMEISTER: Because of the driveway.

11 MR. IVAJEZ: Can I put a fence there? Yeah.
12 But that's not going to help.

13 MR. STEWART: I have a question, just to
14 educate me. The Property Maintenance Inspection was on
15 9-13 of '13, right? So what about his -- his permits?

16 MR. IVAJEZ: All done. Everything's done.

17 MR. BOLEK: All he was required was to get a
18 building permit.

19 MR. IVAJEZ: And I got that, I did that.

20 MR. BOLEK: Mechanicals, according to this,
21 what I have in front of me, the mechanicals were all
22 intact. I did not go do that particular inspection so
23 I don't know. But I didn't put any notes on here when
24 we went and did our inspection that any of that stuff
25 was missing. And, usually, if I get inside, then we

1 put those notes down what's missing. Either I did not
2 get inside in this one or they were still intact.

3 THE CHAIRPERSON: I see.

4 MR. IVAJEZ: This house, there's nothing --
5 there's nothing to inspect.

6 THE CHAIRPERSON: Hold on a second.

7 MR. IVAJEZ: I'm sorry.

8 THE CHAIRPERSON: Can we then table this
9 until the next meeting, until you have further
10 discovery and this gentleman, hopefully, by that time,
11 too, he can get somebody, one of his negotiators, to
12 get something done with the neighbor? Because
13 apparent -- he's running into a problem with the
14 neighbor. And you know, I know if I run into a problem
15 with a person, I'm never going to get them to do
16 anything. Sometimes you have to go to somebody else
17 and try a different approach.

18 MR. IVAJEZ: I offered to pay for it.

19 THE CHAIRPERSON: But you offered --

20 MR. IVAJEZ: And --

21 THE CHAIRPERSON: Would you see about doing
22 that?

23 MR. IVAJEZ: No, I approached him a few times
24 now. He's like no. I told him --

25 MR. STEWART: Well, he's in front of the

1 individuals that he needs to be in front of right now,
2 really, to act upon his complaint; am I right?

3 MR. TISEO: Who else is going to resolve
4 this, if not the City?

5 MS. HOFMEISTER: To check on his neighbor?

6 MR. STEWART: I mean, we're in front of the
7 people right now that can hear you outside of the
8 courts.

9 MR. TISEO: You know, if you have the --

10 MR. IVAJEZ: I --

11 MR. TISEO: The Building Department has
12 standing in that they can issue a fine to a property
13 owner, right?

14 MR. BOLEK: Correct.

15 MR. TISEO: So why can't that go to the next
16 door property?

17 MR. BOLEK: We really don't have an official
18 complaint yet.

19 MR. TISEO: Will you file a complaint
20 tomorrow?

21 MR. IVAJEZ: I have complained.

22 THE CHAIRPERSON: That's part of the --

23 MR. TISEO: No, I mean, file a complaint.

24 MR. IVAJEZ: Yes, I can file a complaint
25 tomorrow, no problem.

1 THE CHAIRPERSON: Part of the discovery that
2 he has to discuss with the Building Department --

3 MR. IVAJEZ: Unless, the only thing I can
4 think of, when they condemned it, they condemned the
5 wrong house.

6 THE CHAIRPERSON: You got a motion --

7 MR. IVAJEZ: That's the only --

8 MR. TISEO: Yeah, I motion to table this.
9 I'd like to find out what's happening with the --

10 MR. STEWART: That's understandable.

11 MR. TISEO: The City's got to, somehow, step
12 in and talk to the neighbor and get this thing
13 resolved. You shouldn't be penalized for what a
14 neighbor's been doing.

15 MR. IVAJEZ: Okay. Thank you.

16 MR. TISEO: You may not --

17 MR. BOLEK: Again, I don't think it was
18 necessarily him that's been penalized. You have to
19 remember, this house may have started this process
20 before he purchased it.

21 MR. STEWART: Right.

22 MR. TISEO: Okay. I understand.

23 MR. BOLEK: So it's got to carry through the
24 process.

25 MR. STEWART: Right.

1 MR. BOLEK: Until some resolution is done.

2 MR. TISEO: Hopefully, in the next three
3 months, it's going to be resolved.

4 THE CHAIRPERSON: Is there support?

5 MS. HOFMEISTER: I'll support.

6 THE CHAIRPERSON: Mona supports. All in
7 favor, say, "Aye".

8 BOARD MEMBERS: Aye.

9 THE CHAIRPERSON: Any opposed?

10 Hearing none, motion passes.

11 Hopefully we can get it all figured out.

12 MR. IVAJEZ: Okay. Thank you.

13 THE CHAIRPERSON: Thank you. Okay. The next
14 one.

15 MR. BOLEK: 98 Roselawn is a new case.

16 THE CHAIRPERSON: Go ahead, Rick.

17 MR. BOLEK: 98 Roselawn posted 5-7 of '14.

18 This is a vacant, dilapidated structure. It's open in
19 the upper windows, the siding's being stripped, windows
20 are boarded, the interior's destroyed, there's debris,
21 overgrown, brush, unkempt. The garage is full of
22 debris, the electric meter's removed, gas meter's
23 removed. This is a dangerous structure that needs to
24 come down.

25 We're recommending demolition.

1 THE CHAIRPERSON: Okay. Sir?

2 MR. AMY: My name is Roger Amy. I own the
3 property. I purchased it in 2013. And when I got
4 through cleaning it out, I realized that there was some
5 structure down in the basement. The electrical had
6 been stripped out already. The -- the plumbing is not
7 in place. And somebody put debris in the garage,
8 preferably (sic), I believe it was the next door
9 neighbor. But that's neither here nor there. Okay.
10 So but I would like to -- when I think about it, I
11 would like to try to do something with this property.

12 I'm out of Atlanta, Georgia. I got 30 years
13 of facility maintenance experience. On May 31, I'll be
14 graduating from WC3 with a HVAC heating and cooling
15 license. I've done electrical. I've done plumbing. I
16 got refrigeration license out of refrigeration --
17 border license out of Dearborn. Looking at the
18 property, it's in bad repair.

19 THE CHAIRPERSON: Yeah.

20 MR. AMY: I think the main thing is the side,
21 the side of that wall there. But I've been keeping it
22 cut. The grass is cut there. I got a guy going over
23 there that keeps it, keeps the grass up. And there's
24 no debris on the property, that I -- that I knew of,
25 and I was there today.

1 MR. TISEO: So it --

2 MR. AMY: I put locks on the doors. They got
3 burglar bars on the door with keys but I put the wood
4 back up there.

5 MR. STEWART: Sir, can I ask you, did you get
6 this at the County?

7 MR. AMY: Yes, sir, I bought it at --

8 MR. STEWART: At the auction?

9 MR. AMY: At the auction, yes.

10 THE CHAIRPERSON: In August of 2013?

11 MR. STEWART: Why do they keep doing this?

12 MS. HOFMEISTER: They need their butt kicked
13 for selling something like this.

14 MR. STEWART: I mean, come on.

15 MR. TISEO: I'm looking at these photos and
16 it appears that the foundation to the house has
17 collapsed in.

18 MR. BOLEK: Part of it.

19 MR. TISEO: So there's water.

20 MR. AMY: It don't look cost effective.

21 MR. TISEO: This is -- there's a ton of work
22 to be done.

23 MR. STEWART: And you don't have to answer
24 this, if you refuse. But can I ask how much you paid
25 the County for this house?

1 MR. AMY: Well, originally, I paid 750 but I
2 put --

3 MR. STEWART: \$750?

4 MR. AMY: Yeah.

5 MR. TISEO: Without seeing the house?

6 MR. AMY: Yeah, without seeing the house.

7 But, when I got into it, I had to clean it out and I
8 had to secure it and it was just the first property,
9 because I been going to school. I'm getting ready to
10 graduate on May 31st so I really haven't had time. But
11 I'm, like, 63 years old, just started Social Security
12 and I got time that I can do the work on it.

13 MR. TISEO: The basement work is -- that is a
14 lot of work to do.

15 THE CHAIRPERSON: That's got to be done by a
16 contractor.

17 MR. TISEO: And that's got to be done by
18 someone that's well experienced.

19 THE CHAIRPERSON: You can put the furnace in,
20 I'm sure, and the mechanical but what about all the --

21 MR. TISEO: Raw structural.

22 THE CHAIRPERSON: The structural, the
23 concrete, the roofing, the siding, the windows, the --

24 MR. AMY: The windows is not -- you know,
25 throwing windows in. It's like one of those windows is

1 broken, they can be replaced. Windows' not an issue.
2 An issue is what's going on down underneath that
3 structure.

4 THE CHAIRPERSON: Yeah.

5 MR. TISEO: Yeah.

6 MR. AMY: Because I had, like --

7 THE CHAIRPERSON: You have, like, \$100,000 in
8 repairs.

9 MR. TISEO: There's a lot.

10 MR. AMY: So what happens if it -- okay.
11 What happens if it comes down?

12 THE CHAIRPERSON: How does that all work?

13 MR. TISEO: What does that mean; what happens
14 if it comes down?

15 THE CHAIRPERSON: He wants to know --

16 MR. AMY: If you all demo it, what happens?

17 THE CHAIRPERSON: If it comes down, then is
18 he back-charged the --

19 MR. BOLEK: The amount of demolition is -- is
20 added to the lot.

21 THE CHAIRPERSON: As a tax -- as a tax lien?

22 MR. BOLEK: As a lien. And more often than
23 not, people walk away from it.

24 MR. AMY: Okay. So after that, that
25 amount --

1 THE CHAIRPERSON: Then it goes back to the
2 County.

3 MR. BOLEK: Uh-huh.

4 THE CHAIRPERSON: Because, if he kept it and
5 he paid 750 and then he got turned around and got a
6 bill for 10,000 for tearing it down --

7 MR. BOLEK: Right.

8 THE CHAIRPERSON: -- now it will cost him
9 another 10,000. And then he gets a lot that's worth --

10 MS. HOFMEISTER: Nothing.

11 THE CHAIRPERSON: -- 10,000.

12 MR. TISEO: If that much.

13 MR. BOLEK: If that much.

14 MS. HOFMEISTER: Not that much.

15 MR. STEWART: 250.

16 MR. AMY: And then it would have to be kept
17 up, correct?

18 THE CHAIRPERSON: Mowed.

19 MR. TISEO: It would.

20 MR. STEWART: If the neighbor don't mow it.

21 MR. TISEO: I would say the economics of
22 this, it's an unsafe structure.

23 MR. AMY: I'm trying to figure out why they
24 would sell me an unsafe structure.

25 THE CHAIRPERSON: They get rid of them.

1 MR. TISEO: They don't care.

2 MR. BOLEK: It's buyer beware.

3 MR. TISEO: Buyer beware. Why would somebody
4 sell you a car that you drive it two miles and it
5 stops? I remember when I was a kid --

6 THE CHAIRPERSON: It don't seem fair, I know.

7 MR. TISEO: -- I bought an old Ford and the
8 guy -- this is back in the '60s, he put sawdust in the
9 transmission. You know, that was the trick back then.
10 And it worked good for about three weeks and then, all
11 of a sudden. But there were no laws against that, you
12 know, back then.

13 MR. AMY: Let me ask you a question.

14 THE CHAIRPERSON: 50 percent of the homes
15 here that are in front of us are due to that
16 foreclosure --

17 MR. TISEO: Yeah.

18 THE CHAIRPERSON: It was -- if you go back
19 and research what happened with the crash in '08 and
20 the -- you know, all the homes, people lost them, they
21 go to that auction and then they just spin them off --

22 MR. TISEO: Right.

23 THE CHAIRPERSON: -- they sell them for
24 nothing.

25 MS. HOFMEISTER: And they've been stripped

1 and pilfered and destroyed.

2 THE CHAIRPERSON: And we try to bring them --

3 MR. AMY: Well, a question. I know the
4 City -- I know the State of Michigan allow you to do --
5 get homeowners permits and you can do homeowners
6 electrical.

