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CITY OF PONTIAC
BOARD OF APPEALS MEETING
MAY 25, 2016
5:00 p.m.

-----)
Agenda:)
)
Petitions from Hearing Officer,)
Building Inspectors,)
Code Enforcement Officers,)
-----)

Show Cause Hearing before a Board of
Appeals at 47450 Woodward Avenue, Pontiac, Michigan, on
Wednesday, May 25, 2016.

PRESENT ON THE BOARD:
Ben Tiseo - The Chairperson of the Board
Chris Onwuzurike
Mona Hofmeister
Kevin Stewart

CITY OF PONTIAC:
Dan Kolbe
Money Jackson
Karol Szklarski
Dave Moran

OTHERS PRESENT:
Sidney Carter Wayne Anthony and Kanovia Sharpton
Cory Harvey Lisa Holloway
Mike Pirzadeh Corey Lambert and Jeff Earls
Steven & Sharon Champa Danny Hill
Teresea & Jasmine Fox
Arnold Gay
Yohannes Bolds
Zebedee Townsend
Ronald Emery
Mary Blair
Frank Walls
Keyonte Clark
Marla Goodfriend

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1 Pontiac, Michigan

2 Wednesday, May 25, 2016

3 5:11 p.m.

4 THE CHAIRPERSON: Good evening. March -- I'm
5 sorry -- May 25th. I'll call the Board of Appeals to
6 order. With that, let's get started with the Pledge of
7 Allegiance. Stand.

8 (Pledge of Allegiance recited by all.)

9 THE CHAIRPERSON: Okay. The procedures that
10 we're going to follow is the same that we've followed
11 for several years. Those of you that are here have to
12 sign in on a sheet; please do so. We will hear your
13 cases first in order that you sign up and then we'll
14 continue with the balance of the agenda items.

15 Please, when you step to the podium, state
16 your name and your address and what relationship you
17 are to the property.

18 Thank you. With that, I'll turn it over to
19 the administration.

20 MR. KOLBE: The first agenda item is 60 -- or
21 56 Matthews.

22 THE CHAIRPERSON: I'm sorry. Do we have a
23 sign-in sheet?

24 MR. KOLBE: Yeah, you should have -- the
25 agenda's -- pass it along, guys. We made, you know, a

1 thousand copies, so.

2 THE CHAIRPERSON: Oh. Thank you. That's all
3 we need.

4 MR. STEWART: One more.

5 THE CHAIRPERSON: Or I'm sorry one more. I'm
6 sorry. I'm sorry. Which one is it?

7 MR. KOLBE: 56 Matthews.

8 MR. SZKLARSKI: 56 Matthews. Date of
9 inspection, 5-12-16. All -- all permits have been
10 issued and finalized.

11 Inspector's recommendation is to dismiss this
12 property.

13 THE CHAIRPERSON: Okay. So everything is
14 fine?

15 MR. MORAN: Looks good.

16 THE CHAIRPERSON: Okay. Do I hear a motion
17 to that effect?

18 Support, please.

19 MR. STEWART: I'll make a recommendation that
20 we dismiss 56 Matthews Street.

21 MS. HOFMEISTER: I'll second.

22 THE CHAIRPERSON: Okay. Any further
23 discussion?

24 Hearing none, all in favor say "aye".

25 BOARD MEMBERS: Aye.

1 THE CHAIRPERSON: No opposed?

2 Thank you. The next one, please.

3 MR. KOLBE: The next one is 122 Murphy.

4 MR. JACKSON: 122 Murphy Avenue, all permits
5 have been pulled and finalized. Recommended for
6 dismissal.

7 THE CHAIRPERSON: Okay. Is there a motion,
8 please?

9 MS. HOFMEISTER: I make a motion we dismiss
10 122 Murphy Avenue.

11 THE CHAIRPERSON: Is there a second?

12 MR. STEWART: I'll second.

13 THE CHAIRPERSON: Any further discussion?
14 Hearing none, all in favor say "aye".

15 BOARD MEMBERS: Aye.

16 THE CHAIRPERSON: Motion passes.

17 Next, please.

18 MR. SZKLARSKI: The next property is
19 311 South Tilden Avenue. Date of inspection, 5-11-16.
20 All permits have been pulled and finalized.

21 Inspector's recommendation is to dismiss this
22 property.

23 THE CHAIRPERSON: Okay. Motion, please.

24 MS. HOFMEISTER: I make a motion we dismiss
25 311 Tilden Avenue.

1 MR. STEWART: I'll second that.

2 THE CHAIRPERSON: Okay. Any additional
3 discussion?

4 Hearing none, all in favor say "aye".

5 BOARD MEMBERS: Aye.

6 THE CHAIRPERSON: Any opposed?

7 None. Motion passes.

8 Next, please.

9 MR. SZKLARSKI: The next property is
10 645 South Telegraph Road. Date of inspection, 5-11-16.
11 No permits have been pulled. It is vacant -- the
12 structure is vacant over 180 days. It is open to
13 trespass, open windows -- elevation. Dilapidated, yes.
14 Soffit and trim, working without permits. Overgrowth,
15 debris, unkempt, broken windows.

16 The inspector's recommendation is to postpone
17 this until the August 17th Board of Appeals hearing --

18 MR. KOLBE: Yeah.

19 MR. SZKLARSKI: -- if a plan -- if a plan and
20 timeline is submitted to the Building Department by
21 June 30th.

22 THE CHAIRPERSON: Okay.

23 MR. STEWART: I have a question for you
24 regarding -- this property is currently for sale,
25 correct?

1 MR. KOLBE: I believe so, yes.

2 MR. PIRZADEH: Yes, in the market for sale,
3 yes.

4 THE CHAIRPERSON: Could you state your name,
5 please.

6 MR. PIRZADEH: My name is Mike Pirzadeh. I
7 am the real estate agent and on behalf of the Shiraz
8 Enterprises and this is what: I'd like to thank the
9 Zoning Board -- Zoning Department and Building
10 Department. They are really working with us. And that
11 we have been -- received the building permit; we are
12 working on that one. And we should get other permits
13 soon. So we are trying to make sure that the property
14 is secure on the outside, the grass has been cut and we
15 are -- we ask for extension next three months and you
16 will see all progress by building permit.

17 MR. KOLBE: The property he's talking about
18 is the property on Golf, the office building on the
19 side, the permits have been pulled on it and it's
20 basically underway and that's one of the things that we
21 talked with the Deputy Mayor. She was advocating that
22 we give a timeframe for a timeline to be submitted to
23 us. And, if that's submitted, then our recommendation
24 is that we give them a time for -- until the August
25 meeting.

1 THE CHAIRPERSON: Oh, okay. So the -- so the
2 request is that this is postponed until the August
3 meeting --

4 MR. KOLBE: Yeah.

5 THE CHAIRPERSON: -- if --

6 MR. KOLBE: If they get a timeline.

7 THE CHAIRPERSON: -- if they submit
8 building --

9 MR. KOLBE: If they submit -- it's just
10 giving a timeline of the work and procedure of what
11 they're going to do with the building by June 30th, our
12 recommendation is to postpone.

13 THE CHAIRPERSON: Okay. So you just want to
14 schedule it?

15 MR. KOLBE: Basically, we want a commitment
16 from them that they're going to be giving us some sort
17 of timeline of what they're going to be doing in the
18 building. They just mowed today; it looks much better.
19 But, again, some sort of commitment from them that
20 they're going to be progressing on this and we're going
21 to give them until the August timeframe to --

22 THE CHAIRPERSON: Have they submitted or
23 shared any documents with you about their plans or
24 layouts or --

25 MR. KOLBE: They've been concentrating on the

1 building next door, the Golf Drive address, and that
2 has basically been taken care of --

3 THE CHAIRPERSON: Okay.

4 MR. KOLBE: -- and now we're pushing to get
5 something on this building here. They have done a lot
6 of boarding up of it since about three months ago or
7 so.

8 MR. PIRZADEH: Yes.

9 MR. KOLBE: But since then a couple of boards
10 have been knocked out and some issues with the --

11 THE CHAIRPERSON: Your plan is that you're
12 going to move forward with the development on this
13 building?

14 MR. PIRZADEH: Yes. And, also, at the same
15 time, I'd like to submit some document that we fix the
16 outside, too, and there's a contractor that specializes
17 in that, that I want him to do it.

18 THE CHAIRPERSON: What is your intention to
19 do with the property; how are you going to develop it?

20 MR. PIRZADEH: Well, right now the property
21 in the market, as I said.

22 MR. KOLBE: We're talking about the Telegraph
23 property.

24 MR. PIRZADEH: 645?

25 MR. KOLBE: Golf is aside.

1 THE CHAIRPERSON: Yes, 645.

2 MR. PIRZADEH: Yes, 645 here on the market.

3 In the last few months, there was a few potential
4 buyers. They came and look at it and -- any of them,
5 they come and look at, they have different proposal
6 that they ask the owner to invest and bring up to code.
7 And we have been working with the development of the
8 Oakland County and they advise us if the bank help you,
9 then we can help you as well. I've been talking with
10 Huntington Bank, Comerica Bank and they told us,
11 because of the building is vacant, it's very hard to
12 get it.

13 So -- but, anyhow, we are trying to look at
14 other sources, moving on. 1056 Golf Drive, bring this
15 one up to code, open up the food market and then, for
16 the other building on Telegraph, we are trying to make
17 sure the outside is safe and grass cut on time and
18 should not have any issue from outside of the building.
19 And then, when we finish this project, we are going to
20 move to the -- to the Telegraph Road as well.

21 THE CHAIRPERSON: Which is the building in
22 question?

23 MR. PIRZADEH: Yes.

24 THE CHAIRPERSON: Any discussion?

25 MR. PIRZADEH: At the same time, if any

1 potentials start to buy it or anybody on the agreement
2 we put, as soon as they sign the agreement, within
3 three to five days they should come to the City and
4 work with the City and do what is required by the City,
5 what permit or whatever necessary to be done.

6 THE CHAIRPERSON: Do you see any problem with
7 getting the City a schedule, a timeline for the
8 development of the property --

9 MR. PIRZADEH: No.

10 THE CHAIRPERSON: -- by the end of June?

11 MR. PIRZADEH: End of June is -- I don't
12 think so because -- the schedule?

13 THE CHAIRPERSON: Just a schedule.

14 MR. PIRZADEH: Yes, it shouldn't have been a
15 problem.

16 THE CHAIRPERSON: Okay. Any discussion on
17 this, then?

18 Do I hear a motion, please?

19 MR. STEWART: I'm making a motion for the
20 postponement until the August 17th meeting.

21 THE CHAIRPERSON: Until the August 17th
22 meeting, if they get the scheduling to the City, to
23 their satisfaction, by June 30th.

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

1 MR. PIRZADEH: Yes.

2 MR. STEWART: By June 30th.

3 MR. PIRZADEH: Yes.

4 MR. STEWART: Okay. I'll make a motion that
5 we postpone this 645 South Telegraph Road until the
6 August 17th meeting.

7 MS. HOFMEISTER: I'll second.

8 THE CHAIRPERSON: Second?

9 Anymore discussion?

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

11 BOARD MEMBERS: Aye.

12 THE CHAIRPERSON: No opposition. Passes.

13 MR. PIRZADEH: Thank you very much.

14 THE CHAIRPERSON: Thank you, sir.

15 MR. KOLBE: 24 Euclid, the next one.

16 THE CHAIRPERSON: I'm sorry?

17 MR. KOLBE: 24 Euclid.

18 THE CHAIRPERSON: 24 Euclid.

19 MR. JACKSON: 24 Euclid Avenue. Date of
20 inspection, 5-1-16. Plumbing permit's needed, building
21 is unkempt, dilapidated, unsanitary, it's open to
22 trespass, garage and basement windows boarded, broken
23 windows, garage, house, basement window, dilapidated,
24 property is overgrown, there's debris, unkempt, animal
25 undermining broken windows, electric meter is on.

1 please.

2 MR. SZKLARSKI: The camper's still in the
3 backyard.

4 MS. TERESEA FOX: We're waiting for someone
5 to pick up the camper.

6 MR. SZKLARSKI: The camper was still in the
7 backyard. The last time we were there, there was tons
8 of debris.

9 MR. STEWART: When was the last time you were
10 there?

11 MR. SZKLARSKI: Two weeks ago.

12 MS. JASMINE FOX: Swipe to the -- that way,
13 left.

14 MR. STEWART: What about the rodents; is
15 there still rodents?

16 MR. MORAN: Yes.

17 THE CHAIRPERSON: I'm sorry. I didn't hear
18 the answer. Has somebody been in the house?

19 MR. KOLBE: Me, too.

20 MR. MORAN: I haven't been in the house since
21 the second visit for my Property Maintenance, which was
22 probably three months ago.

23 MR. STEWART: And that's when you were
24 dealing with the raw sewage in the basement, right?

25 MR. MORAN: Yeah.

1 MS. JASMINE FOX: I have the -- I don't have
2 it with me but I have the receipt for the plumbing that
3 we got done -- not actual plumbing work but to get rid
4 of everything in the basement.

5 THE CHAIRPERSON: I don't understand what the
6 receipt is for. What's the receipt show?

7 MS. JASMINE FOX: We had Acme come out and
8 they snaked the drain in the basement because
9 everything was coming out and that was a while ago now
10 since then.

11 THE CHAIRPERSON: So all of that's been dealt
12 with?

13 MS. JASMINE FOX: Yeah.

14 THE CHAIRPERSON: So there's no more sewage
15 in the basement?

16 MR. STEWART: You know, we dealt with the
17 sewage in the basement at the last meeting. We're
18 talking about all the trash and debris and filth in the
19 yard and animals and all of that; that's where we were
20 at from the last meeting. And we were assured that
21 this would be cleaned up.

22 THE CHAIRPERSON: Yeah.

23 MR. STEWART: So it's not clean and they're
24 making a recommendation that it remain on the
25 demolition list.

1 THE CHAIRPERSON: Yes.

2 MR. STEWART: And we can't -- or at least I
3 can't, in good conscience, say or recommend that they
4 have any more time to clean this up because this is
5 just -- it's ridiculous.

6 THE CHAIRPERSON: This goes back to 2015.

7 MS. JASMINE FOX: Did you look at these
8 pictures?

9 THE CHAIRPERSON: I'm sorry. What?

10 MS. JASMINE FOX: I asked if he looked at the
11 pictures because we've cleaned up a lot. There's a lot
12 gone. You can actually go into the garage now and --

13 THE CHAIRPERSON: Well, I looked at the
14 pictures but it still looks like there's a lot of
15 debris in the house and the garage.

16 MS. TERESEA FOX: And we're still in the
17 process of cleaning all that up. It still takes time
18 but --

19 THE CHAIRPERSON: When did we meet here last,
20 February?

21 MR. KOLBE: Yes.

22 MS. TERESEA FOX: Yeah.

23 MS. JASMINE FOX: You said the main thing,
24 last time, is that you wanted us to work on the outside
25 appearance of the house, the gutters.

1 MS. TERESEA FOX: Which we did. We cut down
2 all the --

3 MS. JASMINE FOX: Mom.

4 MS. TERESEA FOX: What?

5 THE CHAIRPERSON: Okay.

6 MS. JASMINE FOX: The gutters that are off
7 the side of the house we put up Friday.

8 MS. HOFMEISTER: Do we keep bringing them
9 back until it's done; is that what we do?

10 MS. TERESEA FOX: We're in the process of
11 trying to move, so --

12 MR. STEWART: The camper was supposed to be
13 gone. And it's your recommendation that it remain on
14 the demolition list?

15 I'll make a recommendation that 24 Euclid
16 Avenue remain on the demolition list.

17 MS. HOFMEISTER: I'll second.

18 MS. TERESEA FOX: So does that mean we have
19 to leave when we're trying to move? All I'm asking for
20 is until the next meeting and then you can have the
21 house. We just want to be able to move.

22 THE CHAIRPERSON: Well, I don't know -- first
23 of all, this doesn't happen overnight. Any kind of
24 demolition is going to happen over probably several
25 months before they even get started.

1 MS. HOFMEISTER: It's not even going to
2 happen in 30 days.

3 MS. TERESEA FOX: Oh.

4 MS. JASMINE FOX: Last time they said it will
5 be 30 days.

6 THE CHAIRPERSON: That's legally when they
7 can start.

8 MS. TERESEA FOX: Oh, okay.

9 THE CHAIRPERSON: But, given the -- probably
10 the backlog, it's probably more like three to four
11 months.

12 MR. MORAN: Yeah, it will be -- yeah, if it's
13 this year --

14 THE CHAIRPERSON: It will be lucky.

15 MR. MORAN: -- it will be lucky, so --

16 MS. TERESEA FOX: Oh, okay.

17 MR. MORAN: -- it's not like we're going to
18 be in there in a month or so.

19 MS. TERESEA FOX: That's what he told us at
20 the last meeting.

21 MS. HOFMEISTER: You're going to cash in my
22 spirits.

23 THE CHAIRPERSON: Okay. Anymore discussion?

24 Motion is to remain on the demolition list.

25 All in favor say "aye".

1 BOARD MEMBERS: Aye.

2 THE CHAIRPERSON: Motion passes. Thank you.

3 MS. JASMINE FOX: So how will we know when
4 they're going to --

5 THE CHAIRPERSON: You have to talk to the
6 City. It's a matter of when the funds are available.

7 MR. MORAN: Yeah, just check with us
8 periodically but it's not going to happen in the next
9 three months. So check back with us in a couple months
10 and we can go from there.

11 MR. KOLBE: Meanwhile, you need to be moving;
12 moving to move.

13 MR. KOLBE: Harrison is the next one,
14 193 Harrison.

15 MR. SZKLARSKI: 193 Harrison. Date of
16 inspection, 5-11-16. Plumbing and building permits
17 have expired. It -- the basement window is missing,
18 pile of debris in the rear, need to add a fence to the
19 permit -- to the building permit.

20 Inspector's recommendation: Postpone until
21 August 17th Board of Appeals hearing for work to
22 progress.

23 THE CHAIRPERSON: So you've seen some
24 progress; is that --

25 MR. KOLBE: He's --

1 MR. MORAN: Yeah, I mean, he's almost done.
2 He's just neglected to finalize these permits so now he
3 has -- I believe he's extended them already.

4 MR. KOLBE: No, he hasn't.

5 MR. MORAN: No?

6 MR. KOLBE: No, they won't extend it until
7 after the meeting.

8 MR. MORAN: Oh, I see.

9 THE CHAIRPERSON: State your name, please.

10 MR. GAY: Yeah, Arnold Gay. I only had to
11 extend one permit. Yesterday, I got -- I got my
12 electrical permit inspection passed, my mechanical
13 passed. I had the plumbing one done the other day
14 where Dave was there but the guy told me one of my
15 shower handles was loose so I tightened it up. He was
16 supposed to come back. He would have passed that that
17 day but he didn't, so --

18 MR. KOLBE: Well, he did. He was there at
19 10:32 because we checked his record and there was no
20 one there to let him in.

21 MR. GAY: Well, he can redo it and come back
22 because I'm done with all of them. All I need him to
23 do is the final inspection, Dave, and then I'm done.

24 THE CHAIRPERSON: Doesn't he have to renew
25 the permit first?

1 MR. KOLBE: Yes.

2 MR. GAY: All I have to do is extend it, \$50,
3 and then I'm done.

4 THE CHAIRPERSON: Sounds like he's ready to
5 go; is that it?

6 MR. KOLBE: You know, he's progressing;
7 that's it. The other thing he has to do is, there's a
8 fence put up in the backyard that there's no permit
9 for.

10 MR. MORAN: So he needs to add that to his
11 building.

12 MR. KOLBE: So he needs to add it to his
13 permit.

14 MR. SZKLARSKI: We're waiting for the
15 extending approval and then he can extend his permits.

16 MR. STEWART: How long have you owned this
17 property, sir?

18 MR. GAY: Probably two years.

19 MR. STEWART: Two years?

20 MR. GAY: I mean, I'm about done. I'm going
21 to be done in the next couple days.

22 THE CHAIRPERSON: So it sounds like there's
23 been some good progress.

24 MR. GAY: Oh, yeah. I'm almost done. I done
25 redid the whole house. I just -- all I got to do is

1 just extend it, it's over, they come check it.

2 MR. STEWART: I make a recommendation that
3 193 Harrison Street be postponed until the August 17th,
4 2016 meeting.

5 MS. HOFMEISTER: I'll second.

6 THE CHAIRPERSON: Okay. Any further
7 discussion?

8 All in favor say "aye".

9 BOARD MEMBERS: Aye.

10 THE CHAIRPERSON: Motion passes. Thank you,
11 sir.

12 MR. GAY: Oh, okay. You have a good day.

13 MR. KOLBE: Next one is 585 West Kennett.

14 MR. JACKSON: 585 West Kennett, commercial
15 structure. Date of inspection, 5-12-15. Electrical
16 permit was issued August 6, 2015. Building's vacant
17 and abandoned vacant over 180 days, open to the
18 elements, hole in roof, boarded and overgrown,
19 dilapidated, unkempt, overgrown, interior trashed,
20 electric and gas meters are gone.

21 Inspector's recommendation is postponement to
22 the August 17th 2016 Board of Appeals hearing as plans
23 were received.

