

1 CITY OF PONTIAC BOARD OF APPEALS MEETING  
NOVEMBER 16, 2016  
2 5:00 P.M.

3 - - - - - )  
Agenda: )  
4 )  
Petitions from )  
5 Building Inspector Dave Moran )  
6 - - - - - )

7 Meeting before a  
Hearing Officer at 47450 Woodward Avenue, Pontiac, Michigan,  
on Wednesday, November 16, 2016.

8 BOARD MEMBERS PRESENT:

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

11 FROM THE CITY:

- 12 Dan Kolbe - Clerical
- Dan Moran - Building Inspector
- 13 Scott Cope - Code Enforcement

14 OTHERS PRESENT WHO SPOKE:

- Zebedee Townsend
- 15 Fareed Mojaradi
- Mike Pirzadeh
- 16 Vernon Taylor
- Mamie Walls
- 17 Lise Kaigler
- Ronald Emery
- 18 Les Upfall
- Jack Runkle
- 19 Yohannes Bolds
- Sharon Muridian
- 20 Alex Nunez
- Carl Jackson
- 21 Lisa Holloway
- Drew Smythe
- 22 Reginald Edwards
- Nate Stephenson
- 23 Camilla Wilson
- Mary Blair
- 24 Glen Frantz
- Isaac Williams
- 25 Mary Pietla



PROPERTY INDEX			
ADDRESS (In numerical order)	BOARD ACTION	PAGE	
15 Short St.	Called	96	
15 Short St.	Property needs to be cleaned of all debris, inside and out, and required permits pulled within 30 days or demo list	104	
25 Lorraine Ct.	Called	105	
25 Lorraine Ct.	Dismissed	107	
27 Steinbaugh Ct.	Called	142	
27 Steinbaugh Ct.	Postponed until Feb.	143	
32 S. Paddock St.	Called	5	
32 S. Paddock St.	Remains on demo list	17	
33 S. Midland Dr.	Called	138	
33 S. Midland Dr.	Remains on demo list	139	
37 N. Francis Ave.	Called	136	
37 N. Francis Ave.	Remains on demo list	137	
77 Maines St.	Called	137	
77 Maines St.	Postponed until Feb.	138	
79 S. Midland Dr.	Called	139	
79 S. Midland Dr.	Remains on demo list	140	
90/92 Pingree Ave.	Called	69	
90/92 Pingree Ave.	Dismissed	70	
92 Wesson St.	Called	73	
92 Wesson St.	Postponed until Feb.	95	
94 E. Sheffield Ave.	Called	67	
94 E. Sheffield Ave.	Dismissed if proper documents are presented in 30 days	69	
95 Mark Ave.	Called	70	
95 Mark Ave.	Postponed until Feb.	73	
100 Pinegrove Ave.	Called	35	
100 Pinegrove Ave.	Postponed until Feb.	39	
102 S. Shirley St.	Called	140	
102 S. Shirley St.	Remains on demo list	142	
169 Dwight Ave.	Called	31	
169 Dwight Ave.	Postponed until Feb.	35	
183 Fisher Ave.	Called	61	
183 Fisher Ave.	Postponed until Feb.	66	
215 W. Cornell Ave.	Called	110	
215 W. Cornell Ave.	Yard free of debris, permits pulled and inspection had or demo list	128	
228 Parkdale Ave.	Called	140	
228 Parkdale Ave.	Remains on demo list	140	
240 W. Yale Ave.	Called	143	
240 W. Yale Ave.	Placed on demo list	147	

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## PROPERTY INDEX (Continued)

3	ADDRESS	BOARD ACTION	PAGE
	(In numerical order)		
4	315 Voorheis St.	Called	39
	315 Voorheis St.	Postponed until Feb.	43
5	347 Central Ave.	Called	136
	347 Central Ave.	Remains on demo list	136
6	385 University Dr.	Called	128
	385 University Dr.	Remains on demo list	135
7	546 Bloomfield Ave.	Called	29
	546 Bloomfield Ave.	Postponed until Feb.	31
8	585 W. Kennett Rd.	Called	43
	585 W. Kennett Rd.	Postponed until Feb.	56
9	645 S. Telegraph Rd.	Called	18
	645 S. Telegraph Rd.	Remains on demo list	29
10	654 N. Perry St.	Called	107
	654 N. Perry St.	Dismissed if complete by Feb.	110
11	48720 Woodward Ave.	Called	56
12	48720 Woodward Ave.	Postponed until Feb.	61

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1 Pontiac, Michigan  
2 Wednesday, November 16, 2016  
3 5:06 p.m.

4 THE CHAIRPERSON: All right. I'll call the  
5 meeting to order for the City of Pontiac Board of  
6 Appeals. We'll start with the Pledge of Allegiance.  
7 Please rise.

8 (Pledge of Allegiance recited by all.)

9 THE CHAIRPERSON: As I stated earlier, this  
10 is the City of Pontiac Board of Appeals. I would like  
11 to introduce Scott Cope, he's the latest member of the  
12 Board. Now we're full force. Scott is a building  
13 official at the City of Rochester Hills. Thank you.

14 Welcome aboard.

15 MR. COPE: Thank you.

16 THE CHAIRPERSON: We will take the items in  
17 order of the sign-in sheet first; that way the people  
18 that are here can be addressed first. And others that  
19 are not here, we'll just go back to the order that they  
20 were presented on the case sheet. When you come to the  
21 podium, please state your name and your relationship to  
22 the property so that we know that you're the owner or  
23 at least representing the owner.

24 I guess, with that, I guess we'll start with  
25 the first case.

1 MR. KOLBE: It would be 32 South Paddock.

2 THE CHAIRPERSON: Oops. Oh, I have 6 -- I'm  
3 sorry. I was looking at the other one.  
4 32 South Paddock?

5 MR. KOLBE: Right.

6 32 South Paddock had inspection on 11-2-16.  
7 The building permit has expired, it still needs a  
8 plumbing permit. The structure is a vacant, dangerous  
9 dilapidated structure, it has broken windows, some are  
10 boarded by the owner, rotted door, service to cable  
11 dislodged, siding and trim are dilapidated, overgrown,  
12 debris, unkempt, concrete walk is a trip hazard. The  
13 gas meter is gone and the electric meter is new.

14 Because of lack of permits and progress, our  
15 recommendation, sadly, is to have it remain on the  
16 demolition list.

17 THE CHAIRPERSON: Okay. Please state your  
18 name, please.

19 MR. TOWNSEND: Zebedee Townsend.

20 THE CHAIRPERSON: And you're the owner?

21 MR. TOWNSEND: Yes.

22 THE CHAIRPERSON: I remember that you were  
23 here last time we met and we postponed this, pending  
24 additional work to be done. Can you give us an update,  
25 please, why work has not been done.

1                   MR. TOWNSEND: Well, I ran into a little snag  
2 up there -- well, as far as, up there, the walkway, up  
3 there, I got approval on -- for a company that was  
4 going to put a handicapped ramp and stuff but I ran  
5 into a snag, up there, with financing because my son  
6 was murdered, up there, and -- and he was sending me  
7 some more money, up there. So I had to bury him. So  
8 that took precedence over trying to finish the -- what  
9 I said I was going to do, as far as, up there, the  
10 plumber -- the plumbing and to finish the electrical.

11                   THE CHAIRPERSON: You were here last in  
12 August, right?

13                   MR. KOLBE: That's right.

14                   THE CHAIRPERSON: So this is three months  
15 later?

16                   MR. KOLBE: Correct.

17                   THE CHAIRPERSON: And there's nothing been  
18 done at all?

19                   MR. KOLBE: Nope.

20                   THE CHAIRPERSON: Was -- was the -- they were  
21 going to -- oh, the permits that were expired still  
22 hadn't been --

23                   MR. KOLBE: They've --

24                   THE CHAIRPERSON: Never been updated?

25                   MR. KOLBE: They've never been updated.

1 THE CHAIRPERSON: In three months?

2 MR. KOLBE: Right. The electrical permits  
3 expired in February of this year.

4 THE CHAIRPERSON: Of this year. And still  
5 nothing's been done since then.

6 Anybody --

7 MR. TOWNSEND: I was still waiting for the --  
8 the other people to contact me for those applications,  
9 up there. The only one that I heard from was, up  
10 there, the one, some Flop-something, up there, for the  
11 ramp and stuff. But they -- they said that they wasn't  
12 going to be able to do other stuff until the plumbing  
13 was done, up there, to make the bathroom handicapped  
14 accessible and put -- for one part, up there, to get  
15 into, like, the kitchen, up there, like it's a ramp for  
16 a wheelchair or a walker, up there, that --

17 THE CHAIRPERSON: And you need the ramp for  
18 yourself?

19 MR. TOWNSEND: Yes. Because -- up there,  
20 because pretty soon I'm not going to be able to  
21 actually -- I'm having problems with my legs now  
22 because I take injections for that in my neck and  
23 pretty soon, up there, I might not be able to walk.

24 THE CHAIRPERSON: Any comments from the  
25 Board?

1                   Because I remember the discussion last time  
2                   about you had some applications in and you were hoping,  
3                   by now, you were going to apply. And it doesn't look  
4                   like --

5                   MR. TOWNSEND: And they haven't got back in  
6                   touch with me.

7                   THE CHAIRPERSON: And it looks like nothing's  
8                   been done with the house at all.

9                   Chris, Mona, Kevin any comments?

10                  Well, obviously, we're disappointed that  
11                  nothing has been done at all since our last meeting.

12                  MR. TOWNSEND: Well, it would have if it  
13                  weren't for the fact that I had half -- half the other  
14                  money, up there, and then my son was sending me some  
15                  more money when -- when he was murdered, they robbed  
16                  him for the money that he was sending me, so --

17                  THE CHAIRPERSON: Sorry to hear about that.

18                  MR. TOWNSEND: So I had to use that money, up  
19                  there. We had to get his body trans -- shipped back  
20                  here, up there, from -- from, up there, the Veteran  
21                  Hospital back -- to make it back here in Pontiac.

22                  THE CHAIRPERSON: Where was he at?

23                  MR. TOWNSEND: He was in Chicago in a veteran  
24                  hospital but he was allowed to -- he was doing  
25                  prosthetic because he was injured overseas; that's the

1 reason why he was -- why he was, up there, in a veteran  
2 hospital.

3 THE CHAIRPERSON: My concern is that I don't  
4 hear a plan even by our next meeting that any work will  
5 be done.

6 MR. TOWNSEND: Well --

7 THE CHAIRPERSON: Because you rely strictly  
8 on any kind of grants that may be available.

9 MR. TOWNSEND: Well, I'm still -- still  
10 waiting on them to -- up there, because the  
11 applications in, I got it all together. And now it's  
12 actually five applications in.

13 THE CHAIRPERSON: What I see is also going to  
14 take a significant amount of money to bring this house  
15 up to a point where I think it could be livable.

16 MR. TOWNSEND: Well, up there, the plumbing  
17 and -- once the plumbing and electrical, up there, I'll  
18 say will be livable -- well, it's livable now, up  
19 there. But, without being able to wash up, use water,  
20 bathroom and stuff like that, the plumbing, up there,  
21 is the majority of the problem, up there, whether I  
22 can, up there, like, sufficiently, up there, do.  
23 Because I could do without, like, the ramp and stuff  
24 like that until they -- they actually put that in and  
25 then -- but it's basically, up there, I'm even in the

1 process of selling my car and jewelry and everything  
2 that I got, up there, to try to come back up with the  
3 money because I -- I was -- I was going to come in  
4 here -- come in here, up there, the beginning of this  
5 month, up there. The process would have been, up  
6 there, full-blown, up there, even without help of  
7 the -- the programs that, up there, I filled out  
8 applications for.

9 THE CHAIRPERSON: Okay. Thank you.

10 MS. HOFMEISTER: How long do these  
11 applications you do for the programs, how long are they  
12 good for?

13 Do you have to go back and try again for the  
14 coming season or coming year?

15 MR. TOWNSEND: Two of them -- two of them, I  
16 would, if they don't make a decision, up there. So,  
17 like this, it would -- it would turn back over in  
18 January.

19 MS. HOFMEISTER: I don't see any of these  
20 programs coming forward. I mean, this has been going  
21 on since 2014.

22 THE CHAIRPERSON: I know.

23 MS. HOFMEISTER: That's a long time and  
24 nothing's done.

25 MR. TOWNSEND: Well, I had permits and then

1 stuff that I was doing with the -- the people that was  
2 in the back house and -- and I was -- up there, went to  
3 court and all that stuff, doing that, because that  
4 slowed me up. And then all I could do is, up there,  
5 still try. Even though you all going -- it's probably  
6 going to still remain on the list, up there, I could  
7 still try.

8 Other than that, up there, because, up there,  
9 I would -- depending on some of these programs and then  
10 when my son just decided that he wanted to help me out,  
11 up there, because he wanted to move back here and -- to  
12 Michigan, anyway, up there, he wanted to. And then the  
13 latest stuff that happened; that's the reason why I'm  
14 in the process of now selling whatever I got that I can  
15 spare to sell, up there, say, like my car. Okay.  
16 That's the reason why I had to get dropped off here  
17 because, up there, they're already in the process of  
18 selling it.

19 THE CHAIRPERSON: Chris, you had a question?

20 MR. ONWUZURIKE: Yeah. I was trying to get  
21 to see if there is any -- what kind of -- what kind of  
22 progress. It may not be that, you know, getting the  
23 entire building ready but what kind of progress can we  
24 expect? You know, I know we talked about permits, a  
25 little bit, renewed and stuff like that. Is there

1 anything that can be done at least to give us hope that  
2 a little progress is made while we're waiting, on  
3 something?

4 THE CHAIRPERSON: Did you hear the question?

5 MR. TOWNSEND: I couldn't understand  
6 everything he said.

7 THE CHAIRPERSON: He was asking what kind of  
8 progress could we expect here in the future. I mean,  
9 if you don't get the grant money, then nothing will  
10 happen?

11 MR. TOWNSEND: Oh, no, it's still going to --  
12 something will happen because, up there, whatever  
13 money, up there, I'm putting towards it, up there, I --  
14 I will do, up there, because that's the reason why I'm  
15 getting rid of my car and, actually, up there, jewelry  
16 that -- that I own, up there, that I'm selling --  
17 selling what I can.

18 THE CHAIRPERSON: I don't know. It doesn't  
19 sound promising to me. I don't know.

20 MR. TOWNSEND: Well, a person just owned  
21 that --

22 MR. STEWART: I have a question. You  
23 purchased this property at the County auction?

24 MR. TOWNSEND: Yes.

25 MR. STEWART: What year did you -- when did

1           you purchase it?

2                       MR. TOWNSEND: I'll say I got the title -- I  
3           got the title in 2014, up there, but I had to -- still  
4           had to wait because they told me, "Don't -- don't take  
5           possession." And then, I think, because they  
6           already -- yeah, I think it was people that you all  
7           told me was in the back house, that the property was  
8           mine.

9                       MR. STEWART: You're looking at thousands and  
10          thousands of dollars to rehab this house, man. And  
11          your selling your car and jewelry is not going to get  
12          it --

13                      THE CHAIRPERSON: Yeah.

14                      MR. STEWART: -- with this house. The roof's  
15          sagging, the chimney is about to fall.

16                      MR. KOLBE: How many years are you behind on  
17          your taxes?

18                      MR. TOWNSEND: A year and a half. Because,  
19          up there, I've been making -- that's another thing, up  
20          there, that they've been doing. I've been making those  
21          payments, up there, when I --

22                      MS. HOFMEISTER: You know, I don't think it's  
23          going to work. I don't think you're ever going to get  
24          enough money to fix this place. I don't think the  
25          grants are ever going to come through because there's

1           so many people in line for the grants already and it  
2           makes it very hard.

3                     THE CHAIRPERSON: Do I hear a motion?

4                     MS. HOFMEISTER: And I feel bad because I  
5           know you stay out at Spring Lake. I feel bad about  
6           this but I just don't see it going anywhere.

7                     MR. TOWNSEND: Well -- like, it's -- like I  
8           said, that's you all opinion, up there. I know I'm  
9           struggling to go ahead and do what I have to, up there,  
10          say, like this. And, basically, I won't be at Spring  
11          Lake long anyway, up there, anyway, so I'll be home  
12          once you all do -- but if you all do what you all going  
13          to do right now, up there, I'll just be one of those  
14          people that you all be complaining about staying in the  
15          streets because I can't go to -- I can't go to family  
16          or nothing like that. So that's the reason why --  
17          that's the reason why.

18                    MR. STEWART: What's that have to do with  
19          this property; your living where you're living now?  
20          I'm just asking, what's that have to do with this?

21                    MR. TOWNSEND: Because it would have been my  
22          own, something that I could finish.

23                    MR. STEWART: You've got a place to live in  
24          now. But what has that got to do with this property,  
25          though?

1                   MR. TOWNSEND: I am putting all my extra  
2 money for that.

3                   MR. STEWART: Okay. Well, you know what? It  
4 sounds like we might have to stop you from doing that.  
5 Okay? Because we asked you clearly and precise, at the  
6 last meeting, to have permits pulled and have something  
7 done to the property. You haven't done nothing to it,  
8 you know, and we're trying to be -- we're trying to be  
9 lenient as possible with you. This is what, about the  
10 fourth or fifth time this has been here, if not sixth  
11 or seventh?

12                   MR. KOLBE: Fifth time.

13                   MR. STEWART: Pardon?

14                   MR. KOLBE: Fifth time. It was at the  
15 Hearing Officer seven times.

16                   MR. STEWART: Yeah. And you've done nothing  
17 to it, absolutely nothing.

18                   MR. TOWNSEND: Yes, I have.

19                   MR. STEWART: Not enough.

20                   MR. TOWNSEND: The inside, I had already did.

21                   MR. STEWART: I know but not enough.

22                   MR. TOWNSEND: Because I spent money for  
23 other stuff.

24                   MR. STEWART: I know but not enough, though,  
25 you know. And now you're here tonight and you don't

1 even have your permits pulled. If you had your permits  
2 pulled --

3 MR. TOWNSEND: Well, I had --

4 MR. STEWART: I understand.

5 MR. TOWNSEND: It was more important --

6 MR. STEWART: I understand.

7 MR. TOWNSEND: My son was more important --

8 MR. STEWART: And I understand.

9 MR. TOWNSEND: -- to pay to have that done.

10 MR. STEWART: And I understand.

11 MR. TOWNSEND: So I was forced -- it was, up  
12 there, I was forced to do that, up there. If it  
13 wasn't, up there, you all wouldn't be -- we wouldn't be  
14 talking about this now because, up there, I would have  
15 had everything in place because I had to use the money  
16 that I had.