7 MR. TISEO: Yes.

8 MR. AMY: Seeing that the walls, the interior
9 walls, interior sheet rock is out of the walls. Okay.
10 So if the electrical and the plumbing was done, they
11 could walk right to it and see if it was sound, do a
12 rough inspection on it, correct?

13 MR. TISEO: Yes.

14 THE CHAIRPERSON: But your structure, your
15 structural --

16 MR. TISEO: I'm worried more about the
17 structural stability of the building.

18 THE CHAIRPERSON: The foundation wall --

19 MR. BOLEK: The foundation wall, I am
20 surprised that I have not seen a partial collapse on
21 this house; I'm surprised that we haven't witnessed
22 that. I don't know what's holding that part of the
23 house up.

24 MR. STEWART: They've taken your aluminum
25 siding has been stripped off.

1 MR. AMY: Yeah, they been taking that since I
2 got it, they been taking strips off there.

3 MR. STEWART: And the windows are gone.

4 MS. HOFMEISTER: And you start to fix it and
5 they come and get what you fixed.

6 THE CHAIRPERSON: There's no gas, no
7 electrical.

8 MR. TISEO: Yeah, I --

9 THE CHAIRPERSON: It's a lot of work.

10 MR. TISEO: I'm sorry. But I just don't see
11 how this house could be salvaged, I really don't. If
12 there is any idea --

13 MR. AMY: All right. How much -- oh.

14 MR. BOLEK: You can always post a bond.

15 MR. TISEO: But that's -- this is how many,
16 1,100 square feet? So we're talking ten grand.

17 MR. BOLEK: I don't know. Then there's
18 incentive to finish it. He might get it halfway done
19 and find out it's too big a project.

20 MR. TISEO: But if you post a bond --

21 MR. BOLEK: You got six months to get it.

22 MR. TISEO: -- do you get the bond back or
23 what?

24 MR. BOLEK: Yes.

25 MR. TISEO: If you decide not to go forward?

1 MR. BOLEK: No. If you post a bond and you
2 fail to complete the requirements, they use that money
3 to tear the house down, then.

4 THE CHAIRPERSON: You have the order, then,
5 to do it.

6 MR. TISEO: Yeah, okay.

7 MR. BOLEK: So the incentive's there, and
8 that's part of the whole -- that's part of the bond.
9 Part of the bond is the incentive to motivate because
10 now the onus is on him to complete it.

11 MR. TISEO: I just don't see how this can
12 work, really. I feel bad. The County has to stop
13 selling these houses.

14 MR. BOLEK: Well, let's hope, at the October
15 meeting --

16 THE CHAIRPERSON: Well, let's hold this.
17 Okay. We're going to have to make a motion here. Is
18 there anything else you had to add, sir?

19 MR. AMY: Could I get a -- a little extension
20 to see if I can get somebody cheaper to demo it or do
21 you guys --

22 THE CHAIRPERSON: You can still demo. Even
23 though we keep it on the list, they may not get to it
24 for another three months. You can go in, you still own
25 the house, and you can demolish the house yourself with

1 a cheaper individual and then it would come back --
2 well, then it's -- then you would be complying with the
3 order. You would just need to make sure you pull the
4 demo permit, get your disconnects. Sounds like you
5 have them already. And you take everything out of the
6 basement, the demo contractor does. They do a -- you
7 have to pull a demo permit. They'll do an open hole
8 inspection. They backfill and then you got to bring it
9 up to grade and seed and mulch.

10 MR. AMY: Okay. After -- okay. After that
11 happens, the lot, okay, who's responsible for keeping
12 that -- that lot up, the grass?

13 MR. TISEO: The owner.

14 THE CHAIRPERSON: The owner, you are or
15 whoever. If you put it on the market to try and sell
16 it or you keep it, you know, you got to mow the grass.
17 So what is the law, eight inches?

18 MR. BOLEK: Yep.

19 THE CHAIRPERSON: You can't get higher than
20 eight inches.

21 MR. AMY: Okay. All right.

22 THE CHAIRPERSON: So it doesn't look -- we
23 have -- we haven't made a motion yet but it doesn't
24 look too good. I mean, in terms of giving you more
25 time, just to find out you're going -- it's going to

1 be -- it's going to be a lot of money and a lot of
2 time, especially you doing it by yourself. In the
3 meanwhile, the neighbors --

4 MR. AMY: Well, I got -- I got guys in
5 college.

6 THE CHAIRPERSON: Yeah, I'm sorry. Okay. Is
7 there a motion?

8 All right. I'll make a motion to take the
9 recommendation of the Building Department and put it on
10 the demo list. Is there support?

11 MR. TISEO: I'd second it.

12 THE CHAIRPERSON: Okay. All in favor, say,
13 "Aye".

14 BOARD MEMBERS: Aye.

15 THE CHAIRPERSON: Any opposed?

16 Hearing none, motion passes.

17 MR. TISEO: Sorry, sir.

18 MR. BOLEK: Next property is 78 Fiddis, needs
19 to come off the table.

20 THE CHAIRPERSON: Is there a motion to bring
21 it off the table?

22 MR. STEWART: I'll make a motion to bring it
23 off the table.

24 THE CHAIRPERSON: There's a motion. I
25 support. All in favor, say, "Aye".

1 BOARD MEMBERS: Aye.

2 THE CHAIRPERSON: Any opposed?

3 Hearing none, go ahead.

4 MR. TISEO: What's the next one? I'm sorry.

5 MR. BOLEK: 78 Fiddis posted 5-7 of '14.

6 This property has obtained its Certificate of
7 Compliance so the Building Department's recommending
8 that it be removed from these proceedings.

9 THE CHAIRPERSON: Is there a motion, Kevin?

10 MR. STEWART: I'll make a motion to remove it
11 from the proceedings.

12 THE CHAIRPERSON: Okay. Is it seconded?
13 Support?

14 MS. HOFMEISTER: I support.

15 THE CHAIRPERSON: All in favor, say, "Aye".

16 BOARD MEMBERS: Aye.

17 THE CHAIRPERSON: Any opposed?

18 Hearing none, motion passes.

19 MS. MURPHY: Am I done?

20 MR. BOLEK: You're done. Congratulations.

21 MS. MURPHY: Thanks.

22 MR. TISEO: Can we take the Certificates of
23 Compliance, one by one, and get them off the agenda,
24 rather than --

25 THE CHAIRPERSON: That should be first.

1 MR. KLOPOCINSKI: I don't know if we have any
2 more.

3 MR. TISEO: Yeah, there's two more.

4 THE CHAIRPERSON: If we have a Certificate of
5 Compliance, even when they come in, we should put them
6 up first.

7 MR. STEWART: 67 Forest.

8 MR. TISEO: Yeah, 74 Ardmore and 67 Forest.

9 MR. STEWART: Yeah, absolutely.

10 MR. KLOPOCINSKI: I think they both didn't
11 show up because they knew it was going to --

12 MS. BEASLEY: Yeah.

13 MR. TISEO: But it's still on the agenda,
14 right?

15 MS. BEASLEY: Right.

16 MR. TISEO: Can I make a motion to pull
17 Ardmore off the table and bring it back?

18 THE CHAIRPERSON: Okay. I support. All in
19 favor, say, "Aye".

20 BOARD MEMBERS: Aye.

21 THE CHAIRPERSON: Any opposed?

22 Hearing none, go ahead.

23 MR. TISEO: It says this has a Certificate of
24 Compliance. I recommend that it be taken off the list.

25 THE CHAIRPERSON: Okay. I support. All in

1 favor, say, "Aye".

2 BOARD MEMBERS: Aye.

3 THE CHAIRPERSON: Any opposed?

4 Hearing none, motion passes.

5 MR. TISEO: I make a motion to pull 67 Forest
6 Street off the -- the list.

7 THE CHAIRPERSON: Okay. Support?

8 I'll support that. All in favor, say, "Aye".

9 BOARD MEMBERS: Aye.

10 THE CHAIRPERSON: Any opposed?

11 Hearing none, motion passes.

12 MR. TISEO: And I'll make a motion that
13 67 Forest Street be approved because it has a
14 Certificate of Compliance.

15 THE CHAIRPERSON: Okay. I support that. All
16 in favor, say, "Aye".

17 BOARD MEMBERS: Aye.

18 THE CHAIRPERSON: Any opposed?

19 Hearing none, motion passes.

20 Okay. Next order of business.

21 MR. BOLEK: Next order will be

22 35 Short Street and that needs to come off the table.

23 THE CHAIRPERSON: Okay. Is there a motion to
24 bring it off the table?

25 MR. STEWART: I'll make a motion to bring it

1 off the table.

2 THE CHAIRPERSON: Okay, Kevin.

3 Is there support?

4 MS. HOFMEISTER: I support.

5 THE CHAIRPERSON: Mona supports. All in
6 favor, say, "Aye".

7 BOARD MEMBERS: Aye.

8 THE CHAIRPERSON: Any opposed?

9 Seeing none, motion passes.

10 35 Short.

11 MR. BOLEK: 35 Short posted 5-7 of '14. This
12 was a vacant structure, boarded by the federal
13 programs. It was open to the rear windows, unkempt,
14 overgrown, debris. A Property Maintenance Inspection
15 was pulled on 8-20 of '12.

16 All permits needed, a total rehab. Building
17 permit expired on 3-6 of '14. The electrical,
18 mechanical and plumbing permits expired 8-13 of '14. I
19 do not have any information on inspections. So I'm not
20 sure if any inspections have happened or passed yet.

21 MR. ATI: Yes.

22 MS. BEASLEY: The plumbing finalized.
23 Mechanical has been disapproved.

24 MR. BOLEK: Okay.

25 MS. BEASLEY: A couple times.

1 MR. BOLEK: So they're starting --

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

3 MS. BEASLEY: The plumbing was finaied.

4 MR. TISEO: Okay.

5 MS. BEASLEY: Mechanical was disapproved.

6 MR. BOLEK: So he's starting to obtain his
7 inspections. So at this point, the Building Department
8 would recommend that it be postponed until the August
9 meeting to allow him to finish those inspections and,
10 hopefully, it will be done before it even --

11 THE CHAIRPERSON: And to clean up the yard?

12 MR. ATI: Yeah.

13 MR. TISEO: Yeah, I noticed --

14 THE CHAIRPERSON: Or is that gone?

15 MR. TISEO: Or no, this is 57.

16 THE CHAIRPERSON: 57.

17 MR. BOLEK: Yep.

18 MR. TISEO: Yep.

19 THE CHAIRPERSON: Get it done.

20 MR. TISEO: The work on the back needs to
21 be -- is this a crawl space?

22 MR. ATI: The -- are you guys talking about
23 the back?

24 THE CHAIRPERSON: Yeah.

25 MR. ATI: The back window is what we had to

1 do. Windows were broken.

2 THE CHAIRPERSON: Okay. Hold on a minute,
3 sir. Let's get your name and your association.

4 MR. ATI: My name is Danyl Ati. I am the
5 owner of this.

6 THE CHAIRPERSON: Okay. We have an LLC --

7 MR. ATI: Soltus, LLC. That is the owner and
8 I am a member of the LLC.

9 THE CHAIRPERSON: You're a resident agent?

10 MR. ATI: I'm sorry?

11 MR. TISEO: He's a member of an LLC.

12 THE CHAIRPERSON: Oh, you're a member of it?

13 MR. ATI: Yes.

14 THE CHAIRPERSON: Okay. The LLC.

15 MR. ATI: Okay. So basically, after the
16 window was put in, we had -- we did have a break-in,
17 and the -- the door was -- they couldn't get through
18 the door. So they got through the window. So after
19 they got through the window what we ended up putting
20 there is what you see now, we put drywall and then we
21 have -- we have so that they can't see inside and then
22 we have metal bars inside the -- so they can't come
23 through the windows.

