

CITY OF PONTIAC  
BOARD OF APPEALS MEETING  
AUGUST 17, 2016  
4:00 p.m.

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Agenda: )  
)  
Petitions from )  
Building Inspector Dave Moran )  
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Meeting before a  
Hearing Officer at 47450 Woodward Avenue, Pontiac, Michigan,  
on Wednesday, August 17, 2016.

BOARD MEMBERS PRESENT:

- Ben Tiseo - Chairperson
- Mona Hofmeister
- Kevin Stewart

FROM THE CITY:

- Dan Kolbe - Clerical
- Dan Moran - Building Inspector
- Money Jackson - Code Enforcement

OTHERS PRESENT:

- Reginald Edwards
- Yohannes Bolds and Jack Runkle
- Michael Kelley
- Frank Walls
- Sharon Muradian and Alex (Last name unknown)
- Parham Pirazdeh and Mary Pietila
- Lisa Holloway
- Les Upfall
- Ronald J. Emery
- Carl Jackson
- Rachelle Angell
- Zebedee Townsend
- Shawn Madden
- Mary Blair
- Deacon Nate Stephenson
- Maria Foster

REPORTED BY: Mona Storm, CSR# 4460  
PROPERTY INDEX

1	ADDRESS (In numerical order)	BOARD ACTION	PAGE
2	15 Short St.	Called	148
3	15 Short St.	Postponed but needs PMI, permits and roof completed	156
4	18 N. Paddock St.	Called	196
	18 N. Paddock St.	Remains on demo list	197
5	27 Steinbaugh Ct.	Called	33
	27 Steinbaugh Ct.	Postponed until Nov.	36
6	28 Hudson Ave.	Called	188
	28 Hudson Ave.	Remains on demo list	189
7	32 S. Paddock & 1 Quick	Called	125
	32 S. Paddock & 1 Quick	Paddock, postponed; Quick demo	147
8	72 Putnam Ave.	Called	200
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	77 Mains St.	Called	193
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	90/92 Pingree Ave.	Called	121
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	92 Wesson St.	Called	159
13	92 Wesson St.	Postponed but needs a PMI and architect or structural engineer to attend the site visit	171
14	92 S. Francis Ave.	Called	185
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	94 E. Sheffield Ave.	Called	81
16	94 E. Sheffield Ave.	Postponed until Nov.	84
	95 Mark Ave.	Called	6
17	95 Mark Ave.	Postponed until Nov.	16
	98 Pingree Ave.	Called	198
18	98 Pingree Ave.	Remains on demo list	199
	100 Pinegrove St.	Called	103
19	100 Pinegrove St.	Postponed until Nov.	114
	101 Kemp St.	Called	189
20	101 Kemp St.	Remains on demo list	190
	113 Lincoln St.	Called	191
21	113 Lincoln St.	Remains on demo list	192
	116 W. Strathmore	Called	201
22	116 W. Strathmore	Remains on demo list	202
	123 Prospect Ave.	Called	199
23	123 Prospect Ave.	Remains on demo list	200
	149 Lincoln St.	Called	192
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	183 Fisher Ave.	Called	114
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231 Norton St.	Called	194
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235 Norton St.	Called	195
235 Norton St.	Remains on demo list	196
242 Clifford St.	Called	183
242 Clifford St.	Remains on demo list	184
272 S. Sanford	Called	174
272 S. Sanford	Remains on demo list	178
274 Baldwin Ave.	Called	179
274 Baldwin Ave.	Remains on demo list	180
279 Central Ave.	Called	182
279 Central Ave.	Stays on demo list	183
315 Voorheis	Called	85
315 Voorheis	Postponed but needs PMI and to maintain exterior	103
340 E. Pike St.	Called	198
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398 Jordan Rd.	Called	189
398 Jordan Rd.	Remains on demo list	189
482 Cesar E. Chavez	Called	183
482 Cesar E. Chavez	Remains on demo list	183
508 Harper St.	Called	186
508 Harper St.	Remains on demo list	187
546 Bloomfield Ave.	Called	36
546 Bloomfield Ave.	Postponed until Nov.	51
585 W. Kennett Rd.	Called	16
585 W. Kennett Rd.	Postponed until Nov.	32
645 S. Telegraph Rd.	Called	58
645 S. Telegraph Rd.	Postponed but needs all drawings and paperwork and to meet with the local Council President and to have a response from the City	81
654 N. Perry St.	Called	156
654 N. Perry St.	Postponed until Nov.	159
719 Blaine Ave.	Called	180
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1 Pontiac, Michigan

2 Wednesday, August 17, 2016

3 5:10 p.m.

4 THE CHAIRPERSON: I'm going to call the Board  
5 of Appeals to order. Can we get a roll call, please?

6 MR. KOLBE: Yeah. Mona?

7 THE CHAIRPERSON: Ben Tiseo here.

8 MR. KOLBE: I do not have a sheet.

9 THE CHAIRPERSON: Okay.

10 MR. KOLBE: Mona Hofmeister?

11 MS. HOFMEISTER: Here.

12 MR. KOLBE: Kevin Stewart?

13 MR. STEWART: Present.

14 MR. KOLBE: Ben Tiseo?

15 THE CHAIRPERSON: Here.

16 MR. KOLBE: Chris?

17 THE CHAIRPERSON: He's absent for now.

18 MR. KOLBE: And why don't you introduce  
19 yourself.

20 MR. MORAN: David Moran, Building Inspector.

21 MR. MONEY JACKSON: Money Jackson,  
22 Code Enforcement.

23 MR. KOLBE: Dan Kolbe, Code Clerk.

24 THE CHAIRPERSON: Okay. With that said,  
25 let's go to the Pledge of Allegiance, please.

1 (Pledge of Allegiance recited by all.)

2 THE CHAIRPERSON: Okay. We're going to take  
3 these cases in order of the sign-in sheet. And then,  
4 for those people that -- properties that are not here,  
5 then we'll just follow through, once the audience has  
6 spoken their piece.

7 When you -- when the case is called, please  
8 step to the podium, state your name and which property  
9 you are representing. And go ahead and present your  
10 case and then we'll ask questions later.

11 Anyway, with all that stated, let's start  
12 with the sign-in sheet.

13 MR. KOLBE: Yeah.

14 THE CHAIRPERSON: And the first case is  
15 95 Mark Street.

16 MR. KOLBE: Go ahead.

17 MR. MONEY JACKSON: 95 Mark Avenue,  
18 single-family structure. Date of inspection, 8-3-16.  
19 Vacant, dilapidated, deteriorated structure, vacant  
20 over 180 days, open to the elements, rear second-story  
21 window broken, dilapidated, porch crumbling, broken and  
22 boarded windows, siding, trim and garage deteriorating,  
23 evidence of attractive nuisance, overgrown, unkempt,  
24 broken windows. Gas and electric meters are off.

25 Inspector recommendation, remain on the demo

1 list.

2 THE CHAIRPERSON: State your name, please.

3 MR. EDWARDS: Reginald Edwards. That house  
4 is not condemned. I've been living there since 2012  
5 and all that stuff people threw that stuff in the yard,  
6 it's been all picked up. I got all that stuff up. As  
7 far as inside, the sump pump just went out so I had to  
8 put a new sump pump in there. But the outside, as far  
9 as painting and all that, I can do that. There's  
10 nothing wrong with that house. I live in it. At the  
11 time, I wasn't in it was because my dad was dying from  
12 cancer and I was with my mom most of the time, with  
13 him.

14 And someone called the police, someone broken  
15 in through a window and I put a board on it. And,  
16 after that, people started acting like it was a vacant  
17 lot or something and I done did the yard and everything  
18 now. So I'm just waiting to see what you guys are  
19 talking about because nothing's wrong with my house;  
20 electrical work, all that stuff work in it. I can do  
21 the repairs or I can get a contractor; it don't make no  
22 difference. I'm going to fix my house. It's mine.

23 MR. KOLBE: Apply for a Property Maintenance  
24 Inspection.

25 MR. EDWARDS: Hmm?

1                   MR. KOLBE: Apply at the Building Department  
2 for a Property Maintenance Inspection.

3                   MR. EDWARDS: Okay. I understand. But,  
4 furthermore, you have a guy named Mike Dolan that work  
5 for you guys that kicked my door in and stuff, like,  
6 that, right now, my lawyers are processing. Because  
7 the witnesses -- my neighbors told me who did it. He  
8 kicked the doors in and went inside and took pictures  
9 without my permission.

10                  MR. KOLBE: There's nobody by that name.

11                  MR. EDWARDS: Well, they're going to point  
12 him out. They know who it is that work for you guys  
13 that did that.

14                  MR. KOLBE: Okay.

15                  MR. EDWARDS: But my house was secure until  
16 he did that.

17                  MR. KOLBE: Okay. Well, it needs a Property  
18 Maintenance Inspection and whatever permits are going  
19 to be needed from that inspection.

20                  MR. EDWARDS: Why I need a Property  
21 Maintenance? They didn't do that when I bought the  
22 house; they didn't ask me to do that.

23                  MR. KOLBE: Properties that are vacant that  
24 are open to trespass --

25                  MR. EDWARDS: It wasn't vacant. It's on my

1 license, it's not vacant. I was at my mom's house.

2 It's not vacant.

3 MR. KOLBE: Then we'll leave it up to the  
4 Board, if you're refusing to get a Property Maintenance  
5 Inspection, what their pleasure is.

6 MR. EDWARDS: Well, I'll get an inspection.  
7 But, just apparent, when you all kicked that door in,  
8 that isn't fair. That's against the --

9 MR. STEWART: Let me ask you a question.  
10 What are your intensions with the property?

11 MR. EDWARDS: Live in it. I'm fixing the  
12 house out completely, all the way, inside and out.

13 MS. HOFMEISTER: Can I tell you what I know  
14 about it? Sewage in the basement.

15 THE WITNESS: Yeah, there was a pump broke.  
16 I did that.

17 MS. HOFMEISTER: No, there's a pipe that  
18 broke out in the street.

19 MR. EDWARDS: In the street?

20 MS. HOFMEISTER: In the street that goes to  
21 this house. You had renters in there with children,  
22 there were bed bugs, there was cockroaches.

23 MR. EDWARDS: No, not that house. I ain't  
24 never rented that house out.

25 MS. HOFMEISTER: I'm absolutely sure. I've

1 heard about this house.

2 MR. EDWARDS: No, you got the wrong house.  
3 I'm the only one that lived in that house. My nephew  
4 stayed there constantly with me but nobody -- I never  
5 rented the house to nobody.

6 MS. HOFMEISTER: You haven't been in this  
7 house a long time?

8 MR. EDWARDS: What do you mean, I "haven't  
9 been in this house a long time"? That's my house.

10 MS. HOFMEISTER: You had renters in there.

11 MR. EDWARDS: I never had renters in there.  
12 I had to put my nephew out of there because he tried  
13 starting to put his gang bangers in there. I'm not a  
14 gang banger. I work for a living.

15 MS. HOFMEISTER: I heard --

16 MR. EDWARDS: My neighbors told me --

17 MS. HOFMEISTER: I heard about this house.

18 MR. EDWARDS: I have, too. I have, too, but  
19 nobody's been bothering that house. You ain't got to  
20 worry about that. I'm going to fix everything that's  
21 wrong with that house.

22 MR. STEWART: So what the Building Official's  
23 is asking you to do, Mr. Edwards, is get a Property  
24 Maintenance Inspection.

25 MR. EDWARDS: Okay.

1 MR. STEWART: And that's \$200.

2 MR. EDWARDS: Okay.

3 MR. STEWART: You pay \$200 and they come out  
4 and inspect the property.

5 THE WITNESS: Okay.

6 MR. STEWART: Is the property currently a  
7 condemned property?

8 MR. KOLBE: Yes.

9 MR. STEWART: Okay. The City has it as a  
10 condemned property. We can't get around that, right?  
11 So what you need to do to keep your property is  
12 definitely pull your Property Maintenance Inspection.

13 MR. EDWARDS: Okay.

14 MR. STEWART: So that they can come in and  
15 inspect your property and give you a list. I think --  
16 how long does it take before he actually gets a report?

17 MR. KOLBE: He gets it in the mail usually  
18 either that afternoon or the next day.

19 MR. STEWART: Okay. It's a really quick  
20 process.

21 MR. EDWARDS: Okay.

22 MR. STEWART: And they let you know after  
23 your inspection what you need to do.

24 MR. EDWARDS: Okay.

25 MR. STEWART: And your testimony is that your

1 electrical and everything is fine?

2 MR. EDWARDS: Uh-huh.

3 MR. STEWART: And your plumbing is fine?

4 MR. EDWARDS: Yeah.

5 MR. STEWART: Great. You know, wait for your  
6 Property Maintenance Inspection and then go from  
7 there --

8 MR. EDWARDS: Okay.

9 MR. STEWART: -- as to your repairs. And  
10 keep your property from being demolished.

11 MR. EDWARDS: Okay.

12 MR. STEWART: Okay? Because they're asking  
13 that your property be demolished.

14 MR. EDWARDS: Okay.

15 MR. STEWART: Okay?

16 MR. EDWARDS: Okay.

17 MR. STEWART: So --

18 MR. KOLBE: I'm assuming that you could get  
19 all this done, at least a Property Maintenance  
20 Inspection, by our next meeting in November?

21 MR. EDWARDS: Yeah, yeah.

22 MR. STEWART: What's the date of the next  
23 meeting in November?

24 MR. KOLBE: The 16th.

25 MR. STEWART: November 16th?

1 MR. KOLBE: Uh-huh.

2 MR. STEWART: So you're telling Mr. Edwards  
3 by the November 16th meeting he would have already paid  
4 for a Property Maintenance Inspection and had his  
5 property inspection and working with the Building  
6 Officials as it relates to bringing it up to code and  
7 removing it from the demolition list; am I right in  
8 saying that?

9 MR. KOLBE: Yeah.

10 MR. STEWART: Do you understand what I'm  
11 saying to you, Mr. Edwards?

12 MR. EDWARDS: Yeah.

13 MR. STEWART: Okay. That sounds great.

14 THE CHAIRPERSON: Is that a motion?

15 MR. STEWART: That is a motion that I am  
16 making.

17 THE CHAIRPERSON: Is there a second, please?

18 MS. HOFMEISTER: I can't vote yes for this.  
19 My sources are very informed about what's been going on  
20 at this house and I don't want to see him turn around  
21 and rent it again.

22 MR. STEWART: I'm not renting it.

23 MS. HOFMEISTER: And I don't want you to  
24 think that a sump pump is going to take care of your  
25 situation.

1 MR. EDWARDS: Whatever it takes. He just  
2 said, once he do the inspection, whatever it takes.

3 THE CHAIRPERSON: I'm sorry. I should have  
4 stated that earlier. It's closed for the public  
5 hearing. Just a minute, please.

6 MR. EDWARDS: Okay.

7 MS. HOFMEISTER: I can't vote for this.

8 THE CHAIRPERSON: All right. I mean, I'll  
9 offer a second. But the problem is we don't have a  
10 fourth member here. It takes three -- all three  
11 sitting here for any motion to pass. So, if this does  
12 not pass, it's postponed until the next meeting, then  
13 it -- then it stays on the demolition list?

14 MR. KOLBE: (Nods head.)

15 THE CHAIRPERSON: Is there any -- I mean,  
16 we'll hear it again or what?

17 MR. KOLBE: The only thing I would say that  
18 the Board could do is table it. We have not heard if  
19 Chris is going to be, you know, here later. If you  
20 would -- you know, he would like to stick around to see  
21 if Chris can -- will show up later in the meeting. If  
22 not, as you stated, it would be ordered down.

23 THE CHAIRPERSON: Okay.

24 MR. KOLBE: And I think --

25 THE CHAIRPERSON: Yes. Okay.

1 MR. KOLBE: Mona?

2 THE CHAIRPERSON: There was --

3 MR. KOLBE: Mona?

4 THE CHAIRPERSON: There was a discussion here  
5 that we could table this towards the end of the meeting  
6 and see if Chris is going to be here and then we could  
7 take it up again.

8 MS. HOFMEISTER: Okay.

9 MR. KOLBE: Also, Mona, to pass the Property  
10 Maintenance Inspection, that would be the same  
11 inspection that we would have for a rental so --

12 MS. HOFMEISTER: And you're going to check  
13 the basement out, too?

14 MR. KOLBE: Right. Top to bottom is done.  
15 Dave Moran typically does the Property Maintenance  
16 Inspections and he approves them when they're done. So  
17 I don't know if that would alter your thoughts of --

18 MS. HOFMEISTER: My thoughts aren't going to  
19 change on this house.

20 MR. KOLBE: Okay.

21 MS. HOFMEISTER: But I'm going to go ahead  
22 and say you've got until November. And that means  
23 you've got your property inspection, you've got your  
24 permits pulled and you're steady at work and I'm going  
25 to watch that house.

1                   MR. EDWARDS: Okay. Do that. I'm going to  
2                   make sure.

3                   MS. HOFMEISTER: And, if you rent that house  
4                   out, I'm going to know it.

5                   MR. EDWARDS: If I rent it out, I'm going to  
6                   come down there and put it up for rent, like register  
7                   for rent.

8                   MS. HOFMEISTER: I hope so.

9                   THE CHAIRPERSON: All right. So we did have  
10                  a motion and we had a second.

11                  MS. HOFMEISTER: Okay.

12                  THE CHAIRPERSON: Is there any more dialogue?

13                  MS. HOFMEISTER: No.

14                  THE CHAIRPERSON: Okay. All in favor, say  
15                  "aye".

16                  BOARD MEMBERS: Aye.

17                  THE CHAIRPERSON: Any opposed?

18                  Hearing none, motion passes. You have until  
19                  November to make some significant progress.

20                  MR. EDWARDS: Yep.

21                  THE CHAIRPERSON: Thank you.

22                  MR. EDWARDS: Thank you.

23                  MR. KOLBE: The next one is 585 West Kennett.

24                  MR. MONEY JACKSON: 585 West Kennett Road,  
25                  commercial structure. Date of inspection, 8-3-16.

1 Vacant over 180 days, open to the elements, holes in  
2 the roof, dilapidated structure, boarded, overgrown,  
3 evidence of attractive nuisance, unkempt, overgrown,  
4 interior trashed, gas and electric meter are gone.

5 Inspector recommendation, remain on the demo  
6 list as revised plans were not received. Site plan  
7 approved on March 19th, 2015.

8 MR. BOLDS: Good evening, Yohannes Boldts, CEO  
9 of Take One Community Program. I don't know where he  
10 reading his notes from but I've been having electric  
11 for over a year, it's been passed. I have my architect  
12 with me. He was trying to do a presentation but he  
13 can't get online. And, as far as outside, the trash  
14 that was in the back was dumped but they keep dumping  
15 and I keep cleaning up. We keep everything cut in  
16 front. Maybe the day you went over there and posted,  
17 the grass might have been kind of growing in front but  
18 I keep my grass cut and the neighbor's grass next to  
19 me, that bum's, without approval. So I cut all the way  
20 down to make up -- to keep it safe for people to walk  
21 past.

22 Also, in addition, Mr. Jack Runkle have a  
23 couple words he'd like to explain.

24 MR. MORAN: Real quick about your electrical  
25 inspection or permit: It has expired and it hasn't

1           been approved.

2                   MR. BOLDS: It was approved. I can bring the  
3 sticker and a meter. They put me up new poles. I've  
4 been having poles for a year.

5                   MR. MORAN: Well, you have partially approved  
6 by the electrical inspector. You're still in need of  
7 GFCI and grounding.

8                   MR. BOLDS: Yeah, yeah, that -- but that  
9 hasn't been done. But he was saying no meter. The  
10 meter's been there. So, you know, the rest of it  
11 haven't been done.

12                   MR. MORAN: All right.

13                   MR. BOLDS: But it is temporary power there.  
14 It's been there. They put up two poles, two  
15 transformers.

16                   MR. STEWART: Now, is that what DTE donated  
17 to you?

18                   MR. BOLDS: Yes. DTE donated -- it was over  
19 \$4,000 in equipment.

20                   THE CHAIRPERSON: How is this building going  
21 to be re-purposed?

22                   MR. BOLDS: Community center, Jerry Lee Mark  
23 Community and Tech Center.

24                   THE CHAIRPERSON: And I see this goes back to  
25 2014.

1                   MR. BOLDS:  Yep.  And no funding.  I met with  
2                   our county executive, Mr. L. Brooks Patterson, on  
3                   Monday, and to get his assistance with this.

4                   THE CHAIRPERSON:  I'm sorry.  I didn't hear  
5                   you.

6                   MR. BOLDS:  I met with --

7                   THE CHAIRPERSON:  I heard that part.

8                   MR. BOLDS:  They're going to try to assist us  
9                   to get this moving forward.

10                  THE CHAIRPERSON:  I imagine it's funding.  Is  
11                  that --

12                  MR. BOLDS:  At this point --

13                  THE CHAIRPERSON:  That's usually the  
14                  obstacle.

15                  MR. BOLDS:  At this point, I don't know how  
16                  they're going to do it.  They had a meeting yesterday  
17                  and I'm waiting to find out what they're going to do.  
18                  But they got someone that's going to call me and we're  
19                  going to meet up again.

20                  THE CHAIRPERSON:  Did I hear you say that you  
21                  did receive site plan approval?

22                  MR. BOLDS:  Oh, yeah, yeah, the site plan  
23                  approval was done but not the one for construction.  
24                  They wanted something for mechanical.  And Mr. Runkle  
25                  spoke with Mike Wilson and he can share that.

1 THE CHAIRPERSON: Is that your architect  
2 there?

3 MR. RUNKLE: Yes. Good evening. I'm  
4 Jack Runkle. I operate out of Livonia, Michigan. And  
5 I've been in contact with Mr. Bolds here. Of course,  
6 within the last month, I met up with him. My wife  
7 works for the Oakland Press, had done a story on  
8 Mr. Bolds doing some work in Pontiac and she suggested  
9 that I get with him and help him out since I've done a  
10 number of different projects with different volunteer  
11 organizations in the past.

12 I'm a licensed architect in the State of  
13 Michigan and we've been speaking over the course of the  
14 last month. I've been trying to get together updated  
15 documents. Documents were originally done a couple  
16 years ago through the University of Detroit, along with  
17 some -- some of the staff members there, I believe some  
18 students there as well.

19 MR. BOLDS: Yes.

20 MR. RUNKLE: Is that correct? And so, from  
21 the time when I first met him until tonight, I've had a  
22 situation where my mother-in-law became extremely ill  
23 and then passed away. So we've been kind of treading  
24 water, trying to get stuff ready for tonight's meeting.  
25 So I apologize for the -- not being prepared to the

1 point where I would like to be prepared.

2 THE CHAIRPERSON: Is your intention to be the  
3 architect of record on this project?

4 MR. RUNKLE: My intention is to be the  
5 architect of record on this particular project. And  
6 I'm looking to also talk with some other people that I  
7 work with, different engineers and whatnot, and see  
8 that they may be able to be in the same kind of  
9 volunteer position to be able to help out on the  
10 project as well.

11 THE CHAIRPERSON: How far -- have you looked  
12 at the property?

13 MR. RUNKLE: I've done an extensive site  
14 survey.

15 THE CHAIRPERSON: Okay. I was going to ask.

16 MR. RUNKLE: I've been through the building  
17 with Mr. Bolds. We've discussed the condition of the  
18 building and what the interest in re-purposing the  
19 various spaces would be, also taking a look at the  
20 utilities that are there. He is speaking the truth;  
21 there is electricity in the building right now.

22 As it stands, for the most part, the building  
23 is structurally in pretty good shape. You know,  
24 there's some things that need to be done over the  
25 course of 30 years or so. There's been a -- a few

1 things that normally happen with buildings in this kind  
2 of condition that have to be kind of taken care of to  
3 bring it up to where it needs to be.

4 The bathrooms within the building are not  
5 currently set up as barrier-free ADA bathrooms but they  
6 are sized to the point where they could be redone and  
7 brought up to the various codes and that, as far as  
8 that goes. It's a fairly good-sized building and  
9 probably would suit the purpose pretty well for what he  
10 needs to do.

11 There's several different tenant spaces,  
12 which means that, throughout the building, there are a  
13 number of masonry walls that separate one tenant space  
14 from another. And I believe that we've got -- what is  
15 it -- about four different tenant spaces that it's  
16 currently broken up into.

17 So the building could be done in phases,  
18 quite easily; you know, masonry cut out, doors put in  
19 and locked, as phases were done. Also, it sets itself  
20 up to allow it to be -- to receive different kinds of  
21 tenants, if the building doesn't span out to the point  
22 of using everything for the community center.

23 THE CHAIRPERSON: But the intention is to use  
24 the whole building as a community center?

25 MR. RUNKLE: Eventually, yes. In the short

1 run, maybe start small and -- and work our way from bay  
2 to bay to bay. There are some spaces within the  
3 building that have some fairly high ceilings, so  
4 certain kinds of activities that normally you would  
5 find in a recreation center, a community center, could  
6 be accommodated.

7 I mean, we don't have spaces that you could  
8 do basketball with 25-foot ceilings but, you know, just  
9 different kinds of activities that kids could engage in  
10 when they're out of school and things of that nature.  
11 It's set up in such a way that it could be done for  
12 children, seniors, retirees, what have you, a variety  
13 of different kinds of groups.

14 So this is something that I think we can make  
15 this work from a standpoint of becoming something  
16 that's not just a vacant piece of property and being  
17 something that benefits the community as a whole.

18 THE CHAIRPERSON: Okay. Did I hear from  
19 staff that the Property Maintenance Inspection has not  
20 been done; is that correct?

21 MR. KOLBE: I do not believe there was one  
22 done on this because it was going to be --

23 THE CHAIRPERSON: Well, it was applied for  
24 but never scheduled?

25 MR. KOLBE: Right. And, mainly, because they

1 were coming in with blueprints to redo the project.

2 THE CHAIRPERSON: Okay.

3 MR. KOLBE: In other words, they were not  
4 necessarily using much of the bones that was there so  
5 they said, "Okay, make application as though it was a  
6 box structure." And we haven't really gotten  
7 acceptable plans to go for any type of permit at this  
8 point.

9 THE CHAIRPERSON: Okay. Then, if -- if  
10 you're going to be gutting most of the building, then  
11 the Property Maintenance Inspection probably doesn't  
12 have much value?

13 MR. KOLBE: Right. We'll basically kind of  
14 waive that requirement because of that. And, actually,  
15 this will be a team inspection, just because our form  
16 is showing up as a Property Maintenance, but it  
17 would --

18 THE CHAIRPERSON: Mr. Runkle, I'll take your  
19 word for it, if you're saying that the building is  
20 sound and it's not in danger of collapse or a problem.

21 MR. RUNKLE: It doesn't appear to be, from my  
22 walk-through of the property.

23 THE CHAIRPERSON: Okay.

24 And it's secure; is that correct, gentlemen?

25 MR. MORAN: Um-hmm.

1 THE CHAIRPERSON: Okay.

2 MR. RUNKLE: That is to say, you know, it's  
3 got masonry walls in there that are in good shape.  
4 There's a few areas --

5 THE CHAIRPERSON: Is it a steel frame roof or  
6 wood or -- it was a carwash. I suspect it's probably  
7 steel.

8 MR. RUNKLE: Yeah, there's -- there's a  
9 fairly substantial structure throughout most of the  
10 building there. One thing, I'm just getting onto the  
11 project. I don't know exactly everything that was  
12 discussed by any design professionals or designers  
13 previously on the project. It's always my goal, as an  
14 architect, to try and reuse as much as I can of things  
15 that are in good shape, to save clients money, to save  
16 them time on schedule, et cetera, et cetera.