17 MR. STEWART: I understand.

18 MR. TOWNSEND: Because I had \$3,000 --

19 MR. STEWART: Okay.

20 MR. TOWNSEND: -- up there and we took care  
21 of that.

22 MR. STEWART: We tried to work with you on  
23 the other house. I'm not going back and forth about  
24 it. We worked with you and we worked with you and we  
25 worked with you on the other property and we said we

1           were going to work with you on this property. And I  
2           just feel we've done all we can do to help you.

3                       THE CHAIRPERSON: Yeah, I'm -- I'd like to  
4           cut off the conversation. We've had enough. Is there  
5           a motion, please?

6                       MS. HOFMEISTER: Somebody?

7                       THE CHAIRPERSON: Usually the Chair cannot  
8           make a motion. So --

9                       MR. ONWUZURIKE: Well, I -- I make a motion  
10          that this property, then, remain on the demolition  
11          list.

12                      THE CHAIRPERSON: Is there a second, please?

13                      MS. HOFMEISTER: I'll second.

14                      THE CHAIRPERSON: Is there any further  
15          discussion?

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

17                      BOARD MEMBERS: Aye.

18                      THE CHAIRPERSON: Any opposed?

19                      Hearing none, it's on the demolition list.

20                      Sorry, sir.

21                      MR. TOWNSEND: Well, it was already on the  
22          demo list, up there.

23                      THE CHAIRPERSON: Well, it was postponed.  
24          Now it's final.

25                      MR. TOWNSEND: Well, I -- well, I'll still

1 try, regardless, to do that, if I can do that before  
2 they do any little actions, up there. I'm going to  
3 still try. I'm going to still try.

4 THE CHAIRPERSON: You're going to have to  
5 talk to the Administration and the Building Department;  
6 they'll work with you. Thank you.

7 Can we hear the next property, please?

8 MR. KOLBE: 645 Telegraph, inspection was on  
9 11-3 of 2016. A building permit, mechanical and  
10 electrical permits all needed. It's overgrown,  
11 unkempt, vacant, open windows on the north elevation,  
12 some windows are boarded, soffit and trim and windows  
13 are dilapidated, there's debris. The breezeway between  
14 the two buildings is extremely dilapidated; a lot of  
15 overgrowth around that area. There is no gas meter on  
16 the building. And there's the electric meter, main  
17 building, is supposedly on the inside, there was none  
18 on the outside.

19 Our recommendation is to remain on the  
20 demolition list, as no plans were given as they were  
21 supposed to.

22 UNIDENTIFIED MALE: Can you pass this on.

23 THE CHAIRPERSON: Okay. Could whoever's  
24 going to speak take the mic, please, and state your  
25 name and relationship to the property, please.

1                   MR. MOJARADI: Good evening, Board members.  
2           Fareed Mojaradi, architect. I've been retained by the  
3           owners of Shiraz, LLC, to address the outstanding  
4           issues with the City of Pontiac. My address is  
5           29933 Ravenscroft, Farmington Hills, Michigan.

6                   I'm handing to you a summary of our thoughts  
7           and actions and some photographs that we recently took  
8           with some explanation. I understand this has a long  
9           history with you and I'd like to just very briefly  
10          explain that. Unfortunately, the clients lack proper  
11          experience in such ventures in the United States.  
12          They're recent immigrants. They purchased this  
13          property with full intention of establishing a business  
14          in both of the buildings. They have paid the taxes and  
15          they have tried to maintain the property to the best of  
16          their ability.

17                   Unfortunately, with the economic recession in  
18          the area and the physical limitations of these two  
19          buildings and the ideas they had for what they thought  
20          they want to do in these, it has not worked out so  
21          well.

22                   In the recent few years, they have approached  
23          the City for a banquet hall, they didn't have parking.  
24          They wanted to put a pawn shop there. And not that I  
25          agree with their thoughts but the City did not allow it

1 for secondhand stores. And, overall, because of their  
2 lack of experience, they keep coming back, thinking  
3 that the City expects them to open some sort of  
4 business there. I spoke to Mr. Kolbe and, as I had  
5 thought, they would bring up these business ideas and  
6 the City had expectations. In August, I was here, we  
7 submitted, later, some photographs. I audited the  
8 building and they began repairing some of the issues.  
9 To date, they have spent \$40,000 on those.

10 Then, I guess they misunderstood that all  
11 parts of the building needs to be safe, vandal proof,  
12 no attractive nuisance but they thought, as long as  
13 they make it look nice in front, that's what was asked  
14 of them.

15 Then they approached me a few weeks ago, they  
16 said, "We need plans. We need plans. We want to put a  
17 furniture store in this building."

18 And, when I saw the place, it's not just  
19 opening up a furniture store, it's an old church, two  
20 stories, heating it, cooling it, electrical. And I  
21 asked them, I said, "Could you venture a guess between  
22 the gas and electric, how much you would spend in a  
23 month?" They really didn't have no idea. I told them,  
24 if it's less than 8,000, I'd be shocked. It's a huge  
25 building and it requires a lot of money to convert it

1 to retail and it would not make that money back. Two  
2 furniture stores recently closed on Telegraph.

3 So I've suggested to them that they  
4 aggressively market this place in any way, shape or  
5 form they can, including leasing it for \$1 for the  
6 first year, with the condition that the organization  
7 will come, take over the building and maintain it.  
8 They have kind of got that to heart. They got a little  
9 bit more realistic about their expectation.

10 And, on the pictures, I have all the list of  
11 things that came to my mind that should be fixed in  
12 order to give the appearance. In fact, I've looked at  
13 the owners, I said, "Look across the street. There's a  
14 union hall, a gas station and an office building. The  
15 appearance of your building needs to look like theirs."

16 And what happens inside, I don't think the  
17 City would care until a suitable need -- use comes up.  
18 The real estate agent, Mr. Pirzadeh, has been working  
19 the payments as much as he can. In fact, Mr. -- Dan --  
20 Mr. Taylor is here. No guarantees but their  
21 organization is interested in, perhaps, leasing this  
22 building.

23 With that said, the pictures you have in your  
24 handouts are what I think should be done to bring the  
25 building up to zoning standards. And I will answer any

1 questions. Mr. Pirzadeh may want to have a moment with  
2 his prospective client.

3 MR. PIRZADEH: Good afternoon. My name is  
4 Mike Pirzadeh. I am the real estate agent, trying to  
5 market this property. And I convinced the ownership  
6 this property is over 70,000 square feet and you're  
7 putting on the market for \$20 per square foot because  
8 it need some work.

9 And last month, eventually, I convinced them,  
10 the owners, and they agreed to make a \$10 a square  
11 feet, the building into Pontiac, which is across from  
12 the Bloomfield Township. And, as a result of this  
13 one --

14 And I found a nonprofit organization by the  
15 name of St. Augustine National Foundation that the  
16 person was in charge, Dr. Anne Worthy. She had a  
17 meeting in Washington, DC, she couldn't come but she  
18 added that they have some funds and that they are  
19 willing to work on this project and bring the property  
20 up to code. And the landlord has agreed to, for a few  
21 years, as much as they invest the money, they should  
22 not pay rent until when they pay off and then they can  
23 start to pay it, for the rent.

24 And -- and he's going to talk. But besides  
25 this one, during that two, three times that I've been



1           That's my company.

2                       MR. STEWART: No need. I'm okay. Go ahead,  
3           sir.

4                       MR. TAYLOR: Good evening. My name is  
5           Vernon Taylor. I'm a developer and I'm part of the  
6           revitalization team for St. Augustine National  
7           Foundation. My CEO got the word, they couldn't be here  
8           but she sent an e-mail correspondence for me to read as  
9           to our interest in the acquisition of the -- the  
10          property at 645 South Telegraph.

11                      It says, "Dear" -- excuse me -- "Dear Mike  
12          Pirzadeh, we've -- we have been researching data  
13          information to secure means of contacting the owner of  
14          record. We are a tax exempt 501(c)(3) organization  
15          that is interested in revitalizing Pontiac property.  
16          We will acquire, outright in cash, or co-develop with a  
17          501(c)(3) organization, if desired, to qualify with the  
18          State of Michigan Attorney General's approval.

19                      We have access to funds with capital access  
20          to Wall Street securities -- Wall Street securities  
21          issued and energy efficient C grants. We are aware  
22          that the market value of the property is 1.75 million.  
23          We offer to purchase the historical church and school  
24          at \$750,000 or fair market value consistent with the  
25          BPO MIA evaluation and close on the property in 45

1 days.

2 Please advise us immediately. Based on our  
3 available funds, please find the attached information  
4 which demonstrates St. Augustine's commitment to  
5 revitalizing property in Pontiac, Michigan."

6 We do have the -- the grants and monies  
7 available to acquire the property. And she would like  
8 to -- like for me to convey -- that, you know, that we  
9 would secure the property and its parameter, first off,  
10 you know, to address the City's concerns and then do  
11 whatever we need accordingly, to make it a habitable  
12 property and productive property here in the City of  
13 Pontiac.

14 THE CHAIRPERSON: I'm sorry. What was -- the  
15 purchase to offer, again, was 790-?

16 MR. TAYLOR: 750,000.

17 THE CHAIRPERSON: 750-, pending confirmation  
18 of the value?

19 MR. TAYLOR: Yes.

20 THE CHAIRPERSON: Has there been a formal  
21 LOI, a letter of intent, sent?

22 MR. TAYLOR: Right now, this is -- this is  
23 the correspondence that she sent right now.

24 THE CHAIRPERSON: That's usually a "yes" or  
25 "no".

1 MR. TAYLOR: Yes.

2 THE CHAIRPERSON: So there's not been a  
3 letter of intent sent?

4 MR. PIRZADEH: Excuse me. Their projection  
5 is to purchase. I reduced the price about three, four  
6 weeks ago from 1.4 million to 799-. And they have two  
7 project, one they have intention to purchase. If they  
8 cannot purchase, they are going to bring it up to code  
9 and get free lease and start to negotiate an option to  
10 purchase.

11 THE CHAIRPERSON: So a formal letter of  
12 intent has not been received?

13 MR. PIRZADEH: That's what, because she  
14 was --

15 THE CHAIRPERSON: Again, that's a "yes" or  
16 "no".

17 MR. PIRZADEH: Not yet.

18 THE CHAIRPERSON: Thank you.

19 MR. PIRZADEH: But she sent the letter over  
20 to present to you.

21 MR. KOLBE: You had said you done \$40,000  
22 worth of work inside the building. What kind of work  
23 was involved --

24 MR. MOJARADI: Since about three months --

25 MR. KOLBE: -- outside the building?

1                   MR. MOJARADI:  -- you spent \$40,000.  What  
2                   did you pay for it?

3                   They have redone gutters, soffits.

4                   (Off the record discussion.)

5                   THE CHAIRPERSON:  Go ahead.  You were  
6                   explaining you spent \$40,000.

7                   MR. MOJARADI:  I've seen the development.  I  
8                   didn't spend any time on them with the funding but I've  
9                   seen the soffits have been replaced, roofs that have,  
10                  apparently, holes in them have been repaired,  
11                  downspouts were fixed, landscaping and glass was  
12                  replaced.  Some windows were boarded up but I haven't  
13                  seen any invoice.

14                  THE CHAIRPERSON:  The windows, they don't  
15                  look to be --

16                  MR. MOJARADI:  And they can provide them  
17                  with --

18                  THE CHAIRPERSON:  -- what is --

19                  MR. MOJARADI:  -- receipts.

20                  THE CHAIRPERSON:  -- in the photographs.

21                  MR. MOJARADI:  These are the problem areas.  
22                  Mr. Chair, these are the new things, I know, since the  
23                  last -- oh, if you're looking at the handout tonight,  
24                  it's the things that I told them that, in my opinion --

25                  THE CHAIRPERSON:  I'm looking at the

1 photographs that the City took on their inspection on  
2 November 3rd.

3 MR. PIRZADEH: Excuse me. Since I am showing  
4 the property every week to one or two person, the two  
5 weeks recently I think the two glass was broken again  
6 and I saw somebody throw the stone out the window. So,  
7 in the last one or two days, one inspector has been  
8 sent, it was one or two glass have been broken. But  
9 one month ago, two month ago, we fix all of them and  
10 there was no broken glass. But recently, when I show  
11 to another group, I seen two window has been broken  
12 which is close to the shopping plaza on the corner and  
13 the church.

14 MR. STEWART: I have a question for the  
15 building officials. Are you going to stand by your  
16 recommendation with the property?

17 MR. MORAN: Yes.

18 MR. STEWART: Okay. I'm going to make a  
19 motion, in light of what I'm reading and what I'm  
20 looking at, that this property remain on the demolition  
21 list.

22 THE CHAIRPERSON: Is there second?

23 MS. HOFMEISTER: I'll second.

24 THE CHAIRPERSON: Is there an additional  
25 discussion?

1                   Hearing none, I'll ask for a vote. All in  
2 favor of the motion say "aye".

3                   BOARD MEMBERS: Aye.

4                   THE CHAIRPERSON: Any opposed?

5                   None. Motion carries.

6                   MR. MOJARADI: By the way, there is also a  
7 Fared architect in Paris; I ran across it myself.  
8 It's a popular name among architects, I guess.

9                   THE CHAIRPERSON: All right. Thank you.

10                  Next one, please.

11                  MR. KOLBE: 546 Bloomfield Avenue, inspected  
12 on 11-3 of 2016. Building permit was pulled. The  
13 house is dilapidated, meaning the outside of it,  
14 deteriorating structure. The house is occupied, siding  
15 in the -- you know, the porch was missing. A lot of  
16 this has been repaired since then. Porch steps have  
17 been started being put in. The electric meter's on,  
18 there is no gas service to the building.

19                  Since the last meeting, they've -- again,  
20 he's pulled permits, the front porch is started and an  
21 inspection was just done. The side porch has also been  
22 started.

23                  Our recommendation is postponement until the  
24 February 2017 Board of Appeals meeting as work is  
25 progressing and he's got active permits.

1 THE CHAIRPERSON: Go ahead, please. Your  
2 name?

3 MS. WALLS: Mamie Walls.

4 THE CHAIRPERSON: And you're the owner?

5 MS. WALLS: My son, Frank Walls, and I.

6 THE CHAIRPERSON: Okay. Thank you for your  
7 appearance. So it sounds like work has been done or  
8 progressing, at least.

9 MR. KOLBE: It's very much progressing. He  
10 was looking at getting some Habitat for Humanity help  
11 and et cetera and was not getting anywhere with it. He  
12 was able to get enough money to get, you can see, the  
13 porch that he's putting on the front of the building  
14 and he's also -- on the side door, he has started  
15 putting steps --

16 THE CHAIRPERSON: Yes.

17 MR. KOLBE: -- and railing on. That was done  
18 after this building. He's going to be removing the  
19 siding on the -- it would be the right side, looking at  
20 the house. It's got aluminum siding on it. He's going  
21 to be replacing that with some vinyl siding.

22 THE CHAIRPERSON: Okay.

23 MR. KOLBE: That is also on his permit.

24 THE CHAIRPERSON: Ms. Walls, when do you  
25 think the work will be completed?

1 MS. WALLS: The porch and the steps are  
2 completed. The railings have been put up, they're  
3 done. The siding is on back order. So that's the only  
4 thing that needs to be done now.

5 THE CHAIRPERSON: So, even if the weather  
6 gets cold, you can pull siding as long as it's not  
7 raining or snowing.

8 MR. KOLBE: Correct.

9 THE CHAIRPERSON: All right.

10 MR. STEWART: I'll make a recommendation that  
11 546 Bloomfield Avenue be postponed until the February  
12 of 2017 meeting.

13 MS. HOFMEISTER: I second.

14 THE CHAIRPERSON: A second.

15 MS. HOFMEISTER: Nice job.

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

18 BOARD MEMBERS: Aye.

19 THE CHAIRPERSON: Any opposed?

20 None, motion passes. Thank you for working  
21 with us.

22 MS. WALLS: Thank you.

23 MR. KOLBE: 169 Dwight Avenue, inspected on  
24 11-3 of 2016. A Property Maintenance was done, a  
25 building permit, plumbing permit were all required.

1           The house is occupied, the feeling is this time. Roof  
2           has been replaced, the garage needs some work, the  
3           chimney's crumbling, the foundation is settling and the  
4           porch needs tuck-pointed. The gas and electric meter  
5           are both on. Again, front porch is crumbling.

6                        They have reinstated their building permit  
7           since the Board of Appeals meeting, therefore our  
8           recommendation at this point is to -- a postponement  
9           until the February meeting. They kind of took a --  
10          needed to come here to get somebody's attention and,  
11          basically, it was gotten.

12                   THE CHAIRPERSON: Your name, please.

13                   MS. KAIGLER: My name is Lise Kaigler.

14                   THE CHAIRPERSON: Okay.

15                   MS. KAIGLER: And I am the owner.

16                   THE CHAIRPERSON: And you're the owner?

17                   MS. KAIGLER: Uh-huh.

18                   THE CHAIRPERSON: Okay. Thank you for  
19          coming. Evidently, there has been progress made. I  
20          see this shed in the back that's about ready to  
21          collapse. Is that coming down soon or -- a shed?

22                   MR. MORAN: It's a garage.

23                   MR. KOLBE: It's a garage. And there's a  
24          lean-to behind it that's in some sad shape.

25                   THE CHAIRPERSON: Is there some plans to deal

1 with that shed or garage?

2 MS. KAIGLER: All I knew about was the  
3 chimney and the porch.

4 THE CHAIRPERSON: All right. I understand  
5 that. But that looks like a pretty unsafe condition,  
6 as well as I noticed there's still some debris on the  
7 property. There's, like, some fence and an old  
8 wheelbarrow. Do you think you can get that cleaned up  
9 as well?