24 THE CHAIRPERSON: So could you get this done
25 by the next meeting?

1 MR. ATI: Yes.

2 THE CHAIRPERSON: Okay. Is there a motion?

3 MR. TISEO: I'll motion to table.

4 THE CHAIRPERSON: Okay. Is there support?

5 I'll support. All in favor, say, "Aye".

6 BOARD MEMBERS: Aye.

7 THE CHAIRPERSON: Any opposed?

8 Hearing none, it -- you just need to get it

9 done and approved through the Building Department.

10 Thank you.

11 MR. ATI: All right. Thank you.

12 THE CHAIRPERSON: Next item.

13 MR. BOLEK: 54 Lewis Street, that needs to
14 come off the table.

15 THE CHAIRPERSON: Okay. I'd make a motion to
16 bring Lewis off the --

17 MR. STEWART: I'll second it.

18 THE CHAIRPERSON: There's a second. All in
19 favor, say, "Aye".

20 BOARD MEMBERS: Aye.

21 THE CHAIRPERSON: Any opposed? Hearing none,
22 motion passes.

23 MR. BOLEK: 54 Lewis posted 5-8 of '14. This
24 was a fire-damaged, vacant structure that was open to
25 trespass in the doors and windows. A Property

1 Maintenance Inspection was performed on 7-3 of '13.
2 All permits were required. The plumbing permit was --
3 the rough was passed on 11-21 of '13. It looks like
4 all the permits were beginning to expire.

5 We're recommending demolition due to lack of
6 progress.

7 THE CHAIRPERSON: Rick, I was talking to the
8 gentleman a little bit and he's willing to get this
9 finalized out.

10 MR. BOLEK: Okay.

11 MR. TISEO: I'd like to hear from --

12 MR. SMITH: I'm Jajuan Smith. I'm the owner.
13 I have pictures and he's saying "lack of progress",
14 it's progress been done. The whole house is done. I
15 pulled all my permits, all that. I just haven't had
16 some inspection. I had called and, one, it was a
17 lock-out, one, he came, got me the paper, I can't even
18 read it. My people couldn't read it. So they didn't
19 do any work. He said come to the meeting, get them to
20 type this out so they can read it and he can do the
21 work.

22 MR. STEWART: Can we see the pictures.

23 THE CHAIRPERSON: Can we see the pictures?

24 MR. SMITH: And the paper?

25 THE CHAIRPERSON: Yeah, take them up over

1 here. Thank you.

2 MR. BOLEK: These are the before.

3 THE CHAIRPERSON: Do you guys want to take
4 another break?

5 MR. TISEO: Yeah, it looks like we have a
6 couple people. Let's get the people out of the
7 audience.

8 THE CHAIRPERSON: Okay. We're just about
9 done.

10 MR. TISEO: And that way, they're not waiting
11 for us.

12 THE CHAIRPERSON: A good idea.

13 MR. TISEO: A lot of work.

14 THE CHAIRPERSON: Just got to close it out.

15 MR. TISEO: So you've had a -- all rough
16 inspections and they've all passed?

17 MR. SMITH: Not all of them I had. All of
18 them called but, one, it was a lock-out I had. I was
19 at work and I couldn't make it on time.

20 MR. TISEO: Which rough was --

21 MR. SMITH: That was mechanical. I have a
22 rough electrical done but he gave me a list and stuff,
23 I couldn't read it. And the guy I hired couldn't read
24 it either. He said, "Come here and get it typed."

25 THE CHAIRPERSON: Okay.

1 gentleman's.

2 MR. BOLEK: Those are Santiago's.

3 THE CHAIRPERSON: Those are Santiago's.

4 MR. BOLEK: These are Santiago's.

5 THE CHAIRPERSON: Okay.

6 MR. SMITH: Okay. Thank you. What, I do go
7 down there and get them to type this so I can read it?
8 Because I don't really know what it says.

9 MR. TISEO: You've got to get ahold of the
10 inspector, I guess, right?

11 Go down to the Building Department.

12 MR. BOLEK: Yeah, go down to the Building
13 Department in the morning or tomorrow.

14 MR. TISEO: Do we have one more property
15 here; are you gentlemen here on a property?

16 MR. HERRON: Yes.

17 MR. BOLEK: Which one?

18 MR. HERRON: 165 Howard McNeil.

19 MR. BOLEK: 165 Howard McNeil.

20 THE CHAIRPERSON: Didn't we already have that
21 one?

22 MR. TISEO: No, we had the --

23 MR. BOLEK: See, this should be a new case.

24 Yep.

25 165 Howard McNeil posted 5-7 of '14. This

1 was a fire-damaged house. It was open to trespass in
2 the rear doors.

3 There was a Property Maintenance Inspection
4 on 5-3 of '12 after the fire. There was a fire on 4-16
5 of '12. All permits were required. Some permits have
6 been obtained so we're recommending demolition due to
7 lack of progress.

8 MR. TISEO: Could you state your name and
9 your association with the property.

10 MR. HERRON: Yes, Larry Herron and
11 Darnell Herron, the owner.

12 MR. TISEO: How long have you owned the
13 property?

14 MR. HERRON: Since 2012.

15 MR. TISEO: How come there's been a lack of
16 progress?

17 MR. HERRON: I purchased the property -- I
18 began to do some work on the property. Because of
19 where the property is at, it's secluded from
20 individuals breaking in the property. And then there
21 was a fire in the back room of the property. And after
22 that -- after the fire, I was called down here, I got a
23 maintenance inspection and then I was incarcerated.

24 Once I was released from incarceration, I
25 came before the hearing -- not this hearing but another

1 hearing and stated that I would get the permits that
2 needed to be permitted. And at that time I had my
3 younger brother that wanted to take over the property.
4 And up until recently -- this is the first I'm hearing
5 about lack of progress.

6 So what I've done as of now, I've taken a --
7 retaken possession of the property. And I am willing
8 and capable of rehabbing the property.

9 MR. TISEO: How much work needs to be done on
10 the house? What's the extent of the work? Do we know?

11 MR. HERRON: Well, as I said, there was just
12 the one back room, it was fire, caught on fire. We
13 went in and took all the drywall out, all the
14 insulation and everything out.

15 Other than that, the guy, I believe his name
16 was Tom, he came and did an inspection and stated that
17 whoever -- when I purchased -- whoever had owned the
18 property before I purchased the property, there was
19 work done in the property.

20 As I said, I bought it from the auction. I
21 guess whoever had the property had done work and hadn't
22 pulled the permits. So he said, basically, I was
23 responsible. So I had to pay a fine for that, I
24 believe \$200, and then I had to pay another \$200 to
25 have him come out and inspect the property.

1 At that time, I intended to rehab it and I
2 was incarcerated. Then, when I was released from
3 incarceration --

4 MR. TISEO: So there's not been any work done
5 on the house?

6 MR. HERRON: No, sir, outside of -- outside
7 of being cleaned up and then -- and locked up, being
8 somebody else broke in again.

9 MR. TISEO: I noticed that there's a pile
10 of --

11 MR. HERRON: Debris.

12 MR. TISEO: -- junk there.

13 MR. HERRON: Yeah, that was the material that
14 was -- once we cleaned out, we basically stacked it all
15 up there until I could obtain a dumpster at the time.

16 MR. TISEO: That's still there now?

17 MR. HERRON: Yes, sir. Like I said, I had
18 basically gave it to my little brother. He said he was
19 going to work it and fix it up. And like I said, once
20 I received the letter the other day stating that,
21 basically, you know, the property was scheduled for
22 demolition or appeals hearing, I just basically told
23 him, you know, I'll take over the property and rehab
24 it.

25 THE CHAIRPERSON: So it looks like the doors

1 have to be fixed because they're all kicked in.

2 MR. TISEO: Do you have a plan to fix this?

3 I mean --

4 MR. HERRON: Yes. Like I said, it -- in the
5 time, at the time when I purchased the property, I put
6 carpet in it, I painted it. It was all ready to go.
7 Someone broke into it.

8 MR. STEWART: Did they get your furnace, too?

9 MR. HERRON: No, they didn't get my furnace.

10 MR. STEWART: What about your plumbing?

11 MR. HERRON: No, they didn't get the furnace.
12 Or only thing they -- I don't know if it was somebody
13 just squatting in the house, actually.

14 THE CHAIRPERSON: They trashed it; is that
15 it?

16 MR. HERRON: Because they didn't -- yeah,
17 they didn't take the furnace. And at -- as -- like I
18 said, once the fire happened -- once the fire happened,
19 Tom, the inspector Tom, I believe his name is Tom, came
20 out and he seen it was a furnace in the corner and he
21 said, "Well, it looked like someone has been doing work
22 here without permits." And I told him I just -- I just
23 purchased the property from the -- from the auction and
24 he said, basically, I was --

25 MR. STEWART: Look like you got a lot of work

1 here.

2 MR. HERRON: Well, like I said, the only
3 thing that I know for a fact that needs to be done is
4 insulating -- insulating the -- insulating the -- the
5 walls, drywall and, I guess, when the fire -- whenever
6 the fire broke out, they punched holes. The Fire
7 Department punched holes around the electrical.

8 MR. TISEO: Right.

9 MR. HERRON: Electrical outlets, to make
10 sure --

11 THE CHAIRPERSON: No fire was in there.

12 MR. HERRON: -- there was no fire, it was not
13 an electrical fire.

14 THE CHAIRPERSON: Do you have a building
15 permit, then?

16 MR. HERRON: I think -- I believe I did pull
17 a -- I'm not for sure. It's been a while but I
18 believe -- I know I had the inspection and --

19 THE CHAIRPERSON: After the fire?

20 MR. HERRON: After the fire.

21 MR. TISEO: You had the inspection two years
22 ago?

23 MR. HERRON: Yeah, after the fire I paid for
24 the -- whatever the --

25 MS. BEASLEY: The Property Maintenance.

1 MR. HERRON: Yeah, a Property Maintenance
2 Inspection. And the -- like I say, I guess I was
3 responsible for work that was done when I purchased the
4 property before I even purchased the property.

5 MR. BOLEK: I think now that Property
6 Maintenance Inspection, too, is expired and no longer
7 valid. So if he was to proceed with this property, he
8 would have to get a new Property Maintenance
9 Inspection.

10 MR. TISEO: He has to get a new inspection.

11 MR. STEWART: And how much is that?

12 MR. BOLEK: \$200.

13 The pictures I'm seeing, the kitchen cabinets
14 are gone. I have a note that his new Pex piping, that
15 was installed without any permits. United Water had
16 gone out and turned off the water because the water was
17 leaking -- or running in the basement.

18 MR. HERRON: Right. See, somebody had went
19 in there and took all the cabinets just last weekend.
20 I went in there earlier.

21 MR. STEWART: So the water was running. So
22 they got some of your pipes, too.

23 MR. HERRON: No, I don't -- no. Well, to be
24 honest with you, when I looked down there today, I
25 didn't see -- I seen the blue pipes, blue and the red

1 pipes still intact. I seen the furnace, the water
2 heater still is there.

3 MR. STEWART: So you went over there today,
4 hmm?

5 MR. HERRON: Yeah.

6 MR. STEWART: Where do you currently reside,
7 if I may ask?

8 MR. HERRON: At 212 Crystal Lake.

9 MR. STEWART: So you're right there in the
10 neighborhood?

11 MR. HERRON: Exactly. See, that's the
12 property -- that will be the property that I'll be
13 living in. Right now -- like I say, right now I'm
14 living with my mother.

15 MR. TISEO: So you --

16 MR. HERRON: That's the property that I
17 purchased for myself.

18 MR. TISEO: Do you think that if we gave you
19 an extension until August, that we would see some
20 progress?

21 MR. HERRON: Absolutely.

22 MR. TISEO: Do you have some funds to move on
23 the house?

24 MR. HERRON: Yeah.

25 MR. BOLEK: It was in front of the Hearing

1 walking away from it.

2 MR. HERRON: No, at the -- well, at the time,
3 my little brother, he was working with a guy that was
4 building houses.