17 THE CHAIRPERSON: Yeah. I'm just  
18 wondering -- and I'm kind of talking out loud. If our  
19 next meeting is in November --

20 MS. HOFMEISTER: This has been on here for  
21 two years.

22 THE CHAIRPERSON: Yeah, I know. But it  
23 sounds like they -- they have a gentleman architect on  
24 board.

25 MS. HOFMEISTER: If you had to guess --

1 THE CHAIRPERSON: And, certainly, if he's  
2 from Livonia, we know he's top notch.

3 MR. RUNKLE: Okay. I'll add that this  
4 gentleman who's sitting front and center was my  
5 Construction Documents teacher when I was going through  
6 Lawrence Tech so he drilled --

7 THE CHAIRPERSON: Must have been my  
8 grandfather. It wasn't me.

9 MR. RUNKLE: We were both very young at the  
10 time.

11 MS. HOFMEISTER: If you had to guess how long  
12 before this is finished, what would you say?

13 MR. RUNKLE: As far as documents or  
14 construction?

15 THE CHAIRPERSON: Documents.

16 MR. RUNKLE: The building's a fairly simple  
17 building. Most of what needs to be done to get it up  
18 and running now, like most of the time with, you know,  
19 core and shell kind of elements, is doing the bathroom  
20 design and making sure that different spaces are  
21 separated out --

22 THE CHAIRPERSON: Right.

23 MR. RUNKLE: -- from each other. I don't  
24 think that the documents typically would take very  
25 long. And I'm doing things on a volunteer basis. So,

1 for me, quite honestly, the paying jobs come first, the  
2 volunteer stuff comes second. However, I've done a  
3 number of different projects on a volunteer basis and  
4 it's -- it's kind of how I'm wired. So this isn't  
5 something that's going to get pushed back for, you  
6 know, six months or a year. It's fairly simple and  
7 there's a lot of stuff that's already been done as base  
8 drawings for, you know, the City of Detroit.

9 THE CHAIRPERSON: Okay.

10 MR. RUNKLE: So I would think that the  
11 timeframe --

12 THE CHAIRPERSON: Is it Collaborative or  
13 what's it called there?

14 MS. HOFMEISTER: U of D's Collaborative.

15 THE CHAIRPERSON: Yeah, yeah. Do you believe  
16 that you'll be able -- I think the financing -- I think  
17 the documents will be under control. My concern is you  
18 can get drawings done and, literally, it will sit for  
19 two more years if you don't have financing; that's what  
20 I'm worried about.

21 MR. RUNKLE: Yeah. And that's another thing  
22 that I've done with various kinds of volunteer projects  
23 that I've worked on is trying to do what we can do  
24 through promotion. As I mentioned, my wife is a writer  
25 for the Oakland Press. So, hopefully, we can get some

1 promotion through the paper for this particular project  
2 and kind of create a stone soup kind of deal, finding  
3 other professionals such as myself to work on  
4 mechanical design, electrical design, et cetera, et  
5 cetera, bringing on board various contractors.

6 I've had quite a few conversations with  
7 Mr. Bolds here, who's standing to my left, and he seems  
8 to have quite an extensive network of people in the  
9 construction industry that he has dealt with.

10 The other thing that we've got to deal with  
11 is, of course, financing. And so that's going to be --  
12 part of it is trying to do some rounding up of people  
13 within the community and outside of the community who  
14 can help out in that aspect of things. There are  
15 several bankers that I work with to try and help get  
16 financing for private and commercial projects as well.  
17 So, hopefully, we can lean on some of those folks to  
18 help out. And many of them are like myself; they do a  
19 lot of volunteer work, attorneys as well.

20 THE CHAIRPERSON: What do we have, about  
21 10,000 square feet; any idea what the square footage  
22 is?

23 MR. BOLDS: 15- .

24 MR. RUNKLE: How much, 18?

25 MR. BOLDS: 15- .

1 MR. RUNKLE: 15,000.

2 THE CHAIRPERSON: 15,000 square feet.

3 MR. RUNKLE: Yeah. At one time in the --  
4 going back into the '80s and was it the early '90s, it  
5 was a bar and a nightclub. So it has a fairly good  
6 amount of open space to it where there were dance  
7 floors, things of that nature. So it's --

8 THE CHAIRPERSON: And this is going to be  
9 a --

10 MR. RUNKLE: A fairly good-sized project.

11 THE CHAIRPERSON: Yes, it is. It's going to  
12 be hundreds of thousands of dollars. I mean, that's  
13 what my concern is, is that to be able to raise 4- or  
14 \$500,000 for the project, that's going to be a real  
15 challenge and we don't want it to linger on for years  
16 and years again.

17 MR. RUNKLE: That, I would have to defer to  
18 my client and let him speak to what his plans are.  
19 I've talked with him at length but he's the one that  
20 knows the ins and outs a little bit more of where he's  
21 planning on going with --

22 THE CHAIRPERSON: Okay.

23 MR. RUNKLE: -- some of that.

24 THE CHAIRPERSON: Thank you. I appreciate  
25 it.

1                   Mr. Bolds, could you help us along a little  
2 bit? I'm getting a sense of where I want to be but I  
3 need to know a little bit more about, how do you expect  
4 to get financing for this particular project?

5                   MR. BOLDS: Well, that's why I went to some  
6 of the services that I did, the County Connective,  
7 because people make promises and they're not coming up  
8 to the table. And we're doing fundraising. And, up to  
9 this weekend, we continued fundraising with the  
10 Woodward Cruise. So, as far as financing, we'll go  
11 into stages to do it. And I've been dealing with local  
12 stores and sources from out of the City in Detroit,  
13 trying to get working on grants and -- and before  
14 loans.

15                   As far as running years and years, well, you  
16 know, I -- the first year or so I wasn't ready because,  
17 you know, I do have a personal life and I'm doing it  
18 alone. When it comes back to donations, start with  
19 everybody in this room, if everybody donated, what else  
20 is it going to benefit the City?

21                   MS. HOFMEISTER: It would be a conflict of  
22 interest for us.

23                   MR. BOLDS: Yeah. Well, hey, but we're  
24 working on donations, donations and grants of any kind.  
25 We have a lot of different people who have donated. As

1 far as The Tile Shop, they done donated over \$12,000  
2 worth of tile and -- and a lot of things is just  
3 basically going to come down to being the -- like, and  
4 with the IBU from the local electrical workers and the  
5 permits, we're trying to get a lot of things that we  
6 usually would have to pay for.

7 THE CHAIRPERSON: Okay.

8 MR. BOLDS: So, at this point, I'm not going  
9 to commit or say that it's going to come from A, B or  
10 C; that's why just I sit up and have some meetings with  
11 different people who's in charge to see what they can  
12 assist us with. And I'll know shortly what can be  
13 done.

14 THE CHAIRPERSON: Yeah. My estimate is going  
15 to be somewhere between 500- and 700,000.

16 MR. BOLDS: Yeah, yeah, that, the 500-, the  
17 500- was what we got from Lee Construction. So you're  
18 about -- you're about right. But, if we do it in  
19 stages, it would probably be -- you know, it won't be  
20 as much as all at one time. So that's why we was doing  
21 it in stages, to get -- to get one part down, to get  
22 the cost down.

23 THE CHAIRPERSON: Okay. All right. Let's  
24 close the public hearing at this point. Some  
25 discussion here?

1                   MR. STEWART: I'm not going to interject my  
2                   personal feelings as it relates to this project but I  
3                   would definitely like to see it off the ground. I'm  
4                   not going to interject my personal feelings as it  
5                   relates to the City of Pontiac. I'm not going to  
6                   interject my personal feelings as it relates to the  
7                   lack of recreation that our youth currently have in the  
8                   City of Pontiac. So those are my comments.

9                   MS. HOFMEISTER: Two years is a long time.  
10                  And, if you get more time, we expect to see progress.  
11                  You know, I'm sorry, it's a good idea but money -- it's  
12                  a lot of money.

13                  THE CHAIRPERSON: Is there a motion here,  
14                  please?

15                  MR. STEWART: I make a motion that we table  
16                  this until the November 16th meeting, 585 West Kennett  
17                  Road.

18                  MS. HOFMEISTER: I'll second.

19                  THE CHAIRPERSON: Any further discussion?  
20                  Hearing none, all in favor of the motion to  
21                  postpone, say "aye".

22                  BOARD MEMBERS: Aye.

23                  THE CHAIRPERSON: Any opposition?

24                  None. Motion passes.

25                  MR. BOLDS: Thank you.

1 MR. KOLBE: 27 Steinbaugh.

2 MR. MONEY JACKSON: 27 Steinbaugh Court,  
3 single-family structure. Date of inspection, 8-3-16.  
4 Building, plumbing, mechanical permits were pulled,  
5 electrical needed. Vacant, boarded up, vacant, vacant  
6 for over 180 days, dilapidated structure, animal  
7 undermining. Gas meter not visible, electric meter on.

8 Inspector recommendation, postponement until  
9 the November 16, 2016 Board of Appeals hearing while  
10 work progresses.

11 THE CHAIRPERSON: State your name, please.

12 MR. KELLEY: My name is Michael Kelley.

13 THE CHAIRPERSON: And you're the owner?

14 MR. KELLEY: I am.

15 THE CHAIRPERSON: Can you tell us about the  
16 property.

17 MR. KELLEY: Well, I've done quite a bit of  
18 work on it so far or had it done. I've had a new  
19 heating unit put in, made a lot of repairs on the  
20 exterior, something on the inside. I've had all new  
21 windows put in it except on one portion, which the  
22 windows were satisfactory. I have had a couple  
23 setbacks in the last few months. One was the -- well,  
24 the funding. But the other is I had a break-in.

25 THE CHAIRPERSON: Oh. Okay.

1                   MR. KELLEY: And they took all my tools and  
2                   it was quite a setback.

3                   THE CHAIRPERSON: But do you think you can  
4                   still make progress?

5                   MR. KELLEY: I absolutely intend to.

6                   THE CHAIRPERSON: Okay. Because you had an  
7                   opportunity to somehow get some tools. Is that what  
8                   you're waiting for?

9                   MR. KELLEY: I'm trying to get my finances to  
10                  where I can buy some new tools because they took all  
11                  the cordless tools and some of my corded tools and  
12                  whatever they could carry, I guess, all the way.

13                  THE CHAIRPERSON: All right. So this  
14                  maintenance inspection was conducted in May?

15                  MR. MONEY JACKSON: Uh-huh.

16                  THE CHAIRPERSON: And you've been making  
17                  progress since then?

18                  MR. KOLBE: He's pulled his permits and, like  
19                  he said, he's replaced windows but he's moving forward.

20                  THE CHAIRPERSON: But you haven't --

21                  MR. KOLBE: No, they've been there.

22                  THE CHAIRPERSON: Okay. You've been. And  
23                  your recommendation is to postpone it until November?

24                  MR. KOLBE: (Nods head.)

25                  MR. MORAN: What's your intention with the

1 property?

2 MR. KELLEY: Well, I want to preserve it, to  
3 begin with. I just want to maintain it so it doesn't  
4 get worn down. And the usage, I don't know. I want to  
5 have it so it can be rented without any problems and --

6 MR. MORAN: But leaving it vacant is just  
7 going to leave it open to opportunity, again and again.

8 MR. KELLEY: Well, yeah. But you can't  
9 always get good tenants either, so I'm nervous about --  
10 I had a bad experience with tenants. I had to evict  
11 them and then they came back and did all kinds of  
12 damage and -- and, I mean, it wasn't somebody else, it  
13 was quite obvious --

14 MR. MORAN: Well, you're going to have to  
15 register it as vacant eventually.

16 MR. KELLEY: I guess that would be true, yes.

17 MR. MORAN: Well, once you get everything  
18 approved through the Building Department, you'll have  
19 to register it as vacant on an annual basis.

20 MR. KELLEY: I understand that. There is  
21 such a thing as --

22 MR. MORAN: Okay.

23 MR. KELLEY: Okay?

24 Thank you.

25 THE CHAIRPERSON: Any other discussion here?

1 MS. HOFMEISTER: No.

2 THE CHAIRPERSON: Is there a motion, please?

3 MR. STEWART: I make a motion that we table  
4 27 Steinbaugh Court until the November 16th meeting.

5 MS. HOFMEISTER: I second.

6 MR. KOLBE: Okay. Any further dialogue,  
7 discussion?

8 Hearing none, all in favor of the motion to  
9 postpone, say "aye".

10 BOARD MEMBERS: Aye.

11 THE CHAIRPERSON: Any opposed?

12 None. Motion passes.

13 MR. KELLEY: Okay. Thank you very much.

14 THE CHAIRPERSON: Thank you.

15 MR. KOLBE: 546 Bloomfield Avenue.

16 MR. MONEY JACKSON: 546 Bloomfield Avenue,  
17 single-family structure. Date of inspection, 8-4-16.  
18 Applied for the Building Permit. Dilapidated,  
19 deteriorated structure. Open to the elements, siding  
20 coming loose, birds nesting behind siding, new windows  
21 without permits, soffit and fascia needs paint,  
22 evidence of attractive nuisance, debris, working on  
23 without permits, crumbling porch. Gas meter gone,  
24 electric meter on.

25 Inspector recommendation, remain on the demo

1 list if building permit is not pulled.

2 MR. WALLS: Okay.

3 THE CHAIRPERSON: Your name, please.

4 MR. WALLS: Frank Walls.

5 THE CHAIRPERSON: Okay.

6 MR. WALLS: I've been here several different  
7 times and I've been to Rebuild and Habitat -- I mean --  
8 excuse me -- Habitat and Rebuild in Oakland County.  
9 Today is the first day they actually gave me any kind  
10 of paperwork. It's been a circle of wind or whatever.  
11 All the things that he just mentioned, they've been in  
12 and they did the interior inspection and already okayed  
13 that. So I don't know how all that went back to demo  
14 or whatever.

15 The siding had a bird nest in it and that's  
16 been removed and nailed back up to the thing. When I  
17 talked to you all last, I was supposed to be getting a  
18 soffit painted. The guy finally showed up today, as a  
19 matter of fact. It's crazy when you get -- I had a  
20 beehive problem. Nobody wanted to get there and do the  
21 work until I called a company to get the bees. Because  
22 it was not just a small beehive that's in the soffit  
23 itself, if you understand what I'm saying. He showed  
24 up and got it done today, finally. So now they can  
25 paint the soffit.

1                   It's like everything, like I talked to Dan, I  
2                   came in last Wednesday because Rebuilding Together,  
3                   Habitat, finally called me last Wednesday. And then  
4                   today I find out that the records downstairs weren't  
5                   current with the City's -- I mean, with the -- the  
6                   tax -- the taxing. They were saying my taxes were  
7                   delinquent. So they got that at Habitat and Rebuilding  
8                   Together, saying my taxes were delinquent on my  
9                   property and that would set everything back with them  
10                  again.

11                  So I had to go down to the 1200 building and  
12                  get a copy of the taxes, showing that they were paid up  
13                  to date for them to redo everything, which is crazy  
14                  because they call here and somehow, in the records --  
15                  because I didn't even own the house in 2012, if you --  
16                  you all know this. And it sent me back into a  
17                  whirlwind. Now, this paper is from Habitat because  
18                  they sent me back until January to re-fill out the  
19                  paperwork again. This paper is from Rebuilding  
20                  Together Oakland County, which they're going to come  
21                  out because I took the paper to them.

22                  They were supposed to come out from -- from  
23                  last Wednesday, from seven to ten business days, to get  
24                  a project manager out to start assessing to get the  
25                  work done. But that reset them back because Monday,

1           when they got the paperwork back saying that the taxes  
2           weren't done, that is the reason why they hadn't showed  
3           up. And today I get that information because they're  
4           not open on Tuesday. They only open on Mondays,  
5           Wednesday and Thursday -- Friday -- like two, three  
6           days out of the week.

7                        To make a long story short, I brought all the  
8           paperwork in, if you want to have it, and see what they  
9           say. They wrote it up. So, you know, they got  
10          everything here. And she put her number on there in  
11          case you want to call. Her name is Elle, if you want  
12          to call, whatever the case may be.

13                       Dan?

14                       MR. KOLBE: Uh-huh.

15                       MR. WALLS: And, like I say, you know, I had  
16          another question because she had posed that question to  
17          me this morning, when I was talking to her on the  
18          phone. I need two porches built. She says that, if I  
19          get the one porch done -- because some of they stuff  
20          come -- they get stuff done in stipends. You know,  
21          they might be able to put up a porch this week or next  
22          week and, you know, when they have another fund, they  
23          put up another porch. Will my house be removed in this  
24          situation if they can get the front porch built within  
25          an ample amount of time? That question.

1                   And the other question is the sign that's on  
2                   the siding of my house is aluminum, it's there, the  
3                   other rest of my house is vinyl siding. There's a few  
4                   pieces missing from the aluminum side and the top part  
5                   on the vinyl, the one part of the vinyl side, which is  
6                   probably why there's a piece of paper where they didn't  
7                   finish it up to the thing. How much of that can  
8                   someone do without me having to pull a permit to get it  
9                   off this list?

10                   THE CHAIRPERSON: Gentlemen?

11                   MR. KOLBE: You guys had been out there. I'm  
12                   assuming it's just lacking some nails somewhere.

13                   MR. WALLS: I put -- they put nails in the  
14                   one part where the bird nest was at.

15                   MR. MORAN: Well, it's not so much how much  
16                   you can do. I mean, you can do cosmetic repairs,  
17                   painting and staining. But porch rebuilding, any  
18                   alterations of the structure, requires a building  
19                   permit. And that's not a Pontiac thing, that's just  
20                   building code.

21                   MR. KOLBE: I think he's talking about the  
22                   siding, specifically.

23                   MR. MORAN: The siding?

24                   MR. KOLBE: And I -- the siding that has the  
25                   birds' nest beyond -- you know, it looks like it just

1 needs to be nailed to the wall.

2 MR. WALLS: Yeah, they took the birds nest  
3 out and nailed it to the wall but they need to put  
4 another row of siding up there. Do I need to get a  
5 permit to have that done?

6 MR. MORAN: No.

7 MR. WALLS: Okay.

8 MR. MORAN: But everything -- you need a  
9 building permit, period, with the porch.

10 MR. WALLS: I understand the porches need the  
11 building.

12 MR. MORAN: The little bit of siding up  
13 there, that's not something that we're going to split  
14 hairs over.

15 MR. WALLS: Okay. Now, the only last  
16 question I have is the girl wanted to know if they come  
17 out and put a front porch on, a deck or refix it --  
18 they're going to pull a permit for that. And we  
19 already know that needs to be done -- will that take my  
20 house off the endangered list or whatever because they  
21 may not be able to get to the back porch?

22 THE CHAIRPERSON: No. Because this Board is  
23 the only one that can take it off the list.

24 MR. WALLS: Hmm?

25 THE CHAIRPERSON: This Board is the only one

1 that can take it off the list.

2 MR. WALLS: That's what I'm asking, to see.

3 THE CHAIRPERSON: The project is by the work  
4 that's been accomplished.

5 MR. WALLS: Okay.

6 THE CHAIRPERSON: If you come back in  
7 November and nothing's been done, it's probably going  
8 to stay on the list.

9 MR. WALLS: Okay. Because what I'm going  
10 through now is, basically, another restart with Habitat  
11 because --

12 MR. MORAN: Yeah. But that letter says that  
13 they're putting you on a project list for 2017.

14 THE CHAIRPERSON: 2017, that's my --

15 MR. STEWART: If you qualify.

16 THE CHAIRPERSON: If you qualify.

17 MR. WALLS: Everything -- you can call them.  
18 I qualify for everything. Did I give you --

19 THE CHAIRPERSON: The one I have says  
20 Rebuilding Together Oakland County.

21 MR. WALLS: Right. Okay. And, see, this  
22 program right here is the one that I said from Habitat  
23 that they lost -- they exhausted all their funding from  
24 this year, period. Well, they told me that I'm still  
25 eligible for it because my situation hasn't changed.

1 But you still have to come back every dang year and  
2 re-fill out an application, submit that piece of paper.

3 Which, basically, that's why the girl wanted  
4 to know if they could get out there in the next couple  
5 of weeks. They going to -- now that they got my tax  
6 statement stuff straightened out, they're going to try  
7 to get a project manager out from Rebuilding Oakland  
8 County within the next couple of weeks and try to get a  
9 front porch put on my house. Because I told her, I  
10 said, "My porch is crumbling so bad that it's scary for  
11 me to walk on it."

12 THE CHAIRPERSON: Let me ask some questions  
13 at this point.

14 Do we know the scope of the work, what was in  
15 the Property Maintenance Inspection?

16 MR. KOLBE: Uh-huh.

17 THE CHAIRPERSON: Is it some minor things?  
18 Obviously, from the photos, I could --

19 MR. MORAN: The original Property Maintenance  
20 Inspection was done over two years ago.

21 THE CHAIRPERSON: Right.

22 MR. MORAN: I did not do that so I can't  
23 comment on that.

24 THE CHAIRPERSON: I see the porches need to  
25 be redone.

1                   MR. MORAN: There are two porches here, the  
2 front and side porch, that need to be.

3                   THE CHAIRPERSON: What about the interior of  
4 the house?

5                   MR. WALLS: They did the Property Maintenance  
6 Inspection; I paid for that. It's perfect on the  
7 inside; everything is new.

8                   MR. KOLBE: Basically, it's the outside that  
9 needed the work done to it, the porches.

10                  THE CHAIRPERSON: Okay. So we have two  
11 porches and some siding; is that correct?

12                  MR. KOLBE: Right.

13                  MR. MORAN: Boarded window, I think.

14                  MR. KOLBE: There was also some windows that  
15 have gotten replaced that there was no permit pulled  
16 for.

17                  THE CHAIRPERSON: Okay. That's an easy fix.

18                  MR. KOLBE: Right.

19                  MR. MORAN: You're talking -- I mean, you can  
20 use Wolmanized material and build over the existing  
21 porch; we see that all the time.

22                  MR. WALLS: That's what they said; they'll  
23 come out and put a porch over the top of it.

24                  THE CHAIRPERSON: Here's what I'm getting at:  
25 Two years, nothing much has been done.

1 MR. WALLS: Right.

2 THE CHAIRPERSON: The interior seems to be  
3 fine.

4 MR. WALLS: Correct.

5 THE CHAIRPERSON: The work that needs to be  
6 done is the porches and maybe some things on the house?

7 MR. WALLS: Right.

8 THE CHAIRPERSON: What I see in both those  
9 letters is that if, maybe, kind of, sort of, we can  
10 find money, maybe, kind of, sort of, we can fund your  
11 project.

12 MR. WALLS: Right.

13 THE CHAIRPERSON: It's a very big maybe.

14 MR. WALLS: Now --

15 THE CHAIRPERSON: So my question is, if  
16 you're not going to get funding, it's not going to be  
17 in 2017. What can you do before November?

18 MR. WALLS: That's what I was going to try to  
19 find out.

20 THE CHAIRPERSON: Okay.

21 MR. WALLS: If I could go ahead and get the  
22 siding.

23 THE CHAIRPERSON: I'm more concerned about  
24 the porch.

25 MR. WALLS: Now, the one porch, this is the

1 thing -- I don't know how that written to -- but she  
2 said you can call her. They have money in Pontiac;  
3 she's already told me that.

4 THE CHAIRPERSON: Who's "she"?

5 MR. WALLS: Elle.

6 THE CHAIRPERSON: From Habitat?

7 MR. WALLS: No, Rebuilding Oakland County.

8 THE CHAIRPERSON: Okay. Rebuilding Oakland  
9 County?

10 MR. WALLS: They've got money, specifically,  
11 for Pontiac that they have to use up before this fiscal  
12 year ends. She said there's enough to do my front  
13 porch.

14 THE CHAIRPERSON: Okay.

15 MR. WALLS: They have to get a building --  
16 one of their guys out to come out and assess it and  
17 then come back and then they can come back and do the  
18 work.

19 Now, here's the thing: She put her number on  
20 there and she said, "You're welcome to call." They  
21 can't give -- this is the crazy part: I had to  
22 literally cry blood to get a letter from any of these  
23 people. They don't give out letters of any type. And  
24 Dan knows that he's talked to a few of them and I've  
25 been to him. Every time I talk to them, they go, "We

1 don't give a letter out. Because that's an in-stoning  
2 statement -- in-stone statement." Well, the letter  
3 that is written is not an in-stone statement either but  
4 that's the only thing I could get from them.

5 THE CHAIRPERSON: I'm not any closer to the  
6 answer to my question. Can the porch be done?

7 MR. WALLS: If I can get one porch put up --  
8 this is my thing now: If I can get one porch put up,  
9 and I've got to have one, I'm not -- what I'm trying to  
10 say is, I want a porch, whatever I got to do between  
11 now and then, I'm going to have a porch put on the  
12 front of that house because it's dangerous for me and  
13 anybody that come to visit me --

14 THE CHAIRPERSON: That's my point.

15 MR. WALLS: -- to walk on that porch. Now,  
16 if they don't do something, I'm going to do whatever I  
17 got to do to get a porch put up there. That was my  
18 whole thing.

19 THE CHAIRPERSON: So are you saying --

20 MR. WALLS: And they told me --

21 THE CHAIRPERSON: -- one way or another, you  
22 will have the front porch completed by the  
23 November 16th meeting?

24 MR. WALLS: That's correct. And the only  
25 thing I was asking, at this point, was, how much of it

1 can I do, also, because it took the guy all the way  
2 until today to come exterminate the frickin bees to  
3 work on the siding? It's like everybody waits -- I  
4 know it's a three-month thing here. It's like  
5 everybody waits until the week of the freaking meeting  
6 to --

7 THE CHAIRPERSON: Yeah. If you don't have a  
8 deadline, nobody moves.

9 THE WITNESS: Right.

10 THE CHAIRPERSON: I mean, what's the status  
11 on the siding, other than the bees?

12 MR. MORAN: It's got some siding up at the  
13 top, just very little.

14 THE CHAIRPERSON: Soffit.

15 MR. MORAN: Yeah. I think there's one or two  
16 windows that needed to be boarded. There was some junk  
17 in the backyard.

18 THE CHAIRPERSON: Sounds like not a lot of  
19 work.

20 MR. WALLS: What was in the backyard is gone.  
21 The truck is gone.

22 MR. MORAN: All right.

23 MR. WALLS: Yeah. I been got rid of the  
24 truck. I been got rid of all the stuff.

25 MR. MORAN: You need to pull a building

1 permit and get these two porches built. The siding  
2 will fall under that building permit as well. Get the  
3 windows replaced or the glass replaced, whatever it  
4 takes, and just be done with it.

5 MR. WALLS: There's not a broken window in  
6 that house.

7 MR. KOLBE: There were some windows that were  
8 replaced.

9 MR. WALLS: What I was asking is if I could  
10 get one -- one porch done. Can I get the one done?

11 I'm -- if I have to -- I'm scraping dollars  
12 to --

13 THE CHAIRPERSON: Is there a door off of the  
14 back porch?

15 MR. KOLBE: The back door has no porch  
16 whatsoever.

17 THE CHAIRPERSON: No porch. Okay. Can we  
18 get the back door secured so it won't open? You don't  
19 need two means of egress from a single-family  
20 residence.

21 MR. MORAN: No.

22 MR. WALLS: That's possible?

23 THE CHAIRPERSON: What I'm concerned is  
24 somebody walking out the back door in the middle of the  
25 night.

1                   MR. WALLS: They can't get out the back door.  
2 They can't get out the back door. I got a deadbolt on  
3 there with a key.

4                   THE CHAIRPERSON: Yeah, I understand that.

5                   MR. MORAN: So, yeah, we would require that  
6 for sure.

7                   MS. HOFMEISTER: That way, if the front porch  
8 gets done, then you have a means of ingress and egress  
9 that's safe and you just don't use the back door.

10                  MR. WALLS: Right. Because I got a dead bolt  
11 on there that's key locked on both sides.

12                  THE CHAIRPERSON: You'll probably be asked a  
13 little more than that.

14                  MR. MORAN: If you post the building permit,  
15 I'll go out for an inspection on the porch and then  
16 I'll want to see that back door.

17                  MR. WALLS: Okay. I'm good with that.

18                  THE CHAIRPERSON: All right. I think --  
19 anything else you want to say? I'll close the public  
20 hearing portion.

21                  MR. WALLS: I'm good.

22                  THE CHAIRPERSON: Ladies and gentlemen,  
23 what's your pleasure?

24                  MS. HOFMEISTER: It can wait until November.  
25 Give him a chance to get his porch and to nail down

1 some of his loose ends.

2 THE CHAIRPERSON: Is that a motion?

3 MR. STEWART: I'll second that.

4 THE CHAIRPERSON: Okay. There's a second.

5 Is there any more discussion?

6 All in favor, say "aye".

7 BOARD MEMBERS: Aye.

8 THE CHAIRPERSON: Any opposed?

9 None. It's postponed until November.

10 MR. WALLS: All right.

11 THE CHAIRPERSON: Please get the work done.

12 MR. WALLS: Thank you. You all have a great  
13 day.

14 MR. KOLBE: And we're up to 48720 Woodward.

15 MR. MONEY JACKSON: 48720 Woodward Avenue,  
16 single-family structure. Date of inspection, 8-3-16.  
17 Building permit has been applied for, plumbing,  
18 mechanical and electrical are needed. Vacant,  
19 dilapidated and dangerous structure, vacant over 180  
20 days. Roof, siding, soffits and trim, porch and stairs  
21 rotted and dilapidated. Evidence of attractive  
22 nuisance, overgrown, debris, unkempt, animal  
23 undermining, graffiti. Other dangerous conditions, per  
24 State law. Tree down over wires, wires pulled over  
25 house. Gas meter not visible, electric meter gone.