10 MS. KAIGLER: Oh, yeah.

11 THE CHAIRPERSON: I mean before the snow  
12 falls. Once the snow falls, it's going to be a lot  
13 more difficult.

14 MS. KAIGLER: Yeah.

15 THE CHAIRPERSON: Do you have plans to do  
16 something with the garage --

17 MS. KAIGLER: I have to --

18 THE CHAIRPERSON: -- and shed?

19 MS. KAIGLER: I have to get somebody to look  
20 at that.

21 THE CHAIRPERSON: Okay. When do you think  
22 that the work will be completed?

23 MS. KAIGLER: The roof is completed.

24 THE CHAIRPERSON: No, the work. All of the  
25 work.

1 MS. KAIGLER: The work on the what?

2 THE CHAIRPERSON: On the house.

3 MS. KAIGLER: I don't know. I just -- I have  
4 to get -- you know, this is -- I wasn't aware about the  
5 garage, so now I have to get somebody --

6 MR. KOLBE: She's had some family members  
7 helping her with this work.

8 THE CHAIRPERSON: Okay.

9 MR. KOLBE: She's got some challenges.

10 THE CHAIRPERSON: All right. But at least  
11 the permit was pulled?

12 MR. KOLBE: Right, correct.

13 THE CHAIRPERSON: And the roofing was  
14 finalized?

15 MR. KOLBE: Yes.

16 THE CHAIRPERSON: All right. I mean, if we  
17 were to postpone this to our next meeting, do you think  
18 we'd have some progress by then --

19 MS. KAIGLER: Oh, yes, absolutely.

20 THE CHAIRPERSON: -- in February?

21 MR. KOLBE: That's why -- that's our  
22 recommendation.

23 THE CHAIRPERSON: I understand. But  
24 February's our next meeting.

25 MR. KOLBE: Correct.

1 THE CHAIRPERSON: Okay. Is there a motion,  
2 please, or anybody have any questions?

3 MS. HOFMEISTER: I make a motion that we  
4 postpone this, 169 Dwight, until February of '17.

5 MR. ONWUZURIKE: I support.

6 THE CHAIRPERSON: Is there a second?

7 MR. ONWUZURIKE: I second that.

8 THE CHAIRPERSON: Is there any further  
9 discussion?

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

11 BOARD MEMBERS: Aye.

12 THE CHAIRPERSON: Any opposition?

13 None, motion passes.

14 Hopefully we won't see you here in February;  
15 it will be done.

16 MS. KAIGLER: Yes, hopefully.

17 THE CHAIRPERSON: Thank you.

18 MS. KAIGLER: Thank you.

19 MR. KOLBE: 100 Pinegrove Street. Inspection  
20 was on 11-2 of 2016. It had a Property Maintenance  
21 Inspection, a building permit was needed. The interior  
22 of the building is -- had no issues, it was mainly the  
23 roof and some soffit members on the outside. It was a  
24 deteriorated structure; the soffits, roof, trim.  
25 Basement and south elevation windows were broke out.

1           Let's see. It's a bit on the unkempt side on the south  
2           side, some broken windows and abandoned vehicles or  
3           vehicles had not been moved for quite a while.

4                        Because there's been progress made on the  
5           roof, our recommendation is to postpone until the  
6           February meeting as, again, work is progressing.

7                        THE CHAIRPERSON: Any questions from the  
8           Board here, please?

9                        I'm sorry. Your name? I'm sorry.

10                      MR. EMERY: Oh, it's Ronald Emery,  
11           100 Pinegrove, owner.

12                      THE CHAIRPERSON: And you say progress has  
13           been made since our last meeting?

14                      MR. KOLBE: Yeah. He's had the roofing  
15           materials delivered.

16                      THE CHAIRPERSON: This is the one.

17                      MR. KOLBE: The right-side elevation, the  
18           roofing has been --

19                      THE CHAIRPERSON: You had paid some roofers  
20           some money --

21                      MR. EMERY: Yeah.

22                      THE CHAIRPERSON: -- and they left town or  
23           never showed up?

24                      MR. EMERY: Yeah. Actually, the guy that I  
25           paid, he ended up in jail down in Kentucky. And I

1           called him back in July. He was supposed to get out in  
2           August so I called him in August. He was saying that  
3           he was supposed to get early release in August, he  
4           didn't. He was supposed to get out in December, he --  
5           or excuse me -- January of this year but that's the  
6           best I've got right now. I've got over \$7,000 into him  
7           and another about \$7,000.

8                         As far as the framing, I did get all the  
9           framing work to the roof is done; that is done.

10                        THE CHAIRPERSON: That's good.

11                        MR. STEWART: What did you do with all the  
12           pigeons?

13                        MR. EMERY: I've -- I've --

14                        THE CHAIRPERSON: Do they want to buy them?

15                        MR. EMERY: I'm still working on that.

16           That's a priority, though.

17                        MR. STEWART: They're there.

18                        MR. EMERY: Yeah, I don't like the filth of  
19           them.

20                        MR. STEWART: Yeah, they were out sunning a  
21           few days ago.

22                        MR. EMERY: Were they?

23                        MR. STEWART: Yeah.

24                        MR. EMERY: It don't surprise me.

25                        MR. STEWART: Yeah, they were.

1                   MR. COPE: What is your timeframe for  
2 completion on this?

3                   MR. EMERY: That, like I say, the guy that I  
4 originally paid, he's supposed to be out, getting out  
5 of jail in January. I don't know if it -- I've been  
6 laid off, my house got broken into. I got cleaned out  
7 pretty devastatingly, then I got laid off right after  
8 it. I'm back to work. I did get a job and I've been  
9 back to work about three weeks now.

10                  THE CHAIRPERSON: That's good.

11                  MR. EMERY: But, as far as overall business  
12 goes, like I say, I got zero in the bank. I got almost  
13 \$14,000 on that roof already. I'm hoping this guy is  
14 going to come through but I have no guarantees. He's  
15 supposed to but I've heard this for a while now and  
16 he's in -- like I say, he's down in Kentucky. It's not  
17 like I can call him on the phone. He's actually  
18 incarcerated so I've got to go by what his father tells  
19 me. But every time I call his father, based upon what  
20 he has told me, his father has some -- contacts him  
21 through the jail cell and then he calls me back and  
22 tells me something. I really won't know until January  
23 whether I come up with the money.

24                  MR. STEWART: Thank you. I'd like to make a  
25 recommendation that we postpone 100 Pinegrove until the

1 February 2017 meeting.

2 THE CHAIRPERSON: Is there a second?

3 MS. HOFMEISTER: I'll second.

4 THE CHAIRPERSON: Mona seconds. Any further  
5 discussion?

6 All in favor of the motion say "aye".

7 BOARD MEMBERS: Aye.

8 THE CHAIRPERSON: Any opposed?

9 None. Motion passes. Thank you, sir.

10 MR. EMERY: Appreciate it.

11 MR. KOLBE: 315 Voorheis. Inspected on 3 --  
12 or 11-3 of 2016. It's a duplex plus a single-family  
13 home and, behind, a garage. All property is vacant,  
14 was deteriorated and damaged -- dangerous structures.  
15 Through the property -- or the team inspection was  
16 done, building, plumbing, mechanical and electrical  
17 permits were all needed. A building permit has been  
18 issued.

19 It has multiple broken windows. Siding,  
20 soffits and trim, doors and garage are dilapidated and  
21 graffiti. It was overgrown, debris, unkempt, rotted  
22 and unsafe porches, missing guardrails and handrails.  
23 The gas meters are locked out, electric meter is off  
24 and one is missing.

25 Our recommendation, because he has pulled

1           permits and is going to get back started on it, is  
2           postponement until the February meeting because we want  
3           him to get started on it.

4           THE CHAIRPERSON: Your name, please.

5           MR. UPFALL: Les Upfall.

6           THE CHAIRPERSON: And your relation on the  
7           property?

8           MR. UPFALL: I own it.

9           THE CHAIRPERSON: Okay. Thank you.

10          MR. STEWART: Those black bags, sir, did you  
11          get those trash bags up?

12          MR. UPFALL: I called a couple times.

13          MR. STEWART: They're not going to pick those  
14          up. You have to have them in a can. Okay?

15          MR. UPFALL: I'm not going to pull those out  
16          yet.

17          MR. STEWART: How many months have they been  
18          there?

19          MR. UPFALL: A month and a half.

20          MR. STEWART: I'll say since the last  
21          meeting. I'll say three months. But three months, a  
22          month and a half, they need to be cleaned up.

23          THE CHAIRPERSON: So would you be able to  
24          take care of that?

25          MR. UPFALL: Yeah.

1 THE CHAIRPERSON: Okay.

2 MR. UPFALL: And we have power on there now.  
3 That was a little bit of an adventure between the tree  
4 that took out one of the power lines and all my wiring  
5 on the inside got ripped off but we have live power in  
6 there and --

7 THE CHAIRPERSON: I noticed that one of the  
8 meters is not active.

9 MR. UPFALL: Right.

10 THE CHAIRPERSON: Correct.

11 MR. UPFALL: We have one of them together.  
12 The other one's going to require an electrician. And,  
13 luckily, at this point, I have another property of mine  
14 in Southfield that I've sold, it's already been through  
15 the inspection process and it's scheduled to close on  
16 December the 12th, which will net me about 80,000. And  
17 I'm hoping we have a budget of about half of that to  
18 finish this project.

19 But, in the interim, with winter coming, I  
20 made some roof repairs and some masonry repairs in the  
21 basement. At this point right now, my goal is, between  
22 now and December 1st, to get the exterior siding. I've  
23 ordered the three broken window glasses to be replaced.  
24 I'm working on getting the outside buttoned up and then  
25 getting a furnace in there before the first of the

1 month so we can work during the winter and go forward.

2 THE CHAIRPERSON: Okay. Thank you.

3 Is there a motion from the Board?

4 MR. ONWUZURIKE: I make a motion that  
5 315 Voorheis be postponed until February meeting.

6 MR. COPE: Second.

7 THE CHAIRPERSON: Okay, second.

8 MR. STEWART: And that includes 8 Peggy, too,  
9 correct?

10 MR. KOLBE: Yes.

11 MR. STEWART: All right.

12 THE CHAIRPERSON: It's both properties;  
13 that's correct. Okay.

14 MR. UPFALL: Can I make a comment?

15 THE CHAIRPERSON: Yes.

16 MR. UPFALL: There was -- and this is only on  
17 the legal side. There's been comments between  
18 ordinance officers and City people about something,  
19 8 Peggy. And I went through it because I looked at my  
20 deed and everything else. 8 Peggy is a 25-foot lot  
21 that is between the standalone garage and the fence  
22 line next to the bungalow, belongs to the guy next to  
23 me. It doesn't belong to my parcel.

24 My parcel, 315 Voorheis, is from the street  
25 all the way to the fence line. 8 Peggy belongs to the

1           guy next to me on Peggy; it doesn't belong to me.

2           MR. STEWART: Okay.

3           MR. UPFALL: Yeah.

4           THE CHAIRPERSON: All right. Okay.

5           MR. STEWART: Thank you.

6           THE CHAIRPERSON: There's a motion. Any more  
7 discussion?

8           All in favor for postponement, say "aye".

9           BOARD MEMBERS: Aye.

10          THE CHAIRPERSON: Any opposed?

11          None. Thank you, sir.

12          MR. UPFALL: Thank you. Good night.

13          MR. KOLBE: 858 (sic) West Kennett,  
14 commercial property was inspected on 11-2 of 2015.

15          THE CHAIRPERSON: I thought it was 585, you  
16 said.

17          MR. KOLBE: I'm sorry, 585 --

18          THE CHAIRPERSON: Thank you.

19          MR. KOLBE: -- West Kennett.

20                 It's abandoned, vacant, the building is  
21 secured, there's a hole -- holes in roof and nothing --  
22 no permits to repair them so we're assuming they're  
23 still there. It's boarded, overgrown, unkempt, debris,  
24 interior was trashed. Again, we haven't heard of it  
25 being cleaned up. The gas meter is gone, electric

1 meter is gone. Again, a lot of debris.

2 Because of lack of any type of plans or  
3 formal plan to move forward since the last meeting, our  
4 recommendation is to have it remain on the demolition  
5 list.

6 MR. RUNKLE: Well, hold on. That's what  
7 we're --

8 THE CHAIRPERSON: Okay. Go ahead. Come up  
9 to the mic, please.

10 MR. RUNKLE: Yep. I'm trying to get a  
11 plug-in so we can show you images on the screen but I  
12 will address it here at the mic before we do that. The  
13 building --

14 THE CHAIRPERSON: Your name, please.

15 MR. RUNKLE: Yes, I'm Jack Runkle. I'm an  
16 architect. I'm based out of Livonia. I'm working with  
17 Mr. Yohannes Bolds here who is the gentleman who's in  
18 charge of the building.

19 And, just to address some of the comments  
20 that were just made here, how large of a crew did you  
21 have working with you?

22 MR. RUNKLE: We had 40 students from U of M  
23 Saturday and 20 local volunteers and staff members,  
24 total 66 people.

25 THE CHAIRPERSON: And this was when?

1 MR. RUNKLE: Saturday.

2 THE CHAIRPERSON: Saturday. I'm sorry. Your  
3 name is?

4 MR. BOLDS: My name is Yohannes Bolds. I'm  
5 the CEO of Take One Community Program, 42 E. Fairmont,  
6 Pontiac, Michigan.

7 MR. RUNKLE: And I've done a walk-through in  
8 the building the last few days myself. I've been  
9 working on plans to submit here so we can show some  
10 progress. Based upon the last meeting we had about  
11 three months ago, I believe it was, and we promised at  
12 that time that we would have some updated plans for  
13 everybody, I've taken a walk-through on the building  
14 and it's looking incredible compared to what it was a  
15 few months ago.

16 THE CHAIRPERSON: What's the proposed use of  
17 the building?

18 MR. RUNKLE: The proposed use of the building  
19 right now is as a community center for the eastern  
20 portion of the building with the western portion of the  
21 building to be determined as tenants would sign on to  
22 move into those spaces. Those spaces where the -- the  
23 better conditioned spaces.

24 But the area where we're looking to do the  
25 community center, as Mr. Bolds says, somewhere in the

1 neighborhood of north of 60 volunteers were in there  
2 and they have filled two dumpsters and then they've  
3 made some determination on equipment, furniture and  
4 what-have-you that was in good enough shape to be  
5 reused and they've maintained that. They've swept up  
6 debris.

7 The interior, which has shown some signs of  
8 water damage, appears to be in a whole lot better  
9 condition than they were. And a whole lot of progress  
10 is being made with a lot of individuals working on a  
11 volunteer basis, myself included, to try and pull this  
12 together.

13 THE CHAIRPERSON: How -- how does the parking  
14 ratio look? I mean, is it viable? Have you done some  
15 quick numbers?

16 MR. RUNKLE: The parking ratio looks pretty  
17 decent. It was originally set up to be used for --  
18 what was the name of the place?

19 MR. BOLDS: The High Kicker.

20 MR. RUNKLE: -- High Kicker Bar years and  
21 years ago. Since the community center is going to be  
22 basically working off of the same kind of ratios but  
23 the fact that most of the occupants of the building are  
24 going to be younger kids and senior citizens and  
25 what-have-you, that the parking that was decent looks

1 to be like it's still going to be viable for what  
2 they --

3 THE CHAIRPERSON: Do you think you need a  
4 variance for the parking ratio, for the parking?

5 MR. RUNKLE: I'm trying to remember what the  
6 overall footage of the building is.

7 MR. BOLDS: 15,000 square feet.

8 THE CHAIRPERSON: 50,000?

9 MR. RUNKLE: Fifteen, 1-5.

10 THE CHAIRPERSON: 15,000?

11 MR. RUNKLE: So, based on --

12 THE CHAIRPERSON: So the community center  
13 ratio is going to be much higher than, say, a retail or  
14 something?

15 MR. RUNKLE: You say more dense?

16 THE CHAIRPERSON: Yes. Yeah, the higher  
17 requirement for parking. That's my gut --

18 MR. RUNKLE: There may be some need for that.  
19 We've been working mostly on architectural development  
20 of the building as opposed to the parking just because  
21 of the fact that there is some land to the west that  
22 could potentially be developed and there's some land to  
23 the south behind the building that might have some  
24 parking.

25 THE CHAIRPERSON: Excuse me. I noticed the

1           one item on the sheet here, it says the Property  
2           Maintenance Inspection was applied for and never  
3           scheduled. Is that still valid?

4                       Was it ever scheduled?

5                       MR. MORAN: Not to my knowledge.

6                       MR. KOLBE: Nope.

7                       THE CHAIRPERSON: So the Property Maintenance  
8           Inspection was never -- was applied for but was never  
9           scheduled?

10                      MR. KOLBE: Because they were redoing the  
11           building. They were going to be bringing blueprints  
12           in. It was not necessarily required --

13                      THE CHAIRPERSON: Okay.

14                      MR. KOLBE: -- because they were going to be  
15           bringing plans in to redo the building.

16                      THE CHAIRPERSON: Okay.

17                      MR. KOLBE: And those plans will take  
18           precedence over the --

19                      THE CHAIRPERSON: So that wasn't needed.

20                      Okay.

21                      When do you think you'll have some drawings  
22           done?

23                      MR. RUNKLE: I've got some drawings today if  
24           we can plug into the projection system here. I was  
25           just looking at my computer with the outlet that's

1 available and I'm trying to find a spot to do it, plug  
2 in on it.

3 MR. STEWART: Sir, we can take it on your  
4 word if you're putting on the record that you have  
5 drawings.

6 MR. RUNKLE: Yeah, the architectural drawings  
7 were done a while ago by the folks at the University of  
8 Detroit and there is a licensed architect --

9 MR. MORAN: Why haven't they been submitted  
10 like we talked about three months ago?

11 MR. BOLDS: They were.

12 THE CHAIRPERSON: I'm sorry. Why?

13 MR. BOLDS: They were -- they were submitted.  
14 They were submitted. He's adding onto what was taking  
15 place.

16 MR. MORAN: Who were they submitted to; was  
17 it the Planning Department? Because I haven't looked  
18 at them in the Building Department.