5 MR. STEWART: Uh-huh.

6 MR. HERRON: And doing garages and siding and
7 all those different things. And so, at the time I told
8 him that he could have the property, if he wanted it.
9 And just trying to look out or whatever. And at that
10 time, I assumed that he, working with a contractor
11 building the garages and houses, that he would, you
12 know, follow-up with it and take care of it but he
13 didn't.

14 And as I said, if I had known prior to this,
15 if I had known before this, I would have --

16 MR. STEWART: See, my problem is, you know,
17 you got a property that's there, you got fires going
18 on, you don't know if it's kids going in there,
19 playing, getting hurt.

20 MR. HERRON: Yeah. No, the fire --

21 MR. STEWART: It's just sitting there. And
22 it's just been sitting for years.

23 MR. HERRON: You know, this fire -- this
24 fire -- this fire happened right after -- right after I
25 purchased the property and began to rehab the property

1 and the fire happened. And --

2 MR. STEWART: No idea how it happened, it
3 just -- was it an electrical fire? I mean --

4 MR. HERRON: Well, I assumed --

5 MR. STEWART: I'm just curious.

6 MR. HERRON: Yeah, I understand. I assumed
7 so. Because like I said, when the -- when the Fire
8 Department came in, when I was called about it, I went
9 over there and there was -- there were holes out and
10 about, around --

11 MR. STEWART: So you got some electrical
12 issues going on, too, with the property? And I'm going
13 to just ask you, Man, do you see this feasible, putting
14 your money into this?

15 MR. HERRON: Yes.

16 MR. STEWART: What's the recommendation?

17 MR. BOLEK: The Building Department is
18 recommending that it be demolished.

19 MR. TISEO: And your intention is to fix it
20 up and live in it?

21 MR. HERRON: Yes, it is.

22 MR. TISEO: And you live nearby?

23 MR. HERRON: Yes.

24 THE CHAIRPERSON: Well, who did you hire to
25 get the stuff out of the backyard?

1 MR. HERRON: Who did I hire to remove the
2 debris from the backyard?

3 THE CHAIRPERSON: Yes.

4 MR. HERRON: A couple guys out the
5 neighborhood.

6 THE CHAIRPERSON: And they never showed up?

7 MR. HERRON: Basically, took my money and
8 then basically -- but it wasn't nothing -- but like I
9 said, the things that's in the backyard is carpet that
10 I pulled up.

11 THE CHAIRPERSON: Yeah, we got pictures of
12 it.

13 MR. HERRON: Yeah, it's not like it's -- you
14 know, it's just debris that can be moved -- you know,
15 moved. Like I say, I haven't checked on the house in a
16 while because I assumed my brother would take over the
17 house and do what he was supposed to do but he didn't.
18 So once I received the notice, I came down here today.

19 MR. STEWART: Now, this is on the end of the
20 dirt road, too, right?

21 MR. HERRON: That is, yeah, back in --

22 MR. STEWART: So you're on the corner of that
23 dirt road?

24 MR. HERRON: No, no, no, no.

25 MR. STEWART: Where are you at, on the dirt

1 road?

2 MR. HERRON: No, it's not a dirt road. It's
3 a -- it's a road but it's secluded. It's, like, three
4 houses, one, two, three houses on the block -- or four.

5 MR. STEWART: I'm just trying to -- I can't
6 actually picture --

7 MR. KLOPOCINSKI: They shut down part of the
8 street, they blocked it off where there's no houses
9 anymore.

10 MR. STEWART: Where the dirt road --

11 MR. KLOPOCINSKI: Yeah, you can't get to the
12 dirt road.

13 MR. STEWART: Right.

14 MR. KLOPOCINSKI: I've never driven --

15 MR. STEWART: Right. I'm just trying to
16 picture --

17 MR. KLOPOCINSKI: Picture, yeah.

18 MR. STEWART: -- this particular house.

19 MR. BOLEK: It's on the east side of that
20 street and you got to come off from Branch.

21 MR. KLOPOCINSKI: Branch.

22 MR. BOLEK: Come off from Branch, down.

23 MR. STEWART: By the church, past the church?

24 MR. BOLEK: Yep. And you go to the east

25 and --

1 MR. HERRON: Actually, you would make a --
2 you would make a left, going behind the church.

3 MR. STEWART: Right.

4 MR. HERRON: It's a street that wrap around
5 but it's not a dirt road.

6 MR. STEWART: Right. Grant Street is in
7 there, too, right?

8 MR. BOLEK: Yep, Grant Street is --

9 MR. STEWART: Okay. I know where this house
10 is at. Do you want to give him until the next meeting?

11 THE CHAIRPERSON: Yeah.

12 MR. TISEO: All right. I'll make a motion
13 that we table this and we want to see some progress.

14 MR. BOLEK: Well, the first thing you got to
15 do is a Property Maintenance Inspection within seven
16 days.

17 MR. TISEO: You got to get that reinstated.

18 MR. STEWART: Sir, when I see you -- and I'm
19 going to be real and up front with you. When I see you
20 in August, I'm going to be thinking about the kids in
21 the neighborhood, I'm going to be thinking about the
22 children.

23 MR. HERRON: No doubt. I'll take care of it.

24 MR. STEWART: I'm going to be thinking about
25 the children.

1 MR. HERRON: I'm going to take care of it.

2 MR. STEWART: Okay, okay.

3 MR. TISEO: Is there a second?

4 MS. HOFMEISTER: I second.

5 THE CHAIRPERSON: Mona seconds. All in
6 favor, say, "Aye".

7 BOARD MEMBERS: Aye.

8 THE CHAIRPERSON: Any opposed?

9 Hearing none, motion passes.

10 MR. HERRON: All right.

11 MR. TISEO: Please, we don't want to see you
12 back here.

13 MR. BOLEK: Okay. Now we're going to start
14 at the top of the list, alphabetically.

15 THE CHAIRPERSON: This lady wants to -- do
16 you have something to say, ma'am?

17 MS. TAYLOR: Yeah. Were you going to let me?

18 MR. STEWART: Mona wanted to --

19 MS. HOFMEISTER: Since they've got so much
20 done on this house, I know that neighborhood, I know
21 that street.

22 MS. TAYLOR: We put a lot of hard work into
23 it.

24 MS. HOFMEISTER: She says they're almost
25 done.

1 THE CHAIRPERSON: Is this the Holsworth?

2 MS. HOFMEISTER: This is the one that's on
3 LeGrand. 63 LeGrand.

4 THE CHAIRPERSON: Where is the husband -- is
5 it the husband?

6 MS. TAYLOR: I left him in the car. He talks
7 too much.

8 MR. STEWART: Yeah, she left him out and she
9 came back.

10 MS. HOFMEISTER: Is there a chance we can
11 rescind demolition, just so they can finish it and get
12 in this house?

13 MR. TISEO: I'd like to get a straight
14 answer. What work needs to be done?

15 MS. TAYLOR: See, when Tom came, like, we
16 never actually got a list. Luke went through with him
17 and told him that he wanted to redo all of this. Well,
18 redoing all of this turns into a lot of money and,
19 basically, he just, you know, replaced face plates that
20 needed to be replaced --

21 MR. TISEO: Sure, I understand the --

22 MS. TAYLOR: -- under the sinks where the
23 pipes were broke. Everything else, the electricity's
24 been on since the day we bought it. I haven't turned
25 the gas on or the water because I don't want to pay the

1 bills yet but --

2 THE CHAIRPERSON: So you'll have it done,
3 then, by the next meeting?

4 MS. TAYLOR: Oh, yeah, for sure.

5 MR. TISEO: But let's go back to the extent
6 of the work. What was the address on this again?

7 MS. TAYLOR: 63 LeGrand.

8 MR. STEWART: 63 LeGrand Avenue.

9 MR. KLOPOCINSKI: Number 13.

10 MR. HERRON: They need the soffits and
11 fascia.

12 MR. TISEO: Well, I heard something about a
13 vanity that has to be installed.

14 MS. TAYLOR: Yes. And he can do that in,
15 like, five minutes.

16 THE CHAIRPERSON: Countertop. Vanity's
17 typically countertop.

18 MS. TAYLOR: Yeah, the countertop -- I mean,
19 the vanity is just a one-piece thing that we literally
20 just have to sit there and hook up the hoses to it;
21 that's it.

22 MR. KLOPOCINSKI: They need to extend their
23 permits, pay the \$50 fees for each permit that needs to
24 be extended and then get the roughs and finals done.

25 MS. HOFMEISTER: Is that something you could

1 do right away?

2 MS. TAYLOR: Oh, yes.

3 MR. TISEO: You said the roughs?

4 MR. KLOPOCINSKI: Because there's been
5 absolutely no inspection there.

6 MS. HOFMEISTER: What is today?

7 MR. TISEO: But how can you be this far along
8 and all of a sudden I'm hearing they don't even have
9 the rough inspection?

10 MS. TAYLOR: Well, like I said, when Tom
11 came, everything was in place still. The only thing
12 that was broken on the pipes were under the sink, it
13 looks like somebody was just mad and, like, kicked it
14 or something.

15 MR. TISEO: So we have to extend the permits.

16 MS. TAYLOR: And get somebody out there.

17 MR. TISEO: We have to, then, get rough
18 inspections. Rough inspections for which systems?

19 THE CHAIRPERSON: I don't think you need
20 roughs.

21 MS. TAYLOR: We pulled everything.

22 MR. BOLEK: No, all the permits were required
23 so every permit needs to have some inspection. There's
24 been no inspection whatsoever.

25 MS. TAYLOR: Would we be better off pulling,

1 like, another property inspection and having somebody
2 come out and say, "This is what we want done"? Because
3 we never knew exactly everything -- we weren't doing
4 everything because everything was still in place.

5 MR. BOLEK: I don't know. I don't -- the
6 only time I've been to this house myself is when we've
7 gone to post it and, each time we've gone there, the
8 windows are totally blocked. We can't get in.

9 MS. TAYLOR: We keep it closed up.

10 MR. BOLEK: So I've never been inside the
11 house. If Tom did the Property Maintenance Inspection,
12 we don't have that information on what he required,
13 other than it says all permits. And when -- typically,
14 when we have something that says, "All permits
15 required", then it's typically a total rehab and their
16 rough inspections are expected and final inspections
17 are expected. But I -- again, I don't have --

18 MS. TAYLOR: But I think when Tom -- when he
19 pulled those, Tom said, "Go ahead and just pull a total
20 rehab. Because if you end up doing something else,
21 then they're going to charge you this and instead of
22 paying for little pieces here and there." He just went
23 ahead and pulled the whole thing.

24 MR. TISEO: The maintenance inspection was
25 pulled on -- last year?

1 MS. TAYLOR: Last year, yes.

2 THE CHAIRPERSON: Whatever it takes to get it
3 straightened out. Are you willing to pay the money --

4 MS. TAYLOR: Oh, yes.

5 THE CHAIRPERSON: -- and follow the
6 directions --

7 MS. TAYLOR: Oh, yes.

8 THE CHAIRPERSON: -- of the Building
9 Department so you can work it out with them?

10 MS. TAYLOR: Yeah. We want to get done and
11 get moved in.

12 THE CHAIRPERSON: Okay. I'll make a motion
13 to bring -- what is the address?

14 MR. STEWART: 63 LeGrand.

15 THE CHAIRPERSON: Okay. Let's bring that
16 back out on the table and for reconsideration.

17 MR. STEWART: I'll second that.

18 THE CHAIRPERSON: Is there support? Okay.
19 There's a second. All in favor, say, "Aye".

20 BOARD MEMBERS: Aye.

21 THE CHAIRPERSON: Any opposed? Okay. Now
22 it's back out on the table. So is there another motion
23 to table this, to try to --

24 MR. TISEO: I --

25 THE CHAIRPERSON: Or we want to --

1 MR. TISEO: I'd still like to hear again what
2 work needs to be done. Nobody's explained to me what
3 needs to be done. You have a vanity that needs to be
4 installed?