1                   Inspector recommendation, remain on the demo  
2 list.

3                   THE CHAIRPERSON: Yes, please.

4                   MS. MURADIAN: Hi. My name is  
5 Sharon Muradian. I'm the -- well, I was the owner of  
6 the 48720 Woodward. But I have now sold the house to  
7 Alex here and Alex is a business owner in the City of  
8 Pontiac and an up-and-coming young man. And he's going  
9 to take the house over August 31st. I already have the  
10 check and I have a signed purchase agreement. So we'll  
11 be closing on August 31st.

12                   And it's too bad, I really wanted to do this  
13 house because it's a beautiful house. It's really a  
14 beautiful house but I had the big project last year  
15 where I did a four-unit, and thanks to the Board, too,  
16 and your patience, that house is totally rented out,  
17 all four units are. And it's all up to code and all  
18 passed.

19                   But -- and due to a lot of family illness, it  
20 was kind of a strain. My sons are not well and so it  
21 was kind of a strain on me to try and -- and work on  
22 the house and take care of my son who's had -- like,  
23 amputated now for the second time. But anyway, that's  
24 just sort of the personal things that have been  
25 happening to me.

1                   But the reverend on the other corner was  
2                   extremely interested and has been for a long time and  
3                   we kept bringing it before the Board, bringing it  
4                   before the Board and it got to the time constraints  
5                   that made me look for another -- someone else to  
6                   purchase the house, which Alex has.

7                   THE CHAIRPERSON: Alex who; what's the last  
8                   name?

9                   MS. MURADIAN: I beg your pardon?

10                  THE CHAIRPERSON: Alex?

11                  MS. MURADIAN: Alex.

12                  THE CHAIRPERSON: Oh, he's here today?

13                  MS. MURADIAN: Alex, you know, I can't think  
14                  of his last name.

15                  THE CHAIRPERSON: Come on up, sir. We have  
16                  some questions.

17                  So you've just -- at least you haven't closed  
18                  on it but you purchased the house?

19                  ALEX (LAST NAME UNKNOWN): Well, yeah, I gave  
20                  her a down payment of \$4,000 down payment.

21                  THE CHAIRPERSON: Okay. What's your plan on  
22                  the rest of the house completion?

23                  ALEX (LAST NAME UNKNOWN): To fix it and live  
24                  in there.

25                  THE CHAIRPERSON: Pardon?

1                   ALEX (LAST NAME UNKNOWN): To fix it and live  
2                   in there.

3                   THE CHAIRPERSON: Can you give us a  
4                   timeframe?

5                   ALEX (LAST NAME UNKNOWN): Yes, by  
6                   November --

7                   THE CHAIRPERSON: 16th?

8                   ALEX (LAST NAME UNKNOWN): -- 16th, I will  
9                   have everything.

10                  MS. MURADIAN: This house will no longer be a  
11                  rental house. He's going to live there.

12                  THE CHAIRPERSON: Oh, you're going to live in  
13                  it?

14                  MS. MURADIAN: He's going to live in it,  
15                  right.

16                  THE CHAIRPERSON: Okay.

17                  MS. MURADIAN: And he's going to be a  
18                  homeowner.

19                  THE CHAIRPERSON: Do you guys remember the  
20                  Property Maintenance Inspection on this?

21                  MR. MORAN: Yeah, I remember it very well.

22                  THE CHAIRPERSON: Is there a lot of work; is  
23                  it reasonable?

24                  MR. MORAN: This is a grand, old house but  
25                  there's a lot of work to this house that needs to be

1 completed. There's no way you're going to be completed  
2 with this house in November. You've got -- first of  
3 all, you're going to have to start with another  
4 Property Maintenance Inspection of your own on the  
5 transfer of this property so we can review that again.  
6 But, no, I remember this house very clearly. There is  
7 a lot of work. In fact, the Property Maintenance here  
8 requires not only the building permit but all trade  
9 permits are required; electrical, plumbing and  
10 mechanical.

11 You've got a full rehab on your hands here,  
12 you know. If you get it done in six months, I'll be  
13 very impressed. But you're going to have to start with  
14 the Property Maintenance Inspection and we'll review  
15 the expectations at that time. And then I'll put it in  
16 a letter form to you from there. But that would be the  
17 first step.

18 THE CHAIRPERSON: Had you done this before  
19 or --

20 ALEX (LAST NAME UNKNOWN): No. This is the  
21 first time.

22 THE CHAIRPERSON: So this is your new venture  
23 in home ownership? Welcome to the pit.

24 MR. STEWART: Do you have family or friends  
25 with the trades that can go in and help you?

1                   ALEX (LAST NAME UNKNOWN): Yeah, I do have a  
2 lot of friends. I do have very many people who are  
3 going to be helping me out.

4                   MR. MORAN: I'd love to see this house  
5 refurbished.

6                   THE CHAIRPERSON: That's two-and-a-half  
7 months from now, roughly, until the next meeting. If  
8 they close -- if they close on the 31st of September,  
9 October and half of November.

10                  MR. MORAN: I mean, there's just -- it's a  
11 big -- it's a big project.

12                  THE CHAIRPERSON: Yeah. What I'm thinking --

13                  MR. MORAN: A big project.

14                  THE CHAIRPERSON: -- if the house -- it  
15 sounds like it's salvageable.

16                  MR. MORAN: Yeah, if he did his Property  
17 Maintenance Inspection --

18                  THE CHAIRPERSON: And started the work?

19                  MR. MORAN: -- pulled the permits between now  
20 and November and got some work going --

21                  THE CHAIRPERSON: Right.

22                  MR. MORAN: -- that would be great.

23                  THE CHAIRPERSON: That would show good  
24 progress.

25                  All right. I'll close the public hearing at

1 this point.

2 It sounds like -- for me, it sounds like it's  
3 worth a shot. I mean, someone's going to put a down  
4 payment and that's seen the house. Let's give him a  
5 chance to get some work done.

6 Kevin?

7 MR. STEWART: I don't have any comment.

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

10 MS. HOFMEISTER: I make a motion that  
11 48720 Woodward Avenue be postponed until the November  
12 meeting.

13 And good luck.

14 THE CHAIRPERSON: Second, please.

15 MR. STEWART: I second.

16 MS. MURADIAN: Thank you.

17 THE CHAIRPERSON: Is there any further  
18 discussion?

19 Hearing none, all in favor of the motion to  
20 postpone, say "aye".

21 BOARD MEMBERS: Aye.

22 THE CHAIRPERSON: Any opposed?

23 None, motion passes.

24 Good luck, sir.

25 ALEX (LAST NAME UNKNOWN): All right. Thank

1           you.

2                       THE CHAIRPERSON: We'll see you in November.

3                       ALEX (LAST NAME UNKNOWN): All right.

4                       MR. KOLBE: 94 East -- I'm sorry, I skipped  
5           one. 645 South Telegraph.

6                       MR. MONEY JACKSON: 645 South Telegraph,  
7           single-family structure. Date of inspection, 8-4-16.  
8           All permits are needed. Vacant, unkempt, overgrown,  
9           vacant over 180 days, open to trespass, open windows on  
10          the north elevation, open to the elements, open windows  
11          on the north elevation, dilapidated soffits and trim,  
12          working without permits, evidence of attractive  
13          nuisance, overgrown, debris, unkept, broken windows.  
14          Soffits and trim missing, dilapidated breezeway between  
15          buildings, gas meter gone -- well -- or none. No  
16          electric meter on the main building, no electric meter  
17          on the westerly building as well.

18                      Inspector recommendation, none.

19                      MR. PIRAZDEH: Good evening. My name is  
20          Parham Pirazdeh. I've been chosen by manager of Shiraz  
21          Enterprises, my dad, the spokesperson for this  
22          property. So what we have, as we submitted the letter  
23          to City on end of June, we are trying to get this  
24          working and trying to get the -- this building done.  
25          We tried to get it secured. So I'm going to go over

1           what we've done. So, as we said for the trims and  
2           soffits, we have fixed all of those to make the  
3           building look better for all of the broken windows and  
4           the ones that are boarded up. We replaced the glasses  
5           on them. We had the broken glass door. We changed  
6           that, too, for all the junk and garbage. We got a  
7           dumpster and hauled all of it, cleaned everything up.  
8           We trimmed all the bushes and the trees that go in the  
9           front of the building. We sprayed the whole parking  
10          lot, weedkillers, to get rid of those weeds in the  
11          asphalt.

12                        So what we're trying to do is we're trying to  
13          meet City requirements and we're trying to get it more  
14          secure. So, at this point, the building is secure for  
15          the -- so there are three buildings. Basically,  
16          there's a commercial building. There are two  
17          buildings. There are two located at 645 North  
18          Telegraph. There are one at 1056 Golf Drive. They are  
19          one unit. We're one overall unit.

20                        So, as we mentioned -- so, for the main  
21          building, for the 645, what we're trying to do to make  
22          it more secure for all of the building, we are -- we  
23          purchased surveillance system, camera surveillance  
24          system to be installed within a month so we can start  
25          working on all the buildings. Our -- what we're going

1 to do is, as we disseminated plans to the City Hall for  
2 the building, 1056 Golf Drive, which is the one across  
3 from the gas station, we have submitted plans for them.

4 So what we're going to do is for a main  
5 floor, we're going to make it a fruit market so we're  
6 going to start with that. We pulled the building  
7 permit for that location. And we are trying to get the  
8 cameras installed as soon as possible so we can start  
9 to work on it. The work's for the inside of the  
10 building to -- so it can match up the building. The  
11 floor plans are submitted to make the walls, demo the  
12 walls and stuff. We're going to do that as soon as  
13 possible, supposed to start in a couple days to get the  
14 buildings going.

15 THE CHAIRPERSON: What is the building going  
16 to be used for?

17 MR. PIRAZDEH: So for the -- there are three  
18 buildings. So the one on 1056 --

19 THE CHAIRPERSON: There's three buildings  
20 with one address?

21 MR. KOLBE: Yes. Well, the other one's  
22 actually on a separate parcel.

23 MR. PIRAZDEH: Yeah, but -- like, they're one  
24 unit.

25 THE CHAIRPERSON: I see a photograph here of

1 one building. Is there other buildings that are  
2 related to this?

3 MR. KOLBE: The one is connected by a  
4 breezeway.

5 THE CHAIRPERSON: Okay.

6 MR. KOLBE: Two of the buildings are.

7 MR. PIRAZDEH: I also fixed -- as you  
8 mentioned, there was part of a breezeway that was  
9 broken.

10 THE CHAIRPERSON: And what is the purpose of  
11 the buildings?

12 MR. PIRAZDEH: So it used to be old church.  
13 But, for now, we are holding -- we are starting with  
14 the small building because a total of the three  
15 buildings, about 80,000 square feet, which is a huge  
16 project. So we are selling it to -- starting with the  
17 small building, which is located at 1056 Golf Drive.  
18 We starting with that. We got a fruit market. The  
19 plans have been submitted. The main floor is going to  
20 be fruit market and plans have been submitted.

21 The City Hall, the building permit have been  
22 pulled. They're working on to get contractors for --  
23 what you call them -- plumbing and heating and cooling  
24 to come in. But first we -- we have to start with the  
25 building because we are changing the -- the shape of

1 the walls and stuff, the inside walls and the doors.

2 THE CHAIRPERSON: But, if this -- the  
3 building that the fruit market's in is not at 645 South  
4 Telegraph?

5 MR. KOLBE: No. We're basically concerned  
6 about the one on Telegraph right now.

7 THE CHAIRPERSON: Right, right.

8 MR. KOLBE: Yeah.

9 MR. PIRAZDEH: For that one, we fixed all the  
10 problems, as we submitted a letter of what we're going  
11 to do on the end of July. I have pictures, if you want  
12 to see. We have fixed the --

13 THE CHAIRPERSON: Okay. What are you going  
14 to do with this specific building, 645 South Telegraph?

15 MR. PIRAZDEH: So this building we have plans  
16 for it. I mean, it's a huge building. We're looking  
17 for an investor, private investor. We've been in  
18 communication with a couple of them. What we have  
19 planned for them --

20 THE CHAIRPERSON: Yes.

21 MR. PIRAZDEH: -- is for the -- there are two  
22 buildings -- or there is one, one building going to be,  
23 like, aftermarket auto parts or a furniture store.  
24 They're working to see -- to see which one is better.

25 THE CHAIRPERSON: Okay. But what about this

1 building in particular? I don't want to hear about the  
2 other buildings.

3 MR. PIRAZDEH: No.

4 THE CHAIRPERSON: What is your plan for this  
5 building?

6 MR. PIRAZDEH: No. That's what I'm saying;  
7 645.

8 THE CHAIRPERSON: Yes?

9 MR. PIRAZDEH: Because it's two buildings,  
10 though, that address consistent of two buildings  
11 attached.

12 MR. KOLBE: Attached by a breezeway.

13 THE CHAIRPERSON: Okay.

14 MR. PIRAZDEH: Yes.

15 THE CHAIRPERSON: And about the same size?

16 MR. KOLBE: Yeah.

17 THE CHAIRPERSON: I only see pictures of one.

18 MR. PIRAZDEH: They're not the same size.

19 MR. MORAN: They kind of fall into each other  
20 but there's one on the west and one on the east.

21 THE CHAIRPERSON: Are they about the same  
22 size; do they look the same? All I see is that  
23 picture.

24 MR. PIRAZDEH: The front is about 40,000  
25 square feet. The back building's about 20,000 square

1 feet.

2 THE CHAIRPERSON: Okay. Then what is your  
3 intentions for the building?

4 MR. PIRAZDEH: So the 40,000 square feet, we  
5 wanted to make it either like an aftermarket auto parts  
6 or a furniture showroom. And for the back building,  
7 same address, just the back building, we're looking for  
8 a special care for elderly people because it has 60  
9 rooms in it. Basically, we talked with a couple  
10 doctors and they recommend that's the best thing you  
11 can do for it.

12 THE CHAIRPERSON: What was that building used  
13 for if it's divided up into rooms?

14 MR. PIRAZDEH: I believe it used to be, like,  
15 a school because it used to be old church, I believe,  
16 it used to be like.

17 MR. KOLBE: It was their education wing for  
18 the Emanuel Baptist.

19 THE CHAIRPERSON: All right. So has -- a  
20 Property Maintenance Inspection was pulled in April.  
21 And has anything been done since then, other than --

22 MR. KOLBE: No.

23 THE CHAIRPERSON: -- I heard something about  
24 some doors and --

25 MR. PIRAZDEH: Yeah. So the most concerned

1 part was the securities of the building and the outside  
2 look of it. So we secured the building. We changed  
3 the broken doors, broken windows -- window glasses.

4 There was some boarded up so we took the  
5 boards out. We put the new glass in for the fascias  
6 and soffits. We want new fascia, soffits. We fixed  
7 all the building, all the gutters and all the  
8 downspouts, all of those fixed at this point. So the  
9 building is fully secured.

10 THE CHAIRPERSON: What's the recommendation  
11 by the Department?

12 MR. KOLBE: We really don't have one.

13 THE CHAIRPERSON: Okay.

14 MR. KOLBE: I mean, it's -- you know.

15 MR. PIRAZDEH: I have pictures.

16 MR. KOLBE: We asked for a schedule of what  
17 they plan to do from the last month to the time they  
18 were having a C of O issued on the building and you'll  
19 see in the middle is what we got. It's not -- it's  
20 kind of like, "Well, we caulked this and we touched up  
21 that and we, you know, boarded this." But it didn't  
22 state, as you requested, a schedule of what was going  
23 to be going on through the end of the project. And I  
24 told them when they brought it, that was not what the  
25 Board was looking for and they said, "Well, that's what

1 we got."

2 MR. PIRAZDEH: Yeah, I was -- that's one of  
3 the reasons we checked with the person who used to come  
4 here. If you remember, I believe you guys all do, he  
5 was a -- our agent, which he wanted to sell the  
6 property really fast. But we got rid of him. We got  
7 the property out of listing because we wanted to keep  
8 the property. We wanted to start it off, make profit  
9 and we wanted to make jobs for the community. We truly  
10 didn't know you wanted to until the -- for the whole  
11 schedule; we didn't know that.

12 MR. KOLBE: That's what I tried to explain to  
13 the person that brought it and it wasn't the  
14 gentleman --

15 MR. PIRAZDEH: I know the gentleman, what he  
16 told us is what we gave it to you. I'm really happy  
17 you told us. I can give it to you -- I can make a  
18 schedule, a full schedule, for you guys.

19 THE CHAIRPERSON: All right. Well, then, I  
20 noticed that this inspection was done March of '15 and  
21 there's not been another one since.

22 MR. KOLBE: No.

23 MR. MORAN: No.

24 THE CHAIRPERSON: So we don't know -- do you  
25 have the one from '15?

1                   MR. MORAN: I've never been in -- I've never  
2                   been -- hold on.

3                   THE CHAIRPERSON: I mean, is there a lot of  
4                   work?

5                   Is this still a dangerous structure?

6                   MR. KOLBE: Well, a big point -- part of it,  
7                   at the time, when it was done, we had roofs of porches  
8                   that were actually collapsing, somewhere laying on the  
9                   ground.

10                  MR. MORAN: That's been removed?

11                  MR. KOLBE: They've removed that. There  
12                  was -- I think, on this building or the other one, I  
13                  don't remember which one -- was two legs put under the  
14                  porch. Again, no permit pulled so we have no idea how  
15                  deep the posts went into the ground or what they were  
16                  attached to. They just kind of make these repairs and  
17                  never bother to pull permits to let us know exactly  
18                  what is being done.

19                  THE CHAIRPERSON: Same owners?

20                  MR. KOLBE: Yeah, same owners.

21                  THE CHAIRPERSON: How long have you owned the  
22                  building?

23                  MR. PIRAZDEH: Since 2010. But we had the  
24                  partner.

25                  THE CHAIRPERSON: 2010?

1                   MR. PIRAZDEH: '10. But we had partner  
2 issues. And our partner, like I say, he wanted to sell  
3 but he's underway. And I believe the person who spoke  
4 last time, that he was the realtor. He wanted to  
5 really sell it but we wanted to really keep the  
6 building, wanted to clean everything up.

7                   MR. STEWART: You owned this building since  
8 2010? I thought the County owned this building and  
9 sold this building.

10                  MR. PIRAZDEH: Yeah, I think we bought it  
11 from the County, I think.

12                  THE CHAIRPERSON: In 2010?

13                  MR. PIRAZDEH: I think it was in 2010.

14                  MS. HOFMEISTER: So you didn't decide to do  
15 anything until the pressure was on by the City?

16                  MR. PIRAZDEH: No. We tried to, so -- yeah.  
17 So the problem was the monetary problem, because we're  
18 from Iran and there were sanctions, and because we have  
19 to pull money from there to here to fund the project.  
20 But the sanctions have been lifted in the past few  
21 months. So now we can get money here that we needed  
22 for the project. It's 80,000 --

23                  MS. HOFMEISTER: Their money is tied up in  
24 Iran.

25                  THE CHAIRPERSON: Oh, Iran.

1                   MR. PIRAZDEH: Just -- but to pay the -- like  
2 all the monies we have to bring to make repairs and  
3 everything, you know better than anyone that how much  
4 it can cost for an 80,000 square foot building to get  
5 up to code. It's a huge project.

6                   MR. STEWART: If I may, I asked, I think, two  
7 meetings ago, that this group meet with the Deputy  
8 Mayor and the City Council. Does anyone have anything?

9                   MR. KOLBE: It was the Mayor.

10                  MR. STEWART: They did meet with the Mayor?

11                  MS. HOFMEISTER: Yeah, there was a letter in  
12 the packet. But we were going to give you six months  
13 and you had to come back with a plan and that was,  
14 like, nine months ago or so. So we still really have  
15 no plan. Last time I went by there, there was a "For  
16 Sale" sign.

17                  MR. STEWART: Yeah.

18                  MR. PIRAZDEH: If you go again, we --

19                  MR. STEWART: Is it for sale?

20                  MR. PIRAZDEH: I think a couple weeks ago --

21                  MR. STEWART: It's for sale.

22                  MR. PIRAZDEH: It's off the market. You can  
23 go and check again. You can check all the market. We  
24 don't want to sell it anymore. All the signs have been  
25 removed. It's off the market.

1                   MR. STEWART: So they need to pull a  
2                   Property -- you've never been in the building?

3                   THE CHAIRPERSON: Well, there was someone  
4                   there last year.

5                   MR. MORAN: Yeah, there was a team inspection  
6                   done back in April of 2015 and everything was  
7                   disapproved; fire, plumbing, electrical, mechanical,  
8                   everything --

9                   MR. KOLBE: But I'm feeling that this  
10                  building is going to come much under the same  
11                  classification as the Kennett building.

12                  MR. STEWART: Right.

13                  MR. KOLBE: They're going to have to submit  
14                  architectural plans on what they plan to do.

15                  MR. STEWART: And do a team inspection?

16                  MR. MORAN: To bring it up to today's  
17                  standards.

18                  MR. STEWART: So you're expecting them to  
19                  come forward with a team inspection, right?

20                  THE CHAIRPERSON: And also some drawings.

21                  MR. KOLBE: Some drawings yeah.

22                  MR. STEWART: Well, at least letting you see  
23                  what's going on.

24                  MR. MORAN: It would be based on their  
25                  proposed drawings.

1 MR. STEWART: Use.

2 MR. MORAN: Usage, exactly.

3 THE CHAIRPERSON: But I think we're going  
4 back to the other discussion on the other project that  
5 what purposes does a Property Maintenance Inspection  
6 provide if you're going to gut half of it?

7 MR. KOLBE: Exactly.

8 THE CHAIRPERSON: I'd rather see some  
9 drawings first.

10 MR. KOLBE: Exactly. And that's what this  
11 was. Basically, we were originally looking to have  
12 this back as a church and it's not flying.

13 THE CHAIRPERSON: Let me ask you that  
14 question. What is your plans on getting an architect  
15 to have some drawings so the City can review it?

16 MR. PIRAZDEH: Yeah, we already have  
17 architect working on it.

18 THE CHAIRPERSON: Okay. They're working on  
19 it. My question is, when are you going to have some  
20 drawings?

21 MR. PIRAZDEH: So we have -- what they're  
22 saying -- so that's why we started the other building,  
23 the smaller building. Last time we talked, the City  
24 Council wanted it to be cleaned up. That's why the  
25 reason -- because the buildings are right next to each

1 other, there are three buildings.

2 MS. HOFMEISTER: Excuse me. Did you say the  
3 City Council wants it cleaned up?

4 MR. PIRAZDEH: No, I said the City Hall, the  
5 City, wants it to be cleaned up, everything, the City  
6 itself. I mean everybody wanted the thing to be  
7 cleaned out, the property to be cleaned out. You don't  
8 want the junk and stuff to be laying around.

9 THE CHAIRPERSON: That answered my question.

10 MR. STEWART: You said the sanctions that --  
11 your money source, they are able to send you money to  
12 fund this project now, right?

13 MR. PIRAZDEH: Yes.

14 MR. STEWART: So someone's going to be  
15 shaking some money loose soon is what you're saying?

16 MR. PIRAZDEH: So like --

17 MR. STEWART: Somebody's going to have some  
18 money --

19 MR. PIRAZDEH: Yeah.

20 MR. STEWART: -- to put into this building?

21 MR. PIRAZDEH: Yes.

22 MR. STEWART: So are you working with the  
23 City? I'm asking you, are you working with them and  
24 trying to meet their expectations as it relates to the  
25 drawings and planning and -- I mean, where are you at?

1                   MR. PIRAZDEH: Yeah, we are trying to get the  
2 drawings ready.

3                   MR. STEWART: Are you working with -- who  
4 are -- who you working with?

5                   THE CHAIRPERSON: Who are you working with as  
6 the architect?

7                   MR. PIRAZDEH: It's from actually an  
8 architect -- I think his name is Farid Jaridian (ph.),  
9 the same person who done the drawings for the other  
10 building.

11                  THE CHAIRPERSON: And they're an actual  
12 architectural firm?

13                  MR. PIRAZDEH: Yeah, it's called All Clear  
14 Architecting.

15                  THE CHAIRPERSON: Where are they located?  
16 There's no address.

17                  MR. PIRAZDEH: I'm not sure. I don't have  
18 their address.

19                  THE CHAIRPERSON: Well, I'm assuming -- oh,  
20 they're on Orchard Lake.

21                  MR. PIRAZDEH: West Bloomfield.

22                  THE CHAIRPERSON: Is that their address,  
23 West Bloomfield?

24                  MR. PIRAZDEH: Yeah. It's on Orchard Lake  
25 Road, West Bloomfield. 6436 Orchard Lake Road, West

1 Bloomfield.

2 THE CHAIRPERSON: I've not heard of them  
3 before. That doesn't mean they don't exist. And  
4 again, I'll ask the question again, when do you think  
5 we'll be able to see drawings on the building?

6 MR. PIRAZDEH: We said it takes about a month  
7 and a half because for the one building we know what we  
8 are going to do. For another building, we're in the  
9 investigation period.

10 THE CHAIRPERSON: But you've owned the  
11 building since 2010. How long does it take for you to  
12 investigate?

13 MR. PIRAZDEH: No. But the thing was we  
14 recently decided what we're going to do with the  
15 building because we had a problem with being partners.  
16 So at least before the next meeting it would be done,  
17 all the plans would be submitted to the City Hall so  
18 they can review it. And that's for both buildings.

19 MS. HOFMEISTER: You know what? It is just  
20 my opinion, he needs to meet with a district  
21 Councilperson for District 1.

22 You need to meet with her at one of her CDC  
23 meetings or her neighborhood meetings. They hold it on  
24 a Saturday and go in and make your presentation to the  
25 Councilperson and the people who live in that district.

1 MR. PIRAZDEH: Okay.

2 MS. HOFMEISTER: And get their opinion.

3 MR. PIRAZDEH: I'm sorry. What is that  
4 called again?

5 MS. HOFMEISTER: It's a --

6 MS. PIETILA: Bloomfield Estates --

7 MS. HOFMEISTER: Bloomfield Estates.

8 MS. PIETILA: -- Neighborhood Watch.

9 MS. HOFMEISTER: And it's a neighborhood  
10 organization. But, when something goes into their  
11 district, they usually have -- they innovate that  
12 person in to make a presentation. And, usually, we'll  
13 go with what the Councilperson says. I -- it is so  
14 shaky.

15 THE CHAIRPERSON: Yes.

16 MS. HOFMEISTER: It's been so shaky for so  
17 long. And did you do any kind of a feasibility study  
18 as to whether a fruit market's going to make it there?

19 MR. PIRAZDEH: Yes, we -- we had -- we  
20 consulted with other companies and they said, because  
21 there is a -- there is no fruit market, basically, in  
22 20-mile radius. So that's why it's a really feasible  
23 idea.

24 MS. PIETILA: That's not --

25 MS. HOFMEISTER: Okay. What do you want to

1 do?

2 MR. UPFALL: I'd go with it. I live on  
3 Square Lake and Telegraph. There's nowhere to get good  
4 fruit.

5 MR. STEWART: But I would like to give them  
6 the opportunity to submit some drawings.

7 THE CHAIRPERSON: Yeah. And I'd like to get  
8 the reaction -- not just submit the drawings, I'd like  
9 to have a reaction from the City.

10 MR. STEWART: Absolutely. What are your  
11 expectations?

12 THE CHAIRPERSON: No. Once they submit  
13 documents, I'd like to see how feasible --

14 MR. STEWART: They need to know what  
15 documents. It sounds like, to me, they need direction  
16 as to what documents.

17 THE CHAIRPERSON: They got an architect. He  
18 knows what he needs to do.

19 MR. STEWART: But still that's the architect.  
20 These are the owners here. They need to know what  
21 expectations need to be met as it relates to the City  
22 of Pontiac.

23 MR. MORAN: We could set up another team  
24 inspection.

25 THE CHAIRPERSON: I want to see drawings.

1 MR. MORAN: Right. We need --

2 THE CHAIRPERSON: We need to see documents.

3 MR. STEWART: Do you hear that, Man, sir?

4 MR. PIRAZDEH: Yeah. So building drawings?

5 THE CHAIRPERSON: Your architect's got to  
6 produce some documents that demonstrates what you're  
7 going to do with the building that includes site plans,  
8 floor plans, elevation, so that the City can make an  
9 educated decision on to approve it or not approve it.