24 MR. KOLBE: We got a very preliminary plan of
25 what they're doing. They talked to them at -- items

1 that's going to be needed to add to the blueprints in
2 order to go in for a building permit itself but they're
3 showing that they are making some serious progress in
4 getting to a point of a building permit.

5 The electrical permit that was issued was for
6 electrical service, to get some lights on so they could
7 see what's going on inside.

8 THE CHAIRPERSON: Okay. But the plans were
9 sufficient enough to demonstrate --

10 MR. KOLBE: Yeah. And there was very few
11 things needed to be done to the plans in order to turn
12 them into --

13 THE CHAIRPERSON: -- something for approval
14 process.

15 MR. KOLBE: Correct. Show where the
16 bathrooms are located, need a Mott sink and drinking
17 fountain somewhere on the plans and the electrical and
18 mechanical that he had to be showing what's going on
19 with those. But, other than that --

20 THE CHAIRPERSON: Is this the site plan
21 approval process or is this --

22 MR. KOLBE: No, the site plan was approved.

23 THE CHAIRPERSON: Okay.

24 MR. KOLBE: It's, you know, going to be
25 expiring. That's why it's very crucial that they get

1 these blueprints in. And, basically, you know, the
2 Planning's recommendation was, if he's got the permit
3 pulled before the next meeting or, you know, hopefully
4 it's going to be more by the end of the month, that
5 site plan approval will be extended until that time.

6 If he doesn't have it taken care of, he'll be
7 back through the process of a Planning -- you know --
8 Commission and getting approval through that whole
9 process again. So we're trying to get him to push
10 through and get this building permit applied for.

11 THE CHAIRPERSON: State your name, please.

12 MR. BOLDS: Yohannes Bolds, CEO, Take One
13 Community Program and for 585 West Kennett.

14 THE CHAIRPERSON: What is your intended use
15 for the property, sir?

16 MR. BOLDS: For a community center.

17 THE CHAIRPERSON: Community center.

18 MR. STEWART: And, if I may add, I drive
19 through there. I haven't noticed any debris. Are they
20 dumping over there?

21 MR. BOLDS: Somebody dumped in the back
22 corner.

23 MR. STEWART: Oh, it must not be visible
24 through Kennett.

25 MR. BOLDS: No, we get it up. And every time

1 we get it up -- we're going to get a gate so we can try
2 to put back there.

3 THE CHAIRPERSON: Okay.

4 MR. BOLDS: Because they are putting --

5 MR. STEWART: Okay. It's in the back, then.
6 Okay. Because I didn't see it from Kennett, any --

7 MR. BOLDS: Yeah.

8 MR. STEWART: Because I ride through there.

9 MR. BOLDS: What we did, we cleaned up our
10 part and then down by Kumar's down because they're
11 dumping down there, too. So we clean and I cut all of
12 it, even their part, so people can walk up their way.

13 MR. KOLBE: They're kind of restricted on
14 what they can do back there to keep people out and it's
15 a shame because they still have to have had some fire
16 access.

17 THE CHAIRPERSON: Hopefully, when it gets
18 occupied, that that issue will go away.

19 MR. STEWART: I make a recommendation that
20 585 West Kennett be postponed until the August 17th
21 meeting.

22 MS. HOFMEISTER: I'll second.

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

25 BOARD MEMBERS: Aye.

1 THE CHAIRPERSON: No opposed. Motion passes.

2 Thank you, sir.

3 MR. BOLDS: All right. Thank you. And I'll
4 get that information to you.

5 THE CHAIRPERSON: Thank you.

6 Next, please.

7 MR. SZKLARSKI: 32 South Paddock.

8 32 South Paddock. There's two single-family
9 homes on one property. Date of inspection, 5-12-16.
10 All permits are expired. Front house is vacant, rear
11 house is vacant for over 180 days. There are broken
12 windows have been boarded up by the owner, rotted
13 doors, garage and roof are in bad condition, is a
14 nuisance, overgrowth, debris, unkempt, broken windows,
15 gas meter on the rear is off, gas meter on the front
16 house is on -- or I'm sorry electric meters are on, gas
17 meter is off and gone on both houses.

18 Recommendation -- Inspector's recommendation,
19 to keep on the demolition list as there are no permits
20 active and no progress being made.

21 THE CHAIRPERSON: And the permits that were
22 issued, they have expired?

23 MR. KOLBE: Yeah.

24 THE CHAIRPERSON: When did they expire?

25 MR. KOLBE: Months and months ago. They

1 should have been renewed at the last meeting and they
2 never were.

3 MR. STEWART: And, at the last meeting, he
4 was supposed to pull all of the permits.

5 THE CHAIRPERSON: State your name, please.

6 MR. TOWNSEND: Zebedee Townsend.

7 THE CHAIRPERSON: You're the owner?

8 MR. TOWNSEND: Yes. Yes.

9 THE CHAIRPERSON: Can you give us an update
10 why this work has not been done?

11 MR. TOWNSEND: Well, you all had me, up
12 there, get in contact with some programs, up there,
13 that would help me, up there, with some of the -- the
14 two repairs to, like, the electrical and -- and the
15 plumbing. And -- up there. And I got, like, places --
16 I even got an appointment for tomorrow. I brought some
17 of the -- the things that I had put in applications, up
18 there. Some of the other ones haven't contacted me yet
19 about my appointment date but then I had a couple of
20 them that had to be rescheduled.

21 I got altogether ten -- ten, up there,
22 applications in, up there, two of them for -- as far as
23 tax problems, up there, and the -- and then one that I
24 got to submit now and mail out, up there. Because they
25 wanted more information. But I got five -- five of the

1 ones, up there, that waiting for --

2 THE CHAIRPERSON: So you're -- you're
3 submitting applications to locate funds in order to do
4 the work on the house; is that what I understand you're
5 doing?

6 MR. TOWNSEND: Yeah, for -- for the plumbing
7 that -- up there -- I need to have done. I went to
8 them, to all these programs, up there, that was
9 helping. One of them, I got an appointment 3:00
10 tomorrow. Because, see, some of the -- some of the
11 programs, up there, told me when I came to this last --
12 the last meeting that, when I came up there to the
13 meeting, up there, that they had ran out of funds.

14 And they told me, when I would be able to, up
15 there, re-sub -- like three of them have to be
16 resubmitted because they didn't have the funds, they
17 work with something else but I have to resubmit them,
18 up there.

19 But the other five is still -- still in right
20 now. Again, I'm going -- they starting to call me for
21 appointments to come in to see them and I brought some
22 of the -- the letter that they -- they had sent me, up
23 there, with them.

24 THE CHAIRPERSON: Let me ask a question of
25 administration here. Do we know the scope of the work

1 that needs to be done? I mean, if permits were
2 issued --

3 MR. KOLBE: Not all of them.

4 THE CHAIRPERSON: -- we know. I understand
5 the scope of the work. Is this for both houses or just
6 the one?

7 MR. KOLBE: It's -- there are different
8 permits needed for each house. The --

9 MR. TOWNSEND: And they told me to take care
10 of the --

11 THE CHAIRPERSON: This only had one address
12 on it, 32. You can't have the same address on
13 different ones.

14 MR. KOLBE: The other one has actually got
15 1 Quick is what they're referring to it as. But it's
16 two houses on one parcel.

17 THE CHAIRPERSON: Yes. That, I understand.

18 MR. KOLBE: And they basically named the
19 driveway Quick. So the back house became 1 Quick.

20 THE CHAIRPERSON: It has a different address?

21 MR. KOLBE: Yeah.

22 MR. TOWNSEND: And, to the gentleman in the
23 blue shirt, up there, that had a comment about -- about
24 the same thing that, when they sold a house, up there,
25 that I never did know. If it wasn't for, like, the

1 other gentleman on the end and a few other ones, up
2 there, I wouldn't have never knew that -- about the
3 problem with the back house as well.

4 MR. KOLBE: He bought the property from
5 Oakland County --

6 THE CHAIRPERSON: Yes.

7 MR. KOLBE: -- Auction and inherited both
8 houses when he bought it.

9 THE CHAIRPERSON: I guess I'm still trying to
10 understand what the scope of the work is.

11 MR. KOLBE: The front --

12 THE CHAIRPERSON: I mean, is it terrible on
13 the inside?

14 MR. MORAN: I hadn't been in this house.
15 This Property Maintenance Inspection was done back in
16 2014.

17 THE CHAIRPERSON: And we don't have a record?

18 MR. TOWNSEND: The only thing is the plumbing
19 and the hot water tank.

20 MR. MORAN: Building, plumbing, electrical
21 permits were required, miscellaneous framing, drywall
22 repairs, windows, cabinets, finishes, et cetera, those
23 were the only notes that were made back in 2014 by the
24 inspector back then.

25 THE CHAIRPERSON: So we don't know the extent

1 of the plumbing?

2 MR. MORAN: I have not seen the inside of
3 either one of these houses, just the exterior.

4 MR. STEWART: Can we have him submit what he
5 has to see if he can maybe sway some people here, as it
6 relates to his property being demolished? Because, you
7 know, that's where I'm at with this. I'm -- I'm really
8 like --

9 THE CHAIRPERSON: Here's our -- here's --

10 MR. STEWART: -- where I'm going to move
11 forward.

12 THE CHAIRPERSON: Here's our discussion here:
13 Is that you're here again asking for an extension so
14 that you can have some time to locate funds in order to
15 repair the house; is that my understanding?

16 MR. TOWNSEND: Yeah. Because some of the
17 funds that I've been -- up there, I had been using
18 them, like the -- the -- to actually, up there, do some
19 of the work, up there. The electrical, up there, they
20 just added one more little small thing, it needed to be
21 grounded.

22 THE CHAIRPERSON: How much funds are you
23 looking for; \$5,000, \$50,000, any idea what it's going
24 to take?

25 MR. TOWNSEND: I'll say like this, up there:

1 Less than five.

2 MR. STEWART: He has documentation. Is he
3 permitted --

4 THE CHAIRPERSON: You have documentation?

5 MR. STEWART: -- to submit his
6 documentation --

7 MR. KOLBE: Yeah.

8 MR. STEWART: -- for review, please?

9 MR. KOLBE: Yeah.

10 THE CHAIRPERSON: I mean, if you're making
11 progress, we don't want to deny you but it's like it's
12 a broken record.

13 MR. TOWNSEND: Yeah. Because, if it wasn't
14 for me -- I have to -- I would have had the thing for
15 the ground connection but, up there -- but the only
16 problem with that was I used the money, up there, to
17 take care to make a tax agreement, up there, to pay
18 taxes, so --

19 MR. STEWART: But you got some money already?

20 MR. KOLBE: He's losing the houses for back
21 taxes.

22 MR. STEWART: So you already got -- received
23 funds and you've had the money for taxes?

24 MR. TOWNSEND: Yes. I built it up out of my
25 own pocket.

1 MR. STEWART: Funds that were supposed to be
2 used for improvement, you used for taxes?

3 MR. TOWNSEND: No -- well, out of my pocket,
4 yes. I had to, to save the money up. But then, when
5 they brought that up there, they were like -- then I
6 have to take care of that, too. So every time, up
7 there, I get the money, up there -- because I was
8 all -- I would have had at least the electrical this
9 last -- up there, at this meeting, up there, I would
10 have had the electrical done for what I had but, up
11 there, it was like all together.

12 I was told -- told a lie when I came in here.
13 They told me that they couldn't do the other work, I
14 had to give them some more money. And then they
15 contact me later, after this meeting, and say that he
16 made a mistake. And I said, like this, well, I could
17 have, up there, like with 400 -- 400-something dollars,
18 I would have been able -- that ground connection would
19 have been completed for the electrical but then they
20 also add the -- on something about, up there, a laundry
21 room connection, which I don't plan on having a laundry
22 room in the basement because it's too small anyway.

23 MR. STEWART: So your intention --

24 MR. TOWNSEND: But I will have it done.

25 MR. STEWART: Your intentions are to try to

1 maintain or keep both of these properties, correct?

2 MR. TOWNSEND: Yes.

3 THE CHAIRPERSON: And you're going to live in
4 one?

5 MR. TOWNSEND: And now -- yeah.

6 THE CHAIRPERSON: And what are you going to
7 do with the other house?

8 MR. TOWNSEND: Well, up there, as I'm getting
9 older, up there, and more medical problems, my brother
10 was going to move into that one, up there, so he can
11 help me out.

12 THE CHAIRPERSON: So that becomes a rental.

13 MR. TOWNSEND: Hmm?

14 THE CHAIRPERSON: You get into the rental
15 issues with the City, then. Are you aware of that?

16 MR. TOWNSEND: I -- yeah, because him and a
17 few of the other gentlemen said that, once you got a
18 second property, you have to register it as a rental.

19 THE CHAIRPERSON: As a rental property.

20 MR. TOWNSEND: Yeah.

21 MR. STEWART: My next question to you, from
22 the last -- from the previous meeting in February, you
23 were supposed to get -- or have permits pulled or a
24 team inspection. Why wouldn't you have done that just
25 to buy yourself some time so you wouldn't even be here?

1 MR. TOWNSEND: Well --

2 MR. STEWART: And even --

3 MR. TOWNSEND: -- I was still --

4 MR. STEWART: Hold on.

5 MR. TOWNSEND: I needed time for me to --

6 MR. STEWART: Hold on a minute, sir. And
7 give yourself -- buy yourself some time so you wouldn't
8 even be in here for us to even be making a decision on
9 demolishing your property is my question to you.
10 Because, when you left on the last meeting, you assured
11 us that you were going to pull your permits.

12 That would have bought you some time. You
13 wouldn't even probably be in here tonight for us to
14 make a decision on whether or not we're going to knock
15 your property down.

16 MR. MORAN: There were only two permits
17 pulled. They were both pulled in 2015. The building
18 permit pulled in July, electrical permit --

19 MR. TOWNSEND: And then they didn't renew my
20 other one; they said that I had to come to the meeting.

21 MR. MORAN: And, also, an electrical permit
22 was pulled in July. The last rough inspection on the
23 property was done in October and it was disapproved.

24 MR. TOWNSEND: Yeah, because of the ground.

25 THE CHAIRPERSON: So the next step, do we

1 have to have another Property Maintenance Inspection?

2 MR. KOLBE: No.

3 THE CHAIRPERSON: No? So it's just a matter
4 of extending the permits -- well, they're expired.
5 Does he have to resubmit for a new?

6 MR. KOLBE: A building permit for the back
7 house needs to be pulled. A plumbing permit for the
8 front house needs to be pulled. A mechanical for the
9 back house needs to be pulled. So we told him before,
10 get one of the houses done.

11 MR. TOWNSEND: That's what they told me, up
12 there. That's what I've been doing with the other but
13 then there's other stuff that keeps coming up. Because
14 most of the time I didn't know some of the information,
15 up there. Then I find it out here, then --

16 THE CHAIRPERSON: That's a separate
17 discussion. Do you understand the importance of
18 getting the permits pulled? That's the key to this.
19 Then the next step is to find the funds.

20 MR. MORAN: Well, work hasn't progressed;
21 that's the bottom line.

22 THE CHAIRPERSON: Yes.

23 MR. MORAN: If you don't have the funds to
24 pull permits, I don't know where the funds are going to
25 come from, long-term, for the work that needs to be

1 improved on.

2 MR. TOWNSEND: Like I say, I'm not going to
3 find out some of the other until I go to -- to these
4 meetings that they scheduling for me now. Like, the
5 lady Melissa, up there, I got an appointment with her
6 she had to cancel. I probably would have had come in
7 here with better -- better news but she had to cancel
8 because she had a -- a family problem that they -- and
9 she only comes in from Tuesday to Friday.

10 THE CHAIRPERSON: Okay. I understand.

11 MR. TOWNSEND: And her supervisor called me
12 Monday to let me know that -- up there, that she would
13 be --

14 THE CHAIRPERSON: I understand. Does
15 somebody have an answer to my question?

16 How much is it going to cost for the permit?

17 He can have those back.

18 Any idea; 500,000?

19 MR. KOLBE: To renew the -- no, to renew the
20 building permit on the front house, it is going to be
21 \$50. The back house, I don't know how much work is
22 involved; it's based on the cost of the construction.
23 The first thousand dollars, whether it's going to be
24 \$110, it's \$20 for every thousand or portion
25 thereafter.

1 MR. TOWNSEND: Yeah. And they -- and, also,
2 up there, they have me, up there, two of my
3 applications, up there, which -- from Melissa, I had to
4 go around and see a tax lady that said that they was
5 going to help me straighten out that problem because
6 they said --

7 THE CHAIRPERSON: How much back taxes are
8 owed?

9 MR. TOWNSEND: -- say -- it's \$3,000.

10 MR. STEWART: My question to you, when you
11 purchased this property at the County, okay, all the
12 taxes were paid, right?

13 MR. TOWNSEND: Yes. Up there, when I got it,
14 up there, then, up there, I had to wait for the
15 paperwork. When I got the paperwork, there was some
16 taxes owed on it then.

17 MR. STEWART: After you bought the house?

18 MR. TOWNSEND: Because they told me not to --
19 they told me not to take over possession of it.

20 MR. STEWART: That's your next tax season
21 that --

22 MR. TOWNSEND: Because I didn't get the -- I
23 didn't get the paperwork, up there, for a minute
24 because that's the problem.

25 MR. STEWART: You know you owed tax on it.

1 You owned it, it was your property.

2 MR. TOWNSEND: Yeah, but I haven't received
3 ownership papers on it and they said like this,
4 "Don't -- don't go messing with the property or nothing
5 like that until you receive the paperwork." And when I
6 received the paperwork --

7 MR. STEWART: You supposed to be -- you
8 supposed to have some -- some permits pulled --

9 MR. TOWNSEND: Well, at that time --

10 MR. STEWART: -- for you to be here.

11 MR. TOWNSEND: At that time, when I first got
12 the property --

13 MR. STEWART: We told you that we needed you
14 to get some permits pulled for this property so --

15 THE CHAIRPERSON: Okay.

16 MR. STEWART: What's the date on that letter
17 that you have, sir?

18 THE CHAIRPERSON: It's May -- May 11th.

19 MR. TOWNSEND: No, up there. And my
20 appointment -- my appointment is, up there, for
21 tomorrow at 3:30, the first one.

22 THE CHAIRPERSON: Okay. Sir, if you can go
23 back to the podium.

24 MR. STEWART: I'm going to make a
25 recommendation that we postpone this for this

1 gentleman, 32 South Paddock and 1 Quick.

2 THE CHAIRPERSON: And are you looking at
3 something to happen by a certain date?

4 MR. STEWART: Most definitely within the next
5 30 days that this gentleman has permits pulled. And
6 you're saying on one of the properties?

7 MR. KOLBE: We're basically saying, you know,
8 as we pointed out, that one of them may become a
9 rental. So, if you got one of them done and a renter
10 in, now you've got some income to get the other one
11 going.

12 MR. STEWART: Sir, I'm going to suggest to
13 you, whomever you're using, as far as helping you
14 rehabilitate this property, that you meet with them and
15 you kind of configure and work your numbers to see
16 which property is more feasible for your budget so that
17 you can get your permits pulled and within the next --

18 THE CHAIRPERSON: At least one of them.

19 MR. STEWART: Within the next 30 days. What
20 I'm going to do is make a recommendation that both
21 32 South Paddock and 1 Quick be postponed until the
22 August meeting.

23 And, when you come back in here, sir, I would
24 only ask that you have done your due diligence and pull
25 permits on one of these -- on one of those two

1 properties. And, if not, we're going to make a
2 decision on where we're going to go from there. Okay?

3 MR. TOWNSEND: Okay.

4 THE CHAIRPERSON: Do you understand?

5 MR. STEWART: All right.

6 THE CHAIRPERSON: Was that -- that was a long
7 motion.

8 MR. STEWART: Yeah, it was a long --

9 THE CHAIRPERSON: Is there a second, please?

10 MS. HOFMEISTER: I second.

11 THE CHAIRPERSON: Any additional discussion?
12 Hearing none, all in favor of postponement
13 say "aye".

14 BOARD MEMBERS: Aye.

15 THE CHAIRPERSON: Favored. Please get it
16 done by the next meeting.

17 MR. TOWNSEND: Okay.

18 THE CHAIRPERSON: Thank you.

19 MR. TOWNSEND: Thank you.

20 MR. KOLBE: 100 Pinegrove.

21 MR. JACKSON: 100 Pinegrove Street, single
22 family structure. Date of inspection, 5-12-16.
23 Building permit issued 9-16-15. Deteriorated
24 structure, open to elements, soffits, roof, trim,
25 basement and south elevation window broken out.

1 Dilapidated roof, soffits and trim rotted, foundation
2 cracking, front right corner, attractive nuisance,
3 unkempt, broken windows, gas and electric meters are
4 on.

5 Inspector's recommendation: Postponement
6 until the August 17, 2016 hearing as work is
7 progressing.

8 MR. KOLBE: They've started working on the
9 roof, final.

10 THE CHAIRPERSON: Yeah, I noticed that.

11 MR. STEWART: Are the pigeons gone?

12 MR. EMERY: I still got the -- I still got
13 the pigeons up there but I do got --

14 MR. STEWART: It's a lot of them.

15 THE CHAIRPERSON: Would you state your name,
16 please. I'm sorry.

17 MR. EMERY: Oh. My name is Ronald --
18 Ronald Emery and I've been there for a while. Well, I
19 haven't had the roof permit pulled and I've had the
20 Property Maintenance Inspections. I do got people
21 working on the house right now; they are making some
22 decent progress on the roof. The guy that's supposed
23 to be doing the shingles is supposed to come back at
24 the end of the first week of June.