5 MS. TAYLOR: Yes. Everything was done. The
6 only thing that needs to be done is the floor needs to
7 be put down and paint.

8 THE CHAIRPERSON: So those are --

9 MS. TAYLOR: Besides the vanity that needs to
10 be set in place.

11 THE CHAIRPERSON: Okay. So in terms of a --
12 a performance, not a detailed, you will receive
13 approval through the Building Department on everything
14 they need?

15 MS. TAYLOR: Right.

16 MR. TISEO: And there's no electrical work
17 that needs to be done?

18 MS. TAYLOR: No, that was all done. Like I
19 said, when we bought it, I turned the electricity on
20 immediately. We've had a lamp going in there and the
21 radio ever since, just to try to --

22 MR. TISEO: And there's no HVAC work that
23 needs to be done?

24 MS. TAYLOR: That, I'm not sure. I know that
25 he wants to replace the furnace that is in there. But

1 we have all that and it can be done.

2 MR. STEWART: So she'll get her permits.

3 MR. BOLEK: I think, at this point, if you're
4 looking to table it, we'll just have to have her come
5 in tomorrow --

6 MR. TISEO: Extend it --

7 MR. BOLEK: -- and look at --

8 MR. TISEO: -- and get a new inspection.

9 THE CHAIRPERSON: She said she would do all
10 that.

11 MR. BOLEK: So --

12 THE CHAIRPERSON: Whatever it takes, they'll
13 do it. If it's not done by the next meeting, then --

14 MS. TAYLOR: Yep, then --

15 MS. HOFMEISTER: Your ticket's up.

16 THE CHAIRPERSON: -- you're out of options.

17 MS. TAYLOR: I completely understand. I
18 don't want, you know --

19 THE CHAIRPERSON: Okay.

20 MS. TAYLOR: -- to have a bad relationship
21 with --

22 THE CHAIRPERSON: All right.

23 MS. TAYLOR: -- you guys.

24 THE CHAIRPERSON: Well, let us make a vote.

25 MS. TAYLOR: We plan on staying in this city.

1 THE CHAIRPERSON: All in favor of tabling it
2 until the next meeting, signify by saying "Aye".

3 BOARD MEMBERS: Aye.

4 THE CHAIRPERSON: Any opposed?

5 Hearing none, then you get another chance.

6 MS. TAYLOR: Thank you so much, guys. Have a
7 good night.

8 THE CHAIRPERSON: Okay. Thank you.

9 MS. TAYLOR: Sorry to keep you so long.

10 THE CHAIRPERSON: Okay. I'd like to take
11 another five-minute break. It's five to 9:00. Thank
12 you.

13 (A recess was taken from 8:55 p.m.
14 to 8:59 p.m.)

15 THE CHAIRPERSON: Okay. Call the meeting
16 back to order. It's 9:00.

17 MR. TISEO: I'll make a motion to move 144
18 West Brooklyn Avenue off the old case list.

19 THE CHAIRPERSON: I support. All in favor,
20 say, "Aye".

21 BOARD MEMBERS: Aye.

22 THE CHAIRPERSON: Any opposed?

23 Hearing none, go ahead, Rick.

24 MR. BOLEK: 144 Brooklyn Avenue posted 5-8 of
25 '14. This is actually a foundation --

1 MR. TISEO: Yep.

2 MR. BOLEK: -- only that is caving in. And
3 we're recommending that it remain on the demolition
4 list as nothing's happened with it.

5 MR. TISEO: Yeah, I remember this one. I
6 make a motion that it stay on the list.

7 MR. STEWART: I'll second it.

8 THE CHAIRPERSON: Is there support?

9 MR. STEWART: I second.

10 THE CHAIRPERSON: There's the support. All
11 in favor, say, "Aye".

12 BOARD MEMBERS: Aye.

13 THE CHAIRPERSON: Any opposed?

14 Hearing none, motion passes.

15 MR. BOLEK: 698 Livingstone is next, needs to
16 come off the table.

17 MR. STEWART: I make a motion that we bring
18 698 Livingstone off the table.

19 THE CHAIRPERSON: Support?

20 MR. TISEO: I'll support.

21 THE CHAIRPERSON: Okay. All in favor, say,
22 "Aye".

23 BOARD MEMBERS: Aye.

24 THE CHAIRPERSON: Okay. Go ahead.

25 MR. BOLEK: 698 Livingston posted 5-8 of '14.

1 This is a vacant structure, open to trespass. Rear
2 windows were opened, debris, unkempt, overgrown, front
3 porch crumbling, no electric meter, garage is full of
4 debris and tires.

5 A Property Maintenance Inspection was
6 performed on 8-28 of '13. All permits were needed, no
7 permits have been pulled.

8 We're recommending this remain on the
9 demolition list.

10 MR. TISEO: I'm make a motion for demolition.

11 MR. STEWART: I'll second.

12 THE CHAIRPERSON: All in favor, say, "Aye".

13 BOARD MEMBERS: Aye.

14 THE CHAIRPERSON: Any opposed?

15 Hearing none, motion passes.

16 MR. BOLEK: 33 North Marshall is next and
17 needs to come off the table.

18 THE CHAIRPERSON: 33 North Marshall, I'll
19 make a motion to bring it off the table.

20 MR. STEWART: I'll second.

21 THE CHAIRPERSON: All in favor, say, "Aye".

22 BOARD MEMBERS: Aye.

23 THE CHAIRPERSON: Any opposed?

24 Hearing none, we're off the table.

25 Go ahead, Rick.

1 MR. BOLEK: 33 North Marshall posted 5-7 of
2 '14. This is a vacant structure, open to trespass in
3 the rear window. Metals have been stripped, cabinets
4 are gone. The garage was already demoed, it's unkempt,
5 debris, steps are rotted, paint peeling, chimney
6 crumbling. A Property Maintenance Inspection was
7 performed on 10-17 of '13. All permits were needed.
8 No permits were obtained.

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

11 MR. STEWART: I make a motion that it remain
12 on the demolition list.

13 MS. HOFMEISTER: And I'll second.

14 THE CHAIRPERSON: A second by Mona. All in
15 favor, say, "Aye".

16 BOARD MEMBERS: Aye.

17 THE CHAIRPERSON: Any opposed?

18 Hearing none, motion passes.

19 MR. BOLEK: 443 South Marshall is next and
20 needs to come off the table.

21 MR. STEWART: I'll make a motion to bring
22 443 South Marshall off the table.

23 THE CHAIRPERSON: I'll support. All in
24 favor, say, "Aye".

25 BOARD MEMBERS: Aye.

1 THE CHAIRPERSON: Any opposed?

2 Hearing none, it's off the table.

3 Go ahead, Rick.

4 MR. BOLEK: 443 South Marshall posted 5-8 of
5 '14. This is a vacant structure, open to trespass at
6 the back door, metals are stripped, debris, overgrown,
7 unkempt, gas meter's locked out, electric meter's off.

8 We're recommending that it remain on the
9 demolition list.

10 THE CHAIRPERSON: Okay. Is there a motion?

11 MS. HOFMEISTER: I'll make a motion.

12 MR. STEWART: I'll second it.

13 THE CHAIRPERSON: A second by Kevin. All in
14 favor, say, "Aye".

15 BOARD MEMBERS: Aye.

16 THE CHAIRPERSON: Any opposed?

17 Hearing none, motion passes.

18 MR. BOLEK: 83 Spokane is next and needs to
19 come off the table.

20 THE CHAIRPERSON: 83 Spokane. Do I have a
21 motion to bring it off the table?

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

23 THE CHAIRPERSON: Ben makes a motion. I
24 support. All in favor, say, "Aye".

25 BOARD MEMBERS: Aye.

1 THE CHAIRPERSON: Any opposed?

2 Hearing none, motion passes.

3 MR. TISEO: Wasn't this one that was a -- has
4 a duplex?

5 MR. BOLEK: Yes, this is one -- this is one
6 half of the duplex.

7 MR. TISEO: And how do we -- how do they
8 demolish one-half?

9 MR. BOLEK: We're probably going to get this
10 one on the list and then the other one is going to be
11 coming probably in the next -- the next round of --

12 MR. TISEO: Okay.

13 THE CHAIRPERSON: I talked to Jeff about
14 this.

15 MR. TISEO: And that's vacant?

16 THE CHAIRPERSON: They can't get a response.

17 MR. BOLEK: Yeah, we've been sending letters.
18 Actually, we think there's squatters in it.

19 MR. TISEO: Okay.

20 MR. BOLEK: So we're in contact -- we've been
21 trying to contact the owner of record and getting no
22 response. So if we're not going to get any response,
23 we're going to start with the postings.

24 MR. TISEO: Okay.

25 MR. BOLEK: So 83 Spokane posted 5-7 of '14.

1 It's a vacant, abandoned structure, broken windows,
2 interior's trashed, debris, overgrown, unkempt, gas
3 meter's off, electric meter's off.

4 We're recommending that this remain on the
5 demolition list.

6 MR. TISEO: I make a motion for demolition.

7 MR. STEWART: I'll second it.

8 THE CHAIRPERSON: All in favor, say, "Aye".

9 BOARD MEMBERS: Aye.

10 THE CHAIRPERSON: Any opposed?

11 Hearing none, motion passes.

12 MR. BOLEK: That completes anything that has
13 to come off the table.

14 THE CHAIRPERSON: Okay. New order of
15 business?

16 MR. BOLEK: The next one is 115 Augusta.

17 THE CHAIRPERSON: Go ahead.

18 MR. BOLEK: 115 Augusta posted 5-7 of '14.
19 This is a vacant structure, windows are open to
20 trespass, siding's missing, aluminum siding's being
21 stripped.

22 We're recommending that it remain on the
23 demolition list.

24 THE CHAIRPERSON: Okay. I'll make a motion
25 to keep it on the demo list.

1 MS. HOFMEISTER: I'll second.

2 THE CHAIRPERSON: Mona seconds. All in
3 favor, say, "Aye".

4 BOARD MEMBERS: Aye.

5 THE CHAIRPERSON: Any opposed?

6 Hearing none, motion passes.

7 Next?

8 MR. BOLEK: 360 Cesar Chavez.

9 THE CHAIRPERSON: Go ahead, Rick.

10 MR. BOLEK: 360 Cesar Chavez posted 5-7 of
11 '14. This is a vacant structure, the interior's been
12 destroyed, open to trespass in the front door, the roof
13 leaks, interior's trashed, mechanicals are missing,
14 debris, unkempt, chimney's crumbling, electric meter's
15 off.

16 We recommend that it remain on the demolition
17 list.

18 THE CHAIRPERSON: Okay. Is there a motion?

19 MR. STEWART: I'll make a motion that it
20 remain on the demolition list.

21 MS. HOFMEISTER: I'll second.

22 THE CHAIRPERSON: Seconded by Mona. All in
23 favor, say, "Aye".

24 BOARD MEMBERS: Aye.

25 THE CHAIRPERSON: Any opposed?

1 Hearing none, motion passes.

2 Go ahead, Rick.

3 MR. BOLEK: 364 Cesar Chavez.

4 364 Cesar Chavez posted 5-7-14. This is a
5 vacant structure, roof is rotted, windows are boarded,
6 overgrown, debris, gas meter's gone, electric meter's
7 gone.

8 We recommend that it remain on the demolition
9 list.

10 MR. STEWART: I'll make a motion that it
11 remain on the demolition list.

12 MR. TISEO: I'll second.

13 THE CHAIRPERSON: Okay. All in favor, say,
14 "Aye".

15 BOARD MEMBERS: Aye.

16 THE CHAIRPERSON: Any opposed?

17 Hearing none, motion passes.

18 All right. 31 --

19 MR. BOLEK: 31 Clairmont Place posted 5-7 of
20 '14. This is a vacant, fire-damaged house with severe
21 fire damage, debris, unkempt, gas meter's gone,
22 electric meter's gone. We recommend that it remain on
23 the demolition list.