10 MR. KOLBE: Many times it's referred to as a  
11 white box. In other words, they have a multitude of  
12 businesses could move into it but it's prepared such  
13 that a business could move in and make their shop in  
14 that -- that -- within that confines.

15 MR. PIRAZDEH: Yeah. The other site plan is  
16 ready, actually. The only thing we have to work on is  
17 floor plans, so --

18 THE CHAIRPERSON: And the elevations?

19 MR. PIRAZDEH: And the elevation.

20 THE CHAIRPERSON: I mean, I'd like to see not  
21 only that done but, also, the reaction from the City as  
22 it relates to a document.

23 MR. KOLBE: And I think, now that they  
24 understand what you're talking about as a schedule, I  
25 think that would also be as what's your plan; what's

1 your timeline for this project.

2 THE CHAIRPERSON: And that would be a  
3 question, I would think, somebody at the City would  
4 ask. If we give you approvals, usually approvals are  
5 only good for six months; is that correct, with  
6 extensions?

7 MR. KOLBE: Right. For a site plan, you're  
8 saying?

9 THE CHAIRPERSON: Yes.

10 MR. KOLBE: Yes. No, no, I'm speaking a --  
11 you know, as we asked before, what is your schedule of  
12 getting the plans of when are you going to start  
13 working on those?

14 You know, in other words, if you get the  
15 plans approved and you pull your permits, when do you  
16 plan on pulling your permits, when do you plan on  
17 getting the work started there?

18 Or are you going to just twiddle your thumbs  
19 until you get someone to move into it and then start  
20 something? Need to know that information.

21 MR. PIRAZDEH: Nobody exactly knew what you  
22 wanted until -- a hundred percent -- you told us.

23 MS. HOFMEISTER: I would like a number where  
24 they can reach you. Do you have a card?

25 THE CHAIRPERSON: A phone number.

1                   MS. HOFMEISTER: But I'm going to pass this  
2                   on to the Council President and her president of her  
3                   neighborhood association.

4                   MR. PIRAZDEH: I can give you my number.

5                   MS. HOFMEISTER: Okay.

6                   THE CHAIRPERSON: You don't have to say it  
7                   publicly. You can give it later.

8                   MS. HOFMEISTER: Oh.

9                   THE CHAIRPERSON: It shouldn't be public  
10                  record.

11                  MS. HOFMEISTER: Okay.

12                  THE CHAIRPERSON: All right. Or you can  
13                  write it down and give it to the staff here. I don't  
14                  want you to necessarily yell it out at the public  
15                  meeting. Okay. Is there a motion developing here?

16                  MS. HOFMEISTER: I'll agree to give him until  
17                  November. And that means all the drawings and the  
18                  paperwork that's necessary to do this business, I want  
19                  you to do it. And I want you to meet with the Council  
20                  President and her neighborhood group over there --  
21                  where is it?

22                  MS. PIETILA: It's over on 220 Luther, the  
23                  Kappa house.

24                  MS. HOFMEISTER: Okay, 220 Luther, the Kappa  
25                  house.

1 MS. PIETILA: I'm sorry. Excuse me. It's on  
2 Earlmoor, not Luther. They are the corner of Earlmoor  
3 and Luther.

4 THE CHAIRPERSON: And that would be including  
5 comments from the City, not just a submittal. We want  
6 to hear back the City's reaction to your documents or  
7 drawings.

8 MS. HOFMEISTER: Right.

9 MR. PIRAZDEH: Okay. Sounds good.

10 THE CHAIRPERSON: Is there a second for that,  
11 please?

12 Kevin?

13 MR. STEWART: I have no comment -- I'm  
14 seconding Mona's motion, though.

15 THE CHAIRPERSON: Okay. Okay.

16 MR. STEWART: I'll second the motion.

17 THE CHAIRPERSON: You will second the motion.  
18 There's a second. So we can have some further  
19 discussion. Is there some reluctance, I feel, on your  
20 part, Kevin, too?

21 MS. HOFMEISTER: Mine, too.

22 THE CHAIRPERSON: Yeah. But, you know, my  
23 opinion is if -- if the funds are now all available --

24 MR. STEWART: Correct.

25 THE CHAIRPERSON: -- the sanctions are off,

1           maybe that will grease enough of the wheel to get  
2           things moving and that gives them two-and-a-half months  
3           that we can see -- or actually three months.

4                     MR. STEWART: Right, yeah.

5                     THE CHAIRPERSON: Yeah, three months to see  
6           some real movement.

7                     MS. HOFMEISTER: But they came up with the  
8           money to buy three buildings --

9                     THE CHAIRPERSON: Right.

10                    MS. HOFMEISTER: -- in 2010 and that bothers  
11           me. But that's just me.

12                    Okay.

13                    THE CHAIRPERSON: All right. All in favor of  
14           the motion to postpone on the conditions stated, all in  
15           favor, say "aye".

16                    BOARD MEMBERS: Aye.

17                    THE CHAIRPERSON: Any opposed?

18                    Hearing none, motion passes.

19                    Please get your ducks in a row by the next  
20           meeting, otherwise we will order it down.

21                    MR. KOLBE: The next one is 94 East  
22           Sheffield.

23                    MR. MONEY JACKSON: 94 East Sheffield,  
24           single-family structure with garage. Date of  
25           inspection, 8-3-16. Plumbing and building permits

1 pulled, electrical finalized. Vacant, dilapidated  
2 chimney and garage with shed. New gas meter and gas  
3 line installed. It's almost complete; trim, chimney  
4 and garage. Gas meter on, electric meter on. House  
5 almost complete -- completely rehabbed.

6 Inspector recommendation, postponement until  
7 the November Board of Appeals hearing while work  
8 concludes.

9 MS. HOLLOWAY: I'm Lisa Holloway, owner of  
10 94 East Sheffield.

11 THE CHAIRPERSON: Okay. Lisa, so it sounds  
12 like you made some progress.

13 MS. HOLLOWAY: Yes. And the plumbing  
14 inspection is actually scheduled for tomorrow. We  
15 actually had them out yesterday and it failed because  
16 of the flue to the water heater was improperly  
17 connected. That's actually been fixed and he's coming  
18 back out tomorrow. I have photos to show that it's  
19 been repaired since yesterday. As soon as that's on,  
20 I'm ready for building as well.

21 THE CHAIRPERSON: Okay. So you've got  
22 plumbing left, then building and then --

23 MR. KOLBE: That's it.

24 MR. MORAN: That's it.

25 THE CHAIRPERSON: That's it?

1                   MR. KOLBE: The electrical's all been  
2 finalized.

3                   THE CHAIRPERSON: All right. And is there  
4 roughs already?

5                   MR. KOLBE: Yeah.

6                   MR. MORAN: Yeah.

7                   THE CHAIRPERSON: Well, that's good to hear.

8                   MR. MORAN: Still missing a couple pieces of  
9 graspable handrails on the steps.

10                  MS. HOLLOWAY: I'm sorry. What was that?

11                  MR. MORAN: The graspable handrails on the  
12 steps, leading to the front and side porches.

13                  MS. HOLLOWAY: The handrail is on the front,  
14 not on the side.

15                  THE CHAIRPERSON: I see something in the  
16 photograph. Is that the front that has the angle -- or  
17 the corner notched out?

18                  MR. KOLBE: No, it should be the first  
19 picture.

20                  THE CHAIRPERSON: Yeah, I see it right there.

21                  MR. MORAN: Okay.

22                  MS. HOLLOWAY: And, actually, I was under the  
23 impression that we didn't need a side one but I could  
24 have that installed --

25                  THE CHAIRPERSON: You only need one.

1 MS. HOLLOWAY: -- by this weekend.  
2 Okay.  
3 THE CHAIRPERSON: All right. Well, that's  
4 good.  
5 MR. STEWART: I'll make a recommendation.  
6 THE CHAIRPERSON: Yes, please.  
7 MR. STEWART: I'll make a recommendation that  
8 94 Sheffield Avenue be postponed until the  
9 November 2016 meeting.  
10 MS. HOFMEISTER: I second.  
11 THE CHAIRPERSON: Is there any further  
12 dialogue?  
13 Hearing none, all in favor of the motion, say  
14 "aye".  
15 BOARD MEMBERS: Aye.  
16 Any opposed?  
17 None. Motion passes.  
18 MS. HOLLOWAY: Thank you.  
19 THE CHAIRPERSON: Hopefully we won't see you  
20 here in November.  
21 MR. KOLBE: Well, it's postponed so it will  
22 be --  
23 MR. STEWART: She'll be back.  
24 MR. KOLBE: -- for dismissal.  
25 THE CHAIRPERSON: Okay.

1 MS. HOLLOWAY: Right. Okay. Thank you.

2 THE CHAIRPERSON: But, if it's dismissed, she  
3 doesn't need to have to be here.

4 MS. HOLLOWAY: So, just to clarify, do I need  
5 the handrailing on the side porch?

6 MR. MORAN: I didn't look. It looks like  
7 it's in the picture. As long as it's there, it's  
8 there. I'll look at it in the final building.

9 MR. KOLBE: It will need it on both. As long  
10 as it's there, you don't need to put it up.

11 THE CHAIRPERSON: You need one handrail on  
12 both sets of stairs.

13 MS. HOLLOWAY: I need one handrail on both  
14 sets of stairs?

15 MR. MORAN: Just on one side.

16 MS. HOLLOWAY: Just on one side. Okay. Got  
17 you. Thank you.

18 MR. KOLBE: 315 Voorheis.

19 MR. MONEY JACKSON: 315 Voorheis, duplex and  
20 single-family structure. Vacant, deteriorating and  
21 dangerous structures, vacant over 180 days, open to the  
22 elements, multiple broken windows, dilapidated.  
23 Siding, soffits, trim, doors and garage are  
24 dilapidated. Evidence of attractive nuisance,  
25 overgrown, debris, unkempt, animal undermining broken

1 windows, rotted and unsafe porches. Gas meter locked  
2 out, electric meter off and missing.

3 Inspector recommendation, remain on the demo  
4 list.

5 THE CHAIRPERSON: Yes, sir?

6 MR. UPFALL: I brought this property --

7 THE CHAIRPERSON: What's your name, please?

8 MR. UPFALL: My name is Les Upfall.

9 THE CHAIRPERSON: Les what?

10 MR. UPFALL: Upfall, U-P-F-A-L-L.

11 THE CHAIRPERSON: Yes?

12 MR. UPFALL: I bought the property and got  
13 permits, 2010, it's -- there's three -- there's three  
14 buildings on there. There's a -- the duplex, there's a  
15 garage and then there's a bungalow. On there, it said  
16 something about 8 Peggy Street and that's been a  
17 discrepancy before. The next door neighbor's garage is  
18 on 8 Peggy Street, it's not part of these three or four  
19 parcels.

20 But, regardless, I got permits, we did the  
21 rough plumbing, heating, electrical. We put a new roof  
22 on there, new siding, new windows. And then, like  
23 2011, 2012, I got hit in the City of Detroit bankruptcy  
24 because I'm a contractor for a lot of monies and I  
25 parked it. My permits expired, blah, blah, blah. At

1           this point right now, we've been cleaning the grass,  
2           there's three broken -- there's three windows that she  
3           cracked -- they're not broken. There's nothing open to  
4           trespass.

5                         At this point, right now, I would like to  
6           make this building immediately -- I'll go through there  
7           again and make sure there's nothing unsafe. There's  
8           some siding that had come loose and, you know,  
9           there's -- the grass probably needs to be cut again.  
10          It's probably been about three weeks since we've been  
11          out there last time. I like to maintain it but, at  
12          this point, I have one party that's interested in  
13          buying it as is and I don't know if that will come to  
14          fruition. If not, I have a bank that's willing to work  
15          with me so I can finish this up.

16                        THE CHAIRPERSON: Are you in the contracting  
17          business yourself?

18                        MR. UPFALL: Yeah.

19                        THE CHAIRPERSON: What kind of work do you  
20          do?

21                        MR. UPFALL: I do plumbing and mechanical.

22                        THE CHAIRPERSON: Okay.

23                        MR. UPFALL: And then this, in the interim,  
24          since it's vacant, besides getting three windows  
25          cracked just out of vandalism, they've stolen some of

1 the electrical and stolen some of the plumbing out of  
2 there -- not plumbing. The furnaces and water heaters.

3 THE CHAIRPERSON: Is it your intention to  
4 lease the building --

5 MR. UPFALL: Yes.

6 THE CHAIRPERSON: -- or rent the building?

7 Excuse me?

8 MR. UPFALL: Yes. And, like I said, we went  
9 in and we've done a considerable amount of work and we  
10 got through the rough mechanicals and all that,  
11 notwithstanding they got ripped off. And, actually, as  
12 much as November, I got a new permit because my old one  
13 had been expired forever. And, you know, I never got  
14 anything back. And, at that point, you know, I didn't  
15 have financing put in order so I really wasn't pressed  
16 but other than to get off the hot seat because they  
17 were giving me pressure about it.

18 So not only did I -- you know, I not -- I  
19 didn't follow-up on it and so on and so forth. And  
20 then, you know, in June, I had an eye-opener. Me and  
21 my son, you know, were going out to dinner and got  
22 pulled over on Woodward and I got arrested because they  
23 said I had a -- I didn't have a rental registration,  
24 which -- and I didn't show up in court. So they're  
25 like, "You have a warrant for your arrest." So I got

1           arrested with my eleven-year-old son because I didn't  
2           have a rental registration, which was really bizarre  
3           because we haven't even gotten the Certificate of  
4           Occupancy. I didn't even get to the drywall point  
5           but --

6                       MR. PIRAZDEH: Can I ask you a question, sir?

7                       MR. UPFALL: Yes, sir.

8                       MR. STEWART: You've owned this property for?

9                       MR. UPFALL: Six years.

10                      MR. STEWART: Six years. How many of those  
11           six years have you mowed the lawn during the summer  
12           months for this property? Now, I want you to be  
13           cautious and be truthful because I live in the area.

14                      MR. UPFALL: Well -- yeah.

15                      MR. STEWART: How often -- how often in those  
16           six years, okay, have you mowed the property,  
17           knowing -- regardless as to what your financial  
18           situation is, we're talking about a push lawnmower and  
19           maybe 50 cent or a dollar's worth of gas. And I'm  
20           asking you to be truthful. How many times have you  
21           mowed that lawn, in six years, to that property?

22                      MR. UPFALL: This year? This year I mowed it  
23           four, five times.

24                      MR. STEWART: Four or five times this year?

25                      MR. UPFALL: Yeah.

1                   MR. STEWART: What about the previous years;  
2                   how many times have you mowed that lawn? Tell the  
3                   truth, please.

4                   MS. HOFMEISTER: Be truthful because I got  
5                   the pictures at home.

6                   MR. UPFALL: I don't recall.

7                   MR. STEWART: Yeah, I know you don't recall.

8                   MR. UPFALL: It hasn't --

9                   MR. STEWART: The City has taken on the  
10                  responsibility of mowing this lawn to this property.  
11                  And then my next question to you is, you know, if you  
12                  really cared about the property and you were concerned  
13                  about vandals, why wouldn't you go ahead and try to get  
14                  it secured and have it boarded so that, you know, the  
15                  lower the chance of someone trying to get into the  
16                  property and vandalize it and lewd it.

17                  MR. UPFALL: The place is secured now.  
18                  There's three cracked windows but they're not cracked  
19                  through and there's no way to access the building?

20                  MR. STEWART: There's the old red sticker on  
21                  this building, too, isn't it, there?

22                  MR. UPFALL: Yeah, in the front window.

23                  MR. STEWART: Yeah. How long has that been  
24                  on there, four years?

25                  MR. UPFALL: Yes.



1           afraid they're going to run out in front of me chasing  
2           balls and riding their bikes. So you know there's a  
3           lot of children over there, don't you?

4                     THE CHAIRPERSON: Okay.

5                     MR. UPFALL: Okay.

6                     MR. STEWART: Yeah --

7                     THE CHAIRPERSON: Thank you --

8                     MR. STEWART: -- there is.

9                     THE CHAIRPERSON: -- Kevin.

10                    MR. STEWART: So --

11                    THE CHAIRPERSON: So I need to ask some  
12           questions. Can somebody explain to me the condition of  
13           the interior of the house? I see a couple boarded  
14           doors, some siding that's loose and maybe some cracked  
15           windows. What's on the inside of the house?

16                    MR. UPFALL: The inside of the house is rough  
17           framed, originally was a large house and the people  
18           that had it made it into a two- flat. And it was real,  
19           you know, hillbilly-like -- excuse the phrase -- or  
20           whatever you want to call it. So we made it into a  
21           townhouse, reframed it and put it in -- it's just in  
22           rough frame stage.

23                    THE CHAIRPERSON: So the house, the interior,  
24           was demolished and there's just rough framing in there?

25                    MR. UPFALL: It's rough frame and the

1 plumbing, heating and electrical is in there.

2 THE CHAIRPERSON: Okay. But the -- the whole  
3 house is in rough frame on the inside?

4 MR. UPFALL: There's something -- there's --

5 THE CHAIRPERSON: Because the house was  
6 probably originally plaster.

7 MR. UPFALL: Yeah. There's a couple --  
8 there's a few rooms on the main floor that are plaster.  
9 And then the entire second floor is rough frame.

10 THE CHAIRPERSON: So there's still a lot of  
11 work that needs to be done?

12 MR. UPFALL: There is -- well, we have to  
13 replace the wiring that got stolen and the drywall and  
14 the, you know, trim.

15 THE CHAIRPERSON: HVAC?

16 MR. UPFALL: HVAC is intact, plumbing is  
17 intact. The furnace and water heater, there's two  
18 furnaces and two water heaters that were stolen and  
19 there was wiring that was stolen and then drywall.

20 THE CHAIRPERSON: And you want to keep this  
21 as a duplex?

22 MR. UPFALL: Right.

23 THE CHAIRPERSON: And so that you can rent  
24 both of them out?

25 MR. UPFALL: Yes. And then there's a

1           bungalow in the back there. There's another building  
2           as well.

3                   MR. MORAN: It's two houses on the same  
4           parcel.

5                   MR. UPFALL: Yes.

6                   MR. MORAN: With a garage between them.

7                   MR. UPFALL: Yeah.

8                   THE CHAIRPERSON: And when was the last time  
9           you were in there?

10                   MR. MORAN: I haven't been in it. I've seen  
11           the exterior. I mean, both structures are in good  
12           shape.

13                   THE CHAIRPERSON: They don't appear to be in  
14           bad shape on the outside.

15                   MR. MORAN: Yeah. But they're just falling  
16           in disrepair now --

17                   THE CHAIRPERSON: There's --

18                   MR. MORAN: -- because they're getting  
19           vandalized.

20                   MS. HOFMEISTER: You know, I remember this  
21           house before you rehabbed it, how bad it looked. And,  
22           when you fixed it, I said, "It can be done." But, you  
23           know what? You fooled me because it sat there and sat  
24           there and sat there and you didn't even think about it.

25                   MR. UPFALL: No. The problem was I got

1 caught up in the City of Detroit bankruptcy to the tune  
2 of \$200,000 and I almost lost my own house. It was a  
3 tremendous struggle.

4 MR. STEWART: My position is with this  
5 property, if the City is willing to change or amend  
6 their recommendation, then I'll -- I'll consider that.  
7 But, at this point right now, where I stand with my  
8 vote is that this property remain on the demolition  
9 list; that's where I'm at with it, unless the City's  
10 willing to change their recommendation for you.  
11 Because I'm not trying to personalize this but you  
12 could have -- you could have -- you could have at least  
13 mowed the lawn over the last five years. And I, at one  
14 point, was even going to mow the lawn to this property  
15 myself that it was so high.

16 MS. HOFMEISTER: Where do you live?

17 MR. UPFALL: Pardon me?

18 MS. HOFMEISTER: Where do you live?

19 MR. UPFALL: I live in Bloomfield.

20 MS. HOFMEISTER: Okay.

21 MR. UPFALL: I can make this for a proposal.  
22 I can, within the next 30 days, have the windows that  
23 are cracked repaired, any loose siding taken care of  
24 and have the entire exterior cut, mowed and looking  
25 good, and whether you want to issue me a new building

1 permit because the other one's bust or do a  
2 walk-through.

3 MR. MORAN: The first thing you have to do is  
4 apply for a Property Maintenance Inspection on both  
5 structures.

6 MR. UPFALL: Okay.

7 MR. MORAN: That would identify the items  
8 that need to be --

9 MR. UPFALL: Okay.

10 MR. MORAN: -- taken care of --

11 MR. UPFALL: That's fair enough.

12 MR. MORAN: -- long-term to make the houses  
13 safe and habitable and then we will go from there.

14 MR. UPFALL: Not a problem.

15 MR. MORAN: Likely, you're going to require a  
16 building permit, most likely mechanical and trade  
17 permits, and we'll do an assessment.

18 MR. UPFALL: I have no problem with that.

19 THE CHAIRPERSON: Do I hear, more or less, a  
20 reversal of what's stated in the report to remain on  
21 the demolition list?

22 MR. MORAN: I think the reason we came to  
23 that conclusion, he wasn't here at the Hearing Officer  
24 meeting.

25 THE CHAIRPERSON: Okay.

1                   MR. MORAN: And nobody represented anything  
2 of a solution or a resolution to getting these  
3 structures --

4                   THE CHAIRPERSON: Okay.

5                   MR. STEWART: And, if I may add, from his own  
6 testimony, he had to be dragged out of his own car like  
7 a common criminal to even be put on notice that that  
8 eyesore is sitting on Voorheis.

9                   MR. UPFALL: Well, no, I -- obviously, I knew  
10 it's hanging out. I've got a tremendous amount of  
11 money in there and it's been parked.

12                   MR. STEWART: I'm not talking about how much  
13 money you've got in it. I'm talking about that  
14 property, how it's been sitting for the last six years,  
15 with all those kids playing up and down the street and  
16 you're going to make light of the fact that, you know,  
17 you were stopped with your son and your son saw you  
18 arrested.

19                   MR. UPFALL: Okay.

20                   MR. STEWART: Okay. What about somebody's  
21 kid that's in the neighborhood that might be raped or  
22 killed in that property that you own?

23                   MR. UPFALL: How's that? The property is  
24 secure.

25                   MR. STEWART: It's not secure.

1 THE CHAIRPERSON: All right. Let's --  
2 let's -- so then the City would be willing to suspend  
3 the recommendation?

4 MR. MORAN: Right, yes.

5 MR. KOLBE: He has to pull the Property  
6 Maintenance Inspections and then proper permits. We'll  
7 have no problem with postponing it.

8 THE CHAIRPERSON: Kevin, I think that  
9 addresses your concern.

10 MR. UPFALL: And I will, within the next 30  
11 days --

12 MR. STEWART: Talk to them. Don't talk to  
13 me.

14 MR. UPFALL: Probably within the next couple  
15 weeks I'll get the couple windows fixed, the loose  
16 siding.

17 MR. KOLBE: First thing is the Property  
18 Maintenance Inspection.

19 MR. UPFALL: Okay.

20 MR. KOLBE: No work beyond that.

21 MR. UPFALL: Okay.

22 MR. KOLBE: Okay. And then we'll determine  
23 what permits you'll need.

24 MR. UPFALL: What does that entail, just make  
25 application with the City and schedule it?

1 MR. KOLBE: Yeah.

2 THE CHAIRPERSON: As a contractor, you know  
3 what work needs to be done.

4 MR. UPFALL: Yes.

5 THE CHAIRPERSON: So none of this should be  
6 new to you. This is not brain surgery.

7 MR. UPFALL: Right.

8 MR. STEWART: The right-of-way, if it's not  
9 mowed in Bloomfield Hills, you're making calls.

10 MR. UPFALL: What's that?

11 MR. STEWART: I said, the right-of-way, if  
12 it's not mowed down where you live, you're making some  
13 phone calls?

14 THE CHAIRPERSON: All right. I'd like to  
15 close the public hearing. Do we have a discussion  
16 here?

17 MR. STEWART: No comment.

18 MS. HOFMEISTER: No, no comment. We have to  
19 look at that house every day when we pass down that  
20 street. People pass this house, they judge us.

21 THE CHAIRPERSON: I understand.

22 MR. STEWART: I'm worried about -- I'm  
23 concerned about the children and he making light that  
24 he was arrested with his eleven-year-old son.

25 What about somebody else's kid that's in

1           harm's way or danger from your property? And it's not  
2           secured with some wood, some half-inch plywood over the  
3           windows, or that lawn or the stepping on nails and  
4           grass that's overgrown.

5                     MR. UPFALL: That grass will be cut this  
6           week. There's not a window that's broken.

7                     MR. STEWART: I'm not talking to you. What's  
8           the recommendation of the City; are you going to amend  
9           your recommendation --

10                    MR. MORAN: We did.

11                    MR. KOLBE: -- as long as he pulls his  
12           Property Maintenance Inspection and all his permits?

13                    THE CHAIRPERSON: And he's agreed that,  
14           within the next 30 days, he'll do the rest of the work.

15                    MR. STEWART: I'm going to make a  
16           recommendation to get him out of here.

17                    MS. PIETILA: And the lawn is kept.

18                    MR. STEWART: I'm going to make a  
19           recommendation that 315 Voorheis be postponed until the  
20           November 2016th (sic) meeting.

21                    MR. UPFALL: Fair enough.

22                    THE CHAIRPERSON: And what are the  
23           conditions?

24                    MR. STEWART: He knows what the conditions  
25           are. Let him know. Let him know. Somebody let him

1 know what the conditions are.

2 THE CHAIRPERSON: And you have to pull a  
3 Property Maintenance Inspection by then. You agreed  
4 that you would do the exterior work by then?

5 MR. UPFALL: Yes.

6 THE CHAIRPERSON: And the property would be  
7 maintained on the exterior. Whether it be --

8 MR. UPFALL: Yep.

9 THE CHAIRPERSON: -- grass cutting or debris  
10 or whatever it takes.

11 MR. UPFALL: Yep, the yard will be cleaned up  
12 this week.

13 THE CHAIRPERSON: All right.

14 MR. MORAN: And all necessary permits,  
15 subsequent?

16 THE CHAIRPERSON: And subsequent permits be  
17 pulled.

18 MR. UPFALL: Okay.

19 THE CHAIRPERSON: All right?

20 MR. UPFALL: Okay.

21 THE CHAIRPERSON: Is there a second for that  
22 motion?

23 MS. HOFMEISTER: I'll second. But know that  
24 we both go by there every day.

25 THE CHAIRPERSON: So trust me, they'll remind

1 us at the next meeting.

2 MR. UPFALL: I'll honor my commitment to you.  
3 The exterior will be cleaned up before the weekend.

4 MR. STEWART: Now, I have a question. How  
5 are we going to handle this when we have the next  
6 meeting and we -- we deal with his -- his buyer? How  
7 are we going to address this? Do we need, after this  
8 meeting, to discuss this, how we're going to deal with  
9 his buyer? Because he has a buyer.

10 MR. UPFALL: I don't know if I have a buyer.  
11 But, at this point, right now --

12 MR. STEWART: You're working on trying to get  
13 one.

14 MR. UPFALL: No, I have -- I have one guy  
15 that --

16 MS. HOFMEISTER: There's a "For Sale" sign.

17 MR. UPFALL: One guy that wanted to buy it.  
18 But, to be honest with you, I don't think it's going to  
19 sell in this condition and I'm probably going to, worse  
20 case scenario --

21 MR. STEWART: That's what you say. But  
22 there's a "For Sale" sign and has been in the yard for  
23 the last two months.

24 MR. UPFALL: She hasn't done nothing either  
25 so I don't think it's going to move like that. I

1 pretty much have to get it done and rented.

2 THE CHAIRPERSON: Okay. Is there any further  
3 discussion?

4 The motion is to postpone until the next  
5 meeting under the following conditions as stated. All  
6 if favor, say "aye".

7 BOARD MEMBERS: Aye.

8 THE CHAIRPERSON: Any opposed?

9 Hearing none, motion passes.

10 MR. UPFALL: Okay.

11 THE CHAIRPERSON: Thank you. I want to thank  
12 everybody for their patience. I know that sometimes  
13 some of this can take some time but we're trying to be  
14 fair to everybody and listen to them, to what they have  
15 to say. This is important in their life and we just --  
16 we don't take this lightly. So, again, we appreciate  
17 your patience. Thank you.