19 MR. BOLDS: The one, he got it on the video,  
20 they were submitted. They wanted -- they want some  
21 things changed on it and so that's what he was working  
22 on, the change, the updating it.

23 THE CHAIRPERSON: If it was Planning, I doubt  
24 that --

25 MR. STEWART: Did you see them?

1           MR. KOLBE: The plans that were originally  
2 submitted back in 2014, November of 2014, when they  
3 were drawn, were basically kind of agreed that was a  
4 long ways needed for plans for what was going to be  
5 required so this is what they just came back up with.

6           MR. BOLDS: No, no.

7           MR. KOLBE: This is the only plans that have  
8 been submitted for building --

9           THE CHAIRPERSON: Can you explain what  
10 architectural documents you have to date.

11          MR. RUNKLE: We have the stuff that you have  
12 in hand there. We've also got some architectural  
13 elevation that went together and I know that there is  
14 some elements on there having to do with --

15          THE CHAIRPERSON: Can we see that set?

16          MR. RUNKLE: One of the questions that was  
17 posed to us was are the bathrooms feasible for  
18 handicapped bathrooms. And, in looking over what the  
19 previous group has done, they've enlarged the bathrooms  
20 in the plan and, in doing so, have shown some  
21 turnarounds and stalls that, as I've looked them over,  
22 appear to be either handicapped-sized or the rooms are  
23 sized such that it is not difficult to turn them into  
24 handicapped bathrooms from what was done there.

25                 I don't have access to the original CAD files

1 on that so I was -- there's a time element as somebody  
2 in my position who's doing this on a volunteer basis of  
3 putting together a set of plans from scratch on  
4 something that is maybe not completely meeting code but  
5 is fairly close to meeting code, at least in the  
6 spacial -- a planning sense.

7 THE CHAIRPERSON: These drawings that's  
8 submitted, they have no value, as far as if you had the  
9 CAD or not, as far as I'm concerned.

10 When do you think we might actually see some  
11 plans that you'll submit to the City?

12 MR. RUNKLE: Based on my current workload in  
13 my office, probably about two weeks.

14 THE CHAIRPERSON: And that would be -- what  
15 are you going to submit; site plan, floor plans,  
16 elevation?

17 MR. RUNKLE: Site plan, floor plans,  
18 elevation we've got.

19 THE CHAIRPERSON: Okay.

20 MR. RUNKLE: That's what I've been working  
21 on. Because, up until this point, there have been no  
22 elevations. So we wanted to put those together, to  
23 give the City a little bit of an idea of what we had  
24 planned for the -- the building image and signage, et  
25 cetera, et cetera.

1                   THE CHAIRPERSON: And this would be submitted  
2 to which department, Planning?

3                   MR. RUNKLE: Depending on what department  
4 wants to see them.

5                   THE CHAIRPERSON: Well, usually, it goes to  
6 Planning first.

7                   MR. RUNKLE: Then we would submit to  
8 Planning.

9                   THE CHAIRPERSON: Are you going to be  
10 submitting as an administrator review first and then  
11 have a formal site plan approval process or what --  
12 what -- have you gotten that far?

13                   MR. RUNKLE: We haven't gotten that far. I  
14 have worked on a project in Pontiac about, six, seven  
15 years ago. But it was under a very different set of  
16 circumstances, under a different administration, for  
17 the senior apartments for CSI that were on the  
18 northeast side of town. So I'm not sure what the --  
19 what the City of Pontiac is operating under nowadays,  
20 as far as their procedure for doing such a project.

21                   THE CHAIRPERSON: And I'm sure it would be  
22 best to have an administrative review first and then  
23 have a formal submittal for site plan approval.

24                   I went through it last year on a project here  
25 as well and very cooperative.

1                   MR. RUNKLE: And we can do that. That should  
2 not be a problem.

3                   THE CHAIRPERSON: So, if there happened to be  
4 a motion to postpone this until the next February  
5 hearing, can we count on you having some documents  
6 submitted to the Planning Department and maybe even  
7 gone through the process in three months?

8                   MR. RUNKLE: I would think that, for  
9 February, absolutely. I tend to slow down in the  
10 wintertime because a lot of my work is residential and  
11 nobody thinks to --

12                  THE CHAIRPERSON: Right.

13                  MR. RUNKLE: -- hire an architect in the  
14 wintertime when it's a smart time to do so. So my  
15 workload's a little bit less. My workload recently has  
16 been crazy because everybody is trying to get --

17                  THE CHAIRPERSON: And, usually, they require  
18 a 30-day notice for public hearing, anyway, and they  
19 have pre-schedules on the Planning Commission.

20                  MR. RUNKLE: Very good. And then, for the  
21 elevation that we've developed, that's something that  
22 we can send along immediately via e-mail, if there's  
23 a -- you know, an e-mail address that would be a good  
24 one to submit to. But that -- those are complete and  
25 ready to -- ready to go.

1 THE CHAIRPERSON: If -- if we were to  
2 postpone this, would -- how would your department be  
3 notified that something was submitted to the Planning  
4 Department on this property?

5 MR. MORAN: We're in the same office.

6 MR. KOLBE: Typically --

7 THE CHAIRPERSON: You're in the same office  
8 so you wouldn't get -- it's not like they're two  
9 buildings away.

10 MR. KOLBE: No. Typically, most things can  
11 come in through a building permit and it's approved by  
12 Planning --

13 THE CHAIRPERSON: Okay.

14 MR. KOLBE: -- before the permit can be  
15 issued. But that's how it kind of generates; through a  
16 building permit --

17 THE CHAIRPERSON: Okay.

18 MR. KOLBE: -- application.

19 THE CHAIRPERSON: I guess you're hearing my  
20 sentiment.

21 MS. HOFMEISTER: How long are we talking  
22 about before this will be finished, completed?

23 MR. RUNKLE: What have we got going, as far  
24 as contractor scheduling?

25 MR. BOLDS: Hopefully -- put it this way:

1           Hopefully it should be open before spring. I just left  
2           a meeting last -- maybe 90 minutes ago with one of the  
3           top County administrators who's willing to assist us to  
4           help us get -- get it completed. So --

5                         THE CHAIRPERSON: That's the community  
6           center, right?

7                         MR. BOLDS: That's the community center. And  
8           so it should be opening at least by the spring, which  
9           maybe we'll say March, April.

10                        MS. HOFMEISTER: How much money are we  
11           talking to get this -- this job completely done?

12                        MR. BOLDS: Almost --

13                        MS. HOFMEISTER: Have you got it?

14                        MR. BOLDS: No, I haven't got it. That was a  
15           meeting about the 750,000. But, since it's done in  
16           phases, I'm waiting to -- I already met with Flagstar;  
17           they're waiting for some other documentation so --

18                        THE CHAIRPERSON: 750,000 for the whole  
19           building?

20                        MR. BOLDS: That was for the whole building.  
21           But they're going to -- it's going to be reviewed and  
22           it might not be the whole building. We were talking  
23           about the community center. That was for the whole  
24           building.

25                        MS. HOFMEISTER: You know, I got a Facebook

1 invitation to donate to this project and it said  
2 \$500,000 is your goal.

3 MR. BOLDS: Yeah. But that's just for the  
4 community center part. The whole building was 750,000.  
5 But, for the community center part, it's 500,000.

6 THE CHAIRPERSON: So 50 bucks a foot.  
7 Is there a motion or any other questions?

8 MR. COPE: I'll make a motion to postpone  
9 585 West Kennett to our next meeting.

10 THE CHAIRPERSON: Is there a second?

11 MR. ONWUZURIKE: I second.

12 THE CHAIRPERSON: Any further discussion?  
13 All in favor of the motion say "aye".

14 BOARD MEMBERS: Aye.

15 THE CHAIRPERSON: Any opposed?

16 Hearing none, motion passes.

17 MR. BOLDS: Thank you.

18 THE CHAIRPERSON: Hopefully, we won't see you  
19 here next time but I got a feeling we will have to  
20 because you'll only have site plan approval. And, if  
21 you come back next time and you have site plan  
22 approval, please give us some kind of a schedule.

23 MR. BOLDS: Thank you.

24 THE CHAIRPERSON: Thank you.

25 MR. KOLBE: 48720 Woodward Avenue,

1 single-family home, was inspected on November 3rd,  
2 2016. Property Maintenance Inspection was conducted, a  
3 building permit has been issued. Plumbing, mechanical  
4 and electrical permits are still needed.

5 The property is vacant, boarded by the  
6 Federal programs in 2011. Roofing, siding, soffits and  
7 trim are all dilapidated; porch and stairs, rotted and  
8 dilapidated. It's overgrown, debris, unkempt, animal  
9 undermining the structure, graffiti, tree down over  
10 wires, the wires has been pulled off the house. The  
11 gas meter is visible, the electric meter, again, is  
12 gone and the service has been cut.

13 Because a building permit has been pulled and  
14 work was progressing when we were there, our  
15 recommendation is to postpone until the February  
16 meeting to allow them to get work underway.

17 THE CHAIRPERSON: Good. Name, please.

18 MS. MURIDIAN: I'm Sharon Muridian. I hold  
19 the land contract on that property.

20 THE CHAIRPERSON: Okay.

21 MS. MURIDIAN: This is Alex Nunez and he's  
22 the owner.

23 THE CHAIRPERSON: Alex?

24 MR. NUNEZ: Yes.

25 THE CHAIRPERSON: Okay. Could you tell us

1           what your plans are?

2                       MR. NUNEZ: Well, when we were in the first  
3 meeting over here in, like, three months ago, I went to  
4 get the permit but they were telling me something else,  
5 that the house was already in demolition but it was a  
6 miscommunication.

7                       MS. MURIDIAN: Yeah, maybe I can clarify that  
8 just a little bit. Alex called me right after the  
9 meeting, the very next day. He went to pull permits  
10 and get it on the road and, at that time, he got some  
11 misinformation from the Building Department. And two  
12 days later he contacted -- well, contacted me to tell  
13 me that his crew had all left and they went to Chicago  
14 to do a job for three weeks.

15                      Dan was successful in getting the correct  
16 information over to us and I was very, very  
17 appreciative. Okay. And it straightened the whole  
18 thing out. But it also kind of snagged us up and I  
19 felt -- I felt like he should come here and tell you  
20 exactly that part of what had happened. But we thank  
21 Dan for his efforts and for getting it rectified.

22                      At that time, then the crews came back and it  
23 had been -- then Alex wished to renegotiate the deal so  
24 I came down on the price and so we renegotiated and so  
25 we are -- now we are fine. Okay? He -- he has done a

1           tremendous amount of work over there.

2                         And, regarding the tree that Dan referred to  
3           and the gentleman who lived behind that house, he had  
4           Detroit Edison -- he said it was Detroit Edison that  
5           had cut that massive tree down that covered the entire  
6           backyard and all of those limbs and everything else  
7           were done by Detroit Edison.

8                         And I called Detroit Edison and they said,  
9           well, they're -- they'll meet with a guy and they'll  
10          get it all straightened out but they -- the man agreed  
11          that, if Detroit Edison doesn't clear it all out, he  
12          will do it. Okay? And his name, if you wish, it is  
13          Tom Dune.

14                        THE CHAIRPERSON: Okay.

15                        MS. MURIDIAN: So --

16                        THE CHAIRPERSON: When do you think you might  
17          be completed with the work?

18                        MS. MURIDIAN: There's a lot of progress has  
19          been done over there. They stripped the roof off.  
20          Okay? All the side bushes are done. Rooms have been  
21          dismantled.

22                        THE CHAIRPERSON: Sure. Again, the question  
23          is when do you think you might be completed?

24                        MR. NUNEZ: The first week of December.

25                        THE CHAIRPERSON: Oh, that close?

1                   MR. NUNEZ: Yeah. Because I already bought  
2 all the material. We just were waiting on everything  
3 because my crew has to leave and everything so -- but I  
4 already have the material for the house and we already  
5 changed the windows. We are tearing everything inside  
6 the house so we can -- tomorrow we're going to get the  
7 electric and plumbing permit. So then we're going to  
8 get them --

9                   THE CHAIRPERSON: Okay.

10                  MR. NUNEZ: -- and do it. We already got  
11 everything inside the house.

12                  THE CHAIRPERSON: Sounds good. Is there a  
13 motion, please?

14                  MS. MURIDIAN: The work should be  
15 completed --

16                  MR. NUNEZ: Tomorrow.

17                  MS. MURIDIAN: -- by Monday or Tuesday.

18                  Oh, he says tomorrow.

19                  MR. NUNEZ: Well, tomorrow they're going to  
20 come in and rework on it.

21                  MR. ONWUZURIKE: Well, this is good news.  
22 With that, I guess I'll move a motion -- or make a  
23 motion to postpone until February meeting,  
24 48720 Woodward Avenue.

25                  THE CHAIRPERSON: Is there a second, please?

1 MR. COPE: Second.

2 THE CHAIRPERSON: Scott had seconded. Any  
3 additional discussion?

4 All in favor of the motion say "aye".

5 BOARD MEMBERS: Aye.

6 THE CHAIRPERSON: Any opposed?

7 Hearing none, motion passes.

8 MR. NUNEZ: Thank you.

9 MS. MURIDIAN: Thank you very much.

10 MR. KOLBE: 183 Fisher Avenue inspected on  
11 11-3 of '16, it's a single-family home. Property  
12 Maintenance Inspection was done on 11-7 of 2016. A  
13 building permit is needed. The property is not vacant.  
14 Two-car garage and two windows are open to -- were open  
15 to trespass at the time, garage door is off the track,  
16 foundation cracks. Siding, trim, windows and garage  
17 are dilapidated; debris, unkempt. The electric and gas  
18 meter are -- since the last meeting are both on.

19 Our recommendation, because permits have not  
20 been pulled, is to remain on the demolition list.

21 THE CHAIRPERSON: Your name, please.

22 MR. JACKSON: Carl Jackson. I'm the owner of  
23 183 Fisher.

24 THE CHAIRPERSON: Carl. Yeah, I -- you heard  
25 the comments? Why hasn't a permit been pulled?

1 MR. JACKSON: Pardon me?

2 THE CHAIRPERSON: Permit?

3 MR. JACKSON: I didn't need none. You all  
4 told me to not -- you all told me don't do nothing,  
5 everything was already done. Ain't no windows broken.  
6 My grass has been cut, my yard clean. He came out and  
7 inspected. He said I need to scrape paint, put a  
8 couple doors up and a smoke alarm in the basement. And  
9 I got a waste pipe that is in the basement.

10 THE CHAIRPERSON: So there was a Property  
11 Maintenance Inspection just done on the 7th, according  
12 to this here.

13 MR. KOLBE: He's pulling it up.

14 MR. JACKSON: He came out.

15 THE CHAIRPERSON: And --

16 MR. MORAN: That was in, actually, pretty  
17 good shape. You know, there are a few things he needs  
18 to do.

19 MR. JACKSON: Yeah.

20 MR. MORAN: And, according to the letter I  
21 sent you, the building permit is still -- did you get  
22 the letter?

23 MR. JACKSON: No, I didn't get the letter  
24 yet. I been waiting on it.

25 MR. MORAN: It was sent on the 16th -- or no.

1 Let's see -- the 2nd.

2 THE CHAIRPERSON: Oh, on November 2nd?

3 MR. MORAN: Let's see here.

4 MR. KOLBE: The inspection was done on the  
5 7th -- at least pulled on the 7th.

6 THE CHAIRPERSON: Because, if the work's been  
7 done and progress --

8 MR. JACKSON: Work's been done. He told  
9 me --

10 THE CHAIRPERSON: Excuse me a minute.

11 MR. JACKSON: Okay.

12 THE CHAIRPERSON: I'm surprised --

13 MR. MORAN: A building permit is still  
14 required but the house is in pretty good shape. You  
15 know, he just needs to take care of some of that  
16 business, so --

17 MR. STEWART: Well, he got a -- he got a copy  
18 of his.

19 MR. MORAN: Since we hadn't been in the house  
20 before -- since the last meeting, so we could only make  
21 the assessment on what we could see visually.

22 MR. STEWART: Right. He got a copy of his  
23 inspection anyway, right?

24 MR. MORAN: He should.

25 MR. JACKSON: He told me, "Get an

1 inspection." I got it. And he came out and did it.

2 MR. MORAN: He pulled a Property Maintenance  
3 Inspection.

4 THE CHAIRPERSON: But he hasn't pulled the  
5 permit?

6 MR. MORAN: He hasn't pulled the building  
7 permit.

8 MR. STEWART: To do the work?

9 MR. MORAN: To do the work.

10 THE CHAIRPERSON: So you need to pull a  
11 permit.

12 MR. JACKSON: How much is that?

13 MR. MORAN: It's based on the market value of  
14 all of your improvements. You'll have to come in and  
15 make application.

16 THE CHAIRPERSON: Is that something you can  
17 do in the next few days?

18 MR. STEWART: So you haven't been in touch  
19 with them since the last meeting?

20 MR. JACKSON: Yeah, I come and got the paper.

21 MR. STEWART: The paper that I --

22 MR. JACKSON: Yeah, \$200, yeah, I did that.

23 MR. STEWART: And, on the document, it tells  
24 you what you have to do.

25 MR. JACKSON: Oh, okay.

1                   MR. STEWART: On the document, all those  
2                   little entries on the document that says what needs to  
3                   be done, you have to do.

4                   MR. JACKSON: Yes, sir.

5                   MR. MORAN: When you come down to the  
6                   Building Department and make application for the  
7                   building permit, ask to get a copy of your Property  
8                   Maintenance Inspection letter.

9                   MR. JACKSON: Okay.

10                  MR. MORAN: Because that letter was sent out  
11                  the day that you and I met and it was on the 7th.

12                  MR. JACKSON: I haven't received it yet  
13                  because he said he was going to send it and I been  
14                  waiting on it, to get it.

15                  THE CHAIRPERSON: Okay. So it sounds like by  
16                  our next February meeting --

17                  MR. JACKSON: Yeah.

18                  THE CHAIRPERSON: -- you'll be all done?

19                  MR. JACKSON: Yeah, for sure.

20                  MR. MORAN: It's actually in pretty good  
21                  shape on the inside.

22                  MR. JACKSON: He talking about he hate to see  
23                  the house go.

24                  MR. STEWART: I'm sorry?

25                  MR. JACKSON: He say he hate to see the house

1 go.