24 MR. TISEO: I make a motion for demolition.

25 MR. STEWART: Wow.

1 THE CHAIRPERSON: Okay.

2 MR. STEWART: I'll second this.

3 THE CHAIRPERSON: Kevin seconds it. All in
4 favor, say, "Aye".

5 BOARD MEMBERS: Aye.

6 THE CHAIRPERSON: Okay. Motion passes.

7 Next item?

8 MR. BOLEK: The next one is 452 Ditmar
9 Avenue. 452 Ditmar Avenue was posted on 5-7 of '14.
10 This structure was vacant, open to trespass at the
11 front door, siding was being stripped, boarded windows,
12 gas meter's gone, electric meter's gone. However, last
13 night there was a fire at this residence. There is
14 absolutely nothing left. We tried to get you pictures
15 today and we had some problems with transmitting
16 pictures through e-mail. But there's nothing left
17 here, there's -- it's absolutely gone. So we're
18 recommending that it remain on the demolition list.

19 MR. TISEO: I'll make a motion for
20 demolition.

21 MR. BOLEK: Actually, if you want to see
22 pictures, they're on my phone.

23 MR. STEWART: I'll second.

24 MR. BOLEK: But it's gone.

25 THE CHAIRPERSON: A motion by Ben and a

1 second by Kevin. A motion by Ben. All in favor, say,
2 "Aye".

3 BOARD MEMBERS: Aye.

4 THE CHAIRPERSON: Any opposed?

5 Hearing none, motion passes.

6 Next item, the other Ditmar, 32.

7 MR. BOLEK: 490 Ditmar?

8 THE CHAIRPERSON: Yes.

9 MR. BOLEK: 490 Ditmar posted 5-7 of '14.

10 This is another vacant structure that's collapsing,
11 open to trespass in the doors, holes in the roof. The
12 walls are rotted, siding's being stripped. The
13 basement was full of ice at the time, gas meter's gone,
14 electric meter's gone.

15 We're recommending that it remain on the
16 demolition list.

17 THE CHAIRPERSON: I'd make a motion to keep
18 it on the list.

19 MR. STEWART: I'll second.

20 THE CHAIRPERSON: Second by Kevin. All in
21 favor, say, "Aye".

22 BOARD MEMBERS: Aye.

23 THE CHAIRPERSON: Any opposed?

24 Hearing none, motion passes.

25 Next item?

1 MR. BOLEK: 63 Ellwood.

2 THE CHAIRPERSON: Go ahead.

3 MR. BOLEK: 63 Ellwood posted 5-7 of '14.

4 This property was vacant, boarded by the federal
5 programs. The roofing's dilapidated, it's unkempt, no
6 gas meter, holes in the garage roof, the electric
7 meter's off.

8 A Property Maintenance Inspection was
9 performed 9-24 of '13. All permits were required. The
10 building permit was obtained -- or the building permit
11 expired on 3-24 of '14 with no permits or
12 inspections -- or no inspections performed. We
13 recommend that it remain on the demolition list.

14 THE CHAIRPERSON: Is there a motion?

15 MS. HOFMEISTER: I'll make a motion.

16 MR. STEWART: I'll second.

17 THE CHAIRPERSON: And second by Kevin. All
18 in favor, say, "Aye".

19 BOARD MEMBERS: Aye.

20 THE CHAIRPERSON: Any opposed? Hearing none,
21 motion passes. Okay.

22 MR. TISEO: 97 Francis.

23 MR. BOLEK: 97 South Francis posted 5-7 of

24 '14. This is a vacant structure, although the

25 neighbors advised that somebody might be squatting in

1 there. It was open to trespass in the front door. The
2 roof appears to be leaking, siding's missing,
3 interior's full of debris, there's a hundred plus tires
4 in the rear yard, gas meter's removed, electric meter's
5 off. We saw no evidence of anybody there at the site.
6 We're recommending that this property be demolished.

7 MS. HOFMEISTER: Now, when they take this
8 house down, will they take the tires, too?

9 MR. KLOPOCINSKI: Everything.

10 MR. TISEO: And the garage and everything?

11 MR. KLOPOCINSKI: Yeah.

12 MR. BOLEK: What happens is they do a -- an
13 assessment for hazards and, like, the asbestos.

14 MR. TISEO: Tires?

15 MR. BOLEK: Tires.

16 MR. TISEO: Yeah.

17 MR. BOLEK: Lead. All of those are to be
18 abated in their own manner.

19 MS. HOFMEISTER: Do they show you a receipt
20 that says they turned them into somebody?

21 MR. BOLEK: Yeah.

22 MS. HOFMEISTER: Oh, good.

23 THE CHAIRPERSON: It will be on file.

24 MR. TISEO: Did we make a motion on that?

25 MS. HOFMEISTER: Oh.

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

2 MS. HOFMEISTER: I'll second.

3 THE CHAIRPERSON: A motion for demo? Is
4 there a second?

5 MS. HOFMEISTER: I'll second.

6 THE CHAIRPERSON: Mona seconds. All in
7 favor, say, "Aye".

8 BOARD MEMBERS: Aye.

9 THE CHAIRPERSON: Any opposed?

10 Hearing none, motion passes.

11 MR. BOLEK: 124 Franklin Boulevard.

12 124 Franklin Boulevard posted 5-7 of '14.

13 This is a vacant structure, it's open to trespass in
14 the basement doors, foundation's crumbling, garage roof
15 is collapsing, interior's trashed, overgrown, unkempt,
16 rotted porch railings, gas meter removed, electric
17 meter removed, metals are stripped.

18 We recommend it remain on the demolition
19 list.

20 MS. BEASLEY: There was a balance on the team
21 inspection and it needed a site plan historical
22 district review. That's just some information on it.

23 MR. BOLEK: And nothing has --

24 MS. BEASLEY: So nothing's been done.

25 MR. BOLEK: Nothing's ever been done.

1 MR. TISEO: This is in a historical district?

2 MR. BOLEK: This is right next door to the
3 Pontiac --

4 MR. KLOPOCINSKI: Housing.

5 MR. BOLEK: Or the Housing Commission.

6 MR. STEWART: Housing Commission.

7 MS. HOFMEISTER: It's been sitting there a
8 long time. My kids went to Crofoot and they're out of
9 school now.

10 MR. TISEO: But it's in a historical
11 district; is that right?

12 MS. HOFMEISTER: Yes. It was empty then.

13 THE CHAIRPERSON: Can we make a motion?

14 MS. BEASLEY: It has to go to review.

15 MR. TISEO: Review, so it's a State --

16 MR. BOLEK: Um-hmm.

17 MR. TISEO: The State has to review it as
18 well.

19 MS. BEASLEY: No, it has to go through our
20 zoning --

21 MR. TISEO: Correct.

22 MS. BEASLEY: -- historical district.

23 MR. BOLEK: For demolition.

24 MR. TISEO: For demolition.

25 MS. BEASLEY: Oh, okay.

1 MR. BOLEK: For demolition.

2 MR. TISEO: The State has to approve --

3 MR. BOLEK: The State has to approve --

4 MR. TISEO: The State Preservation Office is
5 probably involved.

6 MR. BOLEK: Uh-huh.

7 MR. TISEO: I'll make a motion for
8 demolition.

9 MS. HOFMEISTER: I'll second.

10 MR. STEWART: You said it's been empty how
11 long, Mona?

12 MS. HOFMEISTER: At least 20 years, at least.

13 THE CHAIRPERSON: I would like to put a
14 condition on the motion, if I can, Ben.

15 MR. TISEO: It's got this much glass.
16 Certainly. You have a friendly amendment?

17 THE CHAIRPERSON: That all State -- or all
18 City, County, State and Federal approvals that need to
19 be granted will be granted prior to demo, even subject
20 to our order.

21 MR. TISEO: I'll accept the amendment.

22 THE CHAIRPERSON: Do we have support on an
23 amendment?

24 MR. STEWART: I'll support that.

25 THE CHAIRPERSON: Okay. All in favor, say,

1 "Aye".

2 BOARD MEMBERS: Aye.

3 MS. BEASLEY: All what, did you say?

4 MR. TISEO: That it also be contingent on
5 obtaining State and local --

6 MR. BOLEK: State -- local, State and Federal
7 approvals.

8 THE CHAIRPERSON: Approvals. So we don't
9 tear down the building and then --

10 MR. TISEO: Find out that we can't. Because
11 it's in a historical district, it does take additional
12 steps.

13 THE CHAIRPERSON: Okay. Next one.

14 MR. BOLEK: 51 Gillespie.

15 51 Gillespie posted 5-7 of '14. This is a
16 vacant structure, rotted roof, foundation is pushing in
17 and collapsing, siding's dislodging, interior's
18 trashed, debris, overgrown, unkempt, electric meter
19 off, gas meter locked out, animals undermining the
20 porch.

21 A Property Maintenance Inspection was applied
22 for on 12-18 of '13 but was never called in for an
23 inspection. No changes since then.

24 We're recommending it remain on the
25 demolition list.

1 THE CHAIRPERSON: I make a motion to keep it
2 on the demo list.

3 MS. HOFMEISTER: I'll second.

4 THE CHAIRPERSON: Second by Mona. All in
5 favor, say, "Aye".

6 BOARD MEMBERS: Aye.

7 THE CHAIRPERSON: Any opposed?

8 Hearing none, motion passes.

9 Next item.

10 MR. BOLEK: 128 Henderson.

11 128 Henderson posted 5-7 of '14. This
12 structure is a remaining house from a previous demo.
13 There was two houses on one lot at one time. It's open
14 to trespass in the front doors and windows. It's a
15 rotted structure, overgrown, debris, unkempt.

16 We're recommending that this be demolished,
17 also.

18 THE CHAIRPERSON: Okay. Is there a motion?

19 MS. HOFMEISTER: I'll make a motion.

20 THE CHAIRPERSON: Motion for demo by Mona.
21 Is there support?

22 I support. All in favor, say, "Aye".

23 BOARD MEMBERS: Aye.

24 THE CHAIRPERSON: Any opposed?

25 Hearing none, motion passes.

1 Next item.

2 MR. BOLEK: 35 Mark.

3 35 Mark Avenue posted 5-7 of '14. Another
4 vacant structure, open to trespass in the rear doors.
5 All metals have been stripped, gutters all off,
6 overgrown, debris, unkempt, electric locked out, gas
7 meter's off.

8 We're recommending that it remain on the
9 demolition list.

10 MR. STEWART: I'll make a motion that it
11 remain on the demolition list, 35 Mark.

12 MS. HOFMEISTER: I'll second.

13 THE CHAIRPERSON: A second by Mona. All in
14 favor, say, "Aye".

15 BOARD MEMBERS: Aye.

16 THE CHAIRPERSON: Any opposed?

17 Hearing none, motion passes.

18 Next item, please.

19 MR. BOLEK: 40 Mark.

20 40 Mark posted 5-7 of '14. Vacant structure,
21 open to trespass in the side door, boarded windows,
22 metals are stripped, overgrown, debris, unkempt, floors
23 are buckling, interior's trashed, gas meter's off,
24 electric meter's -- on, actually. The County had the
25 utilities cut already.

1 We recommend that it remain on the demolition
2 list.

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

5 MS. HOFMEISTER: I'll second.

6 MR. TISEO: I second.

7 THE CHAIRPERSON: Okay. Two seconds. All in
8 favor, say, "Aye".

9 BOARD MEMBERS: Aye.

10 THE CHAIRPERSON: Any opposed?

11 Hearing none, motion passes.

12 Next item.

13 MR. BOLEK: 592 Markle Street --
14 Markle Avenue.

15 592 Markle Avenue posted 5-8 of '14. A
16 vacant structure, open to trespass in the front door,
17 front porch is rotted, paint peeling in interior walls,
18 overgrown, debris, unkempt, gas meter's locked out,
19 electric meter's missing.