18 MR. KOLBE: 100 Pingree -- or I'm sorry,  
19 Pinegrove.

20 MR. MORAN: Pinegrove.

21 MR. MONEY JACKSON: 100 Pinegrove Street,  
22 single-family structure. Date of inspection, 8-3-16.  
23 Building permit has been pulled. Deteriorated  
24 structure, open to the elements. Soffits, roof,  
25 trim -- basement in soffit (sic) originally was broken

1 out. Roof, soffits and trim, rotted. Foundation  
2 cracking on front right corner, evidence of attractive  
3 nuisance, unkempt, broken windows, abandoned vehicle  
4 and camper. Gas meter and electric meter are on.

5 Inspector recommendation, postpone until the  
6 November 16, 2016 hearing as work is progressing.

7 THE CHAIRPERSON: When were you out there  
8 last? This says a Property Maintenance Inspection on  
9 3-11. Is that this year?

10 MR. MORAN: Yeah.

11 THE CHAIRPERSON: So that's 3-11-2016?

12 MR. KOLBE: Uh-huh.

13 THE CHAIRPERSON: Building permit -- so the  
14 roof was the only work that needed to be done; is that  
15 correct, gentlemen?

16 MR. KOLBE: Yes.

17 MR. MORAN: Well, there's an abandoned  
18 vehicle, a camper.

19 THE CHAIRPERSON: Okay.

20 MR. MORAN: The --

21 MR. KOLBE: There's some code enforcement  
22 issues.

23 THE CHAIRPERSON: Okay.

24 MR. KOLBE: But primarily --

25 THE CHAIRPERSON: Primarily, the roof?

1                   MR. KOLBE:  -- roof and soffits are the  
2           main --

3                   THE CHAIRPERSON:  The main --

4                   MR. KOLBE:  -- part of it.

5                   THE CHAIRPERSON:  All right.  Yes, please?

6                   MR. EMERY:  I've -- I'm Ron Emery from  
7           100 Pinegrove.

8                   THE CHAIRPERSON:  Tell us what's going on.

9                   MR. EMERY:  Right now, I'm just recently --  
10           I've been running into a little difficulty.  I think I  
11           told you, the council, before that I have paid somebody  
12           to do the shingle work.  I have got the woodwork done,  
13           the wood replaced on both sides of the house.  And I've  
14           been holding back a little bit to -- I've had people  
15           offer to do the shingle work for me and I've been, kind  
16           of like, "Well, I done paid these people \$7,000 to do  
17           the shingle work.  I want them to do the work."

18                   Long story short, I've been chasing these  
19           people for the last month.  It's -- it's a long story  
20           but I've been chasing them on a daily basis.  I'm  
21           coming to the point where that, if I want the work done  
22           before -- before the winter comes, that I'm probably  
23           going to have to come up with extra money and pay  
24           someone else because of the fact that I'm chasing these  
25           people, I'm not getting no answers.  They got my money.

1 I still got to get the work done. I don't want to go  
2 through this for another winter. And, if I got to come  
3 up with the extra money --

4 But, at the exact same time, I've also just  
5 got nailed for a couple thousand dollars medical. I  
6 had mentioned to you before, I've been pretty sick over  
7 the last few years; that's one reason for the condition  
8 of the house. I've been working overtime every single  
9 day, six days a week. But I do got a medical thing as  
10 well as a financial burden, as far as the house. So  
11 I'm kind of in the middle of this.

12 And -- and I -- and, to be honest with you,  
13 this is really a kick in the face, as far as the money  
14 part goes, because I've got to come to the absolutely  
15 reality that the guys -- it's not that I won't hook up  
16 with them. Like, they were referred to me from the  
17 people I work for, okay? The people I paid the money  
18 to.

19 THE CHAIRPERSON: Right.

20 MR. EMERY: But, in the same token, same  
21 token, I'm chasing these people for two years now. I  
22 paid these people the money for over -- it's been at  
23 least over a year and a half now. I have yet to have  
24 one shingle pulled off of that roof. Okay. In the  
25 meantime, I want to get this done. I want to get the

1 City appeased. And, to be honest with you, I don't  
2 want my roof leaking no more. You know, that's a  
3 severe traumatic experience for me.

4 And so I -- I really need a little bit more  
5 time because of, like I say, I've been under financial  
6 pressure. I just got hit with a couple thousand dollar  
7 medical. I still got to go back to the doctors. But  
8 then, on the other hand, I've got to come up with more  
9 money for the roof. But I do got people to work on the  
10 house. I definitely got people to work on the house.  
11 As long as I can come up with the cash to pay them, I  
12 can get the work done.

13 But I'm in between thousands and thousands  
14 and I really -- I can't cover both at the exact same  
15 second. And -- but I would like to get it done before  
16 winter, is what I'm really shooting for, before the  
17 snow comes.

18 THE CHAIRPERSON: I see that there's -- you  
19 actually have the shingle on site. So at least you  
20 have the material there, correct?

21 MR. EMERY: Yeah -- yes.

22 THE CHAIRPERSON: So you need the labor to  
23 put it down, install it?

24 MR. EMERY: Well, I do have available labor.  
25 But, like I say, I still have to come up -- I'm a

1 little short.

2 THE CHAIRPERSON: I understand.

3 MR. EMERY: But I do have the labor  
4 currently.

5 THE CHAIRPERSON: Does the shingles need to  
6 come down? I don't know, in the old days, you used to  
7 be able to put two layers of shingles on the roof. Can  
8 you do that anymore under the code?

9 MR. MORAN: A maximum of two.

10 THE CHAIRPERSON: Is your plan to tear off?

11 MR. EMERY: Yeah, I've got to take everything  
12 off. Got to come off; I've got no option. Because, to  
13 be honest with you --

14 MR. MORAN: He's got sheeting that's rotted.

15 THE CHAIRPERSON: Sheeting that might be --

16 MR. EMERY: -- there are probably three or  
17 four layers already on there.

18 THE CHAIRPERSON: Oh, okay.

19 MR. EMERY: And they're toast, Man.

20 THE CHAIRPERSON: Yeah, they got to --

21 MR. EMERY: I mean, they're garbage.

22 THE CHAIRPERSON: They got to come off.

23 MR. EMERY: They all got to come back off.

24 THE CHAIRPERSON: Right.

25 MR. EMERY: And I'm hoping there's no more

1           woodwork but I got labor for that, too. The labor and  
2           the money for the wood, I can handle that. But, to be  
3           honest with you, all the shingles on this roof got to  
4           come off.

5                     THE CHAIRPERSON: If this is a referral from  
6           the people you work for --

7                     MR. EMERY: Yeah.

8                     THE CHAIRPERSON: -- I would put some heat on  
9           them and remind them of the predicament they got you in  
10          by referring somebody. That's going to put more heat  
11          on the person that they referred to you.

12                    MR. EMERY: Yeah. Well, I can -- I haven't  
13          brung it up to them recently because --

14                    THE CHAIRPERSON: You're going to have to.

15                    MR. EMERY: Yeah, I'm going to have to  
16          because this is --

17                    THE CHAIRPERSON: Two years is a long time.

18                    MR. EMERY: Yeah, it's been close to two  
19          years, a year and six months; that's being ultra  
20          generous.

21                    THE CHAIRPERSON: Yeah.

22                    MR. EMERY: And, actually, I haven't got one  
23          shingle on. I've got the material over there but no  
24          work has been done. I've been paying people on the  
25          side, on the side, on the side, that type of thing.

1           And so would I need a little bit more time? I'm  
2           pushing hard, I'm pushing hard, as far as I did get the  
3           van repainted. I'm still in the process of getting  
4           that done but I've also been attacking -- trying to get  
5           the -- trying not to make too much mess because it is  
6           just making a mess just tearing off the stuff from the  
7           roof.

8                         THE CHAIRPERSON: I understand.

9                         MR. EMERY: But --

10                        THE CHAIRPERSON: What do you think you could  
11           have done by our next meeting if we choose to postpone  
12           this?

13                        MR. EMERY: Well, actually, my number one  
14           concern is to go after the roofer, a hundred percent.  
15           As far as I got to come up with, like I say, the money  
16           for the labor and -- and a dumpster to actually get --  
17           you know, for tear-off to do -- tear it all off, come  
18           up with the money for the dumpster. And I've never  
19           done this before so this is kind of -- and get it  
20           hailed off the property. I've never -- you know, I'm  
21           not exactly positive; get the dumpster over there, I  
22           don't know how. If I got to have it come with a truck  
23           and have them dump it but I don't know how much that  
24           costs. I do know what it's going to cost me for labor  
25           and I do got the materials, that I can probably work

1 out the dumpster part. I don't know as of yet. I have  
2 to look into that.

3 THE CHAIRPERSON: I've got a couple  
4 questions. I'm looking at some of these photos. I'm  
5 trying to understand. This one photo shows shoring and  
6 some framing work. Is that a -- is that a fascia?

7 MR. MORAN: He's got some -- it's some  
8 elevated scaffolding is what it is.

9 THE CHAIRPERSON: Is that what it is?

10 MR. MORAN: And he's --

11 THE CHAIRPERSON: Oh, that's a guardrail  
12 there.

13 MR. KOLBE: That's a guardrail.

14 THE CHAIRPERSON: That's what I'm looking at,  
15 a makeshift guardrail?

16 MR. MORAN: Yeah.

17 MR. STEWART: Have you got all of the birds  
18 out, the pigeons?

19 MR. EMERY: Not at this time, no, I haven't.

20 MR. MORAN: You still got exposed soffits.

21 MR. EMERY: Yeah, that's an issue I don't  
22 particularly like.

23 MR. STEWART: I haven't been over there in  
24 quite a while. It's been at least a year or so. I'm  
25 just curious if they're still there. In the

1 summertime, they like the sun.

2 THE CHAIRPERSON: You're not living in this  
3 house, are you?

4 MR. EMERY: No, I'm currently living in this  
5 house. I've been living in this house for 20 years.

6 THE CHAIRPERSON: Is the interior fine?

7 MR. MORAN: Surprising, the upper level is  
8 fine as of right now.

9 But you are going to have some conditions  
10 that are going to have to be addressed down the road.  
11 You are making headway and it's good to see that you're  
12 back on track with some exterior work. I talked to  
13 your brother when we posted that day, he said the guy  
14 that you're trying to get back and do this work that  
15 you've already paid is living in another state. I  
16 don't think that's a viable option, at this point, if  
17 you've been chasing this guy for two years.

18 MR. EMERY: Well, actually, just over -- I  
19 didn't bring this up. But over the -- he was -- I  
20 don't know exactly when it was but he got thrown in  
21 jail down in Kentucky. Okay? The guy got thrown in  
22 jail in Kentucky and he was supposed to be back in  
23 June, I believe it was the end of June or the first  
24 week of July or something. Okay? Okay?

25 I'm trying to be tolerant here, trying to be



1 All right. Hearing none, all in favor, say  
2 "aye".

3 BOARD MEMBERS: Aye.

4 THE CHAIRPERSON: Any opposed?

5 None. Motion carries.

6 Please get this roof secured by our next  
7 meeting.

8 MR. EMERY: All right. I certainly hope to.  
9 Thank you.

10 THE CHAIRPERSON: Thank you.

11 MR. KOLBE: And we're up to 183 Fisher.

12 MR. MONEY JACKSON: 183 Fisher Avenue,  
13 single-family structure. Date of inspection, 8-4-16.

14 MR. CARL JACKSON: Carl Jackson. I live at  
15 183 Fisher.

16 MR. MONEY JACKSON: Open to trespass, rear  
17 door and two rear windows. Garage door missing, open  
18 to the elements, dilapidated, foundation cracks.  
19 Siding, trim, windows and garage are dilapidated.  
20 Evidence of attractive nuisance, overgrown, debris,  
21 unkempt, broken windows. Gas meter locked out,  
22 electric meter off. Possible squatters.

23 Inspector recommendation, remain on the demo  
24 list.

25 THE CHAIRPERSON: I'm sorry. Your name,

1           please?

2                   MR. CARL JACKSON: Carl Jackson.

3                   THE CHAIRPERSON: Carl Jackson?

4                   MR. CARL JACKSON: Carl Jackson, yes.

5                   THE CHAIRPERSON: You own the house?

6                   MR. CARL JACKSON: Yes. I just bought the

7           house.

8                   THE CHAIRPERSON: When was that?

9                   MR. CARL JACKSON: Probably, like, in June.

10                  MR. KOLBE: June 2nd.

11                  MR. CARL JACKSON: It was either May or June;

12           it was one of them.

13                  THE CHAIRPERSON: Has there been an

14           inspection?

15                  MR. KOLBE: Nope.

16                  THE CHAIRPERSON: No inspection?

17                  MR. KOLBE: (Shakes head.)

18                  THE CHAIRPERSON: Do you know you need to

19           pull a Property Maintenance Inspection?

20                  MR. CARL JACKSON: No, I didn't know nothing.

21           I just got the letter, for real. So I'm just coming

22           down here to see what I got to do or whatever but I've

23           been working on the house, painting.

24                  THE CHAIRPERSON: Oh, you've been working on

25           the house?

1                   MR. CARL JACKSON: Yeah, I've been painting  
2                   and putting carpet in because that's all I had to do.

3                   MR. KOLBE: No permits.

4                   THE CHAIRPERSON: Can you explain to this  
5                   gentleman what needs to be done, please.

6                   MR. KOLBE: You need to come in and pull a  
7                   Property Maintenance Inspection. The inspection will  
8                   tell you exactly what permits you need to do. You  
9                   should cease all work on the house until that Property  
10                  Maintenance Inspection is complete.

11                  MR. CARL JACKSON: Well, lately I've just  
12                  been maintaining the yard; that's all I've been doing.

13                  MR. KOLBE: Okay. Well, you were talking  
14                  about working on the house.

15                  MR. CARL JACKSON: Paint and carpet and  
16                  stuff; that's it.

17                  MR. KOLBE: No more working on the home.

18                  MR. CARL JACKSON: Okay.

19                  MR. MORAN: Nobody living in the house right  
20                  now?

21                  MR. CARL JACKSON: No. But I go there every  
22                  day, though.

23                  THE CHAIRPERSON: So, from -- again -- I  
24                  mean, the house in the photos doesn't look like it's in  
25                  too bad of shape.

1                   MR. CARL JACKSON: It's a pretty --  
2 completely nice house.

3                   THE CHAIRPERSON: Has there been an  
4 inspection done at all?

5                   MR. KOLBE: No. Property Maintenance, no.

6                   MR. MORAN: Not on the inside.

7                   THE CHAIRPERSON: No? Okay. So are you  
8 saying the inside condition is fine?

9                   MR. CARL JACKSON: Yeah, inside is beautiful.

10                  THE CHAIRPERSON: I noticed in some of the  
11 photos there's some debris in the yard that's been  
12 picked up.

13                  MR. CARL JACKSON: Yeah, I got the whole --  
14 that's all gone.

15                  THE CHAIRPERSON: Okay. Is the garage  
16 secure? I noticed -- is there a door on it?

17                  MR. CARL JACKSON: No. I've been trying to  
18 get the garage door down.

19                  THE CHAIRPERSON: Okay.

20                  MR. CARL JACKSON: Because it's kind of  
21 jammed but --

22                  THE CHAIRPERSON: And your intention is to  
23 fix the house up and live in it?

24                  MR. CARL JACKSON: Yes, sir.

25                  MR. KOLBE: At the time of the May meeting,

1           there was -- it was open to trespass.

2                       THE CHAIRPERSON: Okay. But it's since been  
3 fixed?

4                       MR. KOLBE: Where was --

5                       THE CHAIRPERSON: Where was --

6                       MR. KOLBE: Like I say, I leave it to the  
7 inspectors.

8                       THE CHAIRPERSON: Are the windows boarded up  
9 on the inside or are the windows in good shape?

10                      MR. CARL JACKSON: I got one window in the  
11 kitchen, the bottom part I had boarded up, I had to put  
12 a board on it, and another window, it's somewhere in  
13 the house.

14                      THE CHAIRPERSON: But it's secure?

15                      MR. CARL JACKSON: But it's secure, yeah.  
16 It's locked, secure. The windows are locked and  
17 everything.

18                      THE CHAIRPERSON: How much work do you think,  
19 after you get the Property Maintenance Inspection,  
20 would you have done by the November meeting?

21                      MR. CARL JACKSON: A lot.

22                      THE CHAIRPERSON: A lot. I mean, completed?

23                      MR. CARL JACKSON: Yeah, probably completed.  
24 It don't need that much so I'll probably put another  
25 thousand into it.

1 THE CHAIRPERSON: So, as far as you know, the  
2 interior's fine; I mean, there isn't any open holes or  
3 doors off hinges?

4 MR. CARL JACKSON: Oh, no.

5 THE CHAIRPERSON: Plumbing working?

6 MR. CARL JACKSON: Yeah, everything's  
7 supposed to be working. I got the lights on. I got  
8 the gas on.

9 THE CHAIRPERSON: And the basement is clean?

10 MR. CARL JACKSON: Yeah, the basement, it's  
11 clean. I got my walls painted in the basement. I was  
12 going to get the floor did with the rubber cement stuff  
13 to make it look a little -- just fix it up good.

14 THE CHAIRPERSON: Okay.

15 All right. Is there a motion? Do you have  
16 any questions here?

17 MR. STEWART: I make a motion that we table  
18 183 Fisher Avenue with the condition that he seeks and  
19 receives a Property Inspection on 183 Fisher Avenue.

20 MS. HOFMEISTER: I'll second.

21 THE CHAIRPERSON: Okay. Any further  
22 discussion?

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

24 BOARD MEMBERS: Aye.

25 MR. CARL JACKSON: Excuse me. Can I --

1 THE CHAIRPERSON: Just a minute.

2 Any opposition?

3 Okay. Motion passes.

4 MR. CARL JACKSON: Question. All right.

5 What all do I got to do to the garage?

6 THE CHAIRPERSON: Talk to these gentlemen.

7 That's why you have to have a Property Maintenance

8 Inspection.

9 MR. KOLBE: That's why you have to have a

10 Property Maintenance Inspection. It will spell out

11 everything you need to do.

12 THE CHAIRPERSON: Call the City and schedule

13 that inspection.

14 MR. CARL JACKSON: All right.

15 MR. STEWART: It will cost you \$200.

16 MR. CARL JACKSON: I can pay it right now.

17 THE CHAIRPERSON: You can do that.

18 MR. STEWART: During business hours. Don't

19 pay them now. Don't pay them now. Go into the office

20 and get you a receipt.

21 MR. CARL JACKSON: All right. This is my

22 first house.

23 MR. STEWART: But you need to do everything

24 all the way down to mowing the lawn.

25 MR. CARL JACKSON: Yeah. My grass cut right

1 now.

2 MR. STEWART: And, as far as that crack is  
3 concerned, these are poured walls, right?

4 MR. CARL JACKSON: Hmm?

5 MR. STEWART: Your basement walls are poured  
6 walls?

7 THE CHAIRPERSON: Are they poured concrete  
8 walls or are they block?

9 MR. CARL JACKSON: I think they block -- or  
10 they poured.

11 MR. STEWART: They look poured. You got that  
12 one crack; that shouldn't cost you no more than about  
13 4- or \$500 to get that fixed. This look like it could  
14 be a sound investment for you.

15 MR. CARL JACKSON: That's what I'm saying.

16 MR. STEWART: But, if you don't play the game  
17 the way they want you to play it --

18 MR. CARL JACKSON: Yeah.

19 THE CHAIRPERSON: Appreciate it.

20 MR. CARL JACKSON: All right. Appreciate you  
21 all.

22 MR. KOLBE: 90/92 Pingree.

23 MR. MONEY JACKSON: 90/92 Pingree Avenue,  
24 two-family structure. Date of inspection, 8-3-16.  
25 Building, plumbing, electrical permits pulled,

1 mechanical applied for. Vacant, vacant over 180 days,  
2 dilapidated, closed in interior walls and ceiling.  
3 Roof, trim and siding deteriorated. Evidence of  
4 attractive nuisance, unkempt, animal undermining. Gas  
5 meter, two locked out. Electric meter, both shut off.

6 Inspector recommendation, postponement until  
7 the November 16th board of Appeals hearing as new  
8 property maintenance is stepping up.

9 MR. KOLBE: A new property manager --

10 MR. MONEY JACKSON: Okay.

11 MR. KOLBE: -- that's kind of taken the  
12 reigns and the lady of the house. And, since they've  
13 been coming, things have --

14 THE CHAIRPERSON: Progressed?

15 MR. KOLBE: -- very much stepped up.

16 THE CHAIRPERSON: Okay.

17 MR. KOLBE: So, because of that, they applied  
18 for their mechanical permit and there are others that  
19 he applied for, a renewal of their permits. That's why  
20 the recommendation --

21 THE CHAIRPERSON: Okay.

22 MR. KOLBE: -- is --

23 THE CHAIRPERSON: Okay.

24 MR. KOLBE: Had they not stepped up in place,  
25 I would have said, "Naw", but --

1 THE CHAIRPERSON: All right. Appreciate it.  
2 State your name.

3 MS. ANGELL: My name is Rachelle Angell and  
4 I'm here representing the Property Maintenance company,  
5 Mira Rose. They -- they're requesting that they get  
6 additional time to finish up the property. I think --  
7 I believe that the builder has requested an extension  
8 to the building permit and they're waiting on that to  
9 get also the HVAC permit, which has been applied for  
10 and paid for. But we need your go ahead in order to  
11 finish the property up. 60 days it should be  
12 completely done. There was just some issues with a  
13 divorce and the property having to be delegated to  
14 which spouse. And then, after that happened, there was  
15 some liquidation of asset problems. And now I believe  
16 that they have the money and it should be completed  
17 shortly.

18 THE CHAIRPERSON: I see two gas meters, two  
19 electric meters. This is a duplex?

20 MR. MORAN: Yes, sir.

21 THE CHAIRPERSON: And is the intention to  
22 rent this out?

23 MS. ANGELL: Yes.

24 THE CHAIRPERSON: Okay. But you're not the  
25 owner?

1 MS. ANGELL: I'm not the owner. I'm  
2 representing the --

3 THE CHAIRPERSON: The owner is who?

4 MS. ANGELL: You know what? I'm uncertain of  
5 that. I'm here with Royal Rose.

6 MR. MORAN: We've never had the owner  
7 present.

8 MR. KOLBE: Yeah, the owner's never been  
9 here. Rosa Singette (ph.) has been --

10 THE CHAIRPERSON: And you represent which?

11 MS. ANGELL: Royal Rose Properties.

12 THE CHAIRPERSON: Okay.

13 MR. KOLBE: The property manager?

14 THE CHAIRPERSON: You're the property  
15 manager?

16 MS. ANGELL: Correct.

17 THE CHAIRPERSON: So this will be a rental?

18 MR. KOLBE: Correct.

19 MS. HOFMEISTER: After this house is  
20 finished, are you still going to be the property  
21 manager?

22 MS. ANGELL: Yes, we are.

23 THE CHAIRPERSON: Okay. Good.

24 MS. HOFMEISTER: All right.

25 THE CHAIRPERSON: All right. Ladies and

1 gentlemen?

2 MR. STEWART: I'll make a recommendation that  
3 90/92 Pingree Avenue be postponed until the November  
4 meeting.

5 MS. HOFMEISTER: I'll second.

6 THE CHAIRPERSON: Okay. Any further  
7 discussion?

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

9 BOARD MEMBERS: Aye.

10 THE CHAIRPERSON: Any opposed?

11 None. Motion passes. Thank you.

12 MS. ANGELL: Thank you very much.

13 MR. KOLBE: And the next one was  
14 32 South Paddock.

15 MR. MONEY JACKSON: 32 South Paddock, two  
16 single-family houses. Date of inspection, 8-3-16. All  
17 permits needed, vacant over 180 days, dilapidated,  
18 broken windows, rotted doors, service cable dislodged.  
19 Garage and roof, evidence of attractive nuisance.  
20 Overgrown, debris, unkempt, broken windows, concrete  
21 sidewalk trip hazard, abandoned vehicles in rear house.  
22 Gas meter on front house gone, rear house gone.  
23 Electric meter on the front house, new meter, off.  
24 Rear house, off.

25 Inspector recommendation, remain on the demo

1 list, as there are no permits active or progress being  
2 made.

3 THE CHAIRPERSON: Yes, sir? Your name.

4 MR. TOWNSEND: Zebedee Townsend.

5 THE CHAIRPERSON: Give us an update, please.

6 MR. TOWNSEND: Well, I got two of the  
7 applications, the people have called me back and I also  
8 had the electrician come back on out to -- to  
9 reevaluate the -- because the half of it was approved  
10 and half of it was not. But then he gave me another  
11 estimate that they sent -- that they sent to my phone  
12 and I brought it with me. And then Rebuilding --  
13 Rebuilding Oakland County, up there, is one of the ones  
14 that contacted me, up there, that let me know that they  
15 had -- they're reviewing my application. And the other  
16 one was Oakland County Michigan Community Home  
17 Improvement. And I even have a voicemail message  
18 from -- from the lady, up there, from they office.

19 THE CHAIRPERSON: So all the permits have  
20 expired. I -- so you have other trades that are going  
21 to be pulling new permits? Are they going to need a  
22 new Property Maintenance Inspection?

23 MR. MORAN: There's never -- let's see. The  
24 original one was done --

25 MR. KOLBE: There was two of them done?

1 THE CHAIRPERSON: Yeah, the permits were  
2 expired.

3 MR. MORAN: Back in 2014. I've never been  
4 inside either of these houses.

5 THE CHAIRPERSON: So it looks like you're  
6 going to need a Property Maintenance Inspection; that's  
7 what it sounds like.

8 MR. KOLBE: Well, they had one on the  
9 first -- the front house, then they had -- came back  
10 and we did one on the back house.

11 MR. TOWNSEND: And then, when they saw --

12 MR. KOLBE: The front house had a building  
13 permit that was applied for and still needs a plumbing  
14 permit. They have applied for the electrical. The  
15 rear house still needs a building permit and a  
16 mechanical permit is the only two permits they need for  
17 the rear house, at the time, when the Property  
18 Maintenance Inspection was done.

19 THE CHAIRPERSON: So the work that's been  
20 done or going to be done is on the front house only?

21 MR. KOLBE: Both of them need to have work  
22 done on them.

23 THE CHAIRPERSON: I understand that.

24 MR. KOLBE: Yeah.

25 THE CHAIRPERSON: But are you pursuing both

1 houses at the same time?

2 MR. TOWNSEND: No. Because, up there, it was  
3 suggested to me, up there, to try to get the main house  
4 done.

5 THE CHAIRPERSON: Okay.

6 MR. TOWNSEND: And -- and, up there, because,  
7 off the top, I was also trying for a few days, up  
8 there, to get the building permit. But then they  
9 suggested to me, up there, to wait until this meeting.  
10 And, also, he said that maybe, when these people, up  
11 there, wanted to put in, they said that they would make  
12 my -- my permits, up there, invalid, up there, for some  
13 reason, up there, because they would probably be taking  
14 over that.

15 MR. STEWART: I have a question for you, sir.

16 MR. TOWNSEND: Yeah?

17 MR. STEWART: Not the previous meeting --  
18 well, it might have been the previous meeting, you were  
19 seeking out some funding.

20 MR. TOWNSEND: Yeah, that's from these, the  
21 two -- I only had in one application, then I got --

22 MR. STEWART: Okay. What happened with that?

23 MR. TOWNSEND: Well, I just told you, up  
24 there, that they contacted me back. But then they, up  
25 there -- one, up there, from Rebuilding -- Rebuilding

1           Oakland County, up there, they haven't gave me no  
2           appointment to come in to see them. The lady that I  
3           talked to -- and I got a voice mail message letting me  
4           know that she had received it and it was on the -- up  
5           there, it came in front of her desk, up there, like, up  
6           there, a week before -- a week before.

7                     MR. STEWART: So was that in February? When  
8           was our meeting last?

9                     MR. KOLBE: May.

10                    THE CHAIRPERSON: We had one in May.

11                    MR. STEWART: Hmm.

12                    MR. KOLBE: We had the last one was in May.

13                    MR. STEWART: No. But the one before that.

14                    MR. KOLBE: Was February 24th.

15                    MR. STEWART: Okay. That was back in  
16           February.

17                    MR. TOWNSEND: But then I had the electrical  
18           was still in effect. I had the electrician come out  
19           and he only -- up there, like, when the electrical  
20           inspector came out, he only approved half, half of it,  
21           up there. And so I've still been even putting money  
22           together to try to get this other work done because --

23                    MR. STEWART: Who's living in that rear  
24           house?

25                    MR. TOWNSEND: Nobody now, up there. I got

1 the gentleman out because I had to take him to court in  
2 order to get him out.