25 I've been having a lot of problems with this

1 hundred percent sure. I'm hoping -- I'm hoping to at
2 least get the roof done, the roof work, roof shingles.
3 Because the whole thing's got to be done, as far as the
4 shingles, everything.

5 THE CHAIRPERSON: What's the balance for the
6 Property Maintenance Inspection; is there a lot of
7 interior work that needs to be done?

8 Is there plumbing and electrical?

9 MR. EMERY: Not on the upper floor. There
10 was, like, three rental units upstairs that are not
11 occupied.

12 THE CHAIRPERSON: Is this going to be a
13 rental property?

14 MR. EMERY: Well, I was renting them, prior,
15 back in early 2000 -- well, from '94 until like the
16 middle of 2000. But, to be honest with you, I've fixed
17 the stuff up 15 times in five years. You know, I -- it
18 was more problems than what it was worth, to be honest
19 with you. And --

20 THE CHAIRPERSON: Does that mean you're not
21 going to rent it?

22 MR. EMERY: Well, no, I really don't intend
23 on renting it right now. I have my little brother,
24 my -- one of my brothers moved in with me, he's helping
25 me with repair on the house.

1 But, at this particular second, I'm not
2 really --

3 THE CHAIRPERSON: Does that mean you're going
4 to live in the house?

5 MR. EMERY: Oh, I've been living there for 22
6 years. 22 years --

7 MR. KOLBE: He's occupying the lower level.

8 THE CHAIRPERSON: And the lower level's okay?
9 Did the Property Maintenance Inspection show
10 any issues that have to be taken care of on the lower
11 level?

12 MR. MORAN: Yeah, there's a lot of stuff on
13 the lower level that needs to be addressed.

14 MR. EMERY: Yeah.

15 MR. MORAN: A lot of belongings.

16 THE CHAIRPERSON: Storage?

17 MR. MORAN: Collectibles, storage. I
18 couldn't even get into the front room.

19 MR. STEWART: Vehicles.

20 MR. EMERY: I've had some water damage on --
21 on my level and I got most of my stuff jammed -- I
22 mean, I'm using a third of the actual living space and
23 everything's in it because of the previous water
24 damage. And it's been like that for over a year now.

25 Well -- and, like I say, but I have paid that

1 right now. But I have got a phone call from him. I
2 know his father's number. I don't know his father. I
3 don't know these people. They're friends of the people
4 I work for, supposedly.

5 THE CHAIRPERSON: Do you think you could put
6 the pressure on the people you work for, because they
7 recommended him, to get this guy moving?

8 MR. EMERY: Well, he's supposed to -- like I
9 say, he's supposed to be back at the end of -- the
10 first week of June and he said he's going to come over
11 and finish the shingle job a hundred percent.

12 And, like I said, I do have people over to do
13 the roof. I'm hoping to get the overhang squared, as
14 far as --

15 MR. STEWART: What about the windows in the
16 back; was there a couple windows that were out that the
17 pigeons were able to get in?

18 MR. EMERY: No, no, there's no -- no way the
19 pigeons can get in. Actually, any broken glass -- I
20 got one broken pane in the basement.

21 MR. STEWART: I thought it was in the back.

22 MR. EMERY: No, it's in the basement. It is
23 barred off. The whole window's got the security bars
24 on there.

25 MR. STEWART: What about the vehicles in the

1 yard, sir?

2 MR. EMERY: I haven't worked on those yet.
3 They do run.

4 MR. STEWART: When are we -- what are you
5 going to do with the vehicles?

6 MR. EMERY: Excuse me?

7 MR. STEWART: What are you going to do with
8 the vehicles? I'm just asking. Clean the place up.
9 At least clean the place up.

10 MR. EMERY: Yeah, it does run. Actually, I
11 got a trans leak. When I start the van, when it runs,
12 it takes about 15 minutes and the thing starts leaking
13 trans fluid. It's from the radiator. I've already
14 replaced all the cooling element --

15 MR. STEWART: You got a motor home, a pop-up
16 in there, too, right?

17 MR. EMERY: Excuse me?

18 MR. STEWART: You got a pop-up motor -- like
19 a trailer, too?

20 MR. EMERY: Yes. Yes, I do.

21 MR. STEWART: I mean -- I mean -- I mean, you
22 got issues on the inside and the outside of the
23 property, Man. So --

24 You're making a recommendation that we
25 postpone this?

1 MR. KOLBE: Because they were progressing on
2 the work; that was the only reason.

3 MR. STEWART: I make a recommendation that
4 100 Pinegrove Street be postponed until the August 17th
5 meeting with the conditions that you, at least, clean
6 the yard.

7 MR. EMERY: Well, yeah.

8 MR. STEWART: Clean your yard up.

9 MR. EMERY: Okay.

10 MR. STEWART: Some of that debris out of the
11 yard. Okay?

12 MR. EMERY: Okay. Sounds like a plan.

13 MS. HOFMEISTER: And the cars.

14 THE CHAIRPERSON: Is there a second, please?

15 MS. HOFMEISTER: And the cars; you got to do
16 something with the cars.

17 MR. EMERY: Okay.

18 MR. STEWART: They're not -- they are not
19 licensed, are they; are they titled, licensed?

20 MR. EMERY: Well, no. They're not licensed
21 at this time, no.

22 THE CHAIRPERSON: Is that -- is there a
23 second, please?

24 MS. HOFMEISTER: I second. But the cars have
25 to go, too.

1 THE CHAIRPERSON: Cars have to go, too --

2 MR. EMERY: Okay.

3 THE CHAIRPERSON: -- part of the motion?

4 MR. STEWART: Yeah, clean that up.

5 THE CHAIRPERSON: Any further discussion?

6 Hearing none, all in favor of the motion say

7 "aye".

8 BOARD MEMBERS: Aye.

9 THE CHAIRPERSON: No opposed. Motion passes.

10 Thank you.

11 MS. HOFMEISTER: He could sell those cars or
12 donate them.

13 MR. KOLBE: And 654 North Perry.

14 MR. SZKLARSKI: 654 North Perry. Date of
15 inspection, 5-12-16. The -- this house is vacant for
16 over 180 days, is dilapidated, unkempt, debris, front
17 porch is missing, handrails and guardrails.

18 Inspector's recommendation: To postpone
19 until August 17th Board of Appeals hearing as work
20 progresses. There are no permits issued -- or all
21 permits are expired at this time.

22 MR. KOLBE: They just expired as of today --
23 or -- Dave may be able to help you. It's mainly
24 because she did a lot of work on the outside.

25 THE CHAIRPERSON: Yeah, I noticed that.

1 MR. KOLBE: The outside is looking relatively
2 respectful.

3 MR. STEWART: Can you --

4 THE CHAIRPERSON: Your name, please.

5 MS. BLAIR: Mary Blair.

6 MR. STEWART: May I ask why -- what happened
7 with the permits, why they expired, were you --

8 MS. BLAIR: I -- didn't I extend the building
9 permit?

10 MR. KOLBE: Dave?

11 MS. BLAIR: It was --

12 MR. MORAN: Building permit has --

13 MR. KOLBE: They pulled, like, today --

14 MR. MORAN: Yeah, the 22nd.

15 MR. KOLBE: Yeah.

16 THE CHAIRPERSON: Three days ago?

17 MR. KOLBE: Right.

18 THE CHAIRPERSON: So they expired?

19 MR. MORAN: No, they just renewed it.

20 THE CHAIRPERSON: I'm sorry. They just
21 renewed it --

22 MR. MORAN: Uh-huh.

23 THE CHAIRPERSON: -- on the 22nd, okay. So
24 what, is there a six-month extension?

25 MR. KOLBE: Three months.

1 THE CHAIRPERSON: Three months?

2 MR. KOLBE: It basically will expire at the
3 next meeting is what they typically --

4 MR. STEWART: What happened with the work,
5 ma'am; why has it stopped?

6 MS. BLAIR: It hasn't stopped. We've been
7 working on the outside.

8 THE CHAIRPERSON: How much needed to be done
9 on the inside?

10 MS. BLAIR: I'm ready for the rough plumbing
11 and electrical. I just got to get ahold of the plumber
12 and the electrician.

13 THE CHAIRPERSON: Oh. So there's quite a bit
14 of work that needs to be done on the inside, then? If
15 you're waiting for rough.

16 MS. BLAIR: Yes.

17 THE CHAIRPERSON: Do you have drywall to put
18 on or --

19 MS. BLAIR: There's no -- there's only one
20 spot where there isn't drywall.

21 THE CHAIRPERSON: Okay.

22 MS. BLAIR: And it's where the plumbing was
23 going up through the second floor.

24 THE CHAIRPERSON: So the recommendation is to
25 postpone until the August -- where do you think you'll

1 be at our August meeting?

2 MS. BLAIR: I'm going to have it done by
3 August.

4 THE CHAIRPERSON: Is that realistic or is
5 that just --

6 MS. BLAIR: Yeah.

7 THE CHAIRPERSON: -- a wish?

8 MS. BLAIR: No, it's -- I'm going to get it
9 done by August.

10 THE CHAIRPERSON: Okay.

11 MS. HOFMEISTER: Okay.

12 THE CHAIRPERSON: It looks like there's
13 progress.

14 MR. STEWART: I'm not satisfied. I'm not
15 satisfied at all.

16 THE CHAIRPERSON: Can you share your --

17 MR. STEWART: I'm not satisfied with this
18 property and I'm not satisfied with her property on
19 Oneida. I'm going to let the record stand, I'm not
20 satisfied with this property and I'm disgusted with the
21 property on Oneida.

22 MS. BLAIR: I'm working on that one, too.

23 MR. STEWART: But we're not here to discuss
24 Oneida. And so let the record reflect -- let the
25 record stand, I live on Oneida.

1 MS. BLAIR: I know that.

2 MR. STEWART: And I'm not trying to take --
3 take this personal.

4 THE CHAIRPERSON: I guess I should say
5 that -- something earlier in the -- our procedures,
6 since this board make-up is five, a quorum is three and
7 a majority has to approve; that means all three of us
8 tonight would have to vote in one fashion or the other.

9 MR. STEWART: But I'll -- I'll go ahead and
10 I'll make a recommendation that 654 North Perry Street
11 be postponed until the August 17 meeting.

12 MS. HOFMEISTER: I'll second.

13 THE CHAIRPERSON: Okay. Do you understand we
14 really need to see some significant progress?

15 MS. BLAIR: Yes, sir, I do.

16 THE CHAIRPERSON: Okay. Any further
17 discussion?

18 Hearing none, all in favor say "aye".

19 BOARD MEMBERS: Aye.

20 THE CHAIRPERSON: Thank you.

21 MS. BLAIR: Thank you.

22 THE CHAIRPERSON: Motion passes.

23 MR. KOLBE: 546 Bloomfield.

24 MR. JACKSON: 546 Bloomfield Avenue. Date of
25 inspection, 5-11-16. Dilapidated, new windows without

1 permits, soffit and fascia needs paint, attractive
2 nuisance, debris, siding being stripped, needs new
3 porches and steps on front and side, gas meter's gone,
4 electric meter is on.

5 Inspector's recommendation is to remain on
6 demolition list if building permit is not pulled.

7 MR. WALLS: My name is Frank Walls. I'm the
8 owner of 546. Later today I probably wouldn't have
9 been here if I brought this paperwork in earlier.

10 THE CHAIRPERSON: What is that paperwork?

11 MR. WALLS: I've been here a couple times and
12 got help from Rebuild in Oakland County and Habitat.
13 And the fact of the matter is I submitted the paperwork
14 to show that I was on the list to get the work done.
15 It's just been lagging on their time, not my time. And
16 this paperwork, they had me resubmit some papers on
17 3-22-2016. Do you want to see it? I can bring it up
18 here.

19 THE CHAIRPERSON: Sure, yes.

20 MR. WALLS: And it's just, like I was saying
21 in the beginning, now they just not getting started on
22 their work and getting to the -- if you understand what
23 I'm saying. When I came in here last time, you all
24 postponed it until this meeting, which was, you know,
25 the time that is -- they're just starting to do some of

1 the work so it's not me dragging my feet or anything
2 like that, it's just the way they do work.

3 And I would like to ask a question because I
4 didn't know something. Like the soffit on the house
5 need painting, it's not falling off or anything, and I
6 didn't know if I could work on some of this stuff.
7 Since I talked to one of my friends, he was like, "Why
8 don't you just go paint it? It's not like it's
9 raggedy, falling off." And my porches were more so and
10 the siding that was -- there is siding on that house on
11 all four sides but it's hanging on one side.

12 There's just some simple stuff that I didn't
13 know if I could just go ahead without a permit and tack
14 that stuff back together and paint it up.

15 THE CHAIRPERSON: I'd like to ask some
16 questions of Administration. I noticed on the form
17 here a Property Maintenance Inspection was pulled in
18 November of '14 and there's a note that it's approved
19 to live in. Is that related back to the 2014 date?

20 MR. KOLBE: Yeah, there was enough --
21 Dave.

22 MR. MORAN: It shows that the Property
23 Maintenance pulled in 2014 was approved.

24 MR. WALLS: Yeah, there's nothing wrong with
25 the inside of the house.

1 MR. KOLBE: There's more outside issues than
2 inside.

3 MR. WALLS: Right.

4 THE CHAIRPERSON: But this was two-and-a-half
5 years ago.

6 MR. WALLS: Right.

7 MR. MORAN: So we have --

8 MR. KOLBE: And, the last time he was here,
9 it was postponed until May because of the work that was
10 going to have to be done on the outside wasn't going to
11 be able to get done because of the weather. Also, he
12 was looking to get assistance from Rebuilding Together
13 or Oakland County or --

14 MR. WALLS: Habitat.

15 MR. KOLBE: -- Habitat, someone to help
16 financially with it. And I'm assuming he went right
17 after the last meeting and started making applications
18 to them.

19 MR. WALLS: I have the application.

20 MR. KOLBE: That's what I told him --

21 MR. WALLS: I have the application right
22 here.

23 MR. KOLBE: -- I said, "Well, you know, give
24 us a timeline of, you know, when you made submission,
25 to who, when, when did they call back and when did they

1 feel that they would be able to make --" a realistic
2 timeframe of when they could help him with the project.

3 MR. WALLS: Now, I talked to Andrice Reese or
4 Young, I can't re -- on that date that I had to
5 resubmit the paperwork to Rebuilding Oakland County.
6 And she told me the same thing; they don't just give --
7 I've been trying to get copies of stuff and it was a
8 hard time getting the stuff that I did get to qualify
9 at the last meeting because they don't give you
10 paperwork, they just go, "Okay. This is -- this is
11 what we're doing."

12 And, you know, I went around in circles and
13 finally got with Dan here and they gave me a little
14 something to give you the last time that says, "Yes, we
15 do have him. Yes, he is qualified. Yes, everything is
16 a go. We're just waiting on a team to get over there
17 and do the work." And I'm still waiting on that team.
18 So, if I keep calling them, it doesn't make a
19 difference. The lady got mad at me.

20 MR. STEWART: So you have been -- you have
21 been approved for funding?

22 MR. WALLS: Yes, for the work.

23 MR. STEWART: Okay.

24 MR. WALLS: I'm just --

25 MR. STEWART: Okay. Your approval letter is

1 in here?

2 MR. WALLS: No, it's not. They don't have --
3 I brought you the last -- the last meeting I was here,
4 I brought you the stuff that she could give me.

5 MR. STEWART: Right.

6 MR. WALLS: And --

7 MR. STEWART: Well, it says here financial
8 aid work was accepted by Habitat.

9 MR. WALLS: Right.

10 MR. STEWART: What documentation did -- did
11 you provide the City for them to give you --

12 MR. WALLS: The last time they gave a letter
13 that I brought down here and Don was the one that I
14 actually gave it to. I don't know what happened to it.
15 But, at that point in time, it was just a -- a letter
16 saying, "Yes, we give approval for --"

17 MR. STEWART: You submitted that to us?

18 MR. WALLS: Right.

19 MR. STEWART: Okay. So you --

20 MR. WALLS: You know that. Because they
21 don't even give you a letter for approval, actually.
22 They just say, "Yeah, you're approved. But we don't
23 give out a whole bunch of paperwork."

24 MR. KOLBE: The Rebuilding Together, it's a
25 volunteer team that comes in to help with the work.

1 MR. STEWART: Oh, okay. Right.

2 MR. KOLBE: So it's a matter of finding a
3 church team.

4 MR. STEWART: Okay. Right, right.

5 MR. KOLBE: Sometimes Home Depot will do a
6 team. There's different corporations --

7 MR. STEWART: Have you been out on a team?

8 MR. KOLBE: Have I?

9 MR. STEWART: Yeah.

10 MR. KOLBE: Yes, I was a chair of a house --

11 MR. STEWART: I only did one --

12 MR. KOLBE: Yeah.

13 MR. STEWART: -- years ago.

14 MR. KOLBE: And a good friend of mine,
15 because of relocating, he was the head of getting
16 teams. So I was like, "Oh, I didn't realize he was
17 doing Rebuilding Together. I need to call Kurt and
18 find out what he's doing."

19 MR. STEWART: So, if we know the direction
20 that he's going in, why does it say here that we're
21 requesting that it remain on the demolition list?

22 MR. KOLBE: Just because until he came in
23 today at, what, 4:00 --

24 MR. WALLS: Right. Because I didn't know
25 about bringing that in here. I've been waiting on a

1 meeting. Because the last time I was here, you guys
2 said, "We have a meeting, you know, today." I'm not --
3 I was just doing what I was following what I thought
4 was a protocol to come in on today.

5 (Chris Onwuzurike entered chambers.)

6 MR. STEWART: Two weeks ago --

7 MR. WALLS: Right, he just informed me.

8 MR. KOLBE: I try to express to people
9 communication is crucial. Talk to us but don't do it
10 five minutes before the meeting.

11 MR. WALLS: Right. But I just came in and --
12 to sign in for the meeting today and found that out, if
13 you understand what I'm saying. I came in to sign up
14 for the meeting today --

15 MR. STEWART: Sure.

16 MR. WALLS: -- and found out that I could
17 have brought the stuff.

18 MR. STEWART: Okay. I'm going to make a
19 recommendation that 546 Bloomfield Avenue be postponed
20 until the August 2016 meeting.

21 MS. HOFMEISTER: I'll second.

22 MR. WALLS: Now, my other question is, is it
23 okay if I go and take that side -- it's siding there,
24 it's not like it's --

25 THE CHAIRPERSON: It's a repair issue?

1 MR. KOLBE: Yes. I would say yes.

2 Dave?

3 THE CHAIRPERSON: Okay. Sounds like yes.

4 MR. KOLBE: Dave, yes or no?

5 MR. STEWART: You know, and scrape the soffit
6 and paint it. There's nothing wrong with it.

7 MR. MORAN: As long as it's not an
8 alteration, you can paint.

9 THE CHAIRPERSON: Maintenance and repair, you
10 don't need, usually, permits for.

11 MR. WALLS: Okay. That's all I wanted to
12 know. Because somebody told me, you know, "You're
13 being held out for this or that." And I'm like, okay,
14 you know, it's not like I'm trying -- I'm trying not
15 to. Because, when I got the house, that's the problems
16 that were there that you have the problem with is when
17 I bought the house.

18 THE CHAIRPERSON: Okay.

19 MR. WALLS: You know, I --

20 THE CHAIRPERSON: I'm sorry. Did we make a
21 motion yet?

22 MR. STEWART: I did; I made a motion that
23 546 Bloomfield Avenue be postponed until the
24 August 2016th meeting.

25 THE CHAIRPERSON: Mona, I didn't --

1 MS. HOFMEISTER: I seconded.

2 THE CHAIRPERSON: You did second. I
3 apologize.

4 MR. WALLS: Okay. Now, I know I don't have
5 to wait until August if something comes through, to
6 just come in and just hand it to them.

7 THE CHAIRPERSON: Okay. Any further
8 discussion?

9 Hearing none, all in favor say "aye".

10 BOARD MEMBERS: Aye.

11 THE CHAIRPERSON: Motion passes. Thank you.

12 MR. WALLS: Thank you all.

13 THE CHAIRPERSON: Please let the record
14 reflect that our fourth member joined us just moments
15 ago.

16 Thank you, Chris.

17 MR. ONWUZURIKE: Sorry.

18 THE CHAIRPERSON: That's okay.

19 MR. WALLS: Do you have my paperwork?

20 MR. STEWART: I passed it back down.

21 MR. KOLBE: The next house is, yeah,
22 123 Prospect.

23 MR. JACKSON: 123 Prospect Street. Date of
24 inspection, 5-25-16. Vacant, dilapidated structure and
25 garage. Vacant over 180 days, open to the elements,

1 broken windows, soffits, porch access, dilapidated,
2 missing siding, rotted trim, soffits and roof
3 foundation settling and garage an attractive nuisance.
4 Overgrown, debris, unkempt, animal undermining broken
5 windows, gas meter locked out, electric was off.