20 We recommend that it remain on the demolition
21 list.

22 MS. HOFMEISTER: I make a motion that it stay
23 on the demolition list.

24 THE CHAIRPERSON: Mona makes a motion. I
25 support. All in favor, say, "Aye".

1 BOARD MEMBERS: Aye.

2 THE CHAIRPERSON: Any opposed?

3 Hearing none, motion passes.

4 Next item, please.

5 MR. BOLEK: The next one is 617 Markle.

6 617 Markle Avenue posted 5-8 of '14. This is
7 a vacant structure, open to trespass in the side door,
8 loads of debris inside and out, some of the copper's
9 been stripped. Front porch steps are crumbling, gas
10 meter's locked out, electric meter's off.

11 We recommend that it remain on the demolition
12 list.

13 MR. TISEO: I'll make a motion for
14 demolition.

15 MS. HOFMEISTER: I'll second.

16 THE CHAIRPERSON: Seconded by Mona. All in
17 favor, say, "Aye".

18 BOARD MEMBERS: Aye.

19 THE CHAIRPERSON: Any opposed?

20 Hearing none, motion passes.

21 Next item.

22 MR. BOLEK: 621 Markle.

23 621 Markle posted 5-8 of '14. This is a
24 vacant structure, open to trespass in the side door,
25 overgrown, debris, unkempt, gas meter's gone, electric

1 meter's gone.

2 We recommend that it remain on the demolition
3 list.

4 THE CHAIRPERSON: Is there a motion?

5 MR. TISEO: I'll make a motion for
6 demolition.

7 MS. HOFMEISTER: I'll second.

8 THE CHAIRPERSON: Mona seconds. All in
9 favor, say, "Aye".

10 BOARD MEMBERS: Aye.

11 THE CHAIRPERSON: Any opposed?

12 Hearing none, motion passes.

13 Next item, please.

14 MR. BOLEK: Next, 666 Markle.

15 THE CHAIRPERSON: Go ahead, Rick.

16 MR. BOLEK: 666 Markle posted 5-8 of '14.

17 This is a vacant structure, boarded by the owner. It
18 was overgrown, there's some debris, unkempt, gas
19 meter's gone, the electric meter's off.

20 There was a neighbor that reported that this
21 person may be in the military. However, the -- we have
22 determined that this Edward J. actually lives in the
23 area and that Katherine is in the military and sent
24 notices to both of those.

25 We're recommending that it remain on the

1 demolition list.

2 MR. TISEO: There was hesitation in your
3 voice.

4 MR. BOLEK: There is because I'm -- I'm --

5 MR. TISEO: Are we certain that -- you said
6 the owners boarded the house?

7 MR. BOLEK: That's what it appears because
8 it's not been boarded by the -- the same methods that
9 the federal programs board-ups used.

10 MS. HOFMEISTER: How long has it been sitting
11 there boarded up like this?

12 MR. BOLEK: I am unsure. I know it's been
13 there since I've been here, a year and a half.

14 MR. TISEO: And is --

15 MR. BOLEK: My concern is that we -- that
16 we -- if, in fact, we have a military person who is --
17 who is, in fact --

18 THE CHAIRPERSON: Active duty.

19 MR. BOLEK: -- in active duty, overseas, as
20 the neighbor claims. However, the Edward J. supposedly
21 is some part of this, although there may be -- there
22 may be a disconnect --

23 MR. TISEO: Divorce issue.

24 MR. BOLEK: -- between the two of them.

25 THE CHAIRPERSON: How do we discover on this?

1 MR. TISEO: You obviously made attempts to
2 contact?

3 MR. BOLEK: Yes.

4 MR. TISEO: Have -- have you exhausted all
5 methods of contacting?

6 MR. BOLEK: We -- we even contacted -- we
7 even had the neighbor come over and say he was going to
8 call her and try to have somebody here and there's
9 nobody here supporting this structure.

10 MR. TISEO: What's the -- what's the house
11 look like on the inside?

12 MR. BOLEK: The house is boarded. We cannot
13 get in the inside. We have no idea.

14 MR. TISEO: You say the gas meter is -- I see
15 the gas meter is off.

16 MR. BOLEK: The gas --

17 MR. TISEO: The electrical is on but it's --

18 MR. BOLEK: Well, the electric meter's there
19 but that's one of those meters that DTE can
20 automatically turn on and off. And if you stand there
21 and watch it, it will blink through its cycle. And if
22 it's turned off by DTE, it will show "off" while it's
23 blinking through the cycle and we tried to get pictures
24 of it but you have to stand there and time it.

25 MR. TISEO: You know what? I'm going to give

1 the benefit of the doubt on this one.

2 THE CHAIRPERSON: Okay.

3 MR. TISEO: Table it. Let's see what
4 happens. If somebody's in the military, I want to give
5 them another break. So I vote that we make this -- we
6 table this --

7 MR. STEWART: I'll second that.

8 MR. TISEO: -- to allow more time to
9 locate --

10 THE CHAIRPERSON: Kevin supports. All in
11 favor, say, "Aye".

12 BOARD MEMBERS: Aye.

13 THE CHAIRPERSON: Any opposed?

14 Hearing none, it's tabled until the next
15 meeting for, hopefully, contact, positive contact --

16 MR. BOLEK: 30 --

17 THE CHAIRPERSON: -- and disposition.

18 MR. BOLEK: 30 Marquette is next.

19 30 Marquette posted 5-8 of '14, a vacant
20 structure, open to trespass in the side door, all
21 metals have been stripped, front porch is missing a
22 post, overgrown, debris, unkempt, possible collapse of
23 the front porch at the other posthole, gas meter's
24 locked out, electric meter off.

25 We recommend that it remain on the demolition

1 list.

2 MR. TISEO: I'll make a motion for
3 demolition.

4 MS. HOFMEISTER: I'll second.

5 THE CHAIRPERSON: All in favor, say, "Aye".

6 BOARD MEMBERS: Aye.

7 THE CHAIRPERSON: Any opposed?

8 Hearing none, it's still on the list.

9 Next item?

10 MR. BOLEK: Actually, this one got demolished
11 today. Next item is 547 Nevada.

12 547 Nevada posted 5-7-14. This is a
13 fire-damaged structure, overgrown, debris, unkempt, gas
14 meter was gone, electric meter was gone. This property
15 was actually demolished today by the owner.

16 THE CHAIRPERSON: Do we still need to make a
17 motion on it?

18 MR. BOLEK: So --

19 THE CHAIRPERSON: Just for -- to be safe?

20 MR. TISEO: Well, you know what? Let's keep
21 it on the list. It doesn't hurt anything.

22 THE CHAIRPERSON: Is that a motion, then?

23 MR. TISEO: Yeah.

24 MR. STEWART: I'll second this.

25 THE CHAIRPERSON: All in favor, say, "Aye".

1 BOARD MEMBERS: Aye.

2 THE CHAIRPERSON: Any opposed?

3 Hearing none, motion passes.

4 MR. TISEO: Next.

5 THE CHAIRPERSON: Next item.

6 MR. BOLEK: 84 Oakhill is next.

7 84 Oakhill posted 5-7 of '14. This is
8 another vacant and fire-damaged structure, open to
9 trespass in the rear doors, broken windows, interior's
10 destroyed and full of debris, overgrown, debris,
11 unkempt, water meter has been removed, gas meter's
12 locked out, electric meter's off.

13 We recommend that it remain on the demolition
14 list.

15 MR. STEWART: I'll make a motion that it
16 remain on the demolition list, 84 Oakhill.

17 MS. HOFMEISTER: I'll second.

18 THE CHAIRPERSON: All in favor, say, "Aye".

19 BOARD MEMBERS: Aye.

20 THE CHAIRPERSON: Any opposed?

21 Hearing none, motion passes.

22 MS. BEASLEY: Rick.

23 MR. BOLEK: I got it.

24 MS. BEASLEY: Okay.

25 THE CHAIRPERSON: Okay. Next item, please.

1 MR. BOLEK: Next item's 11 Orton.

2 11 Orton Avenue was posted 5-7 of '14. This
3 is a vacant structure, it was open to trespass on the
4 side window. The roof has a potential to be leaking
5 because there's tarps on it, garage wall's collapsing,
6 rotted roof, overgrown, debris, unkempt. We have
7 received a letter from the -- from the -- I believe
8 it's the grandson. The letter states, "I,
9 Jules Stevens, Jr., was here on May 19th", to say that
10 he just had a death in the family and cannot make it to
11 the meeting tonight on the 21st but is trying to get
12 the family to put the house in his name so that he can
13 get -- so he can get it fixed. He signed it, left his
14 phone number. And he's working with the Oakland County
15 programs to have the -- have it converted into his
16 name.

17 THE CHAIRPERSON: Okay.

18 MR. BOLEK: He has been in -- he was in here
19 at the Hearing Officer meeting and, at that time, it --
20 he said he would see what he can do. The Hearing
21 Officer moved it along.

22 MR. TISEO: It looks like there was a tarp on
23 this roof at one time.

24 MR. BOLEK: It still is. The tarp's all
25 tattered and all taken off.

1 MR. TISEO: Okay.

2 MR. STEWART: Excuse me.

3 MR. TISEO: I don't understand. The framing,
4 these walls are extremely thick and the windows are
5 recessed in quite a bit.

6 MR. BOLEK: I think this is, actually, a
7 block structure.

8 THE CHAIRPERSON: A block house.

9 MR. BOLEK: I think. I have not been inside
10 the house.

11 MR. TISEO: Why would you have such a -- what
12 did they do, build out, like, two by sixes on top of
13 the block?

14 THE CHAIRPERSON: No. They put the window on
15 the inside of the block.

16 MR. BOLEK: The window on the inside of the
17 block wall?

18 MR. STEWART: Yep.

19 MR. TISEO: On the inside face?

20 MR. BOLEK: Uh-huh.

21 THE CHAIRPERSON: At least on that wall.

22 MR. STEWART: As far as ownership, you said
23 what is this?

24 MR. BOLEK: He does not currently own it. It
25 was in his -- if I recall correctly, it was in his

1 grandmother's name. And the family was -- was --

2 THE CHAIRPERSON: Or it could be shimmed out.

3 MS. BEASLEY: It went to the family so
4 there's, like, seven siblings and they were all going
5 to sign off and give it to him. But I guess he said
6 his aunt got sick and she was the one that was handling
7 all the deed information. He said that he was going to
8 try to get Oakland County to do the home --

9 THE CHAIRPERSON: Home improvement.

10 MS. BEASLEY: Home improvement. But he can't
11 do that yet until it's signed over into his name.

12 MR. TISEO: It still looks like a lot of work
13 needs to be done here.

14 MR. BOLEK: I haven't been inside so I don't
15 know what the inside is like. If all it needs is a
16 roof -- and it's secure so I have to assume, at this
17 point, and it's a stretch, that the mechanicals inside
18 may be intact. I struggle with this one, personally.

19 MR. TISEO: Well, if there's an option on
20 this, I'd like to give them the benefit of the doubt.

21 MR. STEWART: Absolutely.

22 MR. TISEO: I'll make a motion to table this.

23 MR. STEWART: And I'll second that.

24 THE CHAIRPERSON: All in favor, say, "Aye".

25 BOARD MEMBERS: Aye.

1 THE CHAIRPERSON: Any opposed?

2 Hearing none, motion passed and it's tabled
3 until the next meeting.

4 Next item.

5 MR. TISEO: 766.

6 MR. BOLEK: This one should have been also
7 one because I just finished this yesterday.
8 766 Pensacola posted 5-8 of '14. This property should
9 be removed from the list, as I did the final inspection
10 yesterday and it just didn't get on here that this
11 should have a C of C issued for it.