2 MR. STEWART: Okay. You should hate to see  
3 it go.

4 MR. JACKSON: Yeah.

5 MR. STEWART: You're living in there.

6 MR. JACKSON: Yeah.

7 MR. STEWART: Okay.

8 THE CHAIRPERSON: Is there a motion, please?

9 MR. STEWART: I make a recommendation that  
10 183 Fisher Avenue be postponed until the February 2017  
11 meeting.

12 MS. HOFMEISTER: I'll second.

13 THE CHAIRPERSON: Is there a second?

14 Any additional discussion?

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

17 BOARD MEMBERS: Aye.

18 THE CHAIRPERSON: Any opposed?

19 None, motion passes.

20 MR. JACKSON: Okay.

21 THE CHAIRPERSON: Hopefully we don't see you  
22 in February.

23 MR. JACKSON: No, you all won't.

24 THE CHAIRPERSON: Thank you.

25 MR. JACKSON: All right. I appreciate you

1 all.

2 MR. KOLBE: 94 East Sheffield, single-family  
3 home with garage. The inspection was conducted on  
4 November 2nd of 2016. A Property Maintenance  
5 Inspection, building permit was required as well as  
6 plumbing and electrical. Plumbing and electrical  
7 permits have been finalized. The only thing we're  
8 waiting on is a final inspection on the building.

9 And our recommendation would like to be for  
10 dismissal if they can pass the final building  
11 inspection but it hasn't been called in so we can't  
12 necessarily do it until it's requested.

13 THE CHAIRPERSON: Hello, young lady.

14 MS. HOLLOWAY: Hi. I'm Lisa Holloway, the  
15 owner of the house. And the only thing I was waiting  
16 for, at this point, is some siding on the garage that  
17 has to be replaced; that's the only thing left to do.  
18 And I apologize but it's not done and I'll full well  
19 admit there was some procrastination made in August.  
20 When we had the momentum going in September, my husband  
21 had an incident with his sugar where he fell off a  
22 ladder and he hasn't been cleared to go back on one.  
23 And the two projects that were left had to do with him  
24 getting on a ladder. So the --

25 THE CHAIRPERSON: Murphy's law.

1 MS. HOLLOWAY: Right. So the hood -- or the  
2 cover for the chimney was done since you guys posted.  
3 And the siding is we're planning to have done this  
4 week. And then I can call you guys next week for the  
5 inspection.

6 THE CHAIRPERSON: Okay. Sounds like a plan.

7 MR. KOLBE: Well, our recommendation, you  
8 know, can be dismissal, pending a C of C issued on the  
9 property by the end of the month, whatever your  
10 pleasure.

11 THE CHAIRPERSON: That sounds good.

12 MR. STEWART: Uh-huh. Mona?

13 THE CHAIRPERSON: Is that a motion --

14 MS. HOFMEISTER: Yes.

15 THE CHAIRPERSON: -- that anybody would  
16 support?

17 MS. HOFMEISTER: I'll make a motion that  
18 94 East Sheffield --

19 THE CHAIRPERSON: Be dismissed?

20 MS. HOFMEISTER: -- be dismissed, providing  
21 that you show up with your proper documents within 30  
22 days.

23 MS. HOLLOWAY: Okay.

24 THE CHAIRPERSON: Is there a second, please?

25 MR. ONWUZURIKE: I second.

1 THE CHAIRPERSON: Okay. Any additional  
2 discussion?

3 Hearing none, all in favor of the motion say  
4 "aye".

5 BOARD MEMBERS: Aye.

6 THE CHAIRPERSON: Any opposed?

7 None, motion passes. Thank you.

8 MR. KOLBE: 92 -- or 90/92 Pingree. It's a  
9 two-family unit, inspected on 11-2 of 2016. The  
10 Property Maintenance Inspection, all permits were  
11 needed.

12 All permits have since been finalized,  
13 therefore our recommendation is for dismissal.

14 MR. SMYTHE: Drew Smythe, property manager.

15 THE CHAIRPERSON: Your name, please?

16 MR. SMYTHE: Drew Smythe, property manager.

17 THE CHAIRPERSON: I'm sorry. You said that  
18 earlier.

19 MR. SMYTHE: That's okay.

20 MR. STEWART: Can I go ahead and make a  
21 recommendation?

22 THE CHAIRPERSON: Certainly.

23 MR. STEWART: I make a recommendation that 90  
24 and 92 Pingree --

25 THE CHAIRPERSON: Dismiss.

1                   MR. STEWART:  -- be considered as a dismissed  
2                   property.

3                   THE CHAIRPERSON:  Is there a second, please.

4                   MS. HOFMEISTER:  Oh, I'll second.

5                   THE CHAIRPERSON:  Any more discussion?

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

7                   BOARD MEMBERS:  Aye.

8                   THE CHAIRPERSON:  Any opposed?

9                   None.  Motion passes.

10                  Thank you, sir.  You're all done.

11                  MR. SMYTHE:  Happy holidays, everybody.

12                  MR. KOLBE:  95 Mark Avenue is a single-family  
13                  home, inspection was conducted on 11-3 of 2016.  A  
14                  Property Maintenance Inspection required a building,  
15                  plumbing, mechanical and electrical permits, which all  
16                  have been pulled.

17                  The property is -- was a vacant, dilapidated  
18                  and deteriorating structure.  The south elevation  
19                  windows were boarded, rear entry door and window was  
20                  broken, north elevation window is broken, porch is  
21                  crumbling.  Siding, trim and garage are deteriorating.  
22                  It was overgrown, unkempt and, again, broken windows,  
23                  major yard -- debris in the yard.  Missing guardrail  
24                  and handrail on the front and rear porches.  The gas  
25                  meter is off and lock is broken.  The electric meter is

1 off.

2 Due to the fact that permits are active, our  
3 recommendation is for a postponement until February so  
4 work can progress.

5 THE CHAIRPERSON: Your name, please.

6 MR. EDWARDS: Reginald Edwards.

7 THE CHAIRPERSON: Thank you, sir. You are  
8 the owner?

9 MR. EDWARDS: Yes, I am.

10 THE CHAIRPERSON: Okay. Can you give us a  
11 little bit of a plan on what you plan on doing.

12 MR. EDWARDS: Yeah. All that stuff he said,  
13 that's been done. I done the porches, everything. I  
14 just got to put the rails up. I got a window in the  
15 house. I got a bigger window that's going on the side  
16 where the board is, everything going on the inside. I  
17 dug the whole basement up, too. I'm putting a bathroom  
18 in there, all the plumbing. I'm redoing the whole  
19 house inside and out. The porch is redone, cinder  
20 blocks replaced. You can go by there right now, take  
21 some pictures. Back door done. I just got to put the  
22 rails up. That's all I been doing; working on the  
23 house.

24 THE CHAIRPERSON: Permits have been pulled?

25 MR. MORAN: Yes.

1 THE CHAIRPERSON: So we won't see you here  
2 next time?

3 MR. EDWARDS: I'm going to be finished before  
4 then. Trust me, I will be finished.

5 THE CHAIRPERSON: Motion, please.

6 MS. HOFMEISTER: What are you going to do  
7 with this property when it's finished?

8 MR. EDWARDS: I think I'm going to move in it  
9 since I'm putting all my money in it.

10 MS. HOFMEISTER: Okay.

11 MR. EDWARDS: Yeah, I'm moving in.

12 THE CHAIRPERSON: Good choice.

13 MR. EDWARDS: I'm moving in. Trust me, it's  
14 going to be real sharp. I want you all to take  
15 pictures of it when I get through.

16 MR. STEWART: So he asked for a postponement.

17 THE CHAIRPERSON: I'm looking for a motion,  
18 please.

19 MR. STEWART: I make a motion that 95 Mark  
20 Avenue be postponed until the February 2017 meeting.

21 MS. HOFMEISTER: I'll second.

22 THE CHAIRPERSON: Mona seconded. Any  
23 additional discussion?

24 All in favor say "aye".

25 BOARD MEMBERS: Aye.

1 THE CHAIRPERSON: Any opposed?

2 Hearing none, motion passes. Thank you.

3 MR. KOLBE: Next property is 92 Wesson.

4 MR. EDWARDS: Thank you, guys.

5 MR. KOLBE: Commercial property --

6 THE CHAIRPERSON: Thank you.

7 MR. KOLBE: -- was inspected on 11-3 of 2016.

8 All permits are needed. Building permit was pulled  
9 back in 2000 -- in January of 2016 and has since  
10 expired.

11 It's a vacant, dilapidated and deteriorating  
12 structure. Roof, brick veneer and soffit and trim are  
13 all deteriorated. Bricks are crumbling off the  
14 building, foundation is settling, the chimney has been  
15 removed, it's overgrown, rotted stairway to the rear, a  
16 trip hazard on sidewalk, window sills and brickwork  
17 falling off. The gas meter is locked out and electric  
18 meter is on.

19 Due to the fact that there's no activity, no  
20 permits been pulled, our recommendation is for  
21 demolition.

22 THE CHAIRPERSON: Name, please.

23 MR. STEPHENSON: Nate Stephenson.

24 THE CHAIRPERSON: And your relationship to  
25 the property?

1                   MR. STEPHENSON: I'm the Deacon of the  
2 church.

3                   THE CHAIRPERSON: Pardon?

4                   MR. STEPHENSON: I'm one of the deacons of  
5 the church.

6                   THE CHAIRPERSON: What's your plan for this?

7                   MR. STEPHENSON: The plan is, last we came  
8 here before this Board, I was told they wanted to make  
9 sure it's structurally sound so I dropped off and I  
10 have in my hand an architectural engineer plans for  
11 the -- when they went through and did the inspection.  
12 I dropped that off to the City. I furnished him with  
13 one and we have plans of keeping it a church. We plan  
14 on doing the work and getting it done.

15                   THE CHAIRPERSON: Are you familiar with --

16                   MR. KOLBE: When did you drop that off?

17                   MR. STEPHENSON: I came -- pardon me?

18                   MR. KOLBE: When did you drop that off?

19                   MR. STEPHENSON: I dropped that off the day I  
20 seen you. When was that? It was right after we got  
21 done. So, if this was the 13th, I must have dropped it  
22 off the same day of the 13th or the 14th, whatever day  
23 it was. I dropped it off and she logged it because she  
24 told me she was going to scan it. And that's why I  
25 made a copy. I have my copy here.

1 THE CHAIRPERSON: He's looking it up now.

2 MR. STEPHENSON: And then we have --

3 MR. MORAN: Yeah, we have a log. I did a  
4 Property Maintenance with him. Between the last time  
5 we met and even the time we posted, we did a Property  
6 Maintenance Inspection.

7 THE CHAIRPERSON: Okay.

8 MR. KOLBE: Oh, okay.

9 THE CHAIRPERSON: So it was done?

10 MR. MORAN: Yes. And I was able to access  
11 the house and I did have a copy of the engineer's  
12 report. There are structural issues inside and out.  
13 So there's a lot of, you know, damage to the roof,  
14 allowing water intrusion into the structure in the  
15 northwest corner, you know. So we did get a good  
16 number of pictures on them and, you know, there is a  
17 lot of work that needs to be done, so --

18 THE CHAIRPERSON: So you have -- excuse me.  
19 So you have a letter from an architect or an engineer?

20 MR. MORAN: He's an arc -- he's a structural  
21 engineer.

22 MR. STEPHENSON: Yes, that's what I was told.  
23 You suggested that you wanted to make sure it was  
24 structurally sound before I put in the money.

25 MR. STEWART: You know, what is this? I'm

1 going to be frank with you and I'm not an engineer, but  
2 I can look at this property and tell you it's about to  
3 collapse. The stairs are --

4 MR. STEPHENSON: After they were all --

5 MR. STEWART: Are the stairs detached up at  
6 the top there?

7 THE CHAIRPERSON: They appear to be.

8 MR. STEPHENSON: No, nothing's detached.

9 THE CHAIRPERSON: You say you brought the --  
10 could you -- could I look at that report, please.

11 MR. STEPHENSON: Yes.

12 THE CHAIRPERSON: If you don't mind.

13 MR. STEPHENSON: Now, simply stating, and  
14 really nice about it to say that, since you and I are  
15 not engineers. But you did suggest it. So I did --  
16 the church did have it done. And, in the process, the  
17 stairs, they are weather-beaten, to be truthfully  
18 honest, they are weather-beaten. We see that it's  
19 wood.

20 MR. MORAN: Architectural engineers.

21 MR. STEWART: And, also, at the top, have you  
22 seen --

23 MR. STEPHENSON: Sir. Sir, that's our  
24 church. I'm there every day, almost. I'm there.

25 MR. STEWART: Okay. You see --

1 MR. STEPHENSON: And the pictures --

2 MR. STEWART: -- too that you have a lot of  
3 water damage here?

4 MR. STEPHENSON: Sir, you asked me a  
5 question; I want to answer it. I appreciate you. This  
6 is the thing: I'm not here to really try to ruffle  
7 anybody's feathers, I'm just trying to get my church  
8 together and do it in the proper way that I've been  
9 instructed; that's why I asked. I was told to do  
10 something, I did it. The roof was replaced a couple  
11 years ago. True, the brick has started to erode  
12 because of the water; and we spoke about that. So it's  
13 not that, in your opinion, that it's structurally  
14 unsound or that it looks as if it's going to -- what  
15 word did you say?

16 MS. HOFMEISTER: Collapse.

17 MR. STEPHENSON: -- collapse. Sir, that's  
18 not the case. And I have professional opinion right  
19 there in the report. And, when we had the Property  
20 Maintenance Inspection, he spoke through, he said it  
21 was really general. I have the letter here from the  
22 City as well. So I don't come here, really, to give  
23 any opposition nor meet any opposition. I'm just  
24 looking to --

25 MR. MORAN: Well, the fact of the matter is



1 Where's the second page?

2 MR. STEPHENSON: All of it's there.

3 THE CHAIRPERSON: No, it's not, according to  
4 the document.

5 MR. STEPHENSON: If it's not, if I don't have  
6 it, you guys have a copy of it.

7 MR. MORAN: Yeah, we have a copy in the  
8 system here.

9 THE CHAIRPERSON: Yeah, because this says  
10 Page 1 of 2 and then I don't see a Page 2.

11 MR. STEPHENSON: That's what it is. And I  
12 came -- actually, it was 10-17.

13 THE CHAIRPERSON: Is there a Page 2?

14 MR. STEPHENSON: That's the only --

15 THE CHAIRPERSON: I want to know who signed  
16 it.

17 MR. STEPHENSON: Who signed it? It should  
18 be -- no, I don't have a Page 2.

19 THE CHAIRPERSON: In case you're wondering,  
20 I'm also an architect.

21 MR. STEPHENSON: Oh, no, I know your  
22 background. I'm familiar with you.

23 MR. MORAN: I don't have a Page 2 either.

24 THE CHAIRPERSON: So Page 2 is missing?

25 MR. STEPHENSON: I have just what the guy

1 gave me, just what the --

2 THE CHAIRPERSON: Okay. Would you contact  
3 the gentleman or the woman and ask them where Page 2  
4 is? Because, clearly, on the bottom it says Page 1 of  
5 Page 2.

6 MR. STEPHENSON: Okay.

7 THE CHAIRPERSON: Plus a document of this  
8 nature usually is never sent out without a signature or  
9 name on it. This has neither.

10 MR. STEPHENSON: It's not signed on the  
11 red -- oh, it's no pictures.

12 THE CHAIRPERSON: There's no pictures.  
13 There's no Page 2.

14 MR. STEPHENSON: Okay. I can get it.

15 THE CHAIRPERSON: I'm certain there's a  
16 Page 2 because, reading this, this is an incomplete  
17 report.

18 MR. STEPHENSON: Okay. Well, I was just  
19 given that from the -- from the firm and I'll be sure  
20 to get it. I mean, it's no problem.

21 MR. STEWART: What about the debris on the  
22 property?

23 THE CHAIRPERSON: Yeah.

24 MR. MORAN: All kinds of debris.

25 MR. STEPHENSON: A couple days ago, I got rid

1 of that. It was some black bags and he said overgrown  
2 is the vegetation, so we had to cut all that down.

3 THE CHAIRPERSON: But there's also debris.  
4 It isn't just --

5 MR. STEPHENSON: No, those are old pictures,  
6 sir.

7 THE CHAIRPERSON: Well, November 3rd. Has  
8 everything been cleaned up since then?

9 MR. STEPHENSON: Yes, sir. Black bags that  
10 were in that corner --

11 MR. MORAN: I don't know. I haven't been  
12 back by there so I can't verify.

13 MR. STEPHENSON: Yeah. Black bags are gone.  
14 And there was bundled-up shrubbery.

15 THE CHAIRPERSON: Bundled-up woods. There's  
16 wood debris. There's cans.

17 MR. KOLBE: Trees down.

18 THE CHAIRPERSON: Trees are down. All that's  
19 been taken care of?

20 MR. STEPHENSON: That, no. The black bags  
21 and the bundled-up sticks or whatever you want to call  
22 that wood is gone.

23 MR. COPE: Does the church have the financial  
24 means to repair this?

25 MR. STEPHENSON: We've been securing the

1 funds slowly but surely. But the pastor assured me, he  
2 said, "Well, don't go -- we wanted to be sure that we  
3 proceeded the way the City wants it to be done." Same  
4 as we had the conversation, he said, "It was good you  
5 didn't buy them." Because we were going to purchase  
6 other stanchions and he said, "No, don't buy those  
7 because it won't hold the load." So that was good  
8 advice; good, sound advice.

9 So we wanted to make sure we waited first to  
10 get this done. So I guess the answer is yes but it's  
11 going to take a little minute. I mean, it's  
12 phase-by-phase. This is, you know --

13 THE CHAIRPERSON: You have funds to correct  
14 the problems on the building?

15 MR. STEPHENSON: Yeah. We had estimates for  
16 the brick and the guy said, like, \$8,400 to do the  
17 whole brick. And, in the process, he did suggest that  
18 we knock down those stairs because they have to put  
19 their scaffolding and stuff up.