6 Inspector's recommendation, remain on the
7 demo list. That's it.

8 THE CHAIRPERSON: So this is all relatively
9 new. It looks like everything on here looks to be a
10 2016 date.

11 MR. KOLBE: Right. He -- it was brought
12 before the Hearing Officer in April. No one was there
13 to represent the property so it came on to here.

14 THE CHAIRPERSON: Oh, okay.

15 MR. MORAN: There was a Property Maintenance
16 Inspection that was applied for back in 2014, it never
17 occurred.

18 MR. KOLBE: Yeah.

19 MR. MORAN: There was two lockouts subsequent
20 of that permit application and it has since expired.

21 THE CHAIRPERSON: State your name, please.

22 MR. CLARK: Keyonte Clark.

23 THE CHAIRPERSON: Are you the owner of the
24 property?

25 MR. CLARK: Yes.

1 THE CHAIRPERSON: How long have you owned it?

2 MR. CLARK: Since, I believe, like, October
3 of '14.

4 THE CHAIRPERSON: I'm sorry, when?

5 When?

6 MR. CLARK: I believe October, at the
7 auction, of '14.

8 THE CHAIRPERSON: Yet there hasn't been
9 any -- any progress?

10 MR. CLARK: Actually, I've been going through
11 a financial crisis. When I purchased the homes, I
12 didn't know that it was, like, something that I had to
13 jump on. Since then, I've been incarcerated, you know.
14 I got a child and it's basically just a financial
15 issue. I mean, I can -- I can try to -- I can make it
16 there for the -- the next inspection. I mean, I'm -- I
17 don't really know, you know.

18 THE CHAIRPERSON: Well, what's your intention
19 on the property? Do you have an understanding of what
20 kind of work needs to be done on the property?

21 MR. CLARK: Yes. The grass has been cut on
22 the -- I really plan on -- I have two properties, as
23 you see on there; one of them I want to sell and
24 another one I want to stay in. But, I mean, like I
25 said, I'm going through a financial status of, if I

1 could, I just want to sell one and the other one
2 I'll --

3 MR. STEWART: Your hot water heater and
4 furnace had been stripped out of that property.

5 MR. CLARK: Yeah. I didn't know before I
6 purchased it.

7 THE CHAIRPERSON: You didn't see the property
8 before you purchased it?

9 MR. CLARK: No. That was my first time going
10 to a house auction. I didn't know any -- you know, I
11 didn't know it was, like, a rush situation. You know
12 what I'm saying? I didn't know.

13 MR. STEWART: It's going to cost you
14 thousands and thousands.

15 MR. CLARK: Yeah. But I've been getting
16 letters, as far as buying. I at least rather get some
17 of my money back, if possible.

18 MR. STEWART: You said what?

19 MR. CLARK: I've been getting letters in the
20 mail regarding, like, you know, builders trying to buy
21 it, you know.

22 THE CHAIRPERSON: Somebody's trying to buy
23 it?

24 MR. CLARK: You know, yeah, house companies
25 or whatever sent letters, too.

1 MR. STEWART: Sight unseen, huh?

2 MR. CLARK: I'm sorry?

3 MR. STEWART: I said they're trying to buy it
4 sight unseen, huh?

5 MR. CLARK: Yeah.

6 MS. HOFMEISTER: They put those signs on
7 poles, too, light poles on the corner.

8 MR. CLARK: I mean, I'd rather take something
9 than lose my house.

10 MR. STEWART: You said there's two houses on
11 this property?

12 MR. CLARK: No, it's the Prospect property
13 and I have another property on Fisher.

14 MR. SZKLARSKI: 183 Fisher.

15 MR. CLARK: Yeah.

16 THE CHAIRPERSON: And they're both here
17 tonight?

18 MR. SZKLARSKI: Correct.

19 THE CHAIRPERSON: Pardon?

20 MR. SZKLARSKI: Correct.

21 You did have another one on Prospect,
22 correct, before?

23 Or did you sell one?

24 Did you have three before or you only had
25 two?

1 MR. CLARK: Yeah, I had one on Wilson, too.

2 I didn't have funds for all of them.

3 MR. MORAN: You had 314 and 316 Wilson?

4 MR. CLARK: Yeah. I didn't have funds for
5 all of them, so --

6 MR. KOLBE: Oh, he owns Wilson, too?

7 MR. CLARK: I just figured I'd let it, you
8 know --

9 MR. KOLBE: Oh, yeah.

10 MR. MORAN: Those are all on our docket
11 tonight.

12 MR. SZKLARSKI: Yeah, that's on there, also.

13 MR. STEWART: Sir, what -- I'm more inclined
14 to discuss 183 Fisher with you. 123 Prospect Street,
15 I'm going to make a recommendation that that remain on
16 the demolition list.

17 MS. HOFMEISTER: And I'll second it.

18 THE CHAIRPERSON: Was that a motion?

19 MR. STEWART: Yes.

20 THE CHAIRPERSON: And, Mona, that was a
21 second?

22 MS. HOFMEISTER: I second.

23 MR. STEWART: This house is just pretty
24 much --

25 MS. HOFMEISTER: Yeah.

1 THE CHAIRPERSON: Yeah, I haven't seen any
2 progress.

3 MR. STEWART: This house is a shell here.

4 THE CHAIRPERSON: Yeah. I don't know how you
5 can put in that kind of funds, even if you got it for
6 nothing.

7 MR. CLARK: I mean, even if I could just --
8 the guy Jerry who owns the store, he even wanted to
9 purchase it. Even if I could just get a little bit of
10 my money instead of losing it all, I would appreciate
11 that.

12 THE CHAIRPERSON: Well, we can't help you
13 from that standpoint.

14 MR. CLARK: From which standpoint?

15 THE CHAIRPERSON: Of finding funds for you.

16 MR. CLARK: Right. That's what I'm saying, I
17 could -- I could pay for, I mean, a permit or whatever
18 like that. But I don't have the funds to totally fix
19 the house up right now so I'd rather sell it to the
20 guy, to at least get some of my money.

21 MR. STEWART: They just took the house next
22 door, right?

23 MR. CLARK: Yeah.

24 MR. STEWART: And your house is how many --
25 how far from that house that they just took down?

1 MR. CLARK: Next door.

2 MR. STEWART: Huh?

3 MR. CLARK: Next door.

4 MR. STEWART: How soon has he -- have you
5 been in contact with him?

6 MR. CLARK: He was ready, waiting on me but I
7 done got a letter on the door, like I said, regarding
8 this and --

9 MR. STEWART: So he's ready with -- to do a
10 financial transaction with you on this property?

11 MR. CLARK: On Prospect, yeah, he is.

12 MR. STEWART: When's the last time you talked
13 to him?

14 MR. CLARK: Like last month.

15 THE CHAIRPERSON: You have somebody
16 interested in buying the property; is that what you're
17 saying?

18 MR. CLARK: Yes. I mean, because he's the
19 store owner on the corner and, like, his store burnt
20 down and, you know, he's interested in buying
21 properties to, you know, make his store bigger or
22 whatever.

23 THE CHAIRPERSON: What does the effect have
24 on the property if we complete a motion to demo?

25 MR. CLARK: Because the house next to it was

1 knocked down. I'm sorry.

2 MR. KOLBE: It really doesn't change much.
3 It still is going to need the same letter, an affidavit
4 from the buyer protecting him, the buyer, of -- a
5 property that's condemned has to have a sworn affidavit
6 or notarized affidavit that they realize what the
7 condition of the house is in. We always tell people,
8 if you have your Property Maintenance Inspection, it's
9 a great thing to attach to that property, to say
10 exactly what needs to be done to it.

11 The only issue that would be at this time
12 would be if it -- you ordered it down, the person
13 fixing the house up would have to enter into a rehab
14 agreement as well as post a cash bond.

15 THE CHAIRPERSON: The cash bond is probably
16 close to \$15,000.

17 MR. KOLBE: Right now, it's in the amount of
18 \$10.27 per square foot of structure.

19 MR. STEWART: Let me ask you a question. The
20 house that they took down, your house is directly next
21 door to the house they took down?

22 MR. CLARK: Yeah. He purchased the house
23 already.

24 MR. STEWART: Yeah. But is the equipment
25 still there?

1 MR. CLARK: What equipment?

2 MR. STEWART: That they used to take the
3 house down.

4 MR. CLARK: Truthfully --

5 MR. STEWART: The excavator.

6 MR. CLARK: I don't remember, truthfully.

7 MR. STEWART: Because I'm looking at it like
8 this: If he's in a position to sell the property
9 and -- and, like he said -- and, I mean, I have no skin
10 in the game -- and he has a prospective buyer who wants
11 to buy the property and he wants to recoup some of the
12 money back and the store owner uses it for a lot,
13 because they already took that home down next door and
14 they're going to rebuild that store, I'm willing to
15 give this gentleman a postponement until the August --

16 MR. KOLBE: Is -- is the buyer looking to
17 expand his parking lot into the property? If that's
18 the case, it's not going to matter if it's a
19 condemnation on it or not.

20 MR. STEWART: But, then again, I look at it
21 like this: If he -- if we order it down --

22 THE CHAIRPERSON: Somebody's got to come up
23 with a bond.

24 MR. STEWART: The only thing he has to do is
25 sit there and wait.

1 MR. KOLBE: Okay.

2 MR. STEWART: He have to sit there and wait
3 for it and -- and get the lot for what, \$500? And then
4 the City be responsible for taking it down. So my
5 thing is a win/win for everyone; a win for him, he can
6 recoup some of his money, number one, a win for the
7 store owner that he wants the property and a win for
8 the City that we don't have to spend the money to knock
9 it down.

10 MR. KOLBE: Okay.

11 THE CHAIRPERSON: Okay. The --

12 MR. STEWART: Wouldn't you agree?

13 MR. KOLBE: Yeah.

14 THE CHAIRPERSON: Okay. Then we need to,
15 then, negate the motion and the second because we
16 already have that on the floor.

17 MR. STEWART: Yeah, I'll --

18 THE CHAIRPERSON: Are you willing to withdraw
19 your motion?

20 MR. STEWART: Yeah, I'll withdraw my motion.

21 THE CHAIRPERSON: And Mona, your second?

22 MS. HOFMEISTER: Yes.

23 THE CHAIRPERSON: You withdraw?

24 MS. HOFMEISTER: (Nods head.)

25 THE CHAIRPERSON: That motion on the floor

1 has been withdrawn so we're open for a new motion.

2 MR. STEWART: So I make a motion that we
3 postpone 123 Prospect Street.

4 And let me just say this to you, sir, that,
5 if that be the case, that you have this wrapped up
6 before you come back in, in August. Okay?

7 MR. CLARK: (Nods head.)

8 MR. STEWART: All right.

9 MR. ONWUZURIKE: If he's not interested in
10 it, it's okay.

11 THE CHAIRPERSON: Yeah. Well, if he is not
12 interested, then there's going to be a problem next
13 meeting.

14 MR. STEWART: It's a win for everyone; a win
15 for you, a win for the store owner and a win for the
16 City. So we're going to give you until the August
17 meeting to settle this with him.

18 MR. CLARK: All right.

19 MR. STEWART: All right?

20 MR. KOLBE: But, again, as I said, just make
21 sure, when you go to sell it, you have a notarized
22 affidavit that he understands the house is condemned.
23 And, you know, if he wants to fix it up, fine, but if
24 he understands it's condemned. Without that, he can
25 back out on that deal. So --

1 THE CHAIRPERSON: So make sure --

2 MR. KOLBE: To protect you and your sale,
3 make sure that's there.

4 MR. STEWART: All right?

5 MR. CLARK: All right.

6 MR. STEWART: All right.

7 MR. KOLBE: The next one is 180 --

8 THE CHAIRPERSON: Wait, is there a -- any
9 further discussion?

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

11 BOARD MEMBERS: Aye.

12 Any opposition?

13 Hearing none, motion passes. Good luck, sir.

14 MR. KOLBE: The next one is 183 Fisher, which
15 is also the same gentleman.

16 MR. SZKLARSKI: 183 Fisher. Date of
17 inspection, 5-11-16. No permits have been issued.
18 Vacant for over 180 days, open to the elements, rear --
19 rear door, two rear windows, garage door is missing.
20 Dilapidated, yes. Foundation is cracked -- has cracks
21 in it. Siding -- siding, trim, windows and garage are
22 dilapidated. Overgrowth, debris, unkempt, broken
23 windows, gas meter's locked out, electric meter is off.

24 Inspector's recommendation, to stay on the
25 demolition list.

1 MR. STEWART: Don't say the store owner wants
2 to buy this one, too?

3 MR. CLARK: No. Like I said, I was going to
4 use the funds to fix that house. I just really want my
5 own house to live in, truthfully, and I don't have the
6 funds to fix it up. So I was going to use the funds
7 from that house to live in the other one.

8 MR. STEWART: Okay.

9 THE CHAIRPERSON: Was there a Property
10 Maintenance Inspection pulled on this sometime back?

11 MR. MORAN: Yeah, a while back. Again, it
12 was --

13 MR. KOLBE: 2014.

14 MR. MORAN: -- 12-5 of '14. Locked out from
15 the structure on the 15th of December 2014.

16 THE CHAIRPERSON: Do we know the extent of
17 the work that needs to be done?

18 MR. KOLBE: No.

19 MR. SZKLARSKI: It needs -- well, when we
20 walked the property, there is no electrical, the
21 furnace is gone, hot water tank is gone. It's stripped
22 out just like the other one.

23 THE CHAIRPERSON: Ouch.

24 MR. SZKLARSKI: There has been -- the kitchen
25 is intact and there has been painting. But, other than

1 Maintenance Inspection?

2 MR. KOLBE: \$200.

3 THE CHAIRPERSON: Do you have the \$200 to
4 call for a Property Maintenance Inspection on this
5 property?

6 MR. CLARK: I mean, I can --

7 THE CHAIRPERSON: Can you get it?

8 MR. CLARK: Yes. How soon do I have to have
9 it?

10 MR. KOLBE: We usually like to have them
11 within ten days but --

12 THE CHAIRPERSON: Can you have something -- I
13 don't know, what, mid-June?

14 MR. CLARK: That's perfect. That's perfect.
15 I can have \$200 by then for sure.

16 THE CHAIRPERSON: And then that, at least,
17 will tell you the extent of the work.

18 MR. CLARK: Yeah. I have one question.

19 THE CHAIRPERSON: Yes?

20 MR. CLARK: As far as inspection, what are
21 you looking for; what do I need to do?

22 MR. KOLBE: You do nothing. Nothing is to be
23 done on the house until after the inspection.

24 MR. CLARK: Okay.

25 MR. KOLBE: Any work needs to stop until you

1 have the inspection.

2 MR. CLARK: Only thing is a little painting.

3 MR. KOLBE: Everything stops.

4 MR. STEWART: What about secure the garage
5 door?

6 THE CHAIRPERSON: Other than secure it.

7 MR. STEWART: Plywood or something to the
8 garage door.

9 MR. KOLBE: You can secure it but there's no
10 work, no drywall, no painting to be done on the house
11 other than clean up. Okay?

12 MR. CLARK: Everything is clean.

13 MR. SZKLARSKI: Board up that back window and
14 get a lock on the back door.

15 THE CHAIRPERSON: And the grass cut.

16 MR. CLARK: No, that one is cut on Prospect,
17 I didn't get to this one over here. I can get it cut,
18 though.

19 MR. STEWART: I'm going to make a
20 recommendation that 183 Fisher Avenue be postponed
21 until the August 2016th meeting.

22 MS. HOFMEISTER: I second.

23 MR. STEWART: You said he's going to have to
24 go ahead and get that garage secured with some plywood
25 and the back door.

1 THE CHAIRPERSON: Or a door.

2 MR. STEWART: Or a door. You can't do a
3 door, you got to pull a permit. With some plywood, at
4 least.

5 MR. CLARK: I don't know. Like, the garage,
6 like, what do I put up, you know, for a door with the
7 garage?

8 MR. STEWART: You can use some plywood.

9 MR. CLARK: Is that big enough?

10 THE CHAIRPERSON: Well, you're going to have
11 to do some framing on the opening and then put the
12 plywood on top of that.

13 MR. CLARK: Okay.

14 MR. STEWART: At least secure it. Okay?

15 MR. CLARK: Okay. Okay.

16 MR. STEWART: So you understand what's going
17 on, when you come back in August --

18 MR. CLARK: Yes.

19 MR. STEWART: -- what's happening?

20 MR. CLARK: Yes.

21 THE CHAIRPERSON: Hopefully, by then, not
22 only will you have the Property Maintenance Inspection
23 but your permits will be pulled and there's some
24 progress.

25 MR. CLARK: All right. For sure.

1 MR. STEWART: All right?

2 MR. CLARK: Yeah. I appreciate it.

3 MR. KOLBE: What's 314 Wilson doing?

4 MR. CLARK: Like, a date -- will you all send
5 me a date, something in the mail, regarding the date,
6 the next meeting?

7 MR. KOLBE: Yes.

8 MR. STEWART: Do they have a correct address
9 for you?

10 THE CHAIRPERSON: Is there any further
11 discussion before we take a vote?

12 All right. Hearing no more discussion, all
13 in favor say "aye".

14 BOARD MEMBERS: Aye.

15 THE CHAIRPERSON: No opposition. Motion
16 passes.

17 Thank you, sir.

18 MR. KOLBE: 314 Wilson, you're going to walk
19 away from that one?

20 MS. HOFMEISTER: He's got another one?

21 MR. CLARK: Yeah, that house need so much
22 work.

23 MR. KOLBE: Well, it was on the agenda and
24 you didn't put it down as representing it so I'm just
25 asking if you're just walking away from it.

1 MR. CLARK: I don't have a choice now. I
2 don't have a choice.

3 MR. SZKLARSKI: Is there somebody living
4 upstairs?

5 MR. CLARK: No.

6 MR. SZKLARSKI: Because the last time we was
7 there, it looked like somebody was living there, on the
8 upstairs flat.

9 MR. CLARK: It might --

10 THE CHAIRPERSON: What's the address?

11 MR. MORAN: 314 Wilson.

12 MR. CLARK: Not to my knowledge.

13 MR. STEWART: You don't even want to discuss
14 this, do you? Do you care to discuss this?

15 THE CHAIRPERSON: I can see where this is
16 going.

17 MR. CLARK: Yeah, because, I mean, when I
18 bought it, I didn't even know that.

19 MR. STEWART: Do you care to discuss it?
20 That's my question to you.

21 MR. CLARK: No.

22 MR. STEWART: Yeah, right.

23 MR. CLARK: No.

24 MR. STEWART: Okay.

25 MR. CLARK: All right.

1 MR. STEWART: All right. Take it easy, sir.

2 MR. SZKLARSKI: Can you secure this one, at
3 least?

4 MR. CLARK: Which one?

5 MR. SZKLARSKI: The one on East Wilson.

6 MR. CLARK: Secure it?

7 MR. SZKLARSKI: So nobody could go upstairs.

8 MR. CLARK: All right.

9 MR. KOLBE: Can get in the house.

10 MR. SZKLARSKI: Get a lock, screw the door
11 shut, anything. Just so nobody could go upstairs.
12 Because, last time we were there, it seemed like
13 somebody was living upstairs.

14 MR. STEWART: How about we do one better and
15 you contact the Mayor and see if we can't get this
16 moved up and put on the demolition list and get this
17 gone?

18 MS. HOFMEISTER: How much did you pay for
19 this house?

20 MR. CLARK: 1,500.

21 MS. HOFMEISTER: 1,500.

22 THE CHAIRPERSON: 1,500, that much?

23 MR. STEWART: How about if we do that?

24 MR. KOLBE: When we get to the motion --

25 MR. STEWART: Yeah, because he getting ready

1 to walk away from this.

2 MR. CLARK: Because I never --

3 MS. HOFMEISTER: You learned a hard lesson.

4 MR. STEWART: You bought this without seeing
5 it?

6 THE CHAIRPERSON: I thought he said he bought
7 all three without seeing it.

8 MR. KOLBE: When they harp on you to do your
9 due diligence, that's what they mean. Know what you're
10 buying, know what you're bidding on.

11 MR. CLARK: Yeah.

12 MR. KOLBE: Okay. The next one will be --

13 THE CHAIRPERSON: Just a minute. Do we have
14 a motion?

15 MR. KOLBE: We didn't do the testimony on it.
16 I just want to know what we're doing.

17 THE CHAIRPERSON: I'm sorry, I thought we
18 did.

19 MR. KOLBE: No, we did not.

20 THE CHAIRPERSON: A presentation, please.

21 Excuse us.

22 MR. SZKLARSKI: 283 --

23 MR. KOLBE: No, we're going to do Wilson.

24 MR. JACKSON: 314 and 316 East Wilson Avenue,
25 duplex. Date of inspection 5-11-16. A vacant,

1 dilapidated structure, open to trespass. The
2 furnishing door of 316 is open, open to the elements,
3 dilapidated, rotted siding, soffits, trim, roof,
4 windows and rear deck, attractive nuisance, overgrown,
5 debris, unkempt, animal undermining. Gas meter, both
6 are locked out; electric meter off and the other is
7 gone.