12 THE CHAIRPERSON: I make a motion to take it
13 off the list for compliance.

14 MR. STEWART: I'll second that.

15 THE CHAIRPERSON: There's support. All in
16 favor, say, "Aye".

17 BOARD MEMBERS: Aye.

18 THE CHAIRPERSON: Any opposed?

19 MR. TISEO: There was lot of work done in
20 this house in less than a couple of months.

21 MR. BOLEK: Oh, he's been working on it
22 longer than that.

23 MR. TISEO: Oh, okay. I'm looking at the
24 3-28 photo.

25 MR. BOLEK: Oh.

1 MR. TISEO: In comparison to the 5-08 photo.

2 MR. BOLEK: Oh, yeah.

3 THE CHAIRPERSON: I remember these guys.

4 Next item, please.

5 MR. BOLEK: 286 Raeburn.

6 286 Raeburn posted 5-8 of '14. This is a
7 vacant structure, boarded by others, siding's being
8 stripped, debris. But the Oakland County actually
9 cleaned it up, electric meter off, gas meter off.

10 This gentleman had a Property Maintenance
11 Inspection conducted on 1-14 of '14. And the owner
12 called back to say it was going to be too expensive to
13 proceed, he's walked away from it.

14 So we would recommend that it remain on the
15 demolition list.

16 MR. TISEO: I'll make a motion for
17 demolition.

18 MR. STEWART: I'll second that.

19 THE CHAIRPERSON: There's support by Kevin.
20 All in favor, say, "Aye".

21 BOARD MEMBERS: Aye.

22 THE CHAIRPERSON: Any opposed?

23 Hearing none, motion passes.

24 Next item.

25 MR. BOLEK: 835 Robinwood.

1 THE CHAIRPERSON: Go ahead.

2 MR. BOLEK: 835 Robinwood posted 5-8 of '14.
3 This is a vacant, abandoned structure, broken windows,
4 rotted soffits and fascia, debris, unkempt, electric
5 meter is new, gas meter was on. They were working
6 without permits, posted on 11-5 of '13. A Property
7 Maintenance Inspection was pulled on 1-30 of '14. The
8 inspection was conducted on 4-16 of '14. All permits
9 were needed. The owner's working on obtaining permits
10 or not? Do you have --

11 MS. BEASLEY: I just have Property
12 Maintenance Inspection, no permits pulled.

13 MR. TISEO: It's not a --

14 MR. BOLEK: He has -- he has -- he's been in,
15 like, six times in the last week, trying to -- bringing
16 the plans that he's supposed to do and they're never
17 quite sufficient. So I would actually recommend that
18 we postpone this because he's working hard at trying to
19 get this done. He just needs a little help.

20 MR. TISEO: Okay. I'll make a motion to
21 table this.

22 THE CHAIRPERSON: I support.

23 MS. HOFMEISTER: This house is for sale on
24 the Internet.

25 MR. BOLEK: Really?

1 MS. HOFMEISTER: I keep track of that stuff.

2 MR. TISEO: Well, let's see what happens.

3 MS. HOFMEISTER: Okay.

4 MR. TISEO: It looks like it's moving along,
5 especially, yeah.

6 THE CHAIRPERSON: I make -- okay. So is
7 there a motion?

8 MR. TISEO: I tabled. Did somebody second
9 it?

10 THE CHAIRPERSON: I supported it. Is there
11 an -- I wanted to make one comment, too. They should
12 have that --

13 MS. HOFMEISTER: I second it.

14 THE CHAIRPERSON: -- these trees looked at.
15 That might cause a gas leak.

16 MR. BOLEK: Oh, yeah, he's -- we're -- he
17 knows.

18 THE CHAIRPERSON: Okay. Good.

19 MR. BOLEK: Yeah, he knows.

20 THE CHAIRPERSON: All in favor, say, "Aye".

21 BOARD MEMBERS: Aye.

22 THE CHAIRPERSON: Any opposed?

23 MR. STEWART: Opposed.

24 THE CHAIRPERSON: Kevin opposes but it passes
25 because we have three "yes" votes, correct?

1 MR. TISEO: Yes.

2 THE CHAIRPERSON: Okay. Next item.

3 MR. BOLEK: 210 Sanderson Avenue.

4 210 Sanderson posted 5-7 of '14. This is a
5 vacant structure, open to trespass at the rear door,
6 roof leaks, open windows, metals are stripped, rotted
7 windows, boarded windows, debris, unkempt, water was
8 running in the basement. We called United Water to
9 have that disconnected. Loads of debris, ceilings are
10 collapsing, gas meter's gone, electric meter's off.

11 We recommend this remain on the demolition
12 list.

13 THE CHAIRPERSON: Okay.

14 MR. TISEO: I'll make a motion for
15 demolition.

16 MR. STEWART: I'll second it.

17 THE CHAIRPERSON: All in favor, say, "Aye".

18 BOARD MEMBERS: Aye.

19 THE CHAIRPERSON: Any opposed?

20 Hearing none, motion passes.

21 Next item.

22 MR. BOLEK: 21 South Shirley.

23 21 South Shirley was posted 5-7 of '14. This
24 is a vacant structure, porches are rotting, boarded
25 windows, roof is rotting, overgrown, debris, unkempt,

1 gas meter's removed, electric meter's removed.

2 We recommend that it remain on the demolition
3 list.

4 THE CHAIRPERSON: I make a motion to keep it
5 on the list.

6 MR. STEWART: I'll second that.

7 THE CHAIRPERSON: Is there support -- or is
8 there a -- vote by saying, "Aye".

9 BOARD MEMBERS: Aye.

10 THE CHAIRPERSON: Any opposed?

11 Hearing none, motion passes.

12 Next item, please.

13 MR. BOLEK: 77 Spokane. 77 Spokane posted
14 5-7 of '14. This is a vacant structure, it's
15 abandoned, interior needs work, debris, unkempt,
16 overgrown, electric meter's off, gas meter's off.

17 We're recommending remaining on the
18 demolition list.

19 MR. TISEO: It looks like we have the other
20 one is also the next item on agenda.

21 MR. BOLEK: That will be 79.

22 MR. TISEO: 79.

23 MS. BEASLEY: Did you say there was a
24 Property Maintenance? Because that was the only thing
25 that I had on there.

1 MR. BOLEK: They're -- it's not on my list.

2 MS. BEASLEY: Okay. Well, there was a
3 Property Maintenance Inspection.

4 MR. BOLEK: There was a Property Maintenance
5 Inspection on this property and then all permits, then,
6 were needed and none have been obtained.

7 THE CHAIRPERSON: Is there a motion?

8 MR. TISEO: I motion for demolition.

9 MR. STEWART: I'll second.

10 THE CHAIRPERSON: Second by Kevin. All in
11 favor, say, "Aye".

12 BOARD MEMBERS: Aye.

13 THE CHAIRPERSON: Any opposed?

14 Hearing none, motion passes.

15 Next item.

16 MR. BOLEK: Next item is 79 Spokane, which is
17 the -- the attachment to that duplex. 79 Spokane
18 posted 5-7 of '14. This is a vacant, abandoned
19 structure, debris, overgrown, unkempt.

20 A Property Maintenance Inspection, then, was
21 also performed on this. All permits were needed, none
22 have been obtained.

23 We're recommending that it remain on the
24 demolition list.

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

1 MR. STEWART: I'll second.

2 THE CHAIRPERSON: All in favor, say, "Aye".

3 BOARD MEMBERS: Aye.

4 THE CHAIRPERSON: Any opposed?

5 Hearing none, motion passes.

6 MR. BOLEK: 575 South Stirling Avenue.

7 575 South Stirling posted 5-8 of '14. This
8 is a vacant, fire-damaged structure, open to trespass
9 in the rear door, holes in the roof from the fire,
10 debris, overgrown, unkempt, electric meter's locked
11 out, gas meter's pulled.

12 I recommend that it remain on the demolition
13 list.

14 THE CHAIRPERSON: Okay. Is there a motion?
15 I'll make --

16 MR. TISEO: I'll make a motion for
17 demolition.

18 THE CHAIRPERSON: I'll support. All in
19 favor, say, "Aye".

20 BOARD MEMBERS: Aye.

21 THE CHAIRPERSON: Any opposed?

22 Hearing none, motion passes.

23 MR. BOLEK: The next item's 381 University
24 Drive.

25 381 University Drive posted 5-7 of '14. This

1 is a vacant structure that's collapsing in the
2 foundation, structure's rotted, open to trespass in the
3 front doors and windows, rotted soffits and fascia.
4 There's several rotted structural members, gas meter's
5 locked out, electric meter's off.

6 This structure needs to remain on the
7 demolition list.

8 THE CHAIRPERSON: Okay. Is there a motion?
9 I'll make a motion for demo. Is there support?

10 MR. TISEO: I'll support.

11 THE CHAIRPERSON: Ben supports. All in
12 favor, say, "Aye".

13 BOARD MEMBERS: Aye.

14 THE CHAIRPERSON: Any opposed?

15 Hearing none, motion passes.

16 Last item.

17 MR. BOLEK: Last item.

18 MR. TISEO: Yeah.

19 MR. BOLEK: 47 Warner Street.

20 47 Warner posted 5-7-14. This is a vacant
21 structure, open to trespass in the doors -- the doors
22 and windows are boarded, actually, fire damaged,
23 siding's being stripped, overgrown, debris, unkempt,
24 gas meter's locked out, electric meter's gone.

25 I recommend it remain on the demolition list.

1 THE CHAIRPERSON: Is there a motion?

2 MR. STEWART: I'll make a motion that it
3 remain on the demolition list.

4 MS. HOFMEISTER: I'll second.

5 THE CHAIRPERSON: Mona seconds. All in
6 favor, say, "Aye".

7 BOARD MEMBERS: Aye.

8 THE CHAIRPERSON: Any opposed?

9 Hearing none, motion passes.

10 Okay. That's the last item. Is there any
11 old business that we need to talk about?

12 I'm hearing none. Is there any new business?

13 MS. HOFMEISTER: I wanted to know about
14 502 North Johnson. That thing has burned to a crisp
15 and I understand Oakland County owns that house now or
16 whatever. How come it's -- and normal -- in ordinary
17 days, it would have come down as an emergency.

18 MR. BOLEK: 502 North Johnson.

19 MS. HOFMEISTER: It's right on the corner of
20 Johnson and Howard. It's a green house, two-story.

21 MR. BOLEK: I got to think a minute. Johnson
22 and Howard.

23 MS. HOFMEISTER: It's on the end of Howard
24 that's past Oakland Avenue -- or I mean at Baldwin.

25 MR. BOLEK: Well, I know we had a collapse at

1 the church on Auburn and -- and Jessie yesterday.

2 MS. HOFMEISTER: Oh.

3 MR. BOLEK: And the -- there was -- they were
4 able to scrape together just enough funds to finish
5 taking that one down because that one was eminent, it
6 had a bowstring truss --

7 MR. TISEO: Okay.

8 MR. BOLEK: -- structure and the center third
9 of the structure collapsed, leaving the ends. So we
10 folded it in on itself today. And that -- that was a
11 stretch, just to come up with funds to accomplish that.

12 MS. HOFMEISTER: So when are the funds
13 available for demolition?

14 MR. BOLEK: Again, we don't have -- we don't
15 have privy to that information. It's Joseph is the
16 only one that has that --

17 MS. HOFMEISTER: Okay.

18 MR. BOLEK: -- time lines of when and where
19 those funds are coming from and how they're spent.

20 THE CHAIRPERSON: All right.

21 MS. HOFMEISTER: Just curious.

22 THE CHAIRPERSON: Okay. So that's the end of
23 those. So is there a motion to adjourn?

24 MR. TISEO: I'll make a motion to adjourn.

25 THE CHAIRPERSON: Support?

1 Do you have support?

2 MS. HOFMEISTER: Oh, I support.

3 THE CHAIRPERSON: Okay. Mona supports it.

4 Okay. So all in favor, say, "Aye".

5 BOARD MEMBERS: Aye.

6 THE CHAIRPERSON: Any opposed?

7 Hearing none, meeting closes at 9:35.

8 (Meeting was concluded at 9:38 p.m.)

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C E R T I F I C A T E

I, Mona Storm, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the meeting, at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of (274) pages, is a true and correct transcript of my said stenographic notes.

Date



Mona Storm
CSR-4460



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