20 THE CHAIRPERSON: What about some of the  
21 structural issues that are brought up in the report?

22 MR. STEPHENSON: The structural, as far as  
23 his report or --

24 THE CHAIRPERSON: Yes.

25 MR. STEPHENSON: -- the report of --

1 THE CHAIRPERSON: The report that you got  
2 from your engineer.

3 MR. STEPHENSON: That was really, basically,  
4 the stanchions in the basement.

5 THE CHAIRPERSON: Right. Are you going to  
6 address those?

7 MR. STEPHENSON: Right, we're going to  
8 address them. We're going to go to the place that he  
9 suggested and measure and get those up.

10 MR. ONWUZURIKE: So what is the timeline,  
11 then?

12 MR. STEPHENSON: Timeline for the stanchions,  
13 that will be up --

14 MR. MORAN: The roof, like we talked about,  
15 there's a multiple approach that you've got to take.  
16 But you've got to start from the roof down because all  
17 you've got is water intruding into the structure, which  
18 continually erodes the veneer on the exterior and the  
19 foundation.

20 MR. STEPHENSON: Right.

21 MR. MORAN: And it's going to cause more  
22 structural damage.

23 MR. STEPHENSON: Right.

24 MR. MORAN: So, like we talked about out  
25 there, you've got to start from the roof and the

1 exterior down.

2 MR. STEPHENSON: Right.

3 MR. MORAN: You know, putting stanchions in  
4 place, that's one thing to help stabilize the interior  
5 portion but you've got so many problems here --

6 MR. STEPHENSON: I --

7 MR. MORAN: -- with the structure that you've  
8 got to attack it from multiple directions and aspects  
9 and it's all got to be simultaneous. You can't just  
10 say, "I'm going to stick three stanchions under the  
11 floating beam in the basement" and think you're going  
12 to buy five years or a year's worth of time. And I  
13 think you've got to attack this. I think the Board  
14 wants to know how is this going to be funded. You're  
15 talking about tens of thousands of dollars.

16 THE CHAIRPERSON: It's not a cheap solution.

17 MR. STEPHENSON: No, I understand.

18 MR. COPE: And I assume there would be a  
19 building permit required for the structure, for sure.

20 MR. STEPHENSON: Yes, sir.

21 MR. COPE: It sounds to me like there needs  
22 to be some sort of plan developed here. I mean, you  
23 got a little piece of it here with a partial evaluation  
24 of the building but it appears that there needs to be a  
25 complete evaluation done and then a permit application

1 submitted for the repairs. And that would -- at least,  
2 if you get a complete report, then you'll have a better  
3 idea what your costs are going to be for the whole  
4 project.

5 MR. STEPHENSON: That's what the property --  
6 PMI was, right?

7 MR. MORAN: There's no cost --

8 MR. STEPHENSON: No, no.

9 MR. MORAN: There's no cost estimate  
10 associated with that Property Maintenance Inspection.

11 MR. STEPHENSON: Right.

12 MR. MORAN: That's just a statement saying  
13 that you have to have certain permits, there's general  
14 Property Maintenance codes that are identified, there's  
15 structural issues that -- identified.

16 MR. STEPHENSON: Right.

17 MR. MORAN: But, you know, you've got to  
18 comply with all the requirements of the code, whether  
19 it's the building code, the plumbing code, the  
20 mechanical code. And so the -- you know, all those  
21 aspects have to be complied with.

22 MR. STEPHENSON: Yes, sir, I understand.  
23 What we're addressing, as far as the roof, like I say,  
24 I can bring you the paperwork. It was just done in  
25 2011 or '12, a new roof was put on there.

1                   MR. MORAN: Well, it's not doing its job  
2 right now because you've got a problem with the roof.

3                   MR. STEPHENSON: You and I, we both agree,  
4 when you look at the exterior where the water is coming  
5 from is where there's no gutters. And the overhang for  
6 the water running down, you can blatantly see --

7                   MR. MORAN: I don't believe that. I didn't  
8 agree with you out there when you made that statement  
9 and I don't agree with it, from my experience; that  
10 it's just a gutter problem.

11                   MR. STEPHENSON: Okay.

12                   MR. MORAN: You've got a roof problem and you  
13 need to have that fixed.

14                   MR. STEPHENSON: Okay. So we'll address that  
15 and I'll have the roofers come out and hop back up  
16 there, you know. Because, like I said, it has a  
17 warranty because it was just done not even five  
18 years -- four, five years ago, it was done.

19                   THE CHAIRPERSON: There's a lot of work that  
20 has to be done on this building, just looking at the  
21 outside.

22                   Was there an addition added on the back?

23                   MR. STEPHENSON: That was the re -- yes, you  
24 see the bricks, the cinder blocks?

25                   THE CHAIRPERSON: The block.

1                   MR. STEPHENSON: We talked about knocking  
2                   that down because that really was an addition that was  
3                   added to the building.

4                   THE CHAIRPERSON: Yes.

5                   MR. STEPHENSON: You know, so, I mean, it's  
6                   not really there for any purpose to stop the original  
7                   edifice -- it doesn't belong to the original edifice.

8                   MR. ONWUZURIKE: Okay. We got these reports  
9                   and we have a meeting in February. What are we going  
10                  to be expecting from this?

11                  MR. STEPHENSON: What am I expecting from?

12                  THE CHAIRPERSON: What can we expect by you  
13                  in February?

14                  MR. STEPHENSON: Oh, I mean, definitely  
15                  improvement and processes is a word that you guys like  
16                  to use, process. You definitely see some improvement.  
17                  I will have some things for you to see, I mean some  
18                  things done. Due to the weather, I'm hoping that we  
19                  can get a bricker out -- or a masonry out there to  
20                  attack the bricks. And definitely starting from the  
21                  roof first, from the roof down; I'll be sure to -- to  
22                  tell the pastor that.

23                  MR. MORAN: You've got to start by pulling  
24                  permits. Okay?

25                  MR. STEPHENSON: First bring the money down,

1 pull the permits and then -- because we have permits  
2 but they expired. So we want to make sure we're  
3 compliant with the City. So I'll bring the money down  
4 for the permits first and then we'll do that, the ample  
5 work that's needed. Is that -- is that the first step,  
6 to buy the permits, right?

7 MR. MORAN: (Nods head.)

8 MR. STEPHENSON: Okay. So we'll do the  
9 building permit and then do -- I have to pull them  
10 simultaneously or do they have to run concurrent or how  
11 does this work?

12 MR. MORAN: Well, you can't do any electrical  
13 work without an electrical permit. So you start with  
14 the building permit and work on the exterior or the  
15 roof, your masonry, veneer and some of those kind of  
16 things, then your windows all taken care of. You've  
17 got, you know, a lot of your window sills are rotted  
18 out, your trim is all rotted. I mean, you talked about  
19 replacing the windows and, I mean, that's the kind of  
20 thing I would concentrate on.

21 MR. STEPHENSON: Okay. That you wouldn't --

22 MR. MORAN: Again, it's a multitude of  
23 problems that have been addressed. And you've got to  
24 have a plan and right now. We just don't hear a viable  
25 plan to get this project off on a good start and be

1           viable.

2                   MR. COPE:  And I think that's what we need,  
3           as a board, is a comprehensive plan showing what you  
4           plan to do and the steps you plan to take to complete  
5           the work.

6                   MR. STEPHENSON:  Okay.  So --

7                   MR. COPE:  And there's an incomplete  
8           evaluation of the building so --

9                   MR. STEPHENSON:  So a plan would be the  
10          first -- I gave you a two-step -- first three steps.  
11          First come, pull the permits.  Secondly, do the work on  
12          the permits that are permitted to do.  And then,  
13          thirdly, like you said, start at the roof first.

14                   I'm going to start with the roofers to make  
15          sure that roof is, you know, properly done and then  
16          we'll come down.  I mean, because we have to stop that  
17          water from beating on those bricks and then get the --  
18          the people to come out.

19                   Like I said, the -- what you talking about,  
20          the window sills are brick; that's the brick in the  
21          pictures that you guys see.  A lot of our problems are  
22          due to that brick.  I mean, that's cosmetic.

23                   MR. COPE:  The requirement here would be for  
24          a comprehensive plan to be developed before you apply  
25          for permits.  You need to know what it is that you're

1 going to do before you apply for a permit.

2 MR. STEPHENSON: So an architect so --

3 MR. MORAN: You need a general contractor  
4 that knows what he's doing that's going to have the  
5 ability to put this plan into motion.

6 MR. STEPHENSON: Okay.

7 MR. MORAN: And, obviously, you've been here  
8 since when, 2013?

9 MR. KOLBE: '13, uh-huh.

10 MR. STEPHENSON: 2013. We haven't really  
11 gotten anywhere.

12 THE CHAIRPERSON: So this has been on the  
13 agenda since '13?

14 MR. MORAN: Yep.

15 MR. KOLBE: It hit the Hearing Officer on  
16 December 18th of 2013. And the first time it was here  
17 was August of 2017 (sic).

18 THE CHAIRPERSON: So it's been three years?  
19 Okay. Is there any discussion here?

20 MR. COPE: Well, I'd like to know if you have  
21 the means to hire an architect to evaluate the  
22 building, develop a comprehensive plan and submit plans  
23 to the Building Department for a permit.

24 MR. STEPHENSON: Yes, sir.

25 MR. COPE: You have -- do you have the means

1 to do that?

2 MR. STEPHENSON: Yes, sir. I will hire -- we  
3 will hire an architect or a general -- you said  
4 somebody to come out and do the --

5 THE CHAIRPERSON: Those are two different  
6 people.

7 MR. STEPHENSON: Okay. We will hire and get  
8 the service of a professional to write out a plan  
9 because that sounds, to me, like it would be a lot more  
10 inexpensive than to just go gung ho, buying stuff. So  
11 we'll buy -- we'll get a professional, have a plan,  
12 I'll bring it down to the City, put it in their hands,  
13 definitely, before -- I'll do it -- this is November  
14 the 16th. So how about before or like month's end,  
15 December 1st, I'll have someone come out?

16 I'm only saying that by my schedule. But  
17 I'll schedule it, pay the fees and I'll have it in by  
18 December 1st for the Planning Department to approve or  
19 to see which direction we're going. Is that -- does  
20 that sound fair?

21 MR. COPE: That sounds like a reasonable plan  
22 to me. But one of the concerns that I have, in looking  
23 at this, is that's great if you're going to look at  
24 what you can do to repair it but what about cleaning it  
25 up and taking care of it?

1                   MR. STEPHENSON: I can do that way before  
2                   that. We can just get the members and we'll get the  
3                   chain saws and cut it out, and we have some hot dogs  
4                   for the children, and drag it away. You can always  
5                   make a little fun out of it. So, to clean up, you're  
6                   speaking about the brush and the trash and all that?  
7                   We can take care of that without -- we can be  
8                   professionals for that.

9                   MR. COPE: And when can that be done?

10                  MR. STEPHENSON: That can be done in two  
11                  weeks. What is today, the 16th? So I'll probably get  
12                  all that done before the 1st.

13                  MR. COPE: I'm just curious, if it's been  
14                  since 2013, why is it that it hasn't been done to this  
15                  point?

16                  MR. STEPHENSON: Well, it's been a number of  
17                  things. The pastor who was originally the pastor was  
18                  Jean Hollis. And, I mean, some of you guys may be  
19                  familiar with her. But she had passed and then we got  
20                  a new pastor. And, actually, in between there, it was  
21                  having to get a pastor.

22                  And then so the building has really had a  
23                  bunch of Band-Aids. It's like putting a Band-Aid on a  
24                  bullet wound, you know. So it's just been patched and  
25                  patched and patched and here it is now, it's falling

1 into our lap that we have to fix this stuff now.

2 MR. COPE: I'd be willing to make a motion to  
3 postpone this until the February meeting, provided in  
4 that timeframe you hire an architect, get a plan put  
5 together, comprehensive plan, submit an application and  
6 you clean up the property.

7 MR. STEPHENSON: All right. That's -- will  
8 do.

9 THE CHAIRPERSON: Is there a second?

10 MR. ONWUZURIKE: I second on that.

11 THE CHAIRPERSON: Is there any discussion?

12 I've been hearing less on the left side of  
13 the table here.

14 MS. HOFMEISTER: To me, this is like an  
15 insurance policy that you pay for over 40 years and  
16 when you go to cash it in, it's only worth a thousand  
17 dollars. This building's falling down all the way  
18 around.

19 It's like you're going to be putting more  
20 money into it than the building itself is worth.

21 MR. STEPHENSON: It -- it -- oh, well, it  
22 depends on what the value is to you or to someone or to  
23 the person. It's -- it's not that at all. It's -- I  
24 mean, I can understand the knowledge of an insurance  
25 policy and then a thousand dollars.

1 MS. HOFMEISTER: No, it's -- you're paying  
2 money into something for 30 years and then, at the end,  
3 when you go to cash it in, you've paid more money in  
4 than you're getting back.

5 MR. STEPHENSON: A thousand dollars is  
6 monetary. I mean, it's a church we're looking at.

7 THE CHAIRPERSON: No, it's a dangerous  
8 structure. It's not a church.

9 MR. STEPHENSON: We have two -- well --

10 MS. HOFMEISTER: It's falling down all the  
11 way around.

12 MR. STEPHENSON: Upside-down, it's still a  
13 car. So my point is I'm just trying to --

14 MR. STEWART: Can we move forward, please,  
15 with a vote?

16 THE CHAIRPERSON: All right. Is there more  
17 discussion?

18 MR. ONWUZURIKE: No.

19 THE CHAIRPERSON: All in favor of the motion  
20 to postpone, say "aye".

21 BOARD MEMBERS: Aye.

22 THE CHAIRPERSON: All opposed, say "aye".

23 BOARD MEMBERS: Aye.

24 THE CHAIRPERSON: Motion does not pass. Is  
25 there another motion, please?

1                   MR. STEPHENSON: So how do we do it? Is it a  
2 deadlock, two to two?

3                   THE CHAIRPERSON: No, it's not. The motion  
4 did not pass and I'm open to a second motion.

5                   Otherwise, it will come before us again.

6                   If I don't hear one, then it's going to come  
7 back to the next meeting anyway.

8                   MS. HOFMEISTER: Well, then, just let it come  
9 back because I'm not changing my vote.

10                  MR. KOLBE: No, he's looking for another  
11 motion.

12                  THE CHAIRPERSON: I'm looking for another  
13 motion, not another vote. We had a motion to postpone  
14 and I'm asking if there's a motion for demolition.

15                  All right. Hearing none, then I guess it's  
16 automatically postponed until the next meeting.

17                  MR. STEPHENSON: Thank you.

18                  THE CHAIRPERSON: Thank you.

19                  MR. STEPHENSON: Sir, I'm looking to make you  
20 happy, sir.

21                  THE CHAIRPERSON: I hope so.

22                  MR. STEPHENSON: I mean, because I want to --  
23 I want to hear the words from you, my man, that when we  
24 get finished, like when we got the completion, because  
25 I really enjoy you and it's not no animosity. I'm

1 happy with you, Brother, because you're going to make  
2 me do better.

3 THE CHAIRPERSON: I see a lot of people in  
4 the audience.

5 MR. KOLBE: 15 Short.

6 THE CHAIRPERSON: 15 Short.

7 MR. KOLBE: It's a single -- a duplex, was  
8 inspected on 11-3 of 2016. A Property Maintenance  
9 Inspection was done on November 9th of 2016. And a  
10 building permit --

11 THE CHAIRPERSON: Do you have the report?

12 MR. STEPHENSON: Thank you.

13 MR. KOLBE: Building permit, plumbing,  
14 electrical and mechanical permits are all needed. It's  
15 a vacant, dilapidated and dangerous structure. Roof  
16 and siding, trim and stairs to the second floor are all  
17 dilapidated. It's overgrown, debris, unkempt, animals  
18 undermining, abandoned trailer. Both gas meters are  
19 gone and both electric meters are off.

20 Recommendation is to remain on the demolition  
21 list unless permits are pulled by the end of the month.

22 THE CHAIRPERSON: Your name, please.

23 MS. WILSON: Camilla Wilson. I'm a  
24 representative for Associate Rehab Housing, LLC, the  
25 owner of the property.

1 THE CHAIRPERSON: Okay. I remember this --  
2 didn't this come before us before?

3 MR. STEWART: Yep.

4 MS. WILSON: Yes, it did.

5 THE CHAIRPERSON: And we recommended, at that  
6 time, to postpone?

7 MS. WILSON: Yes, you did.

8 THE CHAIRPERSON: And has there been work on  
9 the property since then?

10 MS. WILSON: Just a little cleaning, but no.  
11 We pulled the Property Maintenance --

12 THE CHAIRPERSON: Inspection?

13 MS. WILSON: -- inspection. They come out  
14 last week. The plan now is to pull the rest of the  
15 permits, finish the roof, move to the inside. The  
16 outside of the building will be cleaned this week. So  
17 the outside property will be cleaned this week.

18 MR. STEWART: Why wasn't it cleaned at the  
19 end of the last meeting? Because this looks like it's  
20 in the same condition, ma'am.

21 MS. WILSON: There was a lot of cleaning done  
22 by myself. It posed a problem because of familial  
23 situations and other situations. And, technically,  
24 I've been the one cleaning the property. So, when  
25 those situations came up, I did not clean it.

1 THE CHAIRPERSON: This is a duplex?

2 MR. KOLBE: Yes.

3 MS. WILSON: Yes. It is planned to be turned  
4 into a single-family, one whole house.

5 THE CHAIRPERSON: Oh, it's going to --

6 MS. WILSON: Yeah.

7 THE CHAIRPERSON: -- be reverted back to a  
8 single-family?

9 MS. WILSON: Uh-huh.

10 MR. STEWART: So the trailer, all of this, is  
11 in the same condition it was in from the last meeting  
12 and nothing has been done to it?

13 MS. WILSON: The trailer is still out there.  
14 There was a lot of shingles out there from the roofing  
15 project. About 75 percent of those shingles have been  
16 removed.

17 MR. MORAN: I did the Property Maintenance on  
18 the 9th, which is just last week, and it's completely  
19 gutted on the inside.

20 MR. STEWART: I see.

21 MR. MORAN: A lot of work to be done in the  
22 house. Top to bottom, it's completely stripped.  
23 There's no mechanicals.