8 Inspector's recommendation is to remain on
9 the demo list.

10 MS. HOFMEISTER: I make a motion that 314,
11 316 South -- oh, East Wilson Avenue stays on the
12 demolition list.

13 MR. STEWART: I'll second that.

14 MR. CLARK: Okay.

15 THE CHAIRPERSON: Any additional discussion?

16 Hearing none, all in favor of the demolition
17 motion say "aye".

18 BOARD MEMBERS: Aye.

19 THE CHAIRPERSON: No opposition, motion
20 passes. Thank you.

21 The next one, please.

22 MR. KOLBE: We're at 283 South Jessie.

23 MR. SZKLARSKI: 283 South Jessie,
24 single-family home. Date of inspection, 5-11-16. Open
25 to the elements, open to trespass, is missing windows,

1 porch is settling, siding, trim, foundation is
2 crumbling, gas meter locked out, electric meter gone,
3 vacant for over 180 days. There are no permits pulled
4 at this time.

5 Inspector's recommendation, to remain on the
6 demo list.

7 THE CHAIRPERSON: Your name, please.

8 MS. GOODFRIEND: Marla Goodfriend. I'm the
9 assistant to the realtor representing the owner.

10 MR. KOLBE: We have a letter from the owner
11 allowing -- asking her to be their representation
12 because of their being out of town.

13 THE CHAIRPERSON: Can you tell us what's
14 going on with the property?

15 MS. GOODFRIEND: My boss was assigned this
16 property by the bank, the owner --

17 THE CHAIRPERSON: Okay.

18 MS. GOODFRIEND: -- at the beginning of May,
19 to my understanding.

20 THE CHAIRPERSON: So the bank owns the
21 property?

22 MR. KOLBE: Correct.

23 MS. GOODFRIEND: They're in New Jersey. I
24 went out myself for an inspection on the 16th and
25 walked the property and took photos. Prior to that

1 visit, we had had it re-keyed so that I could gain
2 entry. Yes, all of the windows are missing, there's
3 tarps up. I was told that it was going to be done
4 today but I have not yet received the photos but we did
5 get approval from the bank to pay to trash out the
6 home. There was minimal -- minimal personals inside.
7 But to trash out and board the home. I was also given
8 permission to get a \$200 check from my boss to pay for
9 the -- the inspection. But that permission was granted
10 yesterday so I haven't gotten it done but it's on the
11 books.

12 THE CHAIRPERSON: I -- state your
13 intention -- what's your intention to do with the
14 property?

15 MS. GOODFRIEND: We are planning to sell it.

16 MR. STEWART: Have you taken any bids for
17 demolition?

18 MS. GOODFRIEND: No.

19 THE CHAIRPERSON: Is your intention to sell
20 it as-is or after it's repaired?

21 MS. GOODFRIEND: Based on what I found when I
22 was there on the 16th, I came up with a price
23 estimate -- or a value, rather.

24 THE CHAIRPERSON: Okay.

25 MS. GOODFRIEND: Which is about what the bank

1 paid, 15,000. So --

2 THE CHAIRPERSON: As-is, 15,000?

3 MS. GOODFRIEND: Yeah. So they are eager to
4 see what this inspection comes back as, what type of
5 work is needed and what the value would be after
6 repairs, which I have not --

7 MR. STEWART: You're a licensed --

8 MS. GOODFRIEND: -- determined.

9 MR. STEWART: -- realtor, ma'am?

10 MS. GOODFRIEND: Yes.

11 THE CHAIRPERSON: What is the home's value?

12 MR. STEWART: It's -- this -- I'm not -- I'm
13 on the record, I'm not going to --

14 MR. SZKLARSKI: The house all inside is in
15 decent shape, it's not beat up --

16 THE CHAIRPERSON: Oh. It's not?

17 MR. SZKLARSKI: -- damaged -- no, it's not,
18 other than windows missing. But it does need a
19 furnace, a hot water tank and electrical panel.

20 THE CHAIRPERSON: It looks like some of the
21 blocks are deteriorated and dangerous.

22 MR. MORAN: The foundation has got issues.

23 MR. STEWART: Is there plumbing in this
24 property, ma'am?

25 MS. GOODFRIEND: The toilets are there.

1 THE CHAIRPERSON: Animals --

2 MS. GOODFRIEND: Vanity is there, kitchen's
3 there. It looked like, from what I could see, someone
4 took the framing off those windows so I don't know if
5 the previous owner --

6 MR. STEWART: Windows are gone.

7 MS. GOODFRIEND: -- intended to rehab it.

8 MR. STEWART: The windows are gone.

9 MS. GOODFRIEND: Oh, yeah, I know. But, on
10 the inside of the house, I've got photos that have
11 the --

12 THE CHAIRPERSON: The trim is gone.

13 MS. GOODFRIEND: Thank you. So I don't know
14 what their intention -- what the previous owner's
15 intention was.

16 MR. STEWART: How long have they owned it?

17 MS. GOODFRIEND: The previous owner or the
18 current?

19 MR. STEWART: Current owner.

20 MS. GOODFRIEND: Since February 2nd of this
21 year.

22 MR. STEWART: I'm going to make a
23 recommendation that 283 South Jessie remain on the
24 demolition list.

25 MS. HOFMEISTER: I will second.

1 MS. GOODFRIEND: Hey, I --

2 THE CHAIRPERSON: Is there any other
3 discussion?

4 Yes?

5 MS. GOODFRIEND: I'm not sure if I'm allowed
6 to speak at this point but I do have the authorization
7 from the bank for the check for the inspection.

8 MR. STEWART: If they want to keep -- keep
9 the property and, if you can explain it to her,
10 dependent on the way the vote goes, they can post a
11 bond and do what they do.

12 THE CHAIRPERSON: Do you understand?

13 MS. GOODFRIEND: My understanding, from
14 speaking to Dan and listening in for the last hour and
15 40 minutes, if we were to sell it prior to it being
16 slated for demolition --

17 MR. STEWART: You would have to disclose it.

18 MS. GOODFRIEND: We would have to disclose
19 it. But the buyer would not have to post a bond?

20 THE CHAIRPERSON: Is that true?

21 MR. KOLBE: Correct, correct.

22 MS. GOODFRIEND: So, if it's removed from the
23 demolition list, the bank would be entitled to sell it
24 without that major obstacle.

25 MR. KOLBE: And the other thing would be, you

1 know, if you wanted to make your motion, if you did do
2 a postponement -- I'm just giving you some ideas -- did
3 a postponement, it could be that all permits are pulled
4 by the bank or the new buyer by a certain date or it
5 goes onto the demolition list. I mean, if you want to
6 give it a time frame. I don't -- I've never been to
7 the house and I don't know the house other than the
8 pictures.

9 MS. GOODFRIEND: I've got interiors from the
10 16th, if you'd like to see them.

11 THE CHAIRPERSON: So -- but, if we --

12 MS. HOFMEISTER: Yeah, it is --

13 THE CHAIRPERSON: -- make a motion and it
14 passes to -- to demo --

15 MR. KOLBE: Correct.

16 THE CHAIRPERSON: -- the buyer then has to
17 post --

18 MR. KOLBE: A cash bond.

19 THE CHAIRPERSON: No matter who it is has to
20 post a cash bond?

21 MR. KOLBE: Correct, no matter who it is.
22 Anyone wanting to fix it would have to post a cash bond
23 and enter into a rehab agreement. And the cash bond --

24 THE CHAIRPERSON: And this is almost 15,000
25 square feet.

1 MR. KOLBE: At \$10.27 cents a square foot,
2 that's a pretty healthy cash bond.

3 MR. STEWART: And the current owner could
4 post a bond and rehab it and sell it for more than
5 15,000; am I right?

6 MR. KOLBE: If you order it down, the bank
7 could -- yes, the present owner could do it or we --

8 MR. STEWART: Okay. If it's bank-owned, they
9 have money, I would assume.

10 MS. GOODFRIEND: Not necessarily.

11 MR. STEWART: It's a bank owns this house.

12 MS. GOODFRIEND: And, in that area, there
13 were only three homes sold in the last year and they
14 were 14,100, 14,900 and 18,000.

15 MR. STEWART: Well, I made my motion. I've
16 made my motion. I've made a motion that 283 South
17 Jessie remain on the demolition list.

18 THE CHAIRPERSON: Any -- any further
19 discussion?

20 MR. KOLBE: Did that get support?

21 MS. HOFMEISTER: I supported it.

22 THE CHAIRPERSON: Yeah, Mona supported.

23 All in favor say "aye".

24 BOARD MEMBERS: Aye.

25 THE CHAIRPERSON: Did I hear an "aye", Chris?

1 MR. ONWUZURIKE: Aye.

2 THE CHAIRPERSON: Okay. Motion is unanimous.
3 Thank you.

4 MS. GOODFRIEND: Thanks much.

5 MR. STEWART: Uh-huh. Thank you.

6 MR. KOLBE: 18 North Paddock.

7 MR. JACKSON: 18 North Paddock Street. Date
8 of inspection, 5-25-16. Dilapidated and dangerous
9 structure, fire damaged, open to the elements, some
10 windows boarded from the inside, front porch, roof,
11 siding and trim, attractive nuisance, overgrown,
12 debris, unkempt, animal undermining broken windows,
13 much debris in yard, gas meter gone, electric meter
14 removed.

15 Inspector's recommendation, remain on the
16 demolition list.

17 MR. ANTHONY: Yeah. I'm Wayne Anthony,
18 speaking on behalf of Mary Anthony.

19 The house on Paddock Street, we originally
20 had a buyer for the house. I don't know if you know
21 Charles Johnson, he also do demolition. And he was
22 going to buy the home and have the home refurbished.
23 So right now we're trying to keep the house from being
24 demoed so the house can be sold and --

25 MR. STEWART: I have a couple questions for

1 you.

2 MR. ANTHONY: Yes?

3 MR. STEWART: Okay. This was a fire damage.

4 MR. ANTHONY: Yes.

5 MR. STEWART: And I know that, from the
6 testimony of -- was it your nieces that were here in
7 February?

8 MR. ANTHONY: Yes. She's here.

9 MR. STEWART: That there were some proceeds
10 that the City held for demolition; am I right?

11 MR. ANTHONY: Yes.

12 MR. STEWART: So the City is in possession of
13 funds -- excuse me -- in possession of funds to
14 demolish the property?

15 MR. ANTHONY: Correct.

16 MR. STEWART: Okay. And now you're saying
17 you have a buyer for the property?

18 MR. ANTHONY: Yes.

19 MR. STEWART: Okay. When's the last time
20 you've made contact with Mr. Johnson as it relates to
21 purchasing the property? Because right now it's slated
22 for us to make a vote on demolishing this property.

23 MR. ANTHONY: Well, I had spoke with him, I
24 would say, in the last three weeks. But what's
25 hindering the process is she have a conservator over

1 her finances.

2 MR. STEWART: Of course.

3 MR. ANTHONY: And they're slowing down any
4 type of progress, as far as --

5 MR. STEWART: When you say "slowing down",
6 what are they saying; they don't want it sold?

7 MR. ANTHONY: They don't want to sell the
8 house, they want to demo the house.

9 MR. STEWART: They want to demo the house,
10 the conservator?

11 MR. ANTHONY: Yes.

12 MR. STEWART: Okay.

13 MR. ANTHONY: And we're fighting against the
14 conservator, as far as their decision. And we just
15 went to court last week and they put her on something
16 like a six -- six months trial, as far as my niece,
17 Kanovia Sharpton, to be her temporary conservator, as
18 well as working with the lawyer John Young's office.

19 And then, after six months, she goes back to
20 court, meaning my mother, Mary Anthony, and she would
21 be over her own finances at that point. Because she
22 had suffered a stroke and that's the reason why she's
23 not over her own finances today.

24 MS. HOFMEISTER: It's a mess.

25 MR. STEWART: What about this yard, Man, all

1 this debris?

2 THE CHAIRPERSON: Yeah, it's a mess.

3 MS. HOFMEISTER: It is.

4 THE CHAIRPERSON: There was a fire in the
5 house, right?

6 MR. ANTHONY: Pardon?

7 THE CHAIRPERSON: There was a fire in the
8 house?

9 MR. ANTHONY: Yes. And all last summer I had
10 been pretty much going over there, cutting the grass,
11 keeping up. I haven't had a chance to do it this year
12 dealing with different legal issues with my mother and
13 also her guardianship. So I take care of her 24/7.
14 So --

15 THE CHAIRPERSON: There's an awful a lot of
16 debris in the back.

17 MR. ANTHONY: Some of that is from the next
18 door neighbors who have thrown their garbage from their
19 yard over to her yard.

20 MR. STEWART: I'm not trying to get in your
21 business of questioning you but you just said you are
22 your mother's guardian. Then why would you need a
23 conservator?

24 MR. ANTHONY: Because the guardian is just
25 over her, basically, physical needs, not her financial.

1 MR. STEWART: You didn't petition the court
2 for both? I'm just curious, you didn't petition the
3 court for both to --

4 MR. ANTHONY: Yes.

5 MR. STEWART: -- for a DP -- a DPOA?

6 MR. ANTHONY: Yes. But I -- unfortunately, I
7 wasn't granted that.

8 MR. STEWART: So, ma'am, if I may ask -- it's
9 Ms. Sharpton, right?

10 MS. SHARPTON: Correct.

11 MR. STEWART: Can you approach the podium for
12 me, please.

13 So my understanding is this is your
14 grandmother?

15 MS. SHARPTON: Yes.

16 MR. STEWART: And you have been granted
17 temporary conservatorship?

18 MS. SHARPTON: Correct.

19 MR. STEWART: Do you have any documentation
20 at all with you?

21 MS. SHARPTON: Not at this point. I've been
22 trying to get in touch with the lawyers. Because, when
23 we went to court, they hadn't got the paperwork that --
24 for me to take to Probate.

25 MR. STEWART: Well, you can get that right at

1 the Clerk's office at Circuit Court, you should be able
2 to get a copy of that being signed by the referee or
3 the judge at the Circuit Court immediately, you should
4 be able to. You shouldn't have to wait to get that
5 from your attorney.

6 MS. SHARPTON: Okay. See, I didn't know
7 that.

8 MR. STEWART: But you're telling me that you
9 have been granted?

10 MS. SHARPTON: Co --

11 MR. STEWART: Co-con -- oh, co?

12 MS. SHARPTON: Right.

13 MR. STEWART: Oh. With the individual that
14 is not wanting the property sold, right?

15 MS. SHARPTON: Correct.

16 MR. STEWART: So you want it sold, as
17 co-conservator, but the other party --

18 MS. SHARPTON: Correct.

19 MR. STEWART: -- does not want it sold?

20 MS. SHARPTON: Correct.

21 MR. STEWART: So we still will have an issue
22 with getting the property sold and us knocking it down?

23 There still is going to be an issue, right;
24 because the other person don't want the property sold?

25 MS. SHARPTON: Well, since I just got over --

1 every, you know, part of --

2 MR. STEWART: You said "co-conservator".

3 That means there's another individual --

4 MS. SHARPTON: Right.

5 MR. STEWART: -- who has just as much
6 authority as you.

7 MS. SHARPTON: Correct.

8 MR. STEWART: Okay. So -- but this other
9 person that is the conservator, they do not want the
10 property sold, right?

11 MS. SHARPTON: Right.

12 MR. STEWART: Okay. So you want it sold and
13 this other person does not want it sold?

14 MS. SHARPTON: Correct.

15 MR. STEWART: So we're still going to be in
16 limbo is what I'm saying; you're still going to have
17 the issue of getting it sold.

18 MS. SHARPTON: But my thing, you know, I
19 haven't been able to talk to them since I stepped in
20 play, as far as --

21 THE CHAIRPERSON: And how long have you been
22 assigned?

23 MS. SHARPTON: Excuse me?

24 THE CHAIRPERSON: How long were you assigned?

25 MS. SHARPTON: Since the 18th.

1 THE CHAIRPERSON: Oh. Of this month?

2 MS. SHARPTON: Correct.

3 MR. STEWART: Okay. Okay. Well, I'll tell
4 you what -- yeah, we're --

5 MS. SHARPTON: And --

6 MR. STEWART: Go ahead, ma'am.

7 MS. SHARPTON: And another thing, as far as
8 all that stuff in the backyard --

9 MR. STEWART: The debris?

10 MS. SHARPTON: Right. Like I mentioned when
11 I came before, the ones that stay in that apartment
12 building next door threw mattresses and couches and all
13 that. And, if you look at it, you could see where it's
14 close --

15 MR. STEWART: This is what you call -- this
16 property is what you call and what we deem to be an
17 attractive nuisance. It's a dumping ground. Okay?
18 There's nothing that we can do about that at this
19 point. You know, as far as we are concerned or at
20 least I'm concerned, it's yours.

21 MS. SHARPTON: Right.

22 MR. STEWART: Okay. So -- and it has to be
23 cleaned up.

24 MS. SHARPTON: Okay.

25 MR. STEWART: Okay. It has to be cleaned up.

1 Now, let me ask you this question: How much -- if you
2 care to tell me. It's not my business. But how much
3 does the City have in their possession, from your
4 insurance proceeds, to knock this house down?

5 Because I know there was an issue with that
6 the last time.

7 MS. SHARPTON: It was supposed to have been,
8 like, 10,000 -- I mean --

9 MR. ANTHONY: Between 10- to \$12,000.

10 MS. SHARPTON: Right.

11 MR. STEWART: Between 10- to \$12,000 the City
12 has?

13 MS. SHARPTON: Correct.

14 MR. STEWART: That belongs to the owner of
15 this property?

16 MS. SHARPTON: The owner, correct.

17 MR. STEWART: Now, let me ask you this
18 question to see -- and I understand where you're going
19 with it: How soon will it be that you'll get to speak
20 to the other party that's the conservator?

21 MS. SHARPTON: Well, I've been calling him.
22 I called him today. I called him yesterday and I
23 haven't got a response back.

24 MR. STEWART: Okay. So you --

25 MS. SHARPTON: So I figure what I will

1 probably have to do is go out to Waterford to they main
2 office and go that route to be able to get in touch
3 with them.

4 THE CHAIRPERSON: Who is the other party?

5 MS. SHARPTON: John Young.

6 MR. ANTHONY: John Young.

7 THE CHAIRPERSON: It's not a relative?

8 MS. SHARPTON: No.

9 MR. ANTHONY: No, lawyer's office.

10 THE CHAIRPERSON: So he's an attorney?

11 MS. SHARPTON: Yes.

12 THE CHAIRPERSON: Okay.

13 MR. STEWART: Oh.

14 MS. HOFMEISTER: It might be a little harder
15 than we thought.

16 THE CHAIRPERSON: Might be harder yet.

17 MS. HOFMEISTER: Right, yeah.

18 MR. STEWART: Well, I'm going to give you --
19 I'm going to make a recommendation, ma'am, that
20 18 North Paddock be postponed until the August 2016th
21 meeting with the condition that you guys go over there
22 and do something to that yard. And when I say "do
23 something", I mean clean it up.

24 MS. SHARPTON: Okay.

25 MR. STEWART: Okay?

1 MS. SHARPTON: Okay.

2 MR. STEWART: Okay.

3 THE CHAIRPERSON: We want to try -- I'm
4 sorry. Is there a second, please?

5 MS. HOFMEISTER: I'll second.

6 THE CHAIRPERSON: We're trying to give the
7 opportunity to clean it up and not put you in a corner.

8 MS. SHARPTON: Okay.

9 THE CHAIRPERSON: So we appreciate having the
10 whole place cleaned up by our next meeting. And maybe,
11 by then, it might be sold, it might -- some conditions
12 may have changed.

13 MR. STEWART: Now, if you sell the property,
14 you get your funds back from the City as well.

15 MS. SHARPTON: Okay.

16 MR. STEWART: That's going to be another
17 issue. And that just might be a selling point for you
18 to speak to Mr. Young about, that it will be a win/win
19 again.

20 MR. ANTHONY: I -- when I was working with
21 them directly, I don't know if they had something
22 personally against me or what but that was the route
23 that I was going. Especially since Charles Johnson
24 lives directly from the street, have the funds to
25 reconstruct the home. And he's doing it for one of his

1 family members so I'm for sure he's going to go all
2 out.

3 MR. STEWART: I can't speak to what
4 Mr. Johnson can do or what he will do. But, as far as
5 you're concerned, it should be to speak with this
6 Attorney Young and -- and get something on the table --

7 MS. SHARPTON: Okay.

8 MR. STEWART: -- before August of 2016.

9 MS. SHARPTON: Okay.

10 THE CHAIRPERSON: And we're looking for a
11 Property Maintenance Inspection as well.

12 MR. KOLBE: Right. If they're planning on
13 selling the house in particular, it should be attached
14 to the --

15 THE CHAIRPERSON: To the sale.

16 MR. KOLBE: -- to a sworn affidavit.

17 THE CHAIRPERSON: So you need to get a
18 Property Maintenance Inspection, it's \$200.

19 MS. SHARPTON: Okay.

20 MR. ANTHONY: Okay. And he had also
21 mentioned something, as far as selling the house as-is.
22 What was the name of that, a letter that have to be
23 notarized?