3 MR. STEWART: You had to take him to court?

4 MR. TOWNSEND: Yeah.

5 MR. STEWART: Did they ask you -- what -- did  
6 you have to show proof of registration, rental  
7 registration, to get him out?

8 MR. KOLBE: He --

9 MR. TOWNSEND: Well, when they had us coming  
10 to the --

11 MR. STEWART: There's somebody living in this  
12 house because I've been driving by.

13 MR. TOWNSEND: It ain't nobody living in that  
14 house. I said there was somebody living in there.

15 MR. KOLBE: Yeah.

16 MR. TOWNSEND: Yeah. But that's when, up  
17 there, that I found out that I owned the back house, up  
18 there. From you all, I found this out. And then I had  
19 to go to the courthouse to get them out.

20 THE CHAIRPERSON: You didn't know that you  
21 owned the back house?

22 MR. TOWNSEND: Um-hmm.

23 MR. KOLBE: He bought the property.

24 MR. TOWNSEND: I didn't know that I owned the  
25 back house. And then I had to take him to court and

1           then it took him a while, he wouldn't get out because  
2           he said the papers that I took to him from the  
3           courthouse, because I didn't have him served, I served  
4           him myself, he said that I was illegally doing it. So  
5           he stayed there anyway.

6                       And then, when we went back to court, when  
7           they had us come back into court, they said, "Why  
8           didn't you move out?"

9                       And he said -- he told him that, "He just  
10          gave me some papers and we didn't -- I didn't think it  
11          was legal." Because it was more than one person  
12          staying in the household.

13                      MR. STEWART: So he -- so, in essence, he --  
14          since he's owned both properties, he has -- and I just  
15          want to be correct. He has yet to -- on the rear house  
16          a Property Maintenance Inspection; did I --

17                      MR. KOLBE: He's had it on both houses.

18                      MR. STEWART: On both houses?

19                      MR. KOLBE: Right. But he didn't have it  
20          done at the same time because there was a tenant or a  
21          squatter in the rear house.

22                      MR. TOWNSEND: Yeah, and I didn't know that I  
23          owned it.

24                      MR. KOLBE: So what we had, we had the  
25          Property Maintenance Inspection on the front house.

1 MR. STEWART: Right.

2 MR. KOLBE: Once the squatter got out of the  
3 house, was evicted, then we did it on the rear house.

4 MR. STEWART: Okay, okay. See, all these  
5 meetings are starting to run all -- this was in '14.  
6 Okay. So then, in February of this year, we were  
7 waiting to see if whether or not his application would  
8 be --

9 MR. KOLBE: Right.

10 MR. STEWART: -- approved --

11 THE CHAIRPERSON: Approved.

12 MR. STEWART: -- for funding for -- actually,  
13 he was going to do work on just one.

14 MR. TOWNSEND: No, that was a different --

15 MR. STEWART: On one house.

16 MR. TOWNSEND: That was a different program.

17 MR. STEWART: Okay. But different program.

18 So what happened with that program, the one I just  
19 spoke of?

20 MR. TOWNSEND: Because I ended up making --  
21 I'm paying taxes -- paying -- up there, an agreement to  
22 pay taxes for the tax people to help me with -- with  
23 the rest of --

24 MR. STEWART: What program was that, sir, if  
25 I may ask?

1 MR. TOWNSEND: Um-hmm.

2 THE CHAIRPERSON: Because your funding didn't  
3 come through from last time.

4 MR. TOWNSEND: Not for the houses because  
5 they -- I misunderstood when they said that it was for  
6 taxes, not for doing repairs on the house.

7 MR. STEWART: Oh.

8 MR. TOWNSEND: And then they made me make an  
9 agreement in order to --

10 MR. STEWART: What kind of agreement?

11 MR. TOWNSEND: In order for them to help, I  
12 have to make sure I try to keep make payments to the  
13 County -- County, up there, to keep -- keep it stay in  
14 the program.

15 MR. STEWART: What kind of program is it,  
16 though? I mean, just refresh me.

17 MR. TOWNSEND: Well, they just, like -- up  
18 there, it's just like rebuilding Oakland County, it's,  
19 like, linked to one of the programs there. Because I  
20 don't have the --

21 MR. STEWART: So you didn't --

22 MR. TOWNSEND: -- exact --

23 MR. STEWART: So you didn't qualify, then,  
24 because of your taxes were behind, you didn't qualify.  
25 They're not going to give you any money?

1                   MR. TOWNSEND: Yeah. After I -- after I made  
2 the agreement, up there, they said now I will be  
3 receiving help from there and then they're going to try  
4 to put me on another program.

5                   MR. STEWART: Okay. You were going to be  
6 receiving help. So that was February, you said that.

7                   MR. TOWNSEND: They said --

8                   MR. STEWART: You told us --

9                   MR. TOWNSEND: I had to keep up some  
10 payments, up there --

11                   MR. STEWART: Payments?

12                   MR. TOWNSEND: -- to show that I was --

13                   MR. STEWART: Payments on what?

14                   MR. TOWNSEND: Paying taxes.

15                   MR. STEWART: Okay. So the taxes --

16                   MR. TOWNSEND: I paid 150 -- 150 each month,  
17 up there. And I'm getting right to the point where  
18 they approved that I am -- I am trying to --

19                   MR. STEWART: Okay. And I'm not trying to  
20 question you. But you acquired these properties from  
21 the County, correct?

22                   MR. TOWNSEND: Yeah.

23                   MR. STEWART: Okay. And you already -- when  
24 you -- you owed back taxes on them since acquiring them  
25 from the County?

1 MR. KOLBE: Correct.

2 MR. TOWNSEND: Not at first, up there. Then  
3 I -- after that, when I started having problems with --  
4 I had surgery --

5 MR. STEWART: Okay.

6 MR. TOWNSEND: -- from a doctor and then --

7 MR. STEWART: How long have we been dealing  
8 with this?

9 THE CHAIRPERSON: This has been a while.

10 MR. KOLBE: First time it came before the  
11 Hearing Officer was in April of 2014. The first time  
12 it came before the Board of Appeals was November 18th  
13 of 2015.

14 MR. STEWART: And, sir, if I -- my  
15 recollection serves me correctly, we asked you to have  
16 made some progress with the property and --

17 MR. TOWNSEND: And then you all told me you  
18 all would see what -- because I had got the  
19 application.

20 MR. STEWART: Okay. And what did we say?  
21 What did we say at the last meeting? What did we say  
22 we wanted?

23 MR. TOWNSEND: You said, up there, to show  
24 some kind of progress. The only progress I could show  
25 is the -- that they contacted me and now I'm -- up

1           there, I have to see what they're going to say. So, up  
2           there --

3                       THE CHAIRPERSON: So the real progress is  
4           finding funds. You're looking for funds to do the  
5           work.

6                       MR. TOWNSEND: Well, some of it, the  
7           electric -- the rest of the electric work, I'm going to  
8           try to put that money together myself. Because all I  
9           really needed them help with was with the plumbing.

10                      MS. HOFMEISTER: Is this abandoned vehicle  
11           still in the backyard?

12                      MR. TOWNSEND: It's not abandoned.

13                      MS. HOFMEISTER: Oh.

14                      MR. TOWNSEND: It runs, it drives. I just  
15           couldn't --

16                      MS. HOFMEISTER: Does it?

17                      MR. TOWNSEND: I had to take the money that I  
18           needed for my insurance and my license plate. I'm  
19           using that money, building up, trying to get this other  
20           stuff done because I had the electrician come in again.

21                      MR. STEWART: Where do you currently reside,  
22           sir?

23                      MR. TOWNSEND: Hmm?

24                      MR. STEWART: Where do you currently reside?

25                      MR. TOWNSEND: Right now, I'm, up there, in

1 Spring Lake and I'm trying to get out of there as soon  
2 as possible. Because I done been robbed three times,  
3 up there, just a few -- one before -- one of the  
4 meetings, up there, when I came in, a guy pulled a gun  
5 on me. I got a -- I even still got the police report  
6 number in here because, up there, they -- they take  
7 advantage of you because they think you're all  
8 helpless, and which, in certain regions, I am.

9 Because I got a bullet in my back now from  
10 working on a job. And now I'm -- up there, and this  
11 doctor named Sabee (ph,) up there, before killing some  
12 people in California messed up my neck where I have to  
13 have surgery and that's what started the whole problem  
14 with me not having the money in the first place.

15 THE CHAIRPERSON: My concern is that we're  
16 going to be going around in circles with the -- with  
17 you trying to find some funds to do the work.

18 MR. TOWNSEND: But I -- but I did -- when you  
19 all said, "Get on the ball and do it", up there, I done  
20 went to these people. And then --

21 THE CHAIRPERSON: How long have you owned the  
22 property?

23 MR. TOWNSEND: Say I got the paperwork in  
24 2013, up there, near the end, up there, like  
25 November -- November, December, up there. And they

1 told me not to --

2 THE CHAIRPERSON: Did you buy it from an  
3 auction?

4 MR. KOLBE: Uh-huh.

5 MR. STEWART: From the County?

6 THE CHAIRPERSON: From the County?

7 MR. TOWNSEND: Yeah.

8 THE CHAIRPERSON: So, for three years, you've  
9 been struggling to find the money to work on the  
10 property?

11 MR. TOWNSEND: No. At first, I wasn't having  
12 no problem until about -- I was moving stuff into it  
13 and then -- which so happens the guy that was staying  
14 in the back, up there, the neighbor next door said that  
15 he seen the guy coming over to his place. He's the one  
16 that got my -- my -- up there, a couple wires, a couple  
17 wires and -- up there, and -- and stole my hot water  
18 tank and the plumbing wires -- well, pipes.

19 MR. STEWART: So all you --

20 MR. TOWNSEND: Because I was in the hospital,  
21 waiting for --

22 MR. STEWART: Your pipes are gone --

23 MR. TOWNSEND: That's the reason why I need  
24 the plumbing.

25 MR. STEWART: -- off of both properties?

1 MR. TOWNSEND: No.

2 MR. STEWART: Okay. The furnaces, what about  
3 the furnace?

4 MR. TOWNSEND: The -- he didn't touch the  
5 furnace. But, up there, how I knew that, up there,  
6 that somebody had gotten it, I went in there and turned  
7 on the lights and the lights wouldn't come on and I'm,  
8 like, "What's wrong?" Then I, up there, couldn't  
9 figure it out, up there. I'm calling an electric  
10 company and then I go back to the house again, up  
11 there, and --

12 THE CHAIRPERSON: I'm just -- I'm trying to  
13 figure out how you can get funds to do this. And I  
14 don't see -- I don't see a way out.

15 MR. STEWART: You're looking at 20-, \$30,000  
16 in these properties.

17 MR. TOWNSEND: It's not that much, up there,  
18 because the estimates I got --

19 MR. STEWART: 20 or \$30,000.

20 MR. TOWNSEND: -- is nowhere near a thousand  
21 dollars.

22 MR. STEWART: I said 20- or -- to 30,000.

23 MR. TOWNSEND: Not even that.

24 MR. STEWART: It's that.

25 MR. TOWNSEND: Because, up there --

1                   MR. STEWART: It's that.

2                   MR. TOWNSEND: -- what I got there finished  
3 it off. I already put --

4                   MR. STEWART: The roof is going to cost you  
5 ten grand.

6                   MR. TOWNSEND: Ain't nothing wrong with the  
7 roof.

8                   MR. STEWART: Here's a picture. Come and  
9 look at this. Do you want to see this?

10                  MR. TOWNSEND: For the front house?

11                  MR. STEWART: Do you want to see it?

12                  MR. TOWNSEND: Ain't nothing wrong with the  
13 roof.

14                  MS. HOFMEISTER: It's falling apart on this  
15 one picture.

16                  MR. STEWART: It's falling in.

17                  MR. TOWNSEND: Hmm? On the front house, no,  
18 it's not.

19                  MR. STEWART: Well, come look and you tell me  
20 if this is the front house or the rear house.

21                  THE CHAIRPERSON: Is that the front house,  
22 the one that has some diagonal siding on it?

23                  MR. STEWART: What house is that; is that the  
24 front one or the rear?

25                  MR. TOWNSEND: That ain't -- that's the rear

1 house, up there.

2 MR. STEWART: Okay.

3 MR. TOWNSEND: The guy that was cutting --  
4 cutting a tree back there, cracked that.

5 MR. STEWART: Okay. You're looking at about  
6 \$10,000 right there.

7 MR. TOWNSEND: Yeah. But that's the back --  
8 but then, off the top, I was also, up there, like once  
9 I --

10 MR. STEWART: Go back to the mic. Thank you.

11 Well, I think we've been wrestling with this  
12 one for quite a while and it's time for us to go ahead  
13 and make a decision and -- you know.

14 MR. TOWNSEND: So it don't make no difference  
15 that these programs in contact with me and told me  
16 that -- up there, that they'll schedule me an  
17 appointment to come in and see them, up there.

18 MR. STEWART: Sir --

19 MR. TOWNSEND: But if I could get the front  
20 house did, up there --

21 MR. STEWART: -- we've been --

22 MR. TOWNSEND: -- I can get the funding for  
23 the back house. Because the idea, I was supposed to  
24 get a mortgage from my credit union but I just got to  
25 get into the first house before they'll allow me to get

1 the money. But that's the reason why I'm going through  
2 the little programs. And then the only thing is the  
3 electrical -- the electrical and the plumbing and then  
4 I would be able to move into the house.

5 MS. HOFMEISTER: You said they were going to  
6 give you an appointment. Have they scheduled an  
7 appointment yet?

8 MR. TOWNSEND: No. She called -- she called  
9 me and told me, up there, that they had received the  
10 application. I even got the voice mail set up where --

11 THE CHAIRPERSON: I rely on you two.

12 MS. HOFMEISTER: I know how bad it gets in  
13 Spring Lakes where he lives.

14 MR. TOWNSEND: (Playing audio.)

15 MR. KOLBE: That's one of the things I had  
16 talked to him about. He was going to renew his permits  
17 and, typically, Oakland County is not going to just  
18 give you the money, they're going to hire a contractor  
19 because they're going to make sure the money is being  
20 spent on the house, not just give you some money.

21 MR. TOWNSEND: That's what he told me; that's  
22 the reason why I didn't renew.

23 MR. KOLBE: And I told him not to renew the  
24 permits, only to have Oakland County step in, they'll  
25 have to pull their own permits, they will not be able

1 to work off his. So I couldn't see him putting out a  
2 lot of money getting the permits back up if, A, this  
3 Board was not willing to go on with it or, B, he was  
4 going to go with Oakland County because the permits  
5 would be null and void anyway.

6 THE CHAIRPERSON: Kevin, I --

7 MS. HOFMEISTER: What's your thoughts?

8 MR. STEWART: We're looking at a lot of work  
9 here. I mean, and we have continued to, you know, try  
10 to work with him but we got to take into account, too,  
11 the impact that this is having on the community over  
12 there.

13 THE CHAIRPERSON: This has been on here for a  
14 long time.

15 MS. HOFMEISTER: Thank you.

16 THE CHAIRPERSON: This discussion is all  
17 based on getting some free money somewhere, or low  
18 interest or something.

19 MR. STEWART: I mean, where are you going to  
20 get free money that's going to do all this?

21 MR. MORAN: No.

22 MR. TOWNSEND: But, from my understanding, up  
23 there, most -- out of one of the programs, I'm going to  
24 have to pay -- make payments to them to pay the money  
25 back.

1                   MR. STEWART: You've got -- you're looking at  
2                   \$10,000 worth of roof.

3                   MR. TOWNSEND: But that's the back house.

4                   MR. STEWART: Then you can't order just one  
5                   property down on two -- on a parcel where you have two  
6                   properties.

7                   THE CHAIRPERSON: Can we do that or what?

8                   MR. MORAN: That's a good question.

9                   THE CHAIRPERSON: My concern is you focus on  
10                  the front house and nothing gets done on the back house  
11                  and it gets worse.

12                  MR. MORAN: Well, that's the situation it's  
13                  in right now; it's deteriorating rapidly.

14                  MR. KOLBE: I'm going to say you could order  
15                  it because they actually have two different addresses.  
16                  They're on one parcel ID but they've got two -- two  
17                  addresses. The one is 32 South Paddock, which is the  
18                  front house, 1 Quick is the rear house.

19                  THE CHAIRPERSON: Oh, okay.

20                  MR. KOLBE: So, if you wanted to  
21                  differentiate one to the other but the -- you know, and  
22                  we haven't done it here. But, in the past, Council has  
23                  ordered down a garage at a house or something like  
24                  that.

25                  THE CHAIRPERSON: Because there's a garage

1           there, too, though, that's in sad shape.

2                   MS. PIETILA: Two houses down, there was one  
3 parcel. We ordered the one house down.

4                   MR. KOLBE: Yeah. I was just going to say,  
5 that could be done.

6                   MS. HOFMEISTER: But, if you ordered the back  
7 house down, he'll at least have no choice but to fix  
8 the front house.

9                   MS. PIETILA: Correct.

10                  THE CHAIRPERSON: And, again, I'm also  
11 looking at the garage.

12                  MR. KOLBE: And that would go with the --

13                  MR. MORAN: That would go with the rear  
14 property.

15                  THE CHAIRPERSON: That would go with the rear  
16 property? Maybe that's the compromise because I'm more  
17 worried about the back house and the garage than I am  
18 about the front house. Is that something that you guys  
19 want to consider --

20                  MS. HOFMEISTER: I would go along with  
21 ordering the garage and the back house down and putting  
22 the focus on the front house.

23                  THE CHAIRPERSON: Is that your motion?

24                  MR. STEWART: I'll second that.

25                  MS. HOFMEISTER: Yes.

1 THE CHAIRPERSON: Okay. Any more discussion?

2 MS. HOFMEISTER: No.

3 THE CHAIRPERSON: So the motion is to demo  
4 the rear house with the garage and leave the front  
5 house up and --

6 MR. TOWNSEND: And whenever I get the front  
7 house done, before that -- and, up there, and the  
8 funds, up there, to get the back house taken care of --

9 THE CHAIRPERSON: No, no. The back house is  
10 going to come down.

11 MR. KOLBE: Well, what -- let me qualify what  
12 I want. The back house is going to be 1 Quick.

13 THE CHAIRPERSON: 1 Quick is -- the address  
14 is 1 Quick.

15 MR. KOLBE: And --

16 THE CHAIRPERSON: Plus the garage.

17 MR. KOLBE: And the garage there. The front  
18 house I would suggest postponing.

19 MR. TOWNSEND: What's wrong with the garage?

20 MR. STEWART: And I'll make a recommendation  
21 that we postpone 32 South Paddock until the November  
22 meeting.

23 MR. KOLBE: The front house, right. Now, if  
24 in such time as he gets the front house done and wants  
25 to work on the back house, he could enter into a rehab

1 agreement.

2 THE CHAIRPERSON: Right.

3 MR. KOLBE: Post a bond and rehab the rear  
4 house.

5 THE CHAIRPERSON: And the same thing with the  
6 garage.

7 MR. KOLBE: Yeah, if it hasn't been taken  
8 down by that time. So it's going to be kind of an  
9 incentive for him to get the front house done.

10 THE CHAIRPERSON: Right.

11 MR. KOLBE: If he wants to, in fact, save the  
12 rear house.

13 THE CHAIRPERSON: Right.

14 MS. HOFMEISTER: Do you understand what's  
15 going on?

16 MR. TOWNSEND: Yes.

17 MS. HOFMEISTER: Okay.

18 THE CHAIRPERSON: Is there any further  
19 discussion?

20 Okay. All in favor of the motion, say "aye".

21 BOARD MEMBERS: Aye.

22 THE CHAIRPERSON: Any opposed?

23 None. Motion passes.

24 THE CHAIRPERSON: Is there --

25 MR. KOLBE: The next house is --

1 THE CHAIRPERSON: We're off the agenda here.  
2 Do we have --  
3 MR. KOLBE: Yeah. 15 Short is the last one  
4 that's on.  
5 THE CHAIRPERSON: 15 Shore?  
6 MR. KOLBE: Short.  
7 MR. MONEY JACKSON: 15 Short Street, duplex.  
8 Date of inspection, 8-3-16. Vacant, dilapidated,  
9 dangerous structure, vacant over 180 days. Roof,  
10 siding, soffits, trim and stairs at the second level  
11 are all dilapidated, evidence of attractive nuisance,  
12 overgrown, debris, unkempt, animal undermining,  
13 abandoned trailer and vehicles. Gas meter both gone,  
14 electric meter both gone.  
15 Inspector recommendation, remain on the demo  
16 list.  
17 THE CHAIRPERSON: Your name, please?  
18 MR. MADDEN: Shawn Madden.  
19 THE CHAIRPERSON: Shawn?  
20 MR. MADDEN: Madden.  
21 THE CHAIRPERSON: Madden?  
22 MR. MADDEN: Yes.  
23 THE CHAIRPERSON: Go ahead. You're the  
24 owner?  
25 MR. MADDEN: Yes, I am.

1 THE CHAIRPERSON: Can you bring us up to  
2 date, please.

3 MR. MADDEN: Yes. I bought the house about  
4 two-and-a-half, three years ago and it sat for a year.  
5 I put a roof on it last year and didn't finish it  
6 because my daughter got ill and -- actually, I was  
7 going to go finish the roof this month sometime. I  
8 actually gutted the house completely and I did pull a  
9 permit for the roof.

10 THE CHAIRPERSON: Is what I'm seeing in the  
11 photograph the -- the overlapping of the shingles?

12 MR. MADDEN: Yes. It's a brand new roof on  
13 it.

14 THE CHAIRPERSON: It's not been cut, the  
15 edges?

16 MR. MORAN: No, yeah, it's a new three-tab  
17 shingle, it's just not finished.

18 MR. MADDEN: Yeah. See, when I bought the  
19 house, the roof had holes and everything in it. I  
20 replaced all the wood and everything and I just have to  
21 finish it.

22 THE CHAIRPERSON: Is that inspected?

23 MR. MADDEN: No, it hasn't been inspected  
24 because, when I came in and applied for the permit, it  
25 didn't make sense to pay for an inspection because the

1 house is gutted. I gutted the house and they told me,  
2 when I got the roof done, then they will come in and  
3 they will do an inspection.

4 THE CHAIRPERSON: So you haven't called for  
5 an inspection yet?

6 MR. MADDEN: No, not yet, no.

7 THE CHAIRPERSON: And you understand that you  
8 need to call for a Property Maintenance Inspection?

9 MR. MADDEN: Yes.

10 THE CHAIRPERSON: Are you prepared to do  
11 that?

12 MR. MADDEN: Yes, I am. I will have that  
13 roof finished in the next week.

14 THE CHAIRPERSON: "The roof", meaning the  
15 shingles or there's -- there appears to be other work  
16 that needs to be done --

17 MR. MONEY JACKSON: Yes.

18 THE CHAIRPERSON: -- on the -- on the front  
19 porch.

20 MR. MADDEN: Front porch.

21 THE CHAIRPERSON: The fascia and some of that  
22 is rotted or down.

23 MR. MADDEN: Yeah, that front porch is coming  
24 down.

25 THE CHAIRPERSON: Pardon?

1 MR. MADDEN: It's coming down.

2 THE CHAIRPERSON: The front porch?

3 MR. MADDEN: Yes.

4 THE CHAIRPERSON: Okay. Do you think you'll  
5 be able to have that done by the next meeting?

6 MR. MONEY JACKSON: Yes, sir.

7 THE CHAIRPERSON: Any comments?

8 MS. HOFMEISTER: There's a lot of overgrowth  
9 that needs to be taken care of, too.

10 THE CHAIRPERSON: How about cutting the grass  
11 and trimming the --

12 MR. MADDEN: Yes, that will be done also. I  
13 have been cutting the grass but not as frequently as I  
14 should be.

15 THE CHAIRPERSON: Okay.

16 MR. MADDEN: And I believe I cut it the day  
17 before they posted the actual hearing on the door.

18 THE CHAIRPERSON: Is there stairs going to  
19 the second floor; what am I seeing in one of these  
20 photographs?

21 MR. MADDEN: Yes, it is. It's a two-family  
22 flat with stairs.

23 THE CHAIRPERSON: Oh. This is a duplex?

24 MR. MADDEN: Yes.

25 THE CHAIRPERSON: So what is your plans with

1 the property?

2 MR. MADDEN: I'm actually going to tear the  
3 stairs down and make it into a single-family home for  
4 myself.

5 THE CHAIRPERSON: Single-family home?

6 MR. MADDEN: Yes.

7 THE CHAIRPERSON: Okay. So it won't -- would  
8 you be living in it?

9 MR. MADDEN: Yes.

10 THE CHAIRPERSON: Okay.

11 Yeah, there's quite a bit of growth on here.

12 MR. MADDEN: Yes.

13 THE CHAIRPERSON: So that just -- that  
14 requires some muscle and grease. I'm assuming you're  
15 willing to do that?

16 MR. MADDEN: Yes, I am.

17 THE CHAIRPERSON: Is that trailer on another  
18 property?

19 MR. MORAN: No, that's in the back.

20 MR. MADDEN: No, that trailer is on my  
21 property.

22 THE CHAIRPERSON: Okay. That will be gone as  
23 well?

24 MR. MADDEN: Yes, it will be.

25 THE CHAIRPERSON: Okay.

1                   MR. MADDEN: It's actually a friend of mines.  
2                   He dropped it off and I didn't even know it was there  
3                   but I will remove it.

4                   THE CHAIRPERSON: All right. Any other  
5                   questions of this gentleman?

6                   MS. HOFMEISTER: No.

7                   THE CHAIRPERSON: What's the pleasure?

8                   MS. HOFMEISTER: Excuse me, Kevin.

9                   THE CHAIRPERSON: He's thinking. I -- you  
10                  know, I do not have any -- any other questions. I'm  
11                  disappointed that it's taken -- you know, he's owned  
12                  the house for two or three years and here we are but he  
13                  sounds sincere that he's going to --

14                  MR. MADDEN: Part of it was funding.

15                  THE CHAIRPERSON: He's going to get done.

16                  MR. MADDEN: Part of it was funding for the  
17                  roof. Actually, I paid for it out of my pocket.

18                  THE CHAIRPERSON: And he did get that much  
19                  done.

20                  MR. MADDEN: And I'm actually willing to go  
21                  ahead with the rest of it. The roof was the big part  
22                  of it.

23                  MR. STEWART: But he has to get his Property  
24                  Maintenance Inspection. He has to.

25                  THE CHAIRPERSON: Yes. And finish the roof.

1           What's the condition of the inside?

2                   MR. MADDEN:  It's gutted, completely.

3                   THE CHAIRPERSON:  It is gutted?

4                   MR. MADDEN:  Yes.

5                   THE CHAIRPERSON:  And you have the funds to

6           do the balance of the house?

7                   MR. MADDEN:  Yes, I do.

8                   THE CHAIRPERSON:  You're working?

9                   MR. MADDEN:  Yes, I am.

10                  THE CHAIRPERSON:  What kind of a -- what

11           industry do you work in?

12                  MR. MADDEN:  Model houses.

13                  THE CHAIRPERSON:  Is it in construction?

14                  MR. MADDEN:  Yes, it's in construction.

15                  THE CHAIRPERSON:  What trade?

16                  MR. MADDEN:  I do everything.

17                  THE CHAIRPERSON:  Okay.  Are you a licensed

18           builder?

19                  MR. MADDEN:  No.  I have people to do it.

20                  THE CHAIRPERSON:  Pardon?

21                  MR. MADDEN:  I have people to do it.

22                  THE CHAIRPERSON:  Okay.

23                  MR. MADDEN:  But this is my property.  I'm

24           going to fix my own.

25                  MS. HOFMEISTER:  No.  Some of those things

1           you have to have a licensed contractor.

2                       MR. MADDEN:  As far as the --

3                       MS. HOFMEISTER:  You can't do it your own.

4                       MR. MADDEN:  As far as the electrical,

5           though.

6                       MS. HOFMEISTER:  (Nods head.)

7                       MR. MADDEN:  Yes.

8                       THE CHAIRPERSON:  Electrical, mechanical,

9           plumbing, right.

10                      MR. MORAN:  Once he lives there --

11                      MR. MADDEN:  Right.

12                      MR. MORAN:  -- you can pull all the permits

13           on your own.

14                      MR. MADDEN:  Correct.

15                      MR. MORAN:  You still have to comply with all

16           inspections, though.

17                      MR. MADDEN:  Correct.

18                      THE CHAIRPERSON:  Is that your intention --

19                      MR. MADDEN:  Right.

20                      THE CHAIRPERSON:  -- that you would do the

21           work?