24 MR. STEWART: And it hasn't been touched  
25 since the last meeting, three months ago.

1                   MR. MORAN: No. And they want to convert it  
2 back to a single-family, which could be a simple  
3 conversion. But you're talking a lot of money to get  
4 this house back to a safe and habitable condition.

5                   MS. WILSON: We have the means and we're  
6 willing to put in the work. No, it has not been done  
7 in the past three months because of familial situations  
8 and things that have come up, which is not a valid  
9 excuse but --

10                  MR. STEWART: Give me a -- not getting too  
11 personal. But give me a general idea as to what came  
12 up, why it couldn't be cleaned up.

13                  MS. WILSON: We had quite a few deaths in our  
14 family.

15                  MR. STEWART: Okay.

16                  MS. WILSON: So --

17                  THE CHAIRPERSON: You have --

18                  MS. WILSON: And they were doing most of the  
19 work.

20                  THE CHAIRPERSON: You have other people  
21 working with you or is it just you?

22                  MS. WILSON: My partner was here with me last  
23 time, he spoke, Shawn Madden.

24                  THE CHAIRPERSON: Okay.

25                  MS. WILSON: We're doing most of the work.

1                   THE CHAIRPERSON: I mean, winter's coming.  
2                   And my concern, if it doesn't get addressed soon, it  
3                   won't be addressed at all.

4                   MS. WILSON: I understand that. I think the  
5                   biggest thing is just finishing the roof and then being  
6                   able to move on the inside.

7                   THE CHAIRPERSON: Okay. Can you finish the  
8                   roof in the next few weeks?

9                   MS. WILSON: Uh-huh.

10                  THE CHAIRPERSON: Because, again, this  
11                  weather's going to turn real quick here.

12                  MS. WILSON: Exactly.

13                  MR. STEWART: I think the biggest issue is  
14                  getting all this trash.

15                  MS. WILSON: That can be done this week.

16                  MR. STEWART: That's all they're saying; the  
17                  trash is a big issue.

18                  MS. WILSON: The trash, like I said, that's  
19                  part of the problem. The trash will be cleaned up this  
20                  week, by the end of this week.

21                  MR. STEWART: I don't think you're serious  
22                  about this, ma'am, to tell you the truth. I'm going to  
23                  be honest with you because, you know, you had a lot of  
24                  summer days. And I understand, you know, family  
25                  dynamics and losing loved ones and all of that. But

1           what about the neighbors over there that have to look  
2           at all of this garbage? I mean, would you want this  
3           near you? Tell the truth. Would you?

4                     MS. WILSON: No, no, I wouldn't.

5                     MR. STEWART: I wouldn't either. I wouldn't  
6           want all of this around me.

7                     MS. WILSON: I wouldn't and I definitely  
8           understand where you're coming from. That's why I'm  
9           getting to where I'm going to have the property  
10          cleaned. That's a personal guarantee on my end.

11                    MR. ONWUZURIKE: I got three things I'm  
12          thinking about. I don't know how feasible those three  
13          things will be. Will you be able to do those, clean  
14          up, raise the roofing and pull the building permits?  
15          Is that a big challenge to be done before the end of  
16          the year?

17                    MS. WILSON: No, not at all. Cleaning up,  
18          finishing the roof? No, not at all.

19                    THE CHAIRPERSON: Any other dialogue?

20                    Is there a motion developing?

21                    MR. STEWART: I'm going to rely on the  
22          building officials, again.

23                    Are you dead set on your -- your  
24          recommendation?

25                    MR. MORAN: Well, again, the recommendation

1 is outlined, you know, prior to us looking at the  
2 Property Maintenance Inspection re -- you know, as a  
3 whole. So --

4 MR. KOLBE: That's why it was also placed on  
5 there that permits needed to be pulled by a certain  
6 date.

7 MR. STEWART: Okay. We were -- they were  
8 supposed to pull permits at the last meeting.

9 MR. KOLBE: Right.

10 THE CHAIRPERSON: And can we get your  
11 assurance that you'll pull the permit by the end of  
12 this month?

13 MS. WILSON: Yes, sir.

14 MS. HOFMEISTER: Can we put a stipulation on  
15 there, if the permits are not pulled by the end of the  
16 month, it goes on the demolition list?

17 MR. KOLBE: Yes.

18 THE CHAIRPERSON: We can do that. But I  
19 think it still has to come back to us for a final vote  
20 anyway, right?

21 MR. STEWART: No, it does not.

22 THE CHAIRPERSON: It does not.

23 MR. STEWART: Give her 30 days and just at  
24 the end of the month. Give her 30 days.

25 MS. HOFMEISTER: Okay. Within 30 days.

1 MR. STEWART: Thirty days from today's  
2 date --

3 MS. WILSON: All righty.

4 MR. STEWART: -- your permits have to be  
5 pulled.

6 And you said there has already been a team  
7 inspection, correct?

8 MR. KOLBE: A Property Maintenance  
9 Inspection.

10 MR. STEWART: A Property Maintenance --

11 MR. KOLBE: Yes.

12 MR. STEWART: -- Inspection?

13 I make a recommendation for 15 Short, if the  
14 homeowner on record has not pulled the required  
15 permits, that this property be placed on the demolition  
16 list.

17 THE CHAIRPERSON: And have permits pulled  
18 within 30 days?

19 MR. STEWART: Within 30 days of today's date.

20 THE CHAIRPERSON: And if I could ask for a  
21 friendly amendment that the property would also be  
22 cleaned up in that timeframe.

23 MS. HOFMEISTER: Yes.

24 MR. STEWART: And the property be cleaned --

25 MR. ONWUZURIKE: Yes.

1                   MR. STEWART:  -- of all debris on the outside  
2                   and interior --

3                   MS. WILSON:  Okay.

4                   MR. STEWART:  -- within 30 days.  And, if  
5                   not, this property will be conveyed or placed on the  
6                   demolition list.  That's 15 Short.

7                   MS. WILSON:  Okay.  So, just to confirm, the  
8                   two main stipulations is the property needs to be  
9                   cleaned and all permits need to be pulled?

10                  MR. STEWART:  Cleaned inside --

11                  THE CHAIRPERSON:  Within 30 --

12                  MR. STEWART:  -- and out within 30 days --

13                  MS. WILSON:  Okay.

14                  MR. STEWART:  -- of today's date.

15                  MS. WILSON:  All right.

16                  MR. ONWUZURIKE:  I second the motion.

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

18                  Any additional discussion?

19                  All in favor say "aye".

20                  BOARD MEMBERS:  Aye.

21                  THE CHAIRPERSON:  Any opposed?

22                  Hearing none, motion passes.  Thank you.

23                  MR. KOLBE:  That was all we have --

24                  THE CHAIRPERSON:  Oh, okay.

25                  MR. KOLBE:  -- that signed up.

1 The lady in the gray, what house are you?

2 UNIDENTIFIED WOMAN: 25 Lorraine Court. I'm  
3 waiting on my dismissal.

4 MR. KOLBE: Oh, no problem.

5 UNIDENTIFIED WOMAN: No, I just need to hear  
6 you say it's dismissed and off the demo list.

7 THE CHAIRPERSON: Is that the --

8 MR. KOLBE: It's 25 Lorraine Court.

9 UNIDENTIFIED WOMAN: The last one on the --

10 MR. KOLBE: Right. And you don't have a  
11 thing on there. It was one that had gone before the  
12 Board before, was ordered down. The Property  
13 Maintenance Inspection was done. There was very little  
14 work had to be done so the property -- so they were not  
15 required to go through a rehab agreement. Because this  
16 Board had ordered it down, it needs to come back before  
17 you because a --

18 THE CHAIRPERSON: A dismissal?

19 MR. KOLBE: -- C of O has been issued for  
20 dismissal of that condemnation.

21 MR. STEWART: Is this the one that the father  
22 owned and this is the daughter?

23 UNIDENTIFIED WOMAN: Yes.

24 MR. STEWART: Okay.

25 UNIDENTIFIED WOMAN: Yes. It's been three

1 years now.

2 MR. STEWART: Okay.

3 UNIDENTIFIED WOMAN: We there.

4 MR. STEWART: Just so you know, we have a  
5 stenographer here, just for the record, just so you  
6 know.

7 UNIDENTIFIED WOMAN: Okay. That's why I need  
8 to hear it.

9 MR. STEWART: Okay. You'll be able to read  
10 it, too, if you need to.

11 THE CHAIRPERSON: All right. Is there a  
12 motion made?

13 MR. STEWART: What's the address?

14 MS. HOFMEISTER: 25 Lorraine Court.

15 MR. STEWART: 25 Lorraine Court and we are  
16 asking for a dismissal?

17 MR. KOLBE: Correct.

18 MR. STEWART: I make a motion that  
19 25 Lorraine Court be dismissed.

20 MS. HOFMEISTER: I'll second.

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

23 BOARD MEMBERS: Aye.

24 Any opposed?

25 None, motion passes.

1 UNIDENTIFIED WOMAN: Thank you.

2 THE CHAIRPERSON: Thank you. If -- if -- if  
3 you're here on some property, let's take these other  
4 people here.

5 MR. KOLBE: I was going to say, Perry's over  
6 there, 654 North Perry.

7 654 North Perry is a single-family property.  
8 Inspection was done on November 2nd of 2016. Building  
9 and plumbing and electrical permits have all been  
10 pulled or needed and were pulled.

11 The property was vacant and dilapidated.  
12 Front window was -- had an open to trespass. Front and  
13 side -- rear windows were open. Porch and roof and  
14 rear steps were dilapidated. There was debris,  
15 unkempt, broken windows, missing window in the rear,  
16 garage is gone. Front porch has no guardrails or  
17 handrails. Electric meter's on, the gas meter's on.

18 Permits are pulled and active, therefore our  
19 recommendation was for postponement while work  
20 finalized.

21 MR. STEWART: You mentioned the garage gone.  
22 Is that a good thing?

23 MR. KOLBE: Well, it's no longer an issue.

24 THE CHAIRPERSON: It sounds like it. Your  
25 name, please.

1 MS. BLAIR: Mary Blair.

2 THE CHAIRPERSON: You're the owner?

3 MS. BLAIR: Yes, sir.

4 THE CHAIRPERSON: Okay.

5 MS. BLAIR: Can I show you the updated --

6 THE CHAIRPERSON: Terrific.

7 MS. BLAIR: -- pictures?

8 Thank you.

9 THE CHAIRPERSON: What is your intention with

10 the property?

11 MS. BLAIR: When it's done?

12 THE CHAIRPERSON: Yes.

13 MS. BLAIR: I'm going to put it up for sale.

14 THE CHAIRPERSON: Okay. Well, nice job.

15 MS. BLAIR: Thank you.

16 MR. MORAN: When do you plan on finalizing

17 it?

18 MS. BLAIR: I'm ready for the inspection in

19 the next few weeks. I'm wrapping it up. I don't

20 think -- did you see the pictures?

21 MR. MORAN: I -- I've seen the live shots.

22 MS. BLAIR: But it was more -- I did work.

23 MR. MORAN: I saw. I saw today.

24 MS. BLAIR: Oh, you were there today?

25 MR. MORAN: It looks good.

1 THE CHAIRPERSON: Is there a motion here,  
2 please?

3 MR. ONWUZURIKE: I make a motion for  
4 654 North Perry be postponed until the February  
5 meeting.

6 MS. HOFMEISTER: And I'll second.

7 THE CHAIRPERSON: Any further discussion?  
8 Could I assume that the work will be done  
9 before February?

10 MS. BLAIR: Yes. It's pretty much all done.  
11 I'm just -- I have to --

12 THE CHAIRPERSON: I wonder if we can modify  
13 the motion so that it doesn't have to come back for a  
14 postponement. Can we make the motion to dismiss if all  
15 the work is done before our next meeting?

16 MR. KOLBE: Uh-huh.

17 THE CHAIRPERSON: Can we do that?

18 MR. MORAN: If it's approved and a C of C  
19 issued.

20 MR. KOLBE: C of C issued by --

21 THE CHAIRPERSON: Would you accept that  
22 friendly amendment?

23 MR. STEWART: Sure.

24 THE CHAIRPERSON: How about the second?

25 MR. ONWUZURIKE: I will.

1 THE CHAIRPERSON: That way we don't have to  
2 hear it.

3 MR. ONWUZURIKE: Yes.

4 THE CHAIRPERSON: All right. All right?

5 MS. HOFMEISTER: Okay. Go ahead and say it  
6 again.

7 THE CHAIRPERSON: Okay. That you recommend  
8 dismissal of this property based on it being completed  
9 before our next meeting in February.

10 MS. HOFMEISTER: 654 North Perry, I ask for a  
11 dismissal providing it's done by the next meeting of  
12 February 2017.

13 MR. ONWUZURIKE: I second.

14 THE CHAIRPERSON: And Chris seconded?

15 MR. ONWUZURIKE: Yes.

16 THE CHAIRPERSON: Any additional discussion?  
17 All in favor say "aye".

18 BOARD MEMBERS: Aye.

19 THE CHAIRPERSON: Any opposed?

20 Hearing none, motion passes.

21 MS. BLAIR: Thank you.

22 THE CHAIRPERSON: Hopefully we won't see you  
23 again. Good work. Thank you. We like success  
24 stories.

25 MR. KOLBE: 215 West Cornell, single-family

1 home, inspected on 11-2 of 2016. A Property  
2 Maintenance Inspection was done. Actually, there was a  
3 couple of them done because they had to be done in  
4 phases. So a building permit had been pulled in  
5 January of 2016 and since expired. Plumbing,  
6 mechanical and electrical permits were needed, which  
7 have been pulled.

8 It's a dilapidated and poorly maintained  
9 structure, it is occupied, the rear wall had some major  
10 issues. Roof, windows and trim are all dilapidated.  
11 Overgrown, debris, unkempt.

12 Our recommendation, due to lack of any type  
13 of progress and permits being done, is to remain on the  
14 demolition list.

15 MR. STEWART: Did you say somebody is living  
16 in there?

17 MR. KOLBE: Yes.

18 THE CHAIRPERSON: Name, please.

19 MR. FRANTZ: My name is Glen Frantz.

20 THE CHAIRPERSON: Glen?

21 MR. FRANTZ: Yes.

22 THE CHAIRPERSON: Okay. Can you give us an  
23 update, please.

24 MR. FRANTZ: Yeah. We were supposed to get a  
25 building permit, hopefully, to keep us off the appeals

1 meeting today. We had a little discrepancy when I was  
2 talking with Dave down at the Building office and  
3 that's the only reason it hasn't gotten done yet.

4 I have a totally opposite idea of what's  
5 going on. If we were to buy materials -- I mean, if  
6 it's not from Home Depot or whatever, we pay the price  
7 for that material. They want us to write down a fair  
8 market value, as they call it, on top of what we  
9 already paid for. I consider that a document that is  
10 not being written correctly. That's falsification of a  
11 document.

12 I should be able to write down the amount as  
13 long as I can bring in and even show them a receipt  
14 where I paid for the materials. If we go to Habitat  
15 for Humanity, you still have to pay for it. They give  
16 receipts but we still have to write fair market value  
17 down. I don't understand because that also cranks up  
18 the price of the building permit.

19 MR. STEWART: May I ask a question, sir,  
20 interrupt you?

21 MR. FRANTZ: Sure.

22 MR. STEWART: Do you live here?

23 MR. FRANTZ: Yes.

24 THE CHAIRPERSON: But the proper procedure is  
25 that you have to have a fair market value for the

1 property.

2 MR. FRANTZ: Okay. Now, that's the thing. I  
3 mean, if you buy the materials, like, say, from Church  
4 Street over at Habitat for Humanity and if I paid,  
5 because we were --

6 THE CHAIRPERSON: It doesn't make any  
7 difference, that's correct.

8 MR. FRANTZ: No. Understand what I'm saying.  
9 We were offered insulation that was perfectly good to  
10 use, it was offered at 3 bucks a bundle and, let's say,  
11 for instance, I go check out a price somewhere else and  
12 it would cost there \$20 a bundle, I got to mark \$17 on  
13 top of that?

14 THE CHAIRPERSON: That's the fair market  
15 value.

16 MR. FRANTZ: I don't understand that because  
17 that's still not what was paid for it. You know what  
18 I'm saying?

19 THE CHAIRPERSON: It doesn't make a  
20 difference what was paid for it. There's a difference.  
21 Fair market value --

22 MR. FRANTZ: I'd like to, if there's some way  
23 somebody can show me, you know, if somebody can print  
24 it out where I can pick it up where I can see, you  
25 know, the rules on that.

1                   MR. STEWART: Can I change the subject for a  
2                   moment?

3                   MR. FRANTZ: Sure.

4                   MR. STEWART: Can you explain all the debris?

5                   MR. FRANTZ: There's a lot of stuff that has  
6                   already been picked up since those pictures. I mean,  
7                   I've had stuff taken out to the road. Special pickup  
8                   has already come. Matter of fact, they didn't get it,  
9                   somebody else did. So I had to call and cancel the  
10                  special pickup. But a lot of stuff has been picked up.  
11                  I am an amputee, below knee, left leg. And I was  
12                  down -- at the last meeting, I was here. I was down  
13                  about two-and-a-half months or better. And so, when  
14                  I'm on crutches with one leg, there is no way I can  
15                  operate. I am back on the leg now.

16                  MR. STEWART: Is your roof leaking on you?

17                  MR. FRANTZ: We got it sealed up where it was  
18                  leaking. We do have that sealed.

19                  MR. STEWART: In the living room area?

20                  MR. FRANTZ: No.

21                  MR. STEWART: What is that, a bedroom?

22                  MR. FRANTZ: That is in the back room where  
23                  we did a repair.

24                  MR. STEWART: Okay.

25                  MR. FRANTZ: That is sealed up. We do

1 understand a roof needs to be done; that's a given.  
2 But what we're looking at -- for is our building  
3 permit, if we can get that pulled within about three  
4 weeks, not looking for any miracles, you know. And I  
5 know you guys have stepped forward, stepped forward and  
6 stepped forward. And how many times do you do that  
7 before your toes get stepped on? I get that. But the  
8 fact of the matter is, if we can get about three weeks,  
9 we probably can pull maybe more than just that building  
10 permit. Because everything's got to come in steps, of  
11 course, as I've heard many people talk.