24 THE CHAIRPERSON: A sworn affidavit that
25 they --

1 MR. ANTHONY: A sworn affidavit, saying that
2 he buying the house?

3 THE CHAIRPERSON: That they're buying the
4 house as-is, including all the back taxes or -- or
5 liens against it or any other issues with the property.

6 MR. ANTHONY: Okay. Okay. I just want to
7 make sure.

8 MR. STEWART: August 2016.

9 MR. ANTHONY: Okay.

10 MS. SHARPTON: Okay.

11 THE CHAIRPERSON: Is there a -- Mona?

12 MS. HOFMEISTER: I second.

13 THE CHAIRPERSON: You second? All right. Is
14 there any further discussion?

15 Hearing none, all in favor say "aye".

16 BOARD MEMBERS: Aye.

17 THE CHAIRPERSON: Motion passes. Thank you.

18 MS. SHARPTON: And thank you.

19 MR. KOLBE: 94 Sheffield.

20 MR. SZKLARSKI: 94 Sheffield,
21 single-family/garage. Date of inspection, 5-12-16.
22 There have been some permits pulled, the electrical and
23 plumbing. Building and -- building permit has expired.
24 Working -- reason for the house being in front of us is
25 working without permits. Almost complete trim, chimney

1 and garage. New gas meter and gas line have been
2 installed. Electric service not to code. The house is
3 almost complete with rehab without permits.

4 Inspector's recommendation, to postpone until
5 August Board of Appeals hearing while work continues.

6 MR. KOLBE: I gather a lot of the work was
7 done and we can't really figure out why inspections
8 haven't been called in. Get them finaled out, get them
9 taken care of, get rid of it.

10 THE CHAIRPERSON: Your name, please.

11 MS. HOLLOWAY: Lisa Holloway.

12 MR. KOLBE: I think they like coming to the
13 meetings is really what it is.

14 THE CHAIRPERSON: Do you like coming to the
15 meetings?

16 MS. HOLLOWAY: We do like you guys, yes.

17 THE CHAIRPERSON: Give us an update, please.

18 MS. HOLLOWAY: We had just, prior to the
19 permit being done, we had some porch repair that needed
20 be to be done, some gutter repair and the garage needed
21 the roof replaced, which we had done. So our focus was
22 really on the outside of the house because that's the
23 part that the neighbors have to deal with.

24 We've got the majority of the work, doors
25 done now, as well. We have one pipe that needs to be

1 run, which we have to bring a plumber in and we need
2 smoke detectors. We have to replace -- there are smoke
3 detectors in the house but they're not the correct
4 ones. And those are the only two things that are left
5 that need to be done and then I can have -- and I need
6 to renew my building permit and then I can have you
7 guys come out.

8 My problem is I only get paid once a month so
9 I have to wait until I get paid the first week of the
10 month. So I have to wait until the next week to renew
11 my building permit and then I can have you guys come
12 out.

13 THE CHAIRPERSON: Okay.

14 MS. HOLLOWAY: But, I mean, I do have
15 pictures of the outdoor repairs that were done. I
16 don't know what you guys have but --

17 THE CHAIRPERSON: We have photos of the 12th
18 of this month.

19 Sounds like progress.

20 MR. STEWART: I'll make a recommendation that
21 94 Sheffield Avenue be postponed until the
22 August 2016th meeting.

23 MS. HOFMEISTER: I second.

24 THE CHAIRPERSON: Any additional discussion?
25 Hearing none, all in favor say "aye".

1 BOARD MEMBERS: Aye.

2 THE CHAIRPERSON: Motion passes. Thank you.

3 MS. HOLLOWAY: Thank you, guys.

4 UNIDENTIFIED MALE: Thank you very much.

5 MR. KOLBE: And we have 1237 Stanley.

6 MR. JACKSON: 1237 Stanley Avenue. Date of
7 inspection, 5-12-16. Dilapidated, dangerous house,
8 vacant over 180 days. Open windows on south elevation,
9 rear door, open to the elements, front corner of house,
10 windows on south and rear, dilapidated corner of house,
11 siding and trim, attractive nuisance, debris, unkempt,
12 gas and electric meters are on.

13 Inspector recommendation's remain on the
14 demolition list.

15 MR. LAMBERT: My name is Corey Lambert. I
16 represent the prior owner. The gentleman who just
17 purchased it had to step out for a minute. He should
18 be back any second. He had something he had to get to
19 before 7:00. We didn't realize this was going to take
20 as long so I do apologize.

21 The home has been kept up. The outside, the
22 grass has been cut. The gas is off, electrical is off.
23 We have boarded everything up. The home was driven
24 through by a drunk driver on November 30th, which
25 caused me to have to move out of the home. And we went

1 through a process of dealing with the insurance to get
2 everything dealt with. Everything has been done. I've
3 closed on my new property and moved everything. I
4 still have two vehicles on the property that will be
5 moved within the next week. The gentleman who will be
6 here in just a moment, he bought the home from me. He
7 is -- we've went through, cleaned up the entire house
8 and it has been boarded up and we'll be pulling for the
9 Property Maintenance Inspection next week.

10 THE CHAIRPERSON: So this is a result of
11 somebody driving through the house in an accident?

12 MR. LAMBERT: Yes, sir.

13 MR. SZKLARSKI: Has there been any work done
14 inside?

15 MR. EARLS: Just cleaning.

16 MR. SZKLARSKI: Just cleaning. So no walls
17 have been taken out, no construction, no demolition? I
18 can stick my hand through that broken window in the
19 kitchen.

20 MR. EARLS: It's been boarded up.

21 MR. LAMBERT: Yeah, it's been boarded up.
22 And the only work, as far as any framing that's been
23 done was done by Montgomery and Sons. When that
24 happened, they came out and boarded up the front of the
25 home. And, before the last meeting, I had a talk with

1 the Building Department who gave me a couple things I
2 had to do, which is where I boarded up the window and
3 kind of cleaned up the yard. I have maintained the
4 yard. But, like I say, we're dealing with the process
5 to get everything sold over so he can get the Property
6 Maintenance Inspection done and all permits pulled.

7 MR. STEWART: Sir, is this a total loss with
8 your insurance company?

9 MR. LAMBERT: Yes, sir. And you do have an
10 escrow account of over \$12,000 for demolition of the
11 property.

12 MR. STEWART: Because this needs to be
13 demoed.

14 THE CHAIRPERSON: There's a lot of work.

15 MR. STEWART: Yeah, this needs to be demoed,
16 sir.

17 THE CHAIRPERSON: Are you the new owner?

18 MR. EARLS: Yes, I am.

19 MR. STEWART: Uh oh.

20 THE CHAIRPERSON: Do you think you can --

21 MR. SZKLARSKI: What's your name?

22 MR. EARLS: Jeff Earls.

23 MR. STEWART: Do you have a purchase
24 agreement with you?

25 MR. EARLS: Yes, I do.

1 MR. STEWART: Let me see your purchase
2 agreement.

3 MR. EARLS: I don't have it on me. You know
4 what? I have it in my car.

5 MR. STEWART: Yeah. Well, I would like to
6 see it.

7 MR. EARLS: Okay. I'll be right back.

8 THE CHAIRPERSON: So is it your intention to
9 fix up the house?

10 MR. EARLS: Yes, it is.

11 THE CHAIRPERSON: Do you have any idea how
12 much this is going to cost?

13 MR. EARLS: Yes, I do. I own a construction
14 company. Around ten grand.

15 MR. SZKLARSKI: The whole house is sitting
16 back four inches off the foundation in the back.

17 MR. EARLS: Okay. So I just got to rebuild
18 two side walls. I've already scoped it all out. I
19 could do it in --

20 MR. SZKLARSKI: Did you come in and talk with
21 the Building Department?

22 MR. EARLS: Hmm?

23 MR. SZKLARSKI: Have you come in and talked
24 with us?

25 MR. EARLS: I haven't.

1 THE CHAIRPERSON: When did you buy the house?

2 MR. EARLS: About a month ago.

3 MR. STEWART: You haven't closed on it, have
4 you?

5 MR. EARLS: Yes.

6 MR. STEWART: Uh oh. So when he told you
7 that the house is off the foundation, you already knew
8 that, hmm?

9 MR. EARLS: Yes, yeah. It's quite visible.
10 I mean, the entire house isn't off the foundation,
11 though, it's just on two sides.

12 MR. STEWART: Okay.

13 MR. MORAN: Are you working with a structural
14 engineer?

15 MR. EARLS: No. But I'm pretty well -- I'm
16 capable.

17 THE CHAIRPERSON: You say you're a
18 contractor. Are you a general contractor?

19 MR. EARLS: What is that?

20 THE CHAIRPERSON: Are you residential?

21 MR. EARLS: Both.

22 MR. MORAN: Licensed?

23 MR. EARLS: No.

24 MR. MORAN: We're going to probably require
25 some structural engineering information and make sure

1 that structure is stabilized correctly.

2 MR. EARLS: Okay. That's fine.

3 MR. MORAN: So that's one thing you're going
4 to want to keep in mind.

5 MR. EARLS: Okay.

6 MR. MORAN: Obviously, there's issues with
7 the integrity of the structure being hit. There is a
8 lot of work in there, too.

9 MR. EARLS: Yeah, I know. I've checked it
10 all out multiple times. I've been in there and I --

11 THE CHAIRPERSON: Because I'm looking at
12 interiors, the photo of the house. That had no
13 relationship to the car crash.

14 MR. STEWART: Absolutely.

15 THE CHAIRPERSON: So there's a lot of work
16 here.

17 MR. EARLS: Yeah, no, the car actually went
18 through the house.

19 MR. STEWART: Sir, you say you were living in
20 this house when this accident happened?

21 MR. LAMBERT: Yeah, the car landed about four
22 feet from my head.

23 MR. STEWART: Oh.

24 THE CHAIRPERSON: Geez. You got lucky.

25 MR. LAMBERT: So that's -- that's the

1 affidavit.

2 THE CHAIRPERSON: So --

3 MR. LAMBERT: And this is the quitclaim.

4 THE CHAIRPERSON: For sake of discussion, if
5 we approve this postponement, tell us what you expect
6 to happen by our next meeting.

7 MR. EARLS: It will be one hundred percent
8 done.

9 MR. SZKLARSKI: What's the first thing you're
10 going to do?

11 MR. EARLS: Start tearing down the walls and
12 rebuilding.

13 MR. SZKLARSKI: You come in and get a
14 Property Maintenance with us.

15 MR. EARLS: Okay. And then pull the permits?

16 MR. KOLBE: Correct.

17 MR. SZKLARSKI: The whole intent with the
18 Property Maintenance Inspection is to allow the City to
19 come in and make an assessment on the habitability of
20 the structure and the -- the items that will need to be
21 accomplished to allow for people to live there.

22 MR. EARLS: All right. Okay.

23 MR. MORAN: So that's the initial assessment.
24 You know, we're going to look at not only the
25 structure, we're going to look at mechanicals; anything

1 that has something to do with the habitability of the
2 structure.

3 MR. EARLS: Okay.

4 MR. MORAN: So that's the very first thing we
5 do. You know, that's why; we have a better feel for
6 what needs to be done. We can make decisions to help,
7 you know, support you and work with you --

8 MR. EARLS: I got you.

9 MR. MORAN: -- to accomplish that. So we're
10 not -- I mean, we want to work together. If it's a
11 feasible project for you, we're there to help you.

12 MR. EARLS: Okay. Perfect.

13 MR. SZKLARSKI: I got one last question.

14 MR. EARLS: What?

15 MR. SZKLARSKI: There has been no work done
16 by you on this house so far?

17 MR. LAMBERT: No.

18 MR. EARLS: No, I cleaned it out; that was
19 the only thing.

20 MR. SZKLARSKI: What does that mean, "cleaned
21 it out"?

22 MR. EARLS: I took all the garbage.

23 MR. LAMBERT: I can show you a video of what
24 it looked like from after the accident. Basically, all
25 my personal property that got destroyed was everywhere

1 in the house. We went through and just cleaned it all
2 out so nothing was covering the floor. Because
3 everything of mine was destroyed.

4 MR. SZKLARSKI: From what I understand, the
5 last time we were there, everything in that house, that
6 little side was boarded up, correct? Now the whole
7 side between the framing and the house is boarded up
8 and you took off siding and put it behind the garage.
9 I've seen this house before and I took pictures before
10 and I'm sitting there -- has there been any work done
11 to this house?

12 MR. EARLS: The only reason that was done, I
13 didn't have a key when I went there, I did that so I
14 could get in.

15 MR. MORAN: You dozed your way into the
16 house?

17 MR. EARLS: Yes. I mean, it's got to come
18 out, eventually. And then I just hauled out the
19 garbage. It was a lot easier to haul it through a hole
20 instead of going through the door piece by piece.

21 MR. SZKLARSKI: So you did do -- when you do
22 stuff, come and pull permits because, when I have to
23 come out there time and time again, I'm not going to --
24 I'm going to start just writing tickets.

25 MR. EARLS: Okay.

1 MR. SZKLARSKI: This house is dangerous and
2 it needs to be done correctly.

3 THE CHAIRPERSON: What's funny?

4 MR. SZKLARSKI: You think it's funny?

5 MR. EARLS: No. You're saying it's
6 dangerous. There's nothing dangerous about it. I
7 mean, I've seen houses ten times worse than this.

8 THE CHAIRPERSON: Wait a minute. You're not
9 an engineer.

10 MR. EARLS: Okay. But I've been in the
11 construction industry way longer than him. I've built
12 stuff way longer than him.

13 MR. STEWART: Sir, you're --

14 THE CHAIRPERSON: You're building yourself a
15 hole.

16 MR. STEWART: Just leave it alone. Just
17 leave it alone.

18 MR. EARLS: Okay. I'm going to.

19 MR. STEWART: Because you know what? My
20 colleague is trying to work with you and it sounds to
21 me like, if I can draw a conclusion, that you're not
22 trying to work with the inspectors; I already see that.
23 It's not funny. I mean, you --

24 MR. EARLS: I mean, it's funny, his attitude
25 towards me in this situation. He's not trying to work

1 with me.

2 THE CHAIRPERSON: Don't dig yourself a hole
3 that you can't get out of.

4 MR. STEWART: You know what? I'm just going
5 to go ahead and I'm going to rest with --

6 THE CHAIRPERSON: We're trying to work with
7 you.

8 MR. STEWART: -- the recommendation of the
9 inspector. This is --

10 MR. ONWUZURIKE: Yeah.

11 MR. STEWART: This is 1237 Stanley?

12 MR. KOLBE: Correct.

13 MR. STEWART: Well, sir --

14 THE CHAIRPERSON: Hang on a second. I think
15 Chris has some comments here.

16 MR. STEWART: Okay.

17 MR. ONWUZURIKE: Yeah. I know I was going to
18 support, giving you an opportunity until the next
19 meeting to show some progress. But you got to work
20 with our people here.

21 MR. EARLS: Okay.

22 MR. ONWUZURIKE: The attitude that you --
23 just buying a property that have these issues, this
24 attitude you already come in, it doesn't seem like
25 that's the right attitude to work with us. So we need

1 to be assured that you're going to work with our
2 inspector and for the conditions which, you know, we
3 cannot approve this because I was going to move a
4 motion to, you know, postpone this and give you until
5 the next meeting to see the kind of progress you're
6 going to make.

7 MR. EARLS: Okay. Well, why would that
8 change?

9 MR. ONWUZURIKE: And you cannot -- you cannot
10 undermine or trivialize the importance of what we're
11 talking about. If he says that there's a structural
12 issue, I think you need to listen to that.

13 MR. EARLS: Okay.

14 MR. ONWUZURIKE: Because that's why we're
15 here.

16 MR. EARLS: Okay.

17 MR. ONWUZURIKE: So do you think you're
18 willing to listen to the inspectors?

19 MR. EARLS: I've already heard what he had to
20 say.

21 MR. STEWART: That isn't what he asked you.
22 He said, are you ready to listen? Not that you heard.
23 Are you ready to listen and work with him?

24 MR. EARLS: I've been listening. I did a
25 quick laugh and you guys jump all over. I'm not

1 allowed to laugh. What the hell? I mean, God. All
2 right. I'm listening. Let's hear it.

3 THE CHAIRPERSON: I guess we said our piece.

4 MR. EARLS: Okay. I've said mine, too.

5 MR. STEWART: Okay. Well, I'm going to say
6 my peace, too.

7 THE CHAIRPERSON: This is a dangerous
8 structure.

9 MR. EARLS: Okay.

10 THE CHAIRPERSON: You may not think so but
11 the City does.

12 MR. EARLS: Okay.

13 MR. LAMBERT: And I will personally assure
14 myself, because I have just over \$12,000 sitting of my
15 money and that you guys are holding, we'll be a hundred
16 percent compliant with the City of Pontiac. I have
17 been working with them on another property as well.

18 MR. STEWART: Oh. So there's money being
19 held for demolition by the City?

20 MR. LAMBERT: Yes, there is money being held.
21 So we would like the opportunity to be able to put the
22 home --

23 MR. STEWART: Well, that changes the game.
24 That totally changes the game, sir.

25 MR. EARLS: Why?

1 MR. STEWART: Because the City already has
2 money to demolish this. Okay?

3 MR. LAMBERT: I would like that to be known
4 that it is my mother's money so I would hope that we
5 would be afforded the ability to be able to comply with
6 the City of Pontiac.

7 MR. STEWART: Well, you -- you really are
8 held to no consequence by the City to comply with
9 anything, sir, because the insurance company has made
10 you whole. And the insurance company has made, in a
11 sense, the City whole to demolish this property.

12 MR. LAMBERT: Right.

13 MR. STEWART: Am I right in saying that?

14 MR. LAMBERT: I understand that. But, once
15 this house is demolished, then it's going to be an
16 empty lot.

17 MR. STEWART: Okay.

18 MR. LAMBERT: So I would just like for the
19 ability for it to be brought to a livable and a
20 habitat.

21 MR. STEWART: Well, you already have another
22 property. You said you have moved.

23 MR. LAMBERT: I have multiple properties.

24 MR. STEWART: Okay. Well, you would be made
25 whole even if there was a lot left at 1237 Stanley.

1 You have no skin in the game.

2 MR. LAMBERT: I understand that. But, if the
3 house is brought to code, that 12 grand is released
4 back to me, which I plan on investing and developing
5 other properties with it as well. So that -- that is
6 my standpoint. I would just like to be afforded the
7 opportunity to --

8 THE CHAIRPERSON: Where is the \$12,000 right
9 now; in an escrow account?

10 MR. LAMBERT: It's in an escrow account held
11 by the City of Pontiac.

12 THE CHAIRPERSON: And that is released --

13 MR. KOLBE: On the completion.

14 THE CHAIRPERSON: -- in the event the house
15 is demolished or repaired?

16 MR. KOLBE: It depends on which way. If it's
17 repaired, you get the money back. You know, if it's to
18 be demolished, then it's to be demolished.

19 MR. STEWART: Let me ask you a question. Has
20 he paid you already?

21 MR. EARLS: Yes, sir.

22 MR. STEWART: Okay. You got a cashier's
23 check from him or what; was it a cash deal?

24 MR. LAMBERT: It's a check, it's already been
25 cleared.

1 MR. MORAN: He bought it 30 days ago.

2 MR. STEWART: He bought it 30 days ago. And
3 he paid you the amount that is listed in this
4 agreement, right?

5 MR. LAMBERT: Yeah, that.

6 MR. STEWART: Can you provide the City with a
7 canceled check?

8 MR. LAMBERT: I can show you a check that's
9 cashed with my signature.

10 MR. STEWART: No, no. I said, can you
11 provide the City with a check?

12 THE CHAIRPERSON: He doesn't have the check.
13 The new buyer has a check.

14 MR. STEWART: No, he would have documentation
15 of the deal or the new buyer would have documentation.
16 Because I'm going to tell you what I see here with
17 this. I see you coming in here --

18 MR. LAMBERT: Yes, sir.

19 MR. STEWART: -- and you providing him and
20 providing us with documentation that you have purchased
21 this house and you go and you give the City
22 documentation that there's a new owner and it's been
23 sold and they release your funds to you and you use
24 this Board to give him time and then he walks away from
25 it.

1 MR. LAMBERT: No, I have a --

2 MR. STEWART: That's what I'm saying; that's
3 what I can see with this situation here. I can see
4 that situation. I can see -- see that going on here.
5 Okay? And what I'm going to do -- and I'm very -- I'm
6 very adamant at what I see and what -- because I don't
7 see you as a prospective owner of this property. And I
8 can be wrong. Okay?

9 And, if you are the owner, okay. And, if you
10 are the owner and you want to rehab this property,
11 you'll post a bond. You'll post a bond.

12 I'm going to recommend that 1237 Stanley
13 Avenue remain on the demolition list; that's my motion.

14 MS. HOFMEISTER: And I'll second.

15 MR. EARLS: So what do I have to do to change
16 it?

17 MR. STEWART: What?

18 MR. EARLS: What can I do to change this?

19 MR. STEWART: What can you do to change it?

20 MR. EARLS: Yes.

21 MR. STEWART: You can let the City go ahead
22 and knock this property down and you get the rest of
23 your proceeds from your house.

24 MR. LAMBERT: Right. But, if they pay --
25 they're going to use my money to pay for the

1 demolition, then I'm not going to get my full 12,000
2 back. The reason why I sold the home to him was so
3 that it could be rehabilitated and I'll still be able
4 to maintain my insurance money that is being withheld.
5 And I'm planning on dumping it into another property
6 that I'm currently renovating at this time.