22                      MR. MADDEN:  Yes.

23                      THE CHAIRPERSON:  All right.

24                      MS. HOFMEISTER:  Well, let's see how far you

25           are in November.

1 MR. MADDEN: Okay.

2 MS. HOFMEISTER: So I make a recommendation  
3 that 15 Short Street be brought back on the November  
4 meeting.

5 MR. STEWART: And I'll second that.

6 THE CHAIRPERSON: Assuming with the condition  
7 that the Property Maintenance Inspection pulled and the  
8 roof would be completed.

9 MS. HOFMEISTER: Yep, and permits.

10 THE CHAIRPERSON: Okay. Any further  
11 discussion?

12 MR. MADDEN: No.

13 THE CHAIRPERSON: All in favor, say "aye".

14 BOARD MEMBERS: Aye.

15 THE CHAIRPERSON: Any opposed?

16 Hearing none, motion passes.

17 MR. MADDEN: Okay. Thank you.

18 THE CHAIRPERSON: Thank you. There's other  
19 people in the audience.

20 MR. KOLBE: Yep. 654 North Perry.

21 MR. MONEY JACKSON: 654 North Perry Street,  
22 single-family structure. Date of inspection, 8-4-16.  
23 Building, plumbing and electrical permits have been  
24 pulled. Vacant, dilapidated, vacant over 180 days,  
25 evidence of attractive nuisance, debris, garage gone,

1 front porch has no guardrail or handrails. Gas meter  
2 on, electric meter on.

3 Inspector recommendation is to postpone until  
4 the November 16 Board of Appeals hearing as work  
5 continues.

6 MS. BLAIR: Mary Blair, 654 North Perry. It  
7 passed the rough plumbing yesterday.

8 MR. MORAN: Okay. I'm sorry.

9 MS. BLAIR: And I still have to put the porch  
10 rails on, finish up the kitchen and a little bit of  
11 drywall work and that's all there's left to do besides  
12 the electrical.

13 THE CHAIRPERSON: Is your intention to live  
14 in the house?

15 MS. BLAIR: No.

16 THE CHAIRPERSON: You're selling it or --

17 MS. BLAIR: I'm going to sell it when it's  
18 off the demo list.

19 THE CHAIRPERSON: Okay. It looks like  
20 there's been some progress.

21 MR. MORAN: Yeah.

22 THE CHAIRPERSON: I like the porch; it's  
23 looking good. Is that -- what is the material on  
24 the -- on the house, the face of the house?

25 MS. BLAIR: It's cement stucco.

1 THE CHAIRPERSON: Oh, okay. It's actual  
2 stucco?

3 MS. BLAIR: Yes.

4 MR. MORAN: Uh-huh.

5 THE CHAIRPERSON: Still got a ways to go,  
6 making -- where do you think you'll be at by the time  
7 we meet again in November?

8 MS. BLAIR: Well, I always think I'm going to  
9 be done in the next three but I don't want to come back  
10 here anymore.

11 THE CHAIRPERSON: Okay. We don't want to see  
12 you here. No offense --

13 MS. BLAIR: Thank you.

14 THE CHAIRPERSON: -- but we don't want to see  
15 you here either.

16 Okay. Ladies and gentlemen of the jury, your  
17 verdict, please.

18 MS. HOFMEISTER: I'm willing to defer until  
19 November --

20 THE CHAIRPERSON: And so the motion --

21 MS. HOFMEISTER: -- if it will be done.

22 THE CHAIRPERSON: -- is to postpone --

23 MS. HOFMEISTER: Yes.

24 THE CHAIRPERSON: -- until November for  
25 further progress?

1 MS. HOFMEISTER: Hopefully she will be done.

2 THE CHAIRPERSON: Hopefully completed in  
3 three months?

4 MS. HOFMEISTER: (Nods head.)

5 MS. BLAIR: That's fair.

6 THE CHAIRPERSON: Okay. Is there a second,  
7 please?

8 MR. STEWART: Second.

9 THE CHAIRPERSON: Appreciate it. Any  
10 additional discussion?

11 Hearing none, in favor of the motion to  
12 postpone, say "aye".

13 BOARD MEMBERS: Aye.

14 THE CHAIRPERSON: Any opposed?

15 None. Motion passes.

16 MS. BLAIR: Thank you.

17 THE CHAIRPERSON: Hopefully we don't see you  
18 again.

19 MS. BLAIR: I hope not.

20 THE CHAIRPERSON: Anybody else here?

21 MR. KOLBE: And I recognize 92 Wesson.

22 MR. MONEY JACKSON: 92 Wesson Street,  
23 commercial structure. Date of inspection, 8-4-16.  
24 Building permit has been pulled. Vacant, dilapidated  
25 and deteriorated structure. Vacant over 180 days,

1 bricks crumbling, foundation settling, removed chimney,  
2 evidence of attractive nuisance, overgrown, abandoned,  
3 rotted stair assembly, trip hazard in sidewalk, window  
4 sills and brick work falling off. Electric meter on,  
5 gas meter locked out.

6 Inspector recommendation, remain on the demo  
7 list.

8 THE CHAIRPERSON: Your name, please?

9 DEACON STEPHENSON: Deacon Nate Stephenson.

10 THE CHAIRPERSON: I'm sorry?

11 DEACON STEPHENSON: Deacon Nate Stephenson.

12 THE CHAIRPERSON: And your relationship to  
13 the property?

14 DEACON STEPHENSON: I'm the Deacon of the  
15 church.

16 THE CHAIRPERSON: Oh. This is a church --

17 DEACON STEPHENSON: Yes, sir.

18 THE CHAIRPERSON: -- or --

19 DEACON STEPHENSON: It's a church.

20 THE CHAIRPERSON: -- wants to be a church?

21 DEACON STEPHENSON: No, it's been a church  
22 since the '50s.

23 MR. KOLBE: It hasn't had services there for  
24 quite a while but it's --

25 THE CHAIRPERSON: It's an abandoned church?

1 MR. MORAN: Right.

2 THE CHAIRPERSON: It doesn't look in good  
3 shape. What's your plan, sir?

4 DEACON STEPHENSON: Our plan was to get it  
5 back up and running, Congregation Saturdays, you know.  
6 It was time to make some changes. I kind of inherited  
7 this, kind of -- I think it was after Reverend Jean  
8 Hollis, she passed in, I think it was, December. I  
9 think it was like December of '13 or January of '14 she  
10 passed so I kind of inherited this.

11 I've been -- the pastor and I have been  
12 working hand in hand to get this taken care of. You  
13 see, we had the PMI. We've kind of danced around.  
14 We're just trying to actually get this done. Due to --  
15 no excuses, just reasons that in between loss of family  
16 and the membership.

17 And we're still diligently working. We have  
18 actually -- I personally came down and we pulled a  
19 permit, I think it was January 27th, 2016. I have it  
20 right here. We pulled the building permit. And the  
21 things that we listed we have done already; the  
22 stanchion in the basement, the sanctuary ceiling and I  
23 think they might have mentioned -- I can tell you  
24 exactly what it was. Because it was just mentioned  
25 that those things had to be done so the permit was

1 pulled for that.

2 And those are the things that was done but,  
3 had I known that it was targeted more towards the porch  
4 area in the rear, I would have definitely got that done  
5 first. But last time at the meeting, they said they  
6 can't see the progress on the inside but that's what  
7 the pulled the permit for. But, I mean, I can pull the  
8 permits again. It just expired, I think it was, the  
9 27th of July.

10 MS. HOFMEISTER: Yes, sir.

11 THE CHAIRPERSON: This looked like this was  
12 originally a firehouse.

13 DEACON STEPHENSON: Yeah, it was.

14 MR. KOLBE: I've always kind of suspected it  
15 to be.

16 THE CHAIRPERSON: 1927.

17 DEACON STEPHENSON: Yes, sir.

18 MR. STEWART: Let me ask Dave, is this  
19 building in jeopardy of collapsing at all?

20 MR. MORAN: There's problems with the  
21 foundation. I haven't seen it inside but there was a  
22 team inspection done in 2014 and it was disapproved in  
23 every aspect of the work. He did pull a permit earlier  
24 this year. There was a handful of items that were  
25 listed on that permit. I can't confirm that that was

1 all that was required.

2 MR. STEWART: Right.

3 MR. MORAN: It was a lot of stuff that was  
4 required.

5 THE CHAIRPERSON: Yeah, I see some foundation  
6 stuff.

7 MR. STEWART: Yeah, this looks like this is  
8 about to collapse.

9 THE CHAIRPERSON: The back porch.

10 MR. MORAN: The brick veneer is suspect, the  
11 foundation has cracks. The rear elevation with the  
12 second -- two-story steps and the whole area above that  
13 flat section of roof is -- is suspect, in terms of  
14 structural integrity. So, yeah, we really need to, you  
15 know, really move forward with a plan as to how we're  
16 going to take care of this structure as a whole, rather  
17 than try to just piecemeal it. I would recommend we do  
18 another Property Maintenance --

19 THE CHAIRPERSON: Yes.

20 MR. MORAN: -- and/or a team inspection to  
21 really get an updated understanding what needs to be  
22 done to this structure to make it safe and habitable.

23 THE CHAIRPERSON: This is probably -- if this  
24 is a '27 structure, it's probably a four-wide brick  
25 wall.

1 MR. MORAN: Yeah.

2 DEACON STEPHENSON: Quick question.

3 THE CHAIRPERSON: Some of this does not look  
4 in good shape.

5 DEACON STEPHENSON: Is it possible that you  
6 have a copy of the team inspection? Because the things  
7 that they gave me, the copy they gave me, was they  
8 cited things like the hot water tank wasn't tightened  
9 or fastened to the wall, we were to change the door  
10 handle on, you know, instead of a knob there, being a  
11 slap thing where you can go out where they have a slap.

12 THE CHAIRPERSON: So a lever handle?

13 DEACON STEPHENSON: Yeah, a lever handle.

14 THE CHAIRPERSON: Actually, if it's a church  
15 assembly area, it has to have a panic device.

16 DEACON STEPHENSON: Yeah, they noted that.  
17 And, as far as the toilet seat, he didn't say the whole  
18 toilet, he just said the toilet seat.

19 THE CHAIRPERSON: But those are very minor  
20 compared to what I see in the photograph.

21 DEACON STEPHENSON: Right.

22 THE CHAIRPERSON: I'm concerned about the  
23 integrity of the structure; that's our biggest concern.

24 DEACON STEPHENSON: I can direct all -- we  
25 can direct all our energy -- it was just said that

1           those are the things, so that's why we started going  
2           after those things. So -- and when he said something  
3           about the electrical was really -- more or less that it  
4           had to be hard wired for the exit signs.

5           THE CHAIRPERSON: Uh-huh.

6           DEACON STEPHENSON: So that was basically all  
7           he really said about the electrical and one spot in the  
8           basement where it wasn't capped, it was a light, I  
9           believe, I went in and capped it. So I don't think it  
10          was a live wire but it may have been.

11          THE CHAIRPERSON: Right.

12          DEACON STEPHENSON: But that's all that that  
13          said. So now that I'm hearing structural problems --

14          THE CHAIRPERSON: Well, it's kind of obvious  
15          from looking at it, there's structural problems.

16          DEACON STEPHENSON: Well, I mean, I know  
17          there's some brick is from 1927 and the brick is  
18          actually red. I'm showing color. I see other  
19          buildings are different with newer brick.

20          THE CHAIRPERSON: But I see some brick  
21          missing around the second floor window.

22          DEACON STEPHENSON: Above the window, yes,  
23          sir.

24          THE CHAIRPERSON: I see some settlement  
25          cracks on the rear porch.

1 DEACON STEPHENSON: That was the problem  
2 because we had a roof issue and we had the roof fixed  
3 up, I think it was 2000 --

4 THE CHAIRPERSON: No, this is a foundation  
5 problem.

6 DEACON STEPHENSON: No, I'm saying the water  
7 from no drip edge being there is what caused that  
8 deterioration of the bricks that you're looking at.

9 THE CHAIRPERSON: No -- okay. Maybe the  
10 brick. But the foundation -- the settlement from the  
11 back block wall, that's a result of -- of the  
12 foundation settling.

13 DEACON STEPHENSON: Okay.

14 THE CHAIRPERSON: So that's a pretty major  
15 item to fix.

16 MR. STEWART: I have a question, too, to the  
17 inspector. So when you go out to inspect this, you're  
18 going to walk up those stairs?

19 MR. MORAN: I'm not. We already know those  
20 aren't going to hold me.

21 MR. STEWART: I'm just wondering.

22 THE CHAIRPERSON: Are you lighter than him?

23 DEACON STEPHENSON: Not by much.

24 MR. MORAN: We'll put a harness on Money.

25 MR. STEWART: I'm not trying to slight your

1 building, sir.

2 THE CHAIRPERSON: Right.

3 MR. STEWART: I'm not, in no way. But

4 this --

5 THE CHAIRPERSON: It's a lot of work.

6 MR. STEWART: Not only a lot of work.

7 MS. HOFMEISTER: That stairway.

8 MR. STEWART: I'm looking at the debris in

9 the backyard.

10 DEACON STEPHENSON: No, that debris that you

11 see, sir, if you look in prior pictures, it was not

12 there.

13 MR. STEWART: Is there fire damage in the top

14 portion of it?

15 DEACON STEPHENSON: No, sir.

16 MR. STEWART: Is the ceiling falling in?

17 DEACON STEPHENSON: No, sir. All that debris

18 that -- you may have updated pictures --

19 MR. STEWART: Right.

20 DEACON STEPHENSON: -- is from the work that

21 we done on it inside.

22 MR. STEWART: Right, okay.

23 DEACON STEPHENSON: That's why I was

24 explaining to the last board before you guys, how can

25 you not see the progress when you see the excess that's

1           been thrown out? And I understand that there's boards,  
2           I understand, and the safety. And I can assure you  
3           I'll take care of that. But, if you're saying about  
4           structural, that's where I need to --

5                     MR. STEWART: I would be worried, if I was  
6           you, going in there.

7                     THE CHAIRPERSON: Because, if you own it and  
8           some kids get in there, then you have liability.

9                     DEACON STEPHENSON: Kids --

10                    THE CHAIRPERSON: So are you willing to call  
11           for a Property Maintenance Inspection?

12                    DEACON STEPHENSON: We had one. I'll do  
13           another one. Is it time for another one? I mean, we  
14           had one in 2015.

15                    MR. MORAN: 2014.

16                    THE CHAIRPERSON: Yeah, that's expired.

17                    DEACON STEPHENSON: 2015.

18                    MR. MORAN: '14.

19                    DEACON STEPHENSON: January or March of '15.

20                    MS. PIETILA: '14 is what they're saying.

21                    DEACON STEPHENSON: I hear what they're  
22           saying but I'm looking at the paperwork when I pulled  
23           it because I personally came down.

24                    MS. HOFMEISTER: It was March of '15.

25                    DEACON STEPHENSON: March of --

1 THE CHAIRPERSON: Here it is, March of 2015.

2 MR. KOLBE: May have been when it was done.

3 MR. MORAN: The team inspection was

4 actually --

5 THE CHAIRPERSON: So there's a Planning

6 approval, a City Planning.

7 DEACON STEPHENSON: And we did -- that was a  
8 big thing before and I talked to -- and we got that  
9 straight, you know. I mean, we got it straightened  
10 out, got Planning approval. That's -- if you look  
11 at -- I know it's been not on your guy's docket but  
12 I've spoken with these guys a number of times. Because  
13 we had the do-si-do, figure out what this was now, had  
14 the Planning done for the proper parking, this and  
15 that. Even I had to get that done before we were even  
16 able to pull a PMI and in order to pull a permit.

17 So, surely, if you tell me -- just direct me  
18 in the direction and we'll make sure. If you say it's  
19 structural, that is most important and it needs to be a  
20 sound building, then we'll go after the structural.  
21 But when you tell me that it's toilet seats and an exit  
22 sign, then I'm figuring -- and a sanctuary ceiling,  
23 which is a drop ceiling, then that's what I'm figuring  
24 because I want to appease and run adequate and run at  
25 the proper level. So I appreciate what you're doing.

1 Just tell me which way to go.

2 THE CHAIRPERSON: Okay. Well, that would be  
3 the purpose of the Property Maintenance Inspection.

4 DEACON STEPHENSON: Right.

5 THE CHAIRPERSON: And, along with that, I'd  
6 also recommend that either an architect or a structural  
7 engineer be in attendance. I'm concerned about the  
8 structural stability of this structure based on the  
9 photographs.

10 MR. MORAN: I would agree.

11 THE CHAIRPERSON: And can that be put into a  
12 motion?

13 MS. HOFMEISTER: Yes.

14 THE CHAIRPERSON: And this be done by our  
15 next meeting.

16 MS. HOFMEISTER: Okay.

17 THE CHAIRPERSON: Is that --

18 MS. HOFMEISTER: Yes.

19 THE CHAIRPERSON: Is that motion by Mona?

20 MS. HOFMEISTER: Yeah.

21 THE CHAIRPERSON: Okay. Is there a second,  
22 please?

23 MR. STEWART: I'll second that.

24 THE CHAIRPERSON: Okay. Any further  
25 discussion?

1                   Okay. Hearing none, all in favor of the  
2 motion to postpone based on a PMI and a structural  
3 engineer or architect attend the site visit, all in  
4 favor say "aye".

5                   BOARD MEMBERS: Aye.

6                   THE CHAIRPERSON: Any opposed?

7                   Hearing none, motion carries.

8                   DEACON STEPHENSON: Quick question.

9                   THE CHAIRPERSON: Yes, sir?

10                  DEACON STEPHENSON: So we have to pay another  
11 \$350 for another team inspection?

12                  THE CHAIRPERSON: I think it's 200.

13                  DEACON STEPHENSON: No, it's 350 for a team  
14 inspection.

15                  MR. KOLBE: A team inspection. But do you  
16 think he will need a whole team or just a Property  
17 Maintenance?

18                  MR. MORAN: No, just do a Property  
19 Maintenance now and we'll follow the original team  
20 inspection.

21                  MR. KOLBE: It's more structural than trade  
22 so Property Maintenance Inspection will take care of  
23 that.

24                  THE CHAIRPERSON: But who -- someone --  
25 somebody's got to get an architect there or the

1 engineer?

2 MR. MORAN: Yes.

3 THE CHAIRPERSON: Is that the City or is that  
4 this gentleman?

5 MR. KOLBE: No, this gentleman.

6 THE CHAIRPERSON: You need to get an  
7 architect on site.

8 MR. MORAN: Structural engineer.

9 THE CHAIRPERSON: Structural engineer or an  
10 architect.

11 DEACON STEPHENSON: Structural, all right.  
12 Structural engineer.

13 So structural engineer; that's the first  
14 step, right?

15 THE CHAIRPERSON: The first step is call for  
16 a Property Maintenance Inspection.

17 DEACON STEPHENSON: And that's \$200?

18 THE CHAIRPERSON: And, when you have a date,  
19 make sure you get a structural engineer out there or an  
20 architect to be part of that inspection.

21 DEACON STEPHENSON: To be a part of the  
22 inspection.

23 THE CHAIRPERSON: Okay, sir?

24 DEACON STEPHENSON: Okay. I appreciate you  
25 guys' patience.

1 MR. MORAN: Good luck.

2 DEACON STEPHENSON: Is that it?

3 MR. KOLBE: Yeah.

4 DEACON STEPHENSON: So November I'll be back.

5 MS. HOFMEISTER: Okay.

6 THE CHAIRPERSON: Okay.

7 DEACON STEPHENSON: I appreciate you guys'

8 time. Thank you. Have a good night and a great week.

9 THE CHAIRPERSON: Is there one more?

10 MR. KOLBE: And last but not least.

11 MS. FOSTER: I just had a question. I talked

12 with Mr. Kolbe, is it? Or last week, I believe it was,

13 I came in and we talked. I just had question. I'm --

14 MR. STEWART: Can you go to the mic, ma'am?

15 MR. KOLBE: Are you on Sanford?

16 MS. FOSTER: I am Maria Foster, part-owner at

17 272 South Sanford. The house imploded and I'm not

18 looking to repair or anything. We want it down. And I

19 explained that to Mr. Kolbe when I came in. This is my

20 first time coming to, you know, one of these meetings

21 and I just wanted to sit in to see how it went. But my

22 question is how soon can I get it done?

23 THE CHAIRPERSON: Bring us up to date.

24 MR. KOLBE: Again, as I told -- it's coming

25 before you. It's the first time before you. But

1           again, as I said, this Board does not determine the  
2           date of when houses come down. The Building Department  
3           does not determine that. That's basically after this  
4           Board will have it ordered down, it goes to the  
5           Executive Office. They're the entity that determines  
6           what funding sources are available for which houses to  
7           come down. And working for the County and federal  
8           funds, they determine that, we don't. So --

9                     THE CHAIRPERSON: So it's going to be some  
10           months?

11                    MR. KOLBE: If not years.

12                    MS. PIETILA: Years.

13                    MS. FOSTER: Years?

14                    MS. PIETILA: Years.

15                    THE CHAIRPERSON: I'm sorry. This house --  
16           you said -- is it on Stanford?

17                    MR. KOLBE: Sanford.

18                    MS. FOSTER: Number 38 on your list there.

19                    THE CHAIRPERSON: Oh, it is on our list.  
20           272 South Sanford.

21                    MR. KOLBE: 272 South Sanford.

22                    MS. FOSTER: Yeah, it imploded. It had bad  
23           wiring and it just went "kaboom".

24                    MS. HOFMEISTER: Is it your house?

25                    MS. FOSTER: Pardon?

1 MS. HOFMEISTER: Is it your house or is it a  
2 neighborhood house?

3 MS. FOSTER: It's heired property. So I am  
4 part-owner of it. It's not where I live. My brother  
5 was in it, at the time. But, thank God, it happened on  
6 a Sunday and he was at church.

7 MS. PIETILA: Oh, thank God for that.

8 THE CHAIRPERSON: All the more reason to go  
9 to church.

10 MS. FOSTER: Yeah, it just blew up.

11 THE CHAIRPERSON: And that happened just  
12 recently?

13 MS. FOSTER: Yes, the last Sunday in May of  
14 this year, I believe that's the 29th. And it was stuff  
15 blowing everywhere.

16 MR. KOLBE: Are we going to go ahead and do  
17 this house at this time and, say, make a motion?

18 MS. HOFMEISTER: Yeah, I'll make a motion.

19 MR. KOLBE: Well, I think we need to read the  
20 testimony into the record.

21 THE CHAIRPERSON: Yes. Go ahead. And this  
22 is at 727 South Sanford?

23 MS. FOSTER: 272 South Sanford.

24 MR. MORAN: 272.

25 MS. FOSTER: 272 South Sanford Street.

1                   MR. STEWART: Where are we; do we start with  
2 the testimony?

3                   THE CHAIRPERSON: Go ahead.

4                   MR. MONEY JACKSON: 272 South Sanford,  
5 duplex. Date of inspection, 8-3-16. Fire damaged  
6 house, dilapidated with foundation crumbling, rear  
7 garage collapsing, vacant over 180 days, open to  
8 trespass, missing and open windows on north, south and  
9 east elevations, open to elements. Roof, siding,  
10 soffits and trim rotted, windows missing, porch steps  
11 and foundation crumbling. Evidence of attractive  
12 nuisance, overgrown, debris, unkempt, animal  
13 undermining broken windows, chimney and foundation  
14 crumbling, abandoned vehicles. Gas meter locked out,  
15 electric meter gone.

16                   Inspector recommendation, remain on the demo  
17 list.

18                   MS. FOSTER: I want it on the demo list. The  
19 windows and doors have been boarded since that time  
20 but, like I say, it's not something that can be  
21 repaired.

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

24                   MS. FOSTER: Yes?

25                   MR. STEWART: Were there any insurance

1 proceeds for this?

2 MS. FOSTER: My brother explained that he did  
3 not have insurance on it when this happened.

4 THE CHAIRPERSON: Ouch.

5 MR. STEWART: Okay.

6 MS. FOSTER: So that had been a big thing.

7 MR. STEWART: Okay.

8 MS. FOSTER: I didn't realize he didn't have  
9 it insured because he was living in it.

10 MS. HOFMEISTER: What about the abandoned  
11 vehicles; can you get rid of those?

12 MS. FOSTER: He -- he's a mechanic --

13 THE CHAIRPERSON: There's stuff on blocks.

14 MS. FOSTER: -- and he has this crap in the  
15 yard. I've been on him about that for a while but --  
16 he's going to have to get that pulled out of there.

17 MS. HOFMEISTER: Yeah.

18 THE CHAIRPERSON: Okay.

19 MR. KOLBE: Is he also part-owner of the  
20 house?

21 MS. FOSTER: Yes. My dad left it to the  
22 three of us. There are three children; my brother and  
23 I and another sister. But, at the time my dad died, he  
24 was living there with my dad when he got sick to help  
25 take care of him so he just stayed in it. But I didn't

1 realize he had let the insurance go.

2 THE CHAIRPERSON: Oh, ouch.

3 MR. STEWART: I'll make a recommendation that  
4 272 South Sanford remain on the demolition list.

5 MS. HOFMEISTER: I'll second.

6 MS. FOSTER: Thank you.

7 THE CHAIRPERSON: Any additional discussion?  
8 Hearing none, all in favor of the demolition  
9 motion, say "aye".

10 BOARD MEMBERS: Aye.

11 THE CHAIRPERSON: Any opposed?  
12 None. Motion passes.

13 MS. FOSTER: Thank you.

14 THE CHAIRPERSON: That's all from the  
15 audience. I'd like to take a five-minute break, if we  
16 could.

17 MR. STEWART: Absolutely.

18 THE CHAIRPERSON: Then we can finish up.

19 MR. KOLBE: Okay.

20 THE CHAIRPERSON: At lightning speed.

21 (A recess was taken from 8:03 p.m.  
22 to 8:09 p.m.)

23 THE CHAIRPERSON: The meeting will come back  
24 to order. Okay. Gentlemen, let's go down the list.

25 MR. KOLBE: We'll start in alphabetical

1 order, as you've got your sheets left. 127 Baldwin  
2 Avenue.

3 MR. MONEY JACKSON: 127 Baldwin? I thought  
4 it was 274.

5 MR. KOLBE: Oh, 274.

6 MR. MORAN: 274.

7 MR. KOLBE: 274.

8 MR. MONEY JACKSON: 274 Baldwin Avenue,  
9 single-family structure. Date of inspection, 8-3-16.  
10 Vacant, dilapidated structure, garage burnt down,  
11 vacant, open to trespass, most windows on house are  
12 boarded, one broken out, open to the elements, shed and  
13 garage now burnt down to the ground. Dilapidated  
14 siding, trim, fascia. Roof and deck dilapidated,  
15 evidence of attractive nuisance, overgrown, debris,  
16 unkempt, broken windows. Gas meter off, electric meter  
17 on.

18 Inspector recommendation, to remain on the  
19 demo list.

20 THE CHAIRPERSON: A motion, please.

21 MR. STEWART: I make a recommendation that  
22 274 Baldwin Avenue remain on the demolition list.

23 MS. HOFMEISTER: I second.

24 THE CHAIRPERSON: Any additional discussion?

25 Hearing none, all in favor of demolition, say

1 "aye".

2 BOARD MEMBERS: Aye.

3 THE CHAIRPERSON: Any opposed?

4 Hearing none, it's on the demolition list.

5 MR. KOLBE: 719 Blaine.

6 THE CHAIRPERSON: Oops. I thought did we do  
7 193 Harrison Street. Did I miss that one?

8 MR. KOLBE: I was going in alphabetical order  
9 on your list, down, not on your stack of --

10 THE CHAIRPERSON: Oh, the list.

11 MR. KOLBE: -- your stack there. I think it  
12 will make it a little bit easier to go straight through  
13 it than to jump up and down.

14 THE CHAIRPERSON: Okay. I'm sorry. Which  
15 one again, which property?

16 MR. KOLBE: We're doing 719 Blaine.

17 THE CHAIRPERSON: Okay. Thank you.

18 MR. MONEY JACKSON: 719 Blaine Avenue,  
19 single-family structure. Date of inspection, 8-3-16.  
20 Dangerous and dilapidated structure and property,  
21 vacant over 180 days, open to trespass, garage side  
22 door I see opening, doors and windows boarded by  
23 federal programs, open to elements. Roof, siding, trim  
24 and gutters all dilapidated. Evidence of attractive  
25 nuisance, overgrown, debris, unkempt, weeds and

1           overgrowth up to six feet high throughout rear yard,  
2           abandoned vehicle. Gas and electric meters, none  
3           visible.