7 MR. STEWART: The City will be stuck with
8 this property, demolishing it for free.

9 MR. KOLBE: If he does a Property Maintenance
10 Inspection, pulls his permits, enters into a rehab
11 agreement and posts a bond, you'll get your money that
12 the City is holding back.

13 MR. STEWART: But he'll have to post a bond.

14 MR. KOLBE: It's a matter of you fix the
15 house up and, when you get your C of C, that money will
16 be released.

17 MR. EARLS: So, if I post a bond, what is
18 that going to do?

19 THE CHAIRPERSON: Yes. You can post a bond
20 to keep it off the list.

21 MR. LAMBERT: So basically it's a bond to
22 repair the house and then they release that money back.

23 MR. STEWART: Don't you think that's fair?

24 MR. EARLS: Yeah. I'm saying --

25 MR. STEWART: I'm saying, don't you think

1 that's fair, sir?

2 MR. LAMBERT: Yes, sir. I just want to be
3 able to retain the money that is currently held in the
4 escrow account because I'm working on a current
5 property that it's a very extensive rehab so I just
6 want for that money to be able to come back to me once
7 everything is fully repaired at this house that is in
8 question. So then, that way, I can have funds.
9 Because right now I'm coming out of --

10 MR. STEWART: But I'm going to ask that he
11 post a bond.

12 MR. LAMBERT: And that is understandable.

13 MR. MORAN: What's your intention with the
14 property?

15 MR. EARLS: I'm going to fix it up, either
16 flip it or use it as a rental.

17 MR. MORAN: So, if you're -- if you are not
18 going to live there and you're not a licensed
19 contractor, how are you going to pull permits?

20 MR. EARLS: I'm going to be the homeowner. I
21 mean, the deed is technically in my name.

22 MR. SZKLARSKI: You have to be there for two
23 years.

24 MR. MORAN: You have to have a two-year
25 affidavit that you're going to live there in order to

1 label yourself as a homeowner.

2 MR. EARLS: When I --

3 MR. SZKLARSKI: The thing that I didn't like
4 is the way you came in here and the thing that I'm
5 scared of is you're going to just flip it, you're not
6 going to worry about -- you don't care about who lives
7 there next. If something happens to that person, the
8 City gets held liable for that. I don't want that on
9 my name that you just flipped it. You don't care
10 what's going to happen. You're not pulling permits.
11 You're not working with us.

12 MR. STEWART: He's not going to flip it.
13 He's not going to flip this house.

14 MR. SZKLARSKI: He's going to walk away from
15 it and just let it sit there.

16 MR. STEWART: He's going to walk away from it
17 as the new owner and that proceed check will go to the
18 original owner and gone and the City's left holding the
19 bag.

20 MR. SZKLARSKI: If you want -- if you want
21 the property, it's going to cost -- you have a roughly
22 \$10,000 bond to put up to hold for six months.

23 MS. HOFMEISTER: You with the blue shirt, how
24 many properties do you own?

25 MR. LAMBERT: I own a total of four.

1 MS. HOFMEISTER: What's your name?

2 MR. LAMBERT: Corey Lambert. My mother is
3 the registered prior owner of the property.

4 MS. HOFMEISTER: Your name is what?

5 MR. LAMBERT: Corey Lambert.

6 MS. HOFMEISTER: Because I don't see her name
7 on here either.

8 MR. LAMBERT: No, my mother's name is
9 Teresea Fitzwater.

10 MS. HOFMEISTER: Oh, okay.

11 MR. STEWART: She seconded it for demolition.

12 And you've been here before on another
13 property?

14 MR. LAMBERT: No, just this property.

15 MR. STEWART: Just this property?

16 MR. LAMBERT: Yes, sir.

17 MR. STEWART: Well, I'm going to make and
18 stick --

19 THE CHAIRPERSON: You already made a motion?

20 MR. STEWART: Yeah, I made a motion that
21 1237 Stanley remain on the demolition list.

22 MS. HOFMEISTER: And I seconded.

23 THE CHAIRPERSON: And, Mona, you seconded.

24 Is there any further discussion?

25 All in favor say "aye".

1 BOARD MEMBERS: Aye.

2 THE CHAIRPERSON: Motion passed.

3 MR. LAMBERT: Question: What do we have to
4 do to set up posting a bond?

5 THE CHAIRPERSON: Talk to that gentleman.

6 MR. KOLBE: A Property Maintenance Inspection
7 is your first step.

8 MR. LAMBERT: Okay. So, if we schedule that?

9 MR. EARLS: Is there any way I can get the
10 bond reduced?

11 THE CHAIRPERSON: No, I doubt it.

12 MR. LAMBERT: And what is the cost of the
13 bond?

14 MR. KOLBE: \$10.27 per square foot of the
15 structure.

16 MR. LAMBERT: Okay. So 700 square foot.

17 MR. SZKLARSKI: Plus the garage.

18 MR. MORAN: There's garages, sheds, it all
19 adds in there.

20 MR. SZKLARSKI: Like ten grand that you give
21 us for six months.

22 MR. KOLBE: On the rehab agreement, you're
23 basically stating that you're going to redo this, the
24 house, in six months. In the event of your failure,
25 you're basically giving the City the money to tear the

1 house down.

2 MR. EARLS: Okay. Where would I post the
3 bond at?

4 MR. KOLBE: At the City.

5 The first step is a Property Maintenance
6 Inspection. Don't get ahead of yourselves.

7 MR. LAMBERT: We'll be there next week to set
8 that up.

9 THE CHAIRPERSON: Okay.

10 MR. LAMBERT: Appreciate you guys.

11 MR. KOLBE: Do you want your paperwork?

12 THE CHAIRPERSON: Can you --

13 MR. LAMBERT: Can I also make a comment?

14 THE CHAIRPERSON: The other property?

15 MR. HILL: 274 Baldwin.

16 MR. LAMBERT: That home that you were
17 speaking about, 27 (sic) Euclid, how they were talking
18 about that they just cleaned it up. I own the one
19 across from it. That's the one I'm currently
20 rehabbing. There's an alleyway that's owned by the
21 City, right next to my house, which is where they
22 removed all their debris from their property and dumped
23 it in the alleyway. I just went out to take the
24 garbage out this morning and it was there.

25 MR. STEWART: Call the Mayor's office.

1 MR. LAMBERT: Thank you. I just wanted to
2 let you guys know.

3 MR. STEWART: Thank you. Call the Mayor's
4 office.

5 MR. HILL: Danny Hill.

6 THE CHAIRPERSON: I'm sorry. Which property?

7 MR. HILL: 274 Baldwin.

8 MR. SZKLARSKI: 274 Baldwin Avenue,
9 single-family structure. Date of inspection, 5-12-16.
10 No permits have been pulled. Vacant for 180 days,
11 burnt-down garage, dilapidated structure, window --
12 most of the windows in the house are missing or broken
13 out. Shed is burnt down that was behind the house.
14 Overgrowth, debris, unkempt, animal -- broken windows.
15 Gas -- or gas meter's off, electric meter's on.

16 Inspector's recommendation is to keep it on
17 the demolition list.

18 THE CHAIRPERSON: Your name again, please.

19 MR. HILL: Danny on behalf of Robert Hill, my
20 son.

21 THE CHAIRPERSON: Now, you own the property?

22 MR. HILL: Just recently purchased.

23 MR. KOLBE: He was the owner last time at the
24 meeting.

25 MR. HILL: Jeffrey --

1 MR. KOLBE: He was the owner at the last
2 meeting.

3 THE CHAIRPERSON: He was?

4 MR. HILL: Jeffrey Jennings.

5 THE CHAIRPERSON: He was?

6 MR. KOLBE: (Nods head.)

7 THE CHAIRPERSON: How long have you owned the
8 property?

9 MR. STEWART: He was not here at the last
10 meeting.

11 MR. HILL: Jeffrey Jennings is the one it was
12 purchased from.

13 MR. STEWART: You remember this guy from --
14 Is it Mark, that building, four-family you
15 bought? In November of 2015, you were here. You had
16 coveralls on.

17 MR. HILL: No, that was -- no. The only
18 other property I've been here is 499 Colorado.

19 MR. STEWART: Okay.

20 MR. HILL: Which it was about the driveway
21 and I cleaned it up.

22 MR. STEWART: Right, right, right, right.
23 Okay. I knew it was another one. Okay. But you was
24 not here --

25 MR. HILL: No.

1 MR. STEWART: -- at the last meeting?

2 MR. HILL: No, I have never come here. This
3 is the first time I've been made aware of it.

4 MR. STEWART: And the last time that this
5 house came before us, the owner was here and he claimed
6 he had a purchase agreement with another gentleman who
7 assured us that they would be cleaning up.

8 MR. KOLBE: Right. And that was Robert Hill.

9 MR. HILL: No, it couldn't have been
10 Robert Hill. It was another individual that he had set
11 up to purchase.

12 MR. SZKLARSKI: There's two. When I talked
13 to Mr. Jennings, because I kept an eye on this
14 property, there's two gentleman; there was him --

15 MR. KOLBE: That was Thomas Richard.

16 MR. SZKLARSKI: -- and another person that
17 were going at it. And, whoever came up with the money,
18 Mr. Jennings was going to give the house to.

19 MR. HILL: Right. I come up with it. And,
20 since then, that garage was burnt, whatever it was.

21 MR. STEWART: When did you buy it?

22 MR. HILL: I don't have a date, to be honest
23 with you.

24 MR. STEWART: Give me a ballpark.

25 THE CHAIRPERSON: About?

1 MR. HILL: Probably about two months ago,
2 maybe a month and a half ago.

3 MR. STEWART: It's still got debris and trash
4 all over the yard.

5 MR. HILL: No, no. That's -- the garage that
6 he said was burned, he said it was a meth lab or
7 something that caught fire. Anyway, all that debris
8 has been moved out of there.

9 MR. STEWART: When did you move it?

10 MR. HILL: Excuse me?

11 MR. STEWART: When did you move it?

12 Well, it had to be --

13 MR. HILL: Yeah. Within the last two days, I
14 moved it out of there.

15 MR. STEWART: It was there last week.

16 MR. HILL: Yeah. I just got out. I was in
17 the clinker for three weeks.

18 MR. STEWART: That's fair. You cleaned it up
19 today?

20 MR. HILL: Yeah, I cleaned it up. The yard's
21 been cut.

22 MR. STEWART: Okay.

23 MR. HILL: The individual that you're talking
24 about, he's in a 90-day rehab thing and I cleaned it
25 up. For every riff raff there were was asking about

1 it, I informed them I'm the new property owner.

2 MR. STEWART: Do you got a deed or anything
3 that's saying that you are the new owner, anything
4 whatsoever?

5 MR. KOLBE: Yes, he's the owner of record
6 right now.

7 THE CHAIRPERSON: He's the owner of record?

8 MR. KOLBE: Yes.

9 MR. HILL: What I'm saying is the windows
10 that was broken in the back, they threw a brick through
11 the patio window, it's been boarded up because it's the
12 back of the house. Now, next to that, it's a barber
13 shop and there's an apartment building. They come down
14 and they bag up stuff. Like I say, I just cleaned it
15 up. Now I got two sofas, three chairs, you know, and
16 all kind of crap. Okay? It's an ongoing thing.

17 MR. STEWART: That's your fault.

18 MR. HILL: I know.

19 MR. STEWART: It's on you.

20 MR. HILL: So what I have done, they took the
21 panels down, pinch panels, and put them back up to keep
22 them from coming the back way and dumping stuff over
23 there.

24 The neighbor behind us say he know the truck
25 so it was in the process of getting a report made on

1 the truck that was coming back there. Evidently, this
2 Jennings guy's sister lives in that apartment building.
3 She knows the gentleman coming back there dumping. So
4 getting that fence back up, you know, panel back up
5 there, that way they can't come back through there.
6 And, like I say, continued to clean it up. I just
7 discovered there's a \$1,900 water bill. And the
8 bathroom function and the kitchen function.

9 MR. STEWART: Okay. You -- let me ask a
10 question.

11 You have made a recommendation that this
12 remain on the demolition list. Has there been any
13 reconsideration given to this gentleman since he has
14 been into the office and claiming to be a new owner
15 with a magic wand?

16 THE CHAIRPERSON: Do we still need a Property
17 Maintenance Inspection?

18 MR. MORAN: We do.

19 MR. STEWART: Where are we at?

20 MR. MORAN: The original Property Maintenance
21 Inspection was done by Mike Wilson back in 2014 so
22 that's where we should start.

23 MR. HILL: He informed me that he had
24 something about the smokestack on the top of the --

25 THE CHAIRPERSON: Do you have a copy of that

1 Property Maintenance Inspection?

2 MR. HILL: No, no. Only what he informed me.

3 MR. MORAN: It was still disapproved.

4 Nothing had been accomplished from that Property
5 Maintenance Inspection.

6 THE CHAIRPERSON: Will there have to be a new
7 inspection pulled?

8 MR. MORAN: Yeah.

9 MR. HILL: Was there anything listed in
10 reference to the Property Maintenance Inspection that's
11 done?

12 What was it?

13 MR. MORAN: I mean, it's been over two --

14 MR. HILL: I understand. But I'm just trying
15 to get a --

16 MR. MORAN: It's been over two years. We
17 need to have a new assessment.

18 MR. KOLBE: But no permits have been pulled.
19 Any work that was done was done illegally.

20 MR. HILL: That's what I'm saying. I'm only
21 going by what he had told me when it comes to the
22 property.

23 THE CHAIRPERSON: So it sounds like you need
24 to call for a new Property Maintenance Inspection.
25 It's a \$200 fee.

1 MR. HILL: Okay. I finished cleaning the
2 property because I allowed him to stay in there until I
3 can clean up the property. Like I say, he went into a
4 rehab for 90 days.

5 THE CHAIRPERSON: Who's that, Mr. Hill?

6 MR. HILL: No, no, no, the Jennings guy.

7 MR. MORAN: Jennings, the guy he bought it
8 from.

9 THE CHAIRPERSON: Okay.

10 MR. HILL: Yeah. So, while he's gone, I'm
11 making my move. He can't come back there. And I've
12 been dealing with the riff raff, you know.

13 MR. MORAN: So when can you pull that
14 Property Maintenance?

15 MS. HOFMEISTER: It's a lot to deal with.

16 MR. HILL: I can pull it by the end of the
17 week. I'll have it cleared out. Because right now
18 it's a lot of -- the house, it's not bad inside.

19 MR. MORAN: So you can pull that Property
20 Maintenance within the next week --

21 MR. HILL: Yeah.

22 MR. MORAN: And get that scheduled.

23 MR. HILL: Okay.

24 MS. HOFMEISTER: And what are your plans for
25 this house?

1 MR. HILL: Well, right now, to be honest with
2 you, ma'am, my son is 26, time to be on his own. So
3 that's what taking place. It's homesteaded to him and
4 he's going to be there.

5 MS. HOFMEISTER: Okay.

6 MR. HILL: It's getting up out of granny's
7 house.

8 MS. HOFMEISTER: Do you know anything about
9 that area of Baldwin?

10 MR. HILL: Yeah. Yeah, I do. I do. But
11 they're making the move. They're cleaning it up. To
12 be honest with you, they referred to it back in the day
13 as Ho's World. But it got better. You have the crack
14 houses down the street, though. They got to break it
15 out somehow. If you can't come there flocking, no
16 money, you have to go somewhere else.

17 MS. HOFMEISTER: Okay. We're going to give
18 you a chance and see what you come back with in August.

19 THE CHAIRPERSON: Is there a motion?

20 MS. HOFMEISTER: I make a motion that
21 274 Baldwin Avenue be postponed until the August
22 meeting.

23 THE CHAIRPERSON: With the condition on the
24 Property Maintenance Inspection and permits.

25 MS. HOFMEISTER: Yes, permits and a Property

1 Maintenance Inspection.

2 MR. STEWART: And I second that.

3 THE CHAIRPERSON: Any additional discussion?

4 All in favor say "aye".

5 BOARD MEMBERS: Aye.

6 THE CHAIRPERSON: Motion passes. Good luck,
7 sir.

8 MR. HILL: Okay. Thank you.

9 MR. MORAN: Good luck.

10 MR. HILL: Have a good day.

11 THE CHAIRPERSON: Nobody else in the
12 audience?

13 MR. KOLBE: No. Do you want to --

14 THE CHAIRPERSON: Your next one, please.

15 MR. KOLBE: 264 Cesar Chavez.

16 MR. JACKSON: 264 Cesar Chavez, single-family
17 structure. Date of inspection, 5-12-16. Fire damaged,
18 vacant over 180 days, open to trespass, open to the
19 elements, front and rear entry doors and multiple
20 windows. Roof, siding and trim dilapidated, broken
21 windows, overgrown, debris, unkempt, animal undermining
22 broken windows, gas meter gone, electric meter off.

23 Inspector's recommendation, to remain on the
24 demo list.

25 MR. STEWART: I make a recommendation

1 264 Cesar Chavez remain on the demolition list.

2 MS. HOFMEISTER: And I second.

3 THE CHAIRPERSON: Any additional discussion?

4 Hearing none, all in favor say "aye".

5 BOARD MEMBERS: Aye.

6 THE CHAIRPERSON: Any opposition?

7 Motion passes. Thank you.

8 Next one, please.

9 MR. KOLBE: 296 Crystal Lake Drive.

10 MR. SZKLARSKI: 296 Crystal Lake Drive,
11 single-family structure. Date of inspection, 5-11-16.
12 No permits have been pulled. This house is
13 dilapidated, soffits, trim and porch rotted, siding --
14 or rotted siding, trim, soffits and porch. Gutters,
15 downspouts falling off, gas meter locked out, electric
16 meter on, overgrown, debris, unkempt, animal
17 undermining broken windows.

18 Inspector's recommendation, to keep this on
19 the demolition list.

20 MR. STEWART: I make a recommendation that
21 296 Crystal Lake Drive remain on the demolition list.

22 MS. HOFMEISTER: I second.

23 THE CHAIRPERSON: Any further discussion?

24 Hearing none, all in favor say "aye".

25 BOARD MEMBERS: Aye.

1 THE CHAIRPERSON: Any opposition?

2 Motion passes.

3 MR. KOLBE: 135 West Fairmount -- or 235, I'm
4 sorry. 235.

5 MR. JACKSON: 235 West Fairmount Avenue,
6 single-family structure. Date of inspection, 5-12-16.
7 Vacant, dilapidated, house and garage open to trespass,
8 vacant over 180 days, garage door and front door,
9 roof -- open to trespass, dilapidated roof, house and
10 garage siding and trim. Tarp on roof, mold conditions
11 exist, attractive nuisance, overgrown, unkempt, gas
12 meter locked out, electric meter on -- off.

13 Inspector recommendation is to remain on the
14 demo list.

15 MR. STEWART: I make a recommendation that
16 235 West Fairmount Avenue remain on the demolition
17 list.

18 MS. HOFMEISTER: I second.

19 THE CHAIRPERSON: Any additional discussion?
20 Hearing none, all in favor say "aye".

21 BOARD MEMBERS: Aye.

22 THE CHAIRPERSON: Any opposition?

23 None. Motion passes.

24 MR. KOLBE: 65 Gillespie Avenue.

25 MR. SZKLARSKI: 65 Gillespie Avenue,

1 single-family home. Date of inspection of 5-11-16.
2 Vacant, open to trespass, dilapidated structure,
3 open -- vacant for over 180 days, front and rear doors
4 are open, garage door is open. Siding, trim, porch
5 rotted, soffits falling off, broken windows,
6 overgrown -- overgrown, debris, unkempt, broken
7 windows, gas meter locked out, electric off.

8 Inspector's recommendation, to remain on the
9 demolition list.

10 MR. ONWUZURIKE: I make a motion that
11 65 Gillespie Avenue remain on the demolition list.

12 MS. HOFMEISTER: I second.

13 THE CHAIRPERSON: Okay. Any further
14 discussion?

15 If not, all in favor of the motion for
16 demolition say "aye".

17 BOARD MEMBERS: Aye.

18 THE CHAIRPERSON: Any opposition?

19 Hearing none, motion passes.

20 THE CHAIRPERSON: 500 Huron Street, is that
21 next?

22 MR. KOLBE: 500 Huron. I'm sorry.

23 MR. JACKSON: 500 West Huron Street,
24 commercial structure. Date of inspection, 3-11-16.
25 Dilapidated, vacant commercial building, vacant over

1 180 days, open to trespass, open to the elements, rear
2 door and two east side windows. Dilapidated soffits,
3 trim, windows. Attractive nuisance, overgrown, debris,
4 unkempt, broken windows, gas meter not visible,
5 electric meter off.

6 Inspector recommendation's remain on the demo
7 list.

8 MR. STEWART: I have a question regarding
9 this property without naming the owners. Has the
10 owners been ticketed?

11 MR. MORAN: No.

12 MS. HOFMEISTER: Well, actually, there's a
13 retired City employee that goes over there and mows the
14 lawn every week.

15 MR. STEWART: And has been doing so for the
16 last three years and we'd like to take this opportunity
17 to thank him.

18 MS. HOFMEISTER: Rodney Graves.

19 MR. STEWART: Thank you very much.

20 I make a recommendation that 500 West Huron
21 Street remain on the demolition list.

22 MS. HOFMEISTER: I second.

23 THE CHAIRPERSON: Any further discussion?

24 Hearing none, all in favor say "aye".

25 BOARD MEMBERS: Aye.

1 THE CHAIRPERSON: Any opposition?

2 None. Motion passes.

3 MR. KOLBE: 132 Jackson Street.

4 MR. SZKLARSKI: 132 Jackson Street,

5 single-family home. And date of inspection, 5-12-16.

6 No permits have been pulled, vacant for over 180 days,

7 open to the elements, upper -- front upper windows,

8 siding -- side windows and west side gable window,

9 overgrown, debris, unkempt, animal undermining broken

10 windows, gas meter is on, electric meter off.

11 Inspector's recommendation, to keep on the

12 demolition list.

13 MR. STEWART: I make a recommendation that

14 132 Jackson Street remain on the demolition list.

15 MR. ONWUZURIKE: I second.

16 THE CHAIRPERSON: Chris seconded. Any

17 further discussion?

18 All in favor say "aye".

19 BOARD MEMBERS: Aye.

20 THE CHAIRPERSON: Any opposition?

21 Hearing none, motion passes.

22 MR. STEWART: Question for you: How many

23 houses, after this one is demolished, will there be on

24 Jackson Street?

25 Maybe three, four.

1 THE CHAIRPERSON: Is there any left?

2 MR. SZKLARSKI: Very few.

3 MR. MORAN: Four, I think.

4 MR. STEWART: Four.

5 MR. SZKLARSKI: Very few.

6 MR. KOLBE: 77 Maines.

7 MR. JACKSON: 77 Maines Street, single-family
8 structure. Date of inspection, 5-25-16. All permits
9 have been pulled, mechanical has been finalized. And
10 gas meter's on, electric meter's on.

11 Inspector recommendation, postpone until
12 August -- August 17, 2016 Board of Appeals hearing as
13 work finishes.

14 THE CHAIRPERSON: I -- I'm curious. The
15 recommendation is to postpone this until the August
16 meeting?

17 MR. KOLBE: Yes.

18 MR. MORAN: Which one is that?

19 MR. KOLBE: 77 Maines.

20 THE CHAIRPERSON: 77 Maines.

21 MR. MORAN: It's --

22 THE CHAIRPERSON: So some -- I see the
23 Property Maintenance scheduled.

24 MR. KOLBE: Property Maintenance Inspection
25 has taken place. They've pulled all their permits.

1 They've finalized the mechanical. They're in the
2 process of getting the rest of their permits finalized
3 out. They're just not there yet.

4 THE CHAIRPERSON: Slow?

5 MR. KOLBE: Right.

6 THE CHAIRPERSON: And they're not here
7 tonight.

8 MR. KOLBE: And they're not here.

9 MR. STEWART: And you knew they would not be
10 here?

11 MR. KOLBE: (Shrugs shoulders.)

12 THE CHAIRPERSON: They didn't know -- but
13 there's been progress?

14 MR. KOLBE: There's been progress.

15 MR. MORAN: Yeah, this house is --

16 MR. ONWUZURIKE: It's looking --

17 MR. MORAN: -- very well maintained.

18 THE CHAIRPERSON: Okay, okay.

19 MR. MORAN: And I don't know why he hasn't
20 taken it to the degree of finalizing this. Now he's
21 got expired permits and --

22 MR. STEWART: Okay.

23 MR. MORAN: We need to just encourage him to
24 finish his house.

25 MR. STEWART: I make a recommendation that

1 77 Maines Street be postponed until the August 17th,
2 2016th meeting.

3 MS. HOFMEISTER: I second.

4 THE CHAIRPERSON: Any further discussion?

5 All in favor say "aye".

6 BOARD MEMBERS: Aye.

7 THE CHAIRPERSON: Any opposition?

8 None. Motion passes.

9 MR. KOLBE: And we're at 384 Osmun.

10 MR. SZKLARSKI: 384 Osmun, single-family
11 home. Date of inspection, 5-11-16. No permits have
12 been pulled. Vacant, dilapidated structure, vacant for
13 over 180 days. Open to trespass and the elements,
14 basement window, main floor windows. Debris, unkempt,
15 broken windows, gas meter on, electric meter gone.

16 Inspector's recommendation is to keep it on
17 the demolition list.

18 MR. STEWART: I make a recommendation
19 384 Osmun Avenue remain on the demolition list.

20 MS. HOFMEISTER: I second.

21 THE CHAIRPERSON: Any additional discussion?

22 Hearing none, all in favor of the motion say
23 "aye".

24 BOARD MEMBERS: Aye.

25 THE CHAIRPERSON: Any opposition?

1 None. Motion passes.

2 MR. KOLBE: 185 Prospect.

3 MR. JACKSON: 185 Prospect Street,
4 single-family structure. Date of inspection, 5-11-16.
5 Vacant, dilapidated house and garage, vacant over 180
6 days, open to trespass, open to the elements, multiple
7 windows broken, porch access, rear entry door, basement
8 windows, garage. Dilapidated right siding, trim, porch
9 and framing, an attractive nuisance, overgrown, debris,
10 unkempt, broken windows, gas meter's missing, electric
11 meter gone.

12 Inspector recommendation, remain on the demo
13 list.

14 MR. ONWUZURIKE: I make a recommendation that
15 185 Prospect Street remain on the demolition list.

16 MR. STEWART: And I'll second that.

17 THE CHAIRPERSON: Any further discussion?

18 Hearing none, all in favor of the motion for
19 demolition say "aye".

20 BOARD MEMBERS: Aye.

21 THE CHAIRPERSON: Any opposition?

22 None. Motion passes.

23 MR. KOLBE: And we're at 312 Raeburn.

24 MR. SZKLARSKI: 312 Raeburn, single-family
25 home. Date of inspection is 5-11-16. Open to

1 trespass, mold conditions throughout the house. Front
2 door is open to trespass. East side window is also
3 open to trespass. Debris, unkempt, broken windows, gas
4 meter is locked out, electric is on.

5 Inspector's recommendation is to keep this on
6 the demolition list.

7 MR. STEWART: I make a recommendation that
8 312 Raeburn Street remain on the demolition list.

9 MR. ONWUZURIKE: I second.

10 THE CHAIRPERSON: Any further discussion?
11 All in favor of the motion for demolition say
12 "aye".

13 BOARD MEMBERS: Aye.

14 THE CHAIRPERSON: Any opposition?

15 None, motion passes.

16 MR. KOLBE: 27 Steinbaugh.

17 MR. JACKSON: 27 Steinbaugh Court,
18 single-family structure. Date of inspection, 5-12-16.
19 Building, plumbing and mechanical permits have been
20 pulled.

21 Vacant, boarded, vacant over 180 days,
22 dilapidated fascia and soffits, rotted roof shingles,
23 animal undermining, gas meter not visible, electric
24 meter on.

25 Inspector recommendation is to postpone until

1 the August 17, 2016 Board of Appeals hearing while work
2 progresses.

3 THE CHAIRPERSON: So there was a Property
4 Maintenance Inspection pulled on this property --

5 MR. KOLBE: Right.

6 THE CHAIRPERSON: -- in 2015. Work has
7 been --

8 MR. KOLBE: They pulled all their permits.

9 THE CHAIRPERSON: They pulled the permits?

10 MR. KOLBE: In fact, they just came back in,
11 which was not part of the Property Maintenance
12 Inspection, and had Wallside did windows --

13 THE CHAIRPERSON: Okay.

14 MR. KOLBE: -- throughout. So, I mean,
15 they're kind of going above and beyond.

16 THE CHAIRPERSON: They are moving?

17 MR. MORAN: Yeah.

18 THE CHAIRPERSON: Okay.

19 MR. MORAN: He's done the fascia, soffits and
20 trim --

21 THE CHAIRPERSON: Okay.

22 MR. MORAN: -- work as well.

23 THE CHAIRPERSON: That does look like it's
24 new.

25 MR. MORAN: Yeah. And he is making some

1 headway.

2 THE CHAIRPERSON: Okay. Good. That's good
3 to hear.

4 Okay. Is there a motion, please.

5 MR. ONWUZURIKE: I make a motion that
6 27 Steinbaugh Court remain -- be postponed until the
7 next meeting.

8 MS. HOFMEISTER: I second.

9 THE CHAIRPERSON: Okay. Any further
10 discussion?

11 Hearing none, all in favor of the motion to
12 postpone say "aye".

13 BOARD MEMBERS: Aye.

14 THE CHAIRPERSON: Any opposition?

15 None. Motion passes.

16 Is that our last one, gentlemen?

17 MR. KOLBE: No.

18 THE CHAIRPERSON: Oops.

19 MR. KOLBE: We have Vernon.

20 THE CHAIRPERSON: Excuse me?

21 MR. KOLBE: 141 Vernon.

22 MR. SZKLARSKI: 141 Vernon, a single-family
23 structure. Date of inspection, 5-12-16. No permits
24 have been issued, vacant, dilapidated house, open to
25 trespass, rear window. Missing siding, attractive

1 nuisance, overgrown, debris, unkempt and broken
2 windows, gas meter on, electric meter gone, which is
3 cut.

4 Inspector's recommendation, to keep this on
5 the demolition list.

6 MR. STEWART: I have a question about this
7 property. There's been no one --

8 MR. SZKLARSKI: They --

9 MR. STEWART: -- come forward?

10 MR. MORAN: No. The owners live -- from what
11 I understand, the owner's live in the City. They took
12 out two mortgages so the house is -- the bank wants,
13 like, \$150,000 for that house.

14 MR. STEWART: Because this is a pretty solid
15 neighborhood over here.

16 MR. SZKLARSKI: It's a very nice
17 neighborhood. But, I mean, a few had come and made
18 offers on the house to the homeowners but they --

19 MR. STEWART: Is it a foreclosed property?

20 MR. SZKLARSKI: Well, it should be, yeah.

21 MR. STEWART: So you're going to have a
22 realtor --

23 THE CHAIRPERSON: Probably bid on the house?

24 MR. SZKLARSKI: Probably.

25 MR. STEWART: Or some type of servicing

1 company take possession or deal with this property.

2 MR. MORAN: They'll probably try to short
3 sell that but they still can't justify the money even
4 on the short sale.

5 THE CHAIRPERSON: Probably.

6 MR. SZKLARSKI: For the houses --

7 MR. MORAN: Yeah. The owner of the house is
8 a Bradley Moore, he lives at 190 Chippewa.

9 MR. SZKLARSKI: They took like \$150,000 out
10 on this house.

11 THE CHAIRPERSON: You mean for a remortgage?

12 MR. SZKLARSKI: Yes.

13 THE CHAIRPERSON: So they're underwater?

14 MR. SZKLARSKI: "They're underwater" would
15 be --

16 MR. MORAN: Yeah.

17 MR. SZKLARSKI: -- a nice way to say it.

18 MR. STEWART: Well, still, the -- it's
19 still -- and my concern is -- and I have no skin in the
20 game -- this is a tight neighborhood over here.

21 MR. SZKLARSKI: Oh, it's very -- it's very
22 nice; I agree with you one hundred percent.

23 MR. STEWART: And, hey, you know, a lot of
24 banks have taken a lot of losses. Okay?

25 MR. SZKLARSKI: Yeah.

1 MR. STEWART: But I'm just concerned that --
2 and it's a Countrywide Property -- if whether or not
3 there's a servicing institution that's going to take
4 possession of this and try to sell it for whatever they
5 can sell it for and -- to recoup some of their losses
6 and -- and this -- this neighborhood not be destroyed
7 over here. Because you know what? This is on Vernon
8 Street. Those homeowners take pride in their
9 properties over there.

10 MR. SZKLARSKI: The neighbor actually cuts --

11 MR. STEWART: Yeah, they take pride in their
12 homes. And I have a problem with -- is it open?

13 MR. SZKLARSKI: No, just the back windows.
14 The back windows, you can see they're broken out but --

15 THE CHAIRPERSON: Are you discussing
16 postponing this?

17 MR. STEWART: Yeah, I would prefer.

18 THE CHAIRPERSON: What benefit would
19 postponing it do?

20 MR. SZKLARSKI: The one of the neighbors
21 knows the owners, they cut the front lawn, they try to
22 make it look like somebody still lives there.

23 MR. STEWART: Yeah.

24 THE CHAIRPERSON: I'm trying to understand
25 what the benefit would be.

1 MR. STEWART: Right. The benefit is that
2 this is a very solid neighborhood over here.

3 THE CHAIRPERSON: Yes.

4 MR. STEWART: Very solid.

5 THE CHAIRPERSON: Are you thinking that
6 somebody would purchase it?

7 MR. STEWART: I would say so. I would say
8 somebody would be interested in it.

9 THE CHAIRPERSON: Only if the bank is willing
10 to take a haircut.

11 MR. STEWART: Well, the banks, they take
12 haircuts all the time.

13 THE CHAIRPERSON: I know they do but --

14 MR. STEWART: What's your opinion?

15 MR. SZKLARSKI: I agree with you a hundred
16 percent on the house but it's just, from what I
17 understand, there's tons of people came up to the
18 owners and asked them to sell the house.

19 MR. STEWART: Well, if it's in foreclosure,
20 the owners don't care what happens to it, if it's a
21 foreclosed property and they're not in it and they are
22 not here to defended it.

23 MR. ONWUZURIKE: If it's a bank --

24 MR. STEWART: If it's a bank-owned, you're
25 going to have a bank -- you're going to have a

1 servicing center eventually take possession of it and
2 try to walk in here -- try to walk in here and convince
3 this board, just like we had a mortgage rep come in and
4 try to represent that on Prospect -- was that Prospect?

5 MS. HOFMEISTER: (Nods head.)

6 MR. STEWART: You're going to have the same
7 situation where you're not getting ready to buy over in
8 this area for 14-, 15,000. Okay?

9 This is a nice area over here. And I just
10 really hate to take my vote and lend my vote to
11 demolition on Vernon Street; that's a solid
12 neighborhood over there.

13 They have an association over there as well,
14 am I correct?

15 MR. SZKLARSKI: I believe so.

16 MR. ONWUZURIKE: When it goes on the list,
17 how long does it take --

18 MR. STEWART: Well, you know, that all
19 depends.

20 MR. ONWUZURIKE: -- before they demo it?

21 THE CHAIRPERSON: Probably six months, right,
22 in reality?

23 MS. HOFMEISTER: Probably longer than that.

24 MR. SZKLARSKI: It's put on a list.

25 THE CHAIRPERSON: But, I mean, we've been at

1 this since what, 2012; is that when we first started
2 this board?

3 MR. KOLBE: (Nods head.)

4 THE CHAIRPERSON: And what has it gone back,
5 a year before really they start demolition?

6 MR. KOLBE: It depends upon the funds that
7 are there.

8 THE CHAIRPERSON: The funds, right.

9 MR. KOLBE: It depends upon the severity of
10 the house and the buyers.

11 THE CHAIRPERSON: But, I guess, in the
12 history, what has been the earliest a house has been
13 demolished upon our vote; six months, eight months?

14 MR. KOLBE: Eight months, six months.

15 MR. STEWART: Countrywide was notified as
16 well?

17 MR. KOLBE: Oh, everyone, yeah.

18 MR. ONWUZURIKE: I'm wondering --

19 MR. KOLBE: If they're --

20 MR. ONWUZURIKE: -- if we can --

21 MR. KOLBE: -- listed on --

22 MR. ONWUZURIKE: -- bring it --

23 MR. KOLBE: -- the titles --

24 MR. ONWUZURIKE: -- to their attention.

25 THE CHAIRPERSON: Maybe reach out.

1 MR. KOLBE: -- they were notified.

2 THE CHAIRPERSON: That's what I'm thinking.

3 MR. STEWART: They didn't reach out to the
4 office?

5 MR. KOLBE: No.

6 MR. ONWUZURIKE: I'm wondering if we can
7 bring it to their attention.

8 MR. STEWART: Okay.

9 THE CHAIRPERSON: Maybe reach out and -- to
10 sell this.

11 MR. ONWUZURIKE: If they out of it.

12 THE CHAIRPERSON: Yeah, rather than get
13 nothing. Because, if it's demolished, the bank
14 losses -- only has property.

15 MR. ONWUZURIKE: I wonder if it's enough
16 time. You got to get their attention.

17 THE CHAIRPERSON: Yeah, the bank. Although I
18 know how banks work sometimes, as far as expeditious
19 decisions. Anyhow, is there a motion please?

20 MR. STEWART: I'll make a motion that
21 141 Vernon Drive remain on the demolition list.

22 MR. ONWUZURIKE: I second that.

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

25 BOARD MEMBERS: Aye.

1 THE CHAIRPERSON: Any opposition?

2 Hearing none, motion passes.

3 Does that conclude all of the --

4 MR. KOLBE: No, there's two more items that I
5 think you have there. One is on 680 Stanley, it was a
6 property that was before us a while back. The Board
7 had dismissed it from -- because it was completed.
8 However, in the process, one of the meetings that we
9 had, the owner wasn't able to be here and it was
10 ordered down. It was actually an --

11 THE CHAIRPERSON: I'm sorry. It's not on
12 our --

13 MR. KOLBE: No, but you've got the paperwork
14 to be signed.

15 THE CHAIRPERSON: Oh, to be signed.

16 MR. KOLBE: What you're signing, it's going
17 to be in the back of it, there's going to be two of
18 them back there. Because I needed help with the other
19 addresses but one of them is 680. The board had
20 ordered it down -- again, it's going to be one of the
21 last two sheets that you have -- but the gentleman came
22 in about the next day or so and explained what
23 happened. He was in an emergency room with a kid, et
24 cetera. The Board allowed him to go back and reheard
25 it. But, however, a demolition had been -- memo had

1 been --

2 THE CHAIRPERSON: 680 Stanley?

3 MR. KOLBE: 680 Stanley, correct.

4 THE CHAIRPERSON: Okay.

5 MR. KOLBE: -- had been issued. And,

6 basically, what we need to do is --

7 MS. HOFMEISTER: It took the guy forever --

8 THE CHAIRPERSON: I'm sorry?

9 MR. KOLBE: Right, it took him forever to fix
10 the house. Anyway, what we need to do is to rescind
11 that demolition memo because the Board had done it and
12 there was no rehab agreement, et cetera, to rescind the
13 demolition memo.

14 THE CHAIRPERSON: So we made a motion to
15 demolish this how long ago?

16 MR. KOLBE: At one point in time. In the
17 process of the project, he came in, explained what
18 happened. He couldn't make the meeting, et cetera.
19 When we discussed it with the Board, they allowed him
20 to come back. We continued on because he was going to
21 be making progress. It took him forever to finish the
22 house, if you remember what it was.

23 But, nonetheless, he did finish it, we gave
24 him a C of C. We dismissed it from the Board.

25 MR. STEWART: Okay.

1 MR. KOLBE: But we need to do some
2 housekeeping back here because of what would happen.

3 THE CHAIRPERSON: Okay. I understand. Okay.
4 So is there a motion to rescind an earlier motion for
5 demolition on 680 Stanley?

6 MR. STEWART: I'll make that motion.

7 MS. HOFMEISTER: And I'll second.

8 THE CHAIRPERSON: Okay. Any further
9 discussion?

10 All in favor say "aye".

11 BOARD MEMBERS: Aye.

12 THE CHAIRPERSON: Motion rescinded. Thank
13 you.

14 MR. KOLBE: And the other one is on Oliver.
15 And you're going to have to help me with the number. I
16 think it's what, 43 Oliver?

17 THE CHAIRPERSON: 43 Oliver.

18 MR. KOLBE: 43 Oliver. That one, when they
19 did the Property Maintenance Inspection, there was very
20 few items needed. They allowed them to pull the
21 permits, finish it up and they did not make them do --
22 post a bond nor a rehab agreement with it. Because of
23 that, this Board -- and they've been issued a C of C --
24 this board needs to rescind the demolition that they
25 had on it so we can rerecord over the top of the demo

1 memo that was there.

2 MR. STEWART: Okay. I make a motion that
3 43 Oliver -- that the demolition order be rescinded.

4 MS. HOFMEISTER: I second.

5 MR. ONWUZURIKE: I second.

6 THE CHAIRPERSON: Okay. Mona was first on
7 that -- or second on that. You were third.

8 MR. ONWUZURIKE: Yeah.

9 THE CHAIRPERSON: Any further discussion?
10 All in favor say "aye".

11 BOARD MEMBERS: Aye.

12 THE CHAIRPERSON: Any opposition?

13 Hearing none, motion passes.

14 Is that all the items?

15 MR. KOLBE: That is all the items we have.

16 THE CHAIRPERSON: All of the houses?

17 Any other items before the Board of Appeals?

18 Nothing. I see nobody in the public so there
19 must not be any public comments. With that, I will
20 adjourn the meeting.

21 (Meeting was concluded at 7:45 p.m.)

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C E R T I F I C A T E

I, Mona Storm, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the meeting at the time and place hereinbefore set forth. I do further certify that the foregoing transcript, consisting of (166) pages, is a true and correct transcript of my said stenographic notes.

Date

Mona Storm
CSR-4460