4                     Inspector recommendation, remain on the demo  
5           list.

6                     THE CHAIRPERSON: Is there a motion, please?

7                     MR. STEWART: I make a motion that 1 -- or  
8           correct -- that 719 Blaine Avenue remain on the  
9           demolition list.

10                    MS. HOFMEISTER: I second.

11                    THE CHAIRPERSON: Any further discussion?

12                    Hearing none, all in favor of the motion to  
13           demo, say "aye".

14                    BOARD MEMBERS: Aye.

15                    THE CHAIRPERSON: Any opposed?

16                    None, motion passes.

17                    MR. MONEY JACKSON: 1134 Baldwin Avenue,  
18           commercial structure. Date of inspection, 8-3-16.  
19           Dangerous, deteriorating and dilapidated structure.  
20           Vacant over 180 days. Siding, trim, fascia, all  
21           dilapidated. Evidence of attractive nuisance,  
22           overgrown, abandoned truck. Gas meter locked out,  
23           electric meter not visible.

24                    Inspector recommendation, remain on the demo  
25           list.

1 MS. HOFMEISTER: I make a motion that  
2 1134 Baldwin Avenue stay on the demolition list.

3 THE CHAIRPERSON: Is there a second?

4 MR. STEWART: I'll second.

5 THE CHAIRPERSON: All in favor, say "aye".

6 BOARD MEMBERS: Aye.

7 THE CHAIRPERSON: Any opposition?

8 None. Motion passes.

9 MR. MONEY JACKSON: 279 Central Avenue,  
10 single family structure. Date of inspection, 8-3-16.  
11 Dilapidated structure, dangerous building, open to  
12 trespass, rear entry door open, open to elements.  
13 Siding, roof, soffits, trim, windows and flashings  
14 dilapidated. Porch steps and chimney crumbling,  
15 evidence of attractive nuisance, overgrown, debris,  
16 unkempt, broken windows, gutters falling off, chimney  
17 crumbling. Gas meter locked out, electric meter off.  
18 Inspector recommendation, remain on the demo  
19 list.

20 MS. HOFMEISTER: I make a motion that  
21 279 Central Avenue stay on the demolition list.

22 MR. STEWART: I second that.

23 THE CHAIRPERSON: Any additional discussion?

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

25 BOARD MEMBERS: Aye.

1 THE CHAIRPERSON: Any opposed?

2 None. Motion passes for demolition.

3 MR. MONEY JACKSON: 482 Cesar E. Chavez,  
4 single-family structure. Date of inspection, 8-3-16.  
5 Vacant, dilapidated property. Vacant over 180 days,  
6 open to trespass, side door partially kicked in, open  
7 to elements, north elevation window open, basement  
8 window broken, side door open. Siding, trim -- trim,  
9 soffits, gutters, windows and porches are all  
10 deteriorated. Evidence of attractive nuisance,  
11 overgrown, debris, unkempt, animal undermining broken  
12 windows. Gas meter off, electric meter off.

13 Inspector recommendation, placement on the  
14 demo list.

15 MR. STEWART: I make a recommendation that  
16 482 Cesar East Chavez remain on the demolition list.

17 MS. HOFMEISTER: I second.

18 THE CHAIRPERSON: Any additional discussion?  
19 Hearing none, all in favor of the motion, say  
20 "aye".

21 BOARD MEMBERS: Aye.

22 THE CHAIRPERSON: Any opposed?

23 None, motion passes.

24 MR. MONEY JACKSON: 242 Clifford Street, a  
25 single-family structure. Date of inspection, 8-4-16.

1 Dangerous, dilapidated house and garage. Vacant over  
2 180 days. Open to trespass, garage door and rear  
3 basement window. Open to elements, chimney falling off  
4 side of house. Roof, siding, windows, doors and trim  
5 all rotted. Evidence of attractive nuisance,  
6 overgrown, debris, unkempt, animal undermining broken  
7 windows, abandoned vehicle. Gas meter locked out,  
8 electric meter gone.

9 Inspector recommendation, remain on the demo  
10 list.

11 MR. STEWART: I make a recommendation that  
12 242 Clifford Street remain on the demolition list.

13 MS. HOFMEISTER: I second.

14 THE CHAIRPERSON: Any additional discussion?  
15 None. All in favor of the motion to demo,  
16 say "aye".

17 BOARD MEMBERS: Aye.

18 THE CHAIRPERSON: Any opposed?

19 None, motion passes.

20 MR. MONEY JACKSON: 226 South Edith Street, a  
21 single-family structure. Date of inspection, 8-3-16.  
22 Dangerous and dilapidated structure, vacant, vacant  
23 over 180 days. Open to trespass, rear house and side  
24 garage doors. Siding, roof, doors, soffits and trim  
25 deteriorated. Evidence of attractive nuisance,

1 overgrown, debris, unkempt, open main electrical box.  
2 Open, abandoned vehicle. Gas meter not visible,  
3 electric meter gone, an open box.

4 Inspector recommendation, remain on the demo  
5 list.

6 MR. STEWART: I make a recommendation that  
7 226 South Edith Street remain on the demolition list.

8 MS. HOFMEISTER: I second.

9 THE CHAIRPERSON: Any additional discussion?  
10 Hearing none, all in favor of the motion, say  
11 "aye".

12 BOARD MEMBERS: Aye.

13 THE CHAIRPERSON: Any opposition?

14 Hearing none, a motion for demo passes.

15 MR. MONEY JACKSON: 92 South Francis Avenue,  
16 a single-family structure. Date of inspection, 8-3-16.  
17 Dangerous, deteriorating structure. Vacant, vacant  
18 over 180 days. Open to trespass, south side elevation  
19 window on main floor. Open to elements, south window.  
20 Roof tarp rotted. Roof, siding, windows, trim and  
21 porch steps all rotted. Evidence of attractive  
22 nuisance, overgrown, debris, unkempt, broken windows.  
23 Other conditions, per State law, yes, settling of rear  
24 porch steps. Dangerous chimney and electrical hazards.  
25 Gas meter, none. Electric meter, gone.

1                   Inspector recommendation, remain on the demo  
2 list.

3                   MR. STEWART: I make a recommendation that  
4 92 South Francis Avenue remain on the demolition list.

5                   MS. HOFMEISTER: I second.

6                   THE CHAIRPERSON: All in favor of the motion,  
7 say "aye".

8                   BOARD MEMBERS: Aye.

9                   THE CHAIRPERSON: Any opposition?

10                   None. Motion passes.

11                   MR. MONEY JACKSON: 508 Harper Street,  
12 single-family structure. Date of inspection, 8-4-16.  
13 Dangerous, deteriorating and dilapidated structure.  
14 Vacant, vacant for over 180 days, basement window was  
15 boarded. Roof, soffits, trim, windows, porch steps,  
16 all rotted. Overgrown, debris, unkempt, broken  
17 windows. Gas meter gone, electric meter gone.  
18 Electric service falling off house.

19                   Inspector recommendation, remain on the demo  
20 list.

21                   MR. STEWART: I make a recommendation that  
22 508 Harper Street remain on the demolition list.

23                   MS. HOFMEISTER: I'll second. I'm so happy  
24 to see this house go.

25                   THE CHAIRPERSON: All in favor of the motion,

1 say "aye".

2 BOARD MEMBERS: Aye.

3 THE CHAIRPERSON: Any opposed?

4 None. Motion passes.

5 MR. MONEY JACKSON: 193 Harrison Street, a  
6 single-family structure. Date of inspection, 8-4-16.  
7 Building permit pulled, plumbing, mechanical and  
8 electrical finalized, debris, needs to add fence to the  
9 permit.

10 Inspector recommendation, dismissal if  
11 Certificate of --

12 MR. KOLBE: Compliance.

13 MR. MONEY JACKSON: -- of Compliance is  
14 obtained by August 31st, 2018.

15 MR. STEWART: So what do we need to do; make  
16 a recommendation to postpone this until the next  
17 meeting?

18 MR. KOLBE: No, dismiss if a C of O.

19 MR. STEWART: Oh, we're going to dismiss?

20 MR. KOLBE: Yeah, we're looking for a  
21 dismissal. They've done everything. They have just  
22 got to finalize.

23 MR. STEWART: Not a problem.

24 MR. KOLBE: So, if that's the case, they have  
25 their C of O, you don't have to come back.

1 MR. STEWART: I make a recommendation --  
2 THE CHAIRPERSON: That we dismiss it?  
3 MR. STEWART: -- 193 Harrison Street be  
4 dismissed.  
5 MS. HOFMEISTER: I second.  
6 MR. KOLBE: Provided they get their C of O?  
7 MR. STEWART: Provided they get their  
8 Certificate of Occupancy.  
9 THE CHAIRPERSON: Okay. That was a motion  
10 and a second?  
11 MR. STEWART: Yeah.  
12 THE CHAIRPERSON: All in favor, say "aye".  
13 BOARD MEMBERS: Aye.  
14 THE CHAIRPERSON: Any opposition?  
15 None. Motion passes. Another success story.  
16 MR. MONEY JACKSON: 28 Hudson Avenue,  
17 single-family structure. Date of inspection, 8-3-16.  
18 Dangerous and deteriorating house and property.  
19 Vacant, vacant over 180 days, dilapidated. Siding,  
20 trim, soffits and fascia, all deteriorating.  
21 Overgrown, debris, unkempt. Gas meter off, electric  
22 meter off.  
23 Inspector recommendation, remain on the demo  
24 list.  
25 MR. STEWART: I make a recommendation

1           28 Hudson Avenue remain on the demolition list.

2                   MS. HOFMEISTER: I second.

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

4                   BOARD MEMBERS: Aye.

5                   THE CHAIRPERSON: Any opposition?

6                   None. Motion passes.

7                   MR. MONEY JACKSON: 398 Jordan Road,

8           single-family structure. Date of inspection, 8-4-16.

9           Dangerous and dilapidated structure. Vacant, vacant

10          over 180 days. Open to trespass, garage door. Open to

11          elements, broken rear window. Garage, porch and

12          windows all deteriorated. Evidence of attractive

13          nuisance, overgrown, debris, unkempt, broken windows.

14          Gas meter not visible, electric meter off.

15                   Inspector recommendation, remain on the demo

16          list.

17                   MR. STEWART: I make a recommendation that

18          398 Jordan Road remain on the demolition list.

19                   MS. HOFMEISTER: I second.

20                   THE CHAIRPERSON: All in favor of the motion,

21          say "aye".

22                   BOARD MEMBERS: Aye.

23                   THE CHAIRPERSON: Any opposed?

24                   Hearing none, motion passes.

25                   MR. MONEY JACKSON: 101 Kemp Street,

1 single-family structure. Date of inspection 8-3-16.  
2 Dangerous and dilapidated structure and property,  
3 vacant, vacant over 180 days, open to trespass, shed is  
4 open to trespass. Open to elements, second floor front  
5 window. Dilapidated siding, trim, windows. Porch and  
6 fence deteriorated, evidence of attractive nuisance,  
7 overgrown, debris, unkempt, broken windows. Gas meter  
8 locked out, electric meter off.

9 Inspector recommendation, remain on the demo  
10 list.

11 MR. STEWART: I make a recommendation that  
12 101 Kemp Avenue remain on the demolition list.

13 MS. HOFMEISTER: I second.

14 THE CHAIRPERSON: All in favor of the motion,  
15 say "aye".

16 BOARD MEMBERS: Aye.

17 THE CHAIRPERSON: Any opposed?

18 None. It's on the demolition list.

19 MR. MONEY JACKSON: 770 Kenilworth Avenue, a  
20 single-family structure. Date of inspection 8-4-16.  
21 Dangerous, dilapidated and deteriorated structure and  
22 property. Vacant, vacant over 180 days, open to  
23 trespass, rear slider and garage open, open to  
24 elements, rear slider and upper windows open, garage  
25 door open. Rear roof, windows and garage all

1 dilapidated. Ceilings down in house, overgrown,  
2 debris, unkempt, broken windows. Gas meter locked out,  
3 electric meter off.

4 Inspector recommendation, remain on the  
5 demolition list.

6 MR. STEWART: I make a recommendation that  
7 770 Kenilworth remain on the demolition list.

8 MS. HOFMEISTER: I second.

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

10 BOARD MEMBERS: Aye.

11 THE CHAIRPERSON: Any opposed?

12 None, demolition list. Thank you.

13 MR. MONEY JACKSON: 113 Lincoln Street,  
14 single-family structure. Date of inspection, 8-3-16.  
15 Vacant, dilapidated structure that is open to trespass,  
16 fire damaged. Garage door, rear door of the house,  
17 multiple windows, front entry, open. Part of roof is  
18 tarped. Siding, windows, roof, soffits, trim and  
19 gutters deteriorated. Overgrown, debris, unkempt,  
20 broken windows, other dangerous conditions per State  
21 law, porch deteriorated, dilapidated and unsafe. Gas  
22 meter locked out, electric meter off.

23 Inspector recommendation, remain on the demo  
24 list.

25 MR. STEWART: I make a recommendation that

1 113 Lincoln Street remain on the demolition list.

2 MS. HOFMEISTER: I second.

3 THE CHAIRPERSON: All in favor of the motion,  
4 say "aye".

5 BOARD MEMBERS: Aye.

6 THE CHAIRPERSON: Any opposed?

7 None. Motion passes.

8 MR. MONEY JACKSON: 149 Lincoln Street,  
9 single-family structure. Date of inspection, 8-3-16.  
10 Vacant, dangerous, deteriorated structure. Vacant over  
11 180 days. Open to trespass, rear entry door, garage  
12 door. Front entry is boarded, open to elements,  
13 missing attic windows. Roof, siding, trim and soffits  
14 rotted and gutters falling off. Interior ceilings  
15 falling in, overgrown, debris, unkempt, broken windows.  
16 Gas and electric meter are off.

17 Inspector recommendation, remain on the demo  
18 list.

19 MR. STEWART: I make a recommendation that  
20 149 Lincoln Street remain on the demolition list.

21 MS. HOFMEISTER: I second.

22 THE CHAIRPERSON: All in favor of the motion,  
23 say "aye".

24 BOARD MEMBERS: Aye.

25 THE CHAIRPERSON: Any opposed?

1 None, motion passes.

2 MR. MONEY JACKSON: 77 Mains Street,  
3 single-family structure. Date of inspection, 8-3-16.  
4 Building, plumbing and electrical permits have been  
5 pulled. Mechanical has been finalized. Gas meter on,  
6 electric meter on.

7 Inspector recommendation, to postpone until  
8 November 16, 2016 Board of Appeals if commitment is  
9 made to finish.

10 MR. KOLBE: They're very close to finishing  
11 up. They've got all their -- I think there's one final  
12 and roughs that are already passed. So I think they're  
13 going to be very close to finishing this up.

14 THE CHAIRPERSON: So you want us to postpone  
15 this --

16 MR. KOLBE: If not, yes.

17 MR. STEWART: Until the November meeting?

18 MR. KOLBE: Yes.

19 THE CHAIRPERSON: -- until the November  
20 meeting?

21 MR. STEWART: I'll make a recommendation that  
22 77 Mains Street be postponed until the November  
23 meeting.

24 MS. HOFMEISTER: I second.

25 THE CHAIRPERSON: All in favor of the motion,

1 say "aye".

2 BOARD MEMBERS: Aye.

3 THE CHAIRPERSON: Any opposed?

4 None, motion passes.

5 MR. MONEY JACKSON: 826 Melrose Avenue,  
6 single-family structure. Date of inspection, 8-4-16.  
7 Deteriorated and dilapidated structure, vacant. Open  
8 to trespass, south elevation window, rear, and shed  
9 door. Open rear window boarded. Siding, trim, soffits  
10 and roof are deteriorated. Overgrown, debris, unkempt,  
11 animal undermining broken windows. Gas meter locked  
12 out, electric meter off.

13 Inspector recommendation, remain on the demo  
14 list.

15 THE CHAIRPERSON: A motion, please.

16 MS. HOFMEISTER: I make a motion that  
17 826 Melrose stay on the demolition list.

18 MR. STEWART: I second that.

19 THE CHAIRPERSON: If there's no more  
20 discussion, all in favor, say "aye".

21 BOARD MEMBERS: Aye.

22 THE CHAIRPERSON: Any opposed?

23 None. This remains on the demolition list.

24 MR. MONEY JACKSON: 231 Norton Street,  
25 single-family structure. Date of inspection, 8-3-16.

1 Vacant, dilapidated and deteriorated structure. Open  
2 to trespass through door, front door is boarded.  
3 Windows, soffits and trim dilapidated and falling off.  
4 Evidence of attractive nuisance, overgrown, debris,  
5 unkempt, broken windows, other dangerous conditions per  
6 State law, foundation cracks. Gas meter locked out,  
7 electric meter off.

8 Inspector recommendation, remain on the demo  
9 list.

10 MR. STEWART: I make a recommendation that  
11 231 Norton Street remain on the demolition list.

12 THE CHAIRPERSON: Is there a second?

13 MS. HOFMEISTER: I'll second.

14 THE CHAIRPERSON: Kind of -- this is the  
15 first time it's been before us?

16 MR. MORAN: Yep.

17 MR. KOLBE: Um-hmm.

18 THE CHAIRPERSON: Okay. I'm sorry. All in  
19 favor of the motion for demolition, say "aye".

20 BOARD MEMBERS: Aye.

21 THE CHAIRPERSON: Any opposed?

22 None, motion passes.

23 MR. MONEY JACKSON: 235 Norton Street,  
24 single-family structure. Date of inspection, 8-3-16.  
25 Vacant, dangerous and deteriorating structure and

1 property. Basement window and garage door, broken.  
2 Window boarded from inside, open to elements, window  
3 boarded from inside, garage dilapidated. Roof, siding,  
4 windows, soffits trim and garage, all rotted and  
5 dilapidated. Overgrown, debris, unkempt, broken  
6 windows, other dangerous conditions per State law,  
7 crumbling chimney, porch and foundation is crumbling.  
8 Gas meter locked, broke off. Electric meter, gone.

9 Inspector recommendation, remain on the demo  
10 list.

11 MR. STEWART: I make a recommendation that  
12 235 Norton Street remain on the demolition list.

13 MS. HOFMEISTER: I'll second.

14 THE CHAIRPERSON: Is there a second?

15 Okay. Thank you.

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

17 BOARD MEMBERS: Aye.

18 THE CHAIRPERSON: Any opposed?

19 Hearing none, motion passes.

20 MR. MONEY JACKSON: 18 North Paddock Street,  
21 single-family structure. Date of inspection, 8-3-16.  
22 Dilapidated and dangerous structure, fire damaged,  
23 vacant. Front porch, roof, siding, trim, dilapidated.  
24 Evidence of attractive nuisance, overgrown, debris,  
25 unkempt, animal undermining broken windows. Much

1 debris in yard, porch steps in front and rear. Gas  
2 meter gone, electric meter removed.

3 Inspector recommendation, remain on the demo  
4 list.

5 MR. STEWART: I'll make a recommendation that  
6 18 North Paddock remain on the demolition list.

7 MS. HOFMEISTER: I'll second.

8 THE CHAIRPERSON: Okay. All in favor of the  
9 motion for demolition, say "aye".

10 BOARD MEMBERS: Aye.

11 THE CHAIRPERSON: Any opposed?

12 Hearing none, motion passes.

13 MR. MONEY JACKSON: 803 Pensacola Avenue,  
14 single-family structure. Date of inspection 8-3-16.  
15 Dangerous and dilapidated structure, vacant. Right  
16 elevation window, porch, roof, shingles and windows are  
17 dilapidated. Evidence of attractive nuisance,  
18 overgrown, debris, unkempt, animal undermining broken  
19 windows. Gas meter locked out, electric meter off.

20 Inspector recommendation, placement on the  
21 demo list.

22 MR. STEWART: I'll make a recommendation that  
23 803 Pensacola Avenue remain on the demolition list.

24 MS. HOFMEISTER: I second.

25 THE CHAIRPERSON: Okay. All in favor of the

1 motion, say "aye".

2 BOARD MEMBERS: Aye.

3 THE CHAIRPERSON: Any opposed?

4 None, motion passes.

5 MR. MONEY JACKSON: 340 East Pike Street,  
6 commercial structure. Date of inspection, 8-3-16.  
7 Dangerous, collapsing structure. Vacant. Open to  
8 trespass, east elevation window. Evidence of  
9 attractive nuisance, debris, unkempt, broken windows.  
10 Gas meter locked out, electric meter off.

11 Inspector recommendation, remain on the demo  
12 list.

13 MS. HOFMEISTER: I know a couple of neighbors  
14 over there that are going to be overjoyed.

15 THE CHAIRPERSON: Yes, I can see why. Would  
16 you --

17 MR. STEWART: I make a recommendation that  
18 340 East Pike Street remain on the demolition list.

19 MS. HOFMEISTER: I'll second.

20 THE CHAIRPERSON: All in favor, say "aye".

21 BOARD MEMBERS: Aye.

22 THE CHAIRPERSON: Any opposed?

23 Hearing none, motion passes.

24 MR. MONEY JACKSON: 98 Pingree Avenue,  
25 single-family structure. Date of inspection, 8-3-16.

1 Fire damaged and dangerous structure, vacant. Open to  
2 trespass, windows, rear porch doors and garage doors.  
3 Entire structure is fire damaged, dilapidated and  
4 dangerous. Overgrown, debris, unkempt, broken windows.  
5 Gas meter is gone, electric meter is gone.

6 Inspector recommendation, remain on the demo  
7 list.

8 MR. STEWART: I make a recommendation that  
9 98 Pingree Avenue remain on the demolition list.

10 MS. HOFMEISTER: I second.

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

12 BOARD MEMBERS: Aye.

13 THE CHAIRPERSON: Any opposed?

14 None, motion passes.

15 MR. MONEY JACKSON: 123 Prospect Street,  
16 single-family structure. Date of inspection, 8-3-16.  
17 Vacant, dilapidated structure and garage. Open to  
18 trespass, no porch access, missing siding. Rotted  
19 trim, soffits and roof. Foundation settling in garage,  
20 evidence of attractive nuisance, overgrown, debris,  
21 unkempt, animal undermining broken windows. Gas meter  
22 locked out, electric meter off.

23 Inspector recommendation, remain on the demo  
24 list.

25 MR. STEWART: I make a recommendation that

1 123 Prospect Avenue remain on the demolition list.

2 MS. HOFMEISTER: I second.

3 THE CHAIRPERSON: All in favor of the motion,  
4 say "aye".

5 BOARD MEMBERS: Aye.

6 THE CHAIRPERSON: Any opposed?

7 None, motion passes.

8 MR. MONEY JACKSON: 72 Putnam Avenue, duplex.

9 Date of inspection, 8-3-16. Dangerous and  
10 deteriorating structure, vacant, boarded windows in  
11 rear, dilapidated siding and windows, trim and soffits  
12 deteriorated, porch falling apart, overgrown, debris,  
13 unkempt, animal undermining broken windows. Handrails  
14 and guardrails missing, crumbling side porch steps.  
15 Gas and electric meter are gone, electric service leads  
16 cut.

17 Inspector recommendation, remain on the demo  
18 list.

19 MR. STEWART: I make a recommendation that  
20 72 Putnam Avenue remain on the demolition list.

21 MS. HOFMEISTER: I second.

22 THE CHAIRPERSON: All in favor of the motion  
23 for demolition, say "aye".

24 BOARD MEMBERS: Aye.

25 THE CHAIRPERSON: Any opposed?

1                   None. It's demoed.

2                   MR. MONEY JACKSON: 83 Putnam Avenue,  
3                   single-family structure. Date of inspection, 8-3-16.  
4                   Dangerous, dilapidated, vacant structure. Vacant, open  
5                   to trespass, front windows are boarded up, garage door  
6                   open. Roof, porch, fencing deteriorated. Foundation  
7                   has large crack, overgrown, debris, unkempt, broken  
8                   windows. Gas meter locked out, electric meter off.  
9                   Inspector recommendation, placement on the  
10                  demo list.

11                  MS. HOFMEISTER: I'll make a motion that  
12                  83 Putnam Avenue stay on the demolition list.

13                  MR. STEWART: I'll second.

14                  THE CHAIRPERSON: All in favor of the motion,  
15                  say "aye".

16                  BOARD MEMBERS: Aye.

17                  THE CHAIRPERSON: Any opposed?

18                  None. Motion passes.

19                  MR. MONEY JACKSON: 116 West Strathmore,  
20                  single-family structure. Date of inspection, 8-3-16.  
21                  Vacant, dilapidated structure, open to trespass. Rear  
22                  door, side door, and garage doors are open. Porch is  
23                  crumbling. Siding, trim, roof, doors and windows are  
24                  all rotted. Overgrown, debris, unkempt, broken  
25                  windows, major amounts of debris, abandoned vehicle.

1 Gas meter non-visible, electric meter off.  
2 Inspector recommendation, remain on the demo  
3 list.  
4 MR. STEWART: I make a recommendation that  
5 116 West Strathmore remain on the demolition list.  
6 MS. HOFMEISTER: I'll second.  
7 THE CHAIRPERSON: Motion is for demolition.  
8 All in favor, signify by "aye".  
9 BOARD MEMBERS: Aye.  
10 THE CHAIRPERSON: Any opposed?  
11 None. Motion passes.  
12 That will conclude our list of properties.  
13 Is there any other items coming before the board?  
14 MR. KOLBE: No, other than our next meeting  
15 in November will be the last meeting of 2016.  
16 THE CHAIRPERSON: Okay.  
17 MR. KOLBE: Just prior to that, I'll be  
18 e-mailing you a notice of the meetings that will be the  
19 2016 projected --  
20 THE CHAIRPERSON: 2017 --  
21 MR. KOLBE: Or 2017 --  
22 THE CHAIRPERSON: -- calendar?  
23 MR. KOLBE: -- calendar.  
24 THE CHAIRPERSON: Okay.  
25 MR. KOLBE: So you can kind of, you know,

1 have a look forward to it. I know, I think, this last  
2 one you had a school function or a --

3 THE CHAIRPERSON: Yeah.

4 MR. KOLBE: There was a function in May that  
5 we just delayed it a week. If you know --

6 THE CHAIRPERSON: If you can give me enough  
7 advanced notice.

8 MR. KOLBE: If you can find out --

9 THE CHAIRPERSON: Right.

10 MR. KOLBE: -- if that May is going to be the  
11 same thing --

12 THE CHAIRPERSON: Right.

13 MR. KOLBE: -- we can adjust it.

14 THE CHAIRPERSON: Right. Well, it may have  
15 changed. By example, tomorrow is our faculty  
16 get-together luncheon.

17 MR. KOLBE: Okay.

18 THE CHAIRPERSON: It got changed from -- the  
19 previous years it was a dinner; that's why it was a  
20 conflict.

21 MR. KOLBE: Oh, okay. Okay.

22 THE CHAIRPERSON: So maybe in the future,  
23 going forward, it's a luncheon.

24 MR. KOLBE: Okay. All right.

25 THE CHAIRPERSON: So it may not be an issue.

1 With that said, has there been any progress on a fifth  
2 member for as a building official or an inspector?

3 MR. KOLBE: I've asked that question and  
4 asked that question, and repeatedly --

5 THE CHAIRPERSON: So you want me to keep  
6 probing Jeff?

7 MR. KOLBE: By all means. Because it's times  
8 like this --

9 THE CHAIRPERSON: I know.

10 MR. KOLBE: -- that Chris didn't respond that  
11 he was coming, he did not respond that he wasn't.

12 THE CHAIRPERSON: That he wasn't. Okay. It  
13 would be nice if we had a full attendance.

14 MR. KOLBE: I can depend on the three of you  
15 but it's always that, if something hiccups --

16 THE CHAIRPERSON: Yeah.

17 MR. KOLBE: -- we don't have a quorum. And I  
18 don't like that issue. So --

19 THE CHAIRPERSON: Okay.

20 MR. KOLBE: I had been pushing on Jeff and  
21 Chip that, "Hey, you got to help me do something here."

22 MR. MORAN: Or if somebody wants to abstain.

23 MS. HOFMEISTER: You need a paintball kind of  
24 a poker.

25 THE CHAIRPERSON: I'm assuming since there is

1 no one in the audience that there are no public  
2 comments. So I guess, with that said, I will adjourn  
3 the meeting.

4 (Meeting was concluded at 8:38 p.m.)

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C E R T I F I C A T E

I, Mona Storm, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the meeting, at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of (206) pages, is a true and correct transcript of my said stenographic notes.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mona Storm  
CSR-4460