12 MR. STEWART: How long have you owned it,  
13 sir?

14 MR. FRANTZ: I've been here since '94.

15 MR. STEWART: '94?

16 MR. FRANTZ: '94.

17 MR. STEWART: It has a designation on it from  
18 Oakland County Treasurer.

19 MR. FRANTZ: And that, we had made payments  
20 with that, so --

21 MR. STEWART: So you're making payments?

22 MR. FRANTZ: Yeah, yeah.

23 THE CHAIRPERSON: So -- but you still seem to  
24 think -- or I hear you say you still have a dispute  
25 with the City regarding --

1                   MR. FRANTZ: Well, not so much a dispute. It  
2 just isn't -- it is not clicking with me. And, you  
3 know, when you pay one price for it, even if you've got  
4 documentation from Habitat or whoever and you still  
5 have to mark a higher price on it.

6                   THE CHAIRPERSON: Again, that's called fair  
7 market value. Building permits are based on a formula  
8 based on the use group and it is a question of what is  
9 the fair market value.

10                  MR. FRANTZ: Okay.

11                  THE CHAIRPERSON: That's just a legal point.  
12 I mean, every community has that.

13                  MR. COPE: And that fair market value is  
14 intended to allow the Building Department to cover the  
15 cost for the inspections and any work that they're  
16 going to do; that's what that's about, is to cover the  
17 cost for the work that's going to be done on the  
18 property from the City Building Department's  
19 standpoint. That's why those fees are based the way  
20 they have them.

21                  MR. FRANTZ: That's what I'm saying. When it  
22 comes at you like that and it's like, "Wait a minute, I  
23 didn't pay that amount for it. Why did it have to be  
24 marked higher", that was the explanation. That was one  
25 of my --

1                   THE CHAIRPERSON: In other words, if somebody  
2 gives you this property because it's given to you, you  
3 paid zero for it --

4                   MR. FRANTZ: I'm not saying --

5                   THE CHAIRPERSON: Wait a minute. Does that  
6 mean that you shouldn't pay any taxes?

7                   MR. FRANTZ: No, I'm saying -- you followed  
8 me. I didn't say that. But the fact is, when you're  
9 buying materials to have things done --

10                  THE CHAIRPERSON: Same thing.

11                  MR. FRANTZ: -- you know, you marked the  
12 price up higher, it wasn't resonating with me, you  
13 know.

14                  THE CHAIRPERSON: Okay. All right. Sounds  
15 like we can get over that hump.

16                  MR. FRANTZ: Sure.

17                  MR. STEWART: Is this your home, sir, free  
18 and clear?

19                  MR. FRANTZ: Yep.

20                  THE CHAIRPERSON: And you say you can have  
21 this work done when?

22                  MR. FRANTZ: Well, all the work is not going  
23 to be done within -- we're not jackrabbits and I'm not  
24 The Flash. But the fact is we can have -- in three  
25 weeks, we can probably have at least a building permit

1 and a couple of other ones added to that. And I do  
2 have contract -- a friend of mine's a contractor, he's  
3 going to come, also, take a look and see what he can do  
4 to help me out. You know, so I'm not working alone.

5 THE CHAIRPERSON: What do you think we might  
6 see by our next meeting in February?

7 MR. FRANTZ: By the next meeting, well, for  
8 one thing, for sure, is the yard. I know that's  
9 exactly what you --

10 MR. STEWART: You haven't mowed it all year.

11 MR. FRANTZ: Oh, it's been mowed.

12 MR. STEWART: How many times? How many  
13 times? I'm just -- I'm just curious.

14 MR. FRANTZ: Oh, the back.

15 MR. STEWART: The back, how many times have  
16 you mowed it?

17 MR. FRANTZ: Well, when I started coming in  
18 there, it got mowed every day.

19 MR. STEWART: But how many times for the  
20 season?

21 MR. FRANTZ: In the past two years -- well,  
22 it's been mowed two years ago and then, of course, what  
23 I can do best. Yes, it needs to be done. I mean, I  
24 get you.

25 MR. STEWART: Come on, man.

1 THE CHAIRPERSON: Two years?

2 MR. FRANTZ: I get you.

3 THE CHAIRPERSON: I wish I could go two years  
4 without mowing my grass.

5 MR. FRANTZ: But no, that will be --

6 THE CHAIRPERSON: Back to the question. What  
7 can be done by our next meeting in February?

8 MR. FRANTZ: One thing sure is we can get the  
9 front -- the yard will be definitely straightened out;  
10 we know that much. I do need to get Dave back in to  
11 look in at the wall where I did all the things he said  
12 needed to be done. I got to get him in there and look  
13 at that so he can sign off on the back brace and the  
14 two-by-fours that need to be put in.

15 THE CHAIRPERSON: So does that mean it's  
16 going to be close?

17 MR. FRANTZ: Oh, yeah, we'll be close, as far  
18 as the wall -- that wall, having it to sign off on it,  
19 where we can start getting -- I know the roof's got to  
20 be totally completed but -- where we can get our  
21 insulation and drywall start-up work.

22 THE CHAIRPERSON: What was the interior of  
23 the house like?

24 MR. FRANTZ: It's 20-some years of  
25 accumulation, just --

1                   THE CHAIRPERSON: Is this one of the homes  
2 that's filled with debris?

3                   MR. MORAN: This is categorized as hoarding.  
4 Very bad. In fact, I couldn't do the Property  
5 Maintenance Inspection in its entirety the first time  
6 there. I had to schedule two different times. And the  
7 first -- and, actually, both times I was just able to  
8 maneuver through small paths.

9                   MR. FRANTZ: Well, when you got to the  
10 basement, there was plenty of room.

11                  MR. MORAN: The first inspection I did there,  
12 there was no toileting in operation at all.

13                  MR. STEWART: Do you have an agency or  
14 someone working with you, sir?

15                  MR. FRANTZ: No. That would be good if  
16 anybody knows of anybody that could. I mean, we're  
17 always -- like I said, I am alone. I have my wife but  
18 she can't do much. She has situations and I'm the one  
19 having to -- I'm the --

20                  MR. STEWART: Is the water on?

21                  MR. FRANTZ: Oh, yeah. Toilet flushes. The  
22 only thing wrong with the toilet was the float was  
23 screwed up in there and I got in there and fixed that.

24                  MR. MORAN: The roof was leaking into the  
25 house. He did pull a building permit back in January

1 of 2016. I did a rough inspection of that back wall  
2 frame on February 19th of this year, which was  
3 disapproved because it structurally was not framed  
4 properly at all. And, again, it wasn't even, you know,  
5 properly sealed. There was no house wrap, no anything.  
6 And the water continues to intrude into the structure  
7 to this day.

8 So that permit has obviously since expired.  
9 And, really, nothing has, you know, moved forward. I  
10 haven't been in the house, again, since the Property  
11 Maintenance Inspection and we can't access the rear  
12 yard since it's been locked by the gate. So I haven't  
13 been able to look at the back wall since that time as  
14 well. So I'm not quite sure what is going on inside or  
15 outside the house.

16 THE CHAIRPERSON: What about this hoarding;  
17 how is that going to be?

18 MR. FRANTZ: Oh, we've got to do some  
19 cleaning up; there's no doubt about it. We've got to  
20 find things that need to have places to go, whether it  
21 be family stuff that the kids can take or whatever, but  
22 that's got to be done.

23 MR. STEWART: Do you have animals?

24 MR. FRANTZ: I'm sorry?

25 MR. STEWART: Do you have animals; cats and

1 dogs?

2 MR. FRANTZ: I have one dog.

3 MR. STEWART: One dog?

4 MR. FRANTZ: Yeah. No, I'm not a -- just one  
5 animal is all I take.

6 THE CHAIRPERSON: What about these front  
7 steps; can that be done soon?

8 MR. FRANTZ: Oh, that just needs to have a  
9 replacement of the -- of the bottom -- bottom rung.

10 THE CHAIRPERSON: I understand that.

11 MR. FRANTZ: Yeah.

12 THE CHAIRPERSON: But it --

13 MR. FRANTZ: Yeah, I can get -- I can get one  
14 of those.

15 THE CHAIRPERSON: Because it hasn't been  
16 done.

17 MR. FRANTZ: That was -- I don't even know if  
18 that was written; it may have been. I may have  
19 overlooked it. But we can get a step for that.

20 MR. STEWART: Okay. What are we going to do  
21 with this gentleman here?

22 MR. FRANTZ: But we've been there a while and  
23 I don't want to let it go.

24 MR. STEWART: The City is requesting that  
25 your house be demolished, sir.

1 MR. FRANTZ: I understand that.

2 MR. STEWART: Okay. I mean, are you getting  
3 ready to make any attempt to reach out --

4 MR. FRANTZ: Yes.

5 MR. STEWART: -- to them to allow them into  
6 your home, allowing them into your backyard?

7 MR. FRANTZ: Which I have done so. Like I  
8 said --

9 THE CHAIRPERSON: Yeah. But the problem is  
10 the hoarding; it's a problem getting through the house.

11 MR. FRANTZ: Right, right.

12 THE CHAIRPERSON: So that has to be addressed  
13 to let them into the house.

14 MR. FRANTZ: Okay.

15 THE CHAIRPERSON: So --

16 MR. FRANTZ: Okay. Like I said, within this  
17 three weeks, get this building permit and that thing,  
18 we'll be ready to make that move.

19 MR. STEWART: What kind of move is that?

20 MR. FRANTZ: And have him come in and check  
21 what he's got to check.

22 MR. STEWART: And what kind of move is that,  
23 when you get the permit?

24 MR. FRANTZ: Whatever work needs to be done.

25 MR. STEWART: They need to get in.

1 MR. FRANTZ: That's what I'm saying.

2 MR. STEWART: What are you saying?

3 MR. FRANTZ: Have him come in. Once I get  
4 all the building permits and stuff, have him come in  
5 and take a look.

6 MR. STEWART: But he can't.

7 MR. FRANTZ: Things have to be moved.

8 MR. STEWART: Moved and --

9 MR. FRANTZ: The one room is clear.

10 MR. STEWART: So you're going to move the  
11 things into another room for him?

12 MR. FRANTZ: So he can get in.

13 MR. STEWART: So you're going to move the  
14 things to another room?

15 MR. FRANTZ: No, we'll take care of whatever  
16 needs to be done with it. Absolutely, whatever needs  
17 to be done with it, we'll take care of it.

18 MR. MORAN: There are two bedrooms on the  
19 backside of the house, I could not get into one of  
20 them. The second room, I could not walk from the door  
21 to the back wall.

22 MR. STEWART: So it's a fire hazard --

23 MR. MORAN: No smoke alarms.

24 MR. STEWART: -- on top of it.

25 MR. FRANTZ: We got the smoke alarms. He

1           hasn't seen them; I understand that.

2                       MR. STEWART: He probably couldn't see them.  
3           He probably couldn't see them, the way he's talking.

4                       MR. FRANTZ: Okay, I get you. But that's --

5                       MR. STEWART: He probably couldn't see them.

6                       MR. COPE: We're just looking at pictures  
7           from January of this year --

8                       MR. FRANTZ: Right.

9                       MR. COPE: -- of all the outside.

10                      MR. FRANTZ: Everything since January --

11                      MR. COPE: And nothing's changed.

12                      MR. FRANTZ: Things have changed since  
13           January; a lot of it has.

14                      MR. COPE: I'm looking at pictures --

15                      MR. FRANTZ: I agree. But the back --

16                      MR. COPE: -- from January and the ones that  
17           were taken in November and they haven't changed.

18                      MR. FRANTZ: I -- I don't know what that is.  
19           But yeah, I know there's some things that are still  
20           there that need to be -- because the rain has come and  
21           we got to pitch that stuff out anyway, so --

22                      THE CHAIRPERSON: I look at the two pictures  
23           from September and November and they're almost  
24           identical on the front.

25                      MR. COPE: I mean, the permits are a major

1 part of this.

2 MR. FRANTZ: Oh, yes, it is. I understand.

3 MR. COPE: Obtaining permits is one step.

4 MR. FRANTZ: Right.

5 MR. COPE: But you've got to get it cleaned  
6 up and get the work done.

7 MR. FRANTZ: Right.

8 MR. COPE: And there doesn't seem to be any  
9 plan for that.

10 MR. FRANTZ: Like I said, me being  
11 handicapped, I was down for quite a while and that  
12 stopped me. Now you're talking two-and-a-half months,  
13 three months. That stopped a lot of work because of  
14 me.

15 THE CHAIRPERSON: Do you have family  
16 members --

17 MR. FRANTZ: Now I'm back on my leg. I do  
18 have and they're all into their lives and I can't call  
19 them on the phone, "Can you guys make a hundred-mile  
20 trip?" So I'm -- the wife can do whatever she can do  
21 so I'm it.

22 MR. STEWART: I want to give him time but I  
23 don't want to give him until February. I want to give  
24 him some time.

25 THE CHAIRPERSON: How long do you think all

1           this work can be done?

2                   MR. STEWART: To clean it up and get you in  
3           there.

4                   MR. FRANTZ: You want the things cleaned up?

5                   MR. STEWART: No, I want him inside your  
6           property.

7                   MR. FRANTZ: Oh. Like I said, within three  
8           weeks, I can get him in there.

9                   MR. STEWART: I want him inside those two  
10          bedrooms on the rear of your property. I want him  
11          inside. I want him to look at the ceilings of your  
12          bedrooms.

13                   MR. FRANTZ: Okay.

14                   MR. STEWART: And see whether or not there is  
15          an operable smoke detector.

16                   MR. FRANTZ: Okay.

17                   MR. STEWART: Okay? But I'm not willing to  
18          wait --

19                   MR. FRANTZ: Well, you give me --

20                   MR. STEWART: -- until February to --

21                   MR. FRANTZ: You give me three weeks and I  
22          can get him in.

23                   MR. STEWART: Thirty days. Thirty days  
24          sounds fine?

25                   MS. HOFMEISTER: (Nods head.)

1                   MR. STEWART: I'm going to make a  
2                   recommendation that 215 West Cornell, that the owner  
3                   pull all permits and -- and allow the building  
4                   officials to inspect his property within 30 days. And,  
5                   if within that 30 days that this does not transpire, I  
6                   recommend that 215 West Cornell remain on the  
7                   demolition list. And that also includes, within 30  
8                   days, that the yard is free of all debris. Thirty  
9                   days.

10                  MR. FRANTZ: Nothing more said.

11                  THE CHAIRPERSON: Is there a second?

12                  MS. HOFMEISTER: I second the motion.

13                  THE CHAIRPERSON: Any more discussion?

14                  All in favor say "aye".

15                  BOARD MEMBERS: Aye.

16                  THE CHAIRPERSON: Any opposed?

17                  Hearing none, motion passes.

18                  You have 30 days, sir.

19                  MR. FRANTZ: Thanks.

20                  MR. KOLBE: The next one -- the last one is  
21                  185 (sic) University. It's a single-family home.

22                  THE CHAIRPERSON: I'm sorry. 385?

23                  MR. KOLBE: I'm sorry, 385. I'm reading  
24                  sideways here.

25                  385 University, inspected on November 2nd of



1 year.

2 THE CHAIRPERSON: Spring of this year?

3 MR. WILLIAMS: December, right? Yeah,  
4 December --

5 MR. KOLBE: Do you have that in the report?

6 THE CHAIRPERSON: I'm sorry. What was your  
7 recommendation?

8 MR. KOLBE: Originally, it was for -- to  
9 remain on the demolition list if a Property Maintenance  
10 Inspection, PMI, is not pulled.

11 MR. MORAN: We got the fire report on the  
12 21st of February of this year.

13 MR. KOLBE: Yeah. But, since our report has  
14 been written, the property owner, Mary, has sent up or  
15 faxed up a letter giving permission for the gentleman  
16 to pull the Property Maintenance Inspection.

17 THE CHAIRPERSON: Okay.

18 MR. KOLBE: And to represent her at this  
19 meeting.

20 MR. COPE: You mentioned something about the  
21 troubles with the insurance companies?

22 MR. KOLBE: She had mentioned that's why it  
23 wasn't progressing faster, at this point; was some  
24 issues with the insurance company. Did not get into  
25 the particulars of that. She is currently down in the

1 Carolinas and has some health issues is why she can't  
2 make the commute back and forth and is relying on the  
3 family member to represent her tonight.

4 THE CHAIRPERSON: Okay.

5 MR. COPE: Could you share with us?

6 THE CHAIRPERSON: Your name, please. Could  
7 you come to the mic or the podium. Excuse me.

8 MR. WILLIAMS: My name is Isaac Williams. I  
9 live in Ortonville, Michigan, Hunter Road. 691 Hunter  
10 Road in Ortonville.

11 MR. COPE: Could you share with us the status  
12 of the insurance issue that we're hearing about?

13 MR. WILLIAMS: The only thing she told me,  
14 the insurance wouldn't -- didn't -- wouldn't pay her  
15 and she waiting on the insurance, you know, going,  
16 fixing the house.

17 MR. COPE: And I -- I'm sorry. I didn't  
18 understand the insurance. What did they say?

19 MR. WILLIAMS: They said they wasn't going to  
20 pay her right now, as far as I know.

21 THE CHAIRPERSON: And are they going to pay  
22 her now; did they change their mind?

23 MR. WILLIAMS: Well, I don't -- I don't know.  
24 I mean --

25 MR. COPE: So the insurance claim has been

1 denied, then, is what you're saying?

2 MR. WILLIAMS: Well, in the Fire Department,  
3 they write up something and then the insurance part,  
4 they put some stuff in the back of the house that they  
5 had taken out and thrown in the back. That's a lot of  
6 the debris; he seen that. But I didn't touch it  
7 because I cut the grass and everything and -- and I  
8 didn't touch it because I figured the insurance people  
9 were going to come back and look at it. But one room  
10 had burned and -- but the ceiling didn't burn all the  
11 way through or nothing.

12 MR. COPE: But do you know if the insurance  
13 company has denied the claim?

14 MR. WILLIAMS: No, I don't.

15 MR. COPE: You don't?

16 MR. KOLBE: At the Hearing Officer meeting,  
17 there was no one representing the house. That's why it  
18 was -- came here, it was she didn't get notice of it  
19 until after the meeting took place because of  
20 forwarding, et cetera.

21 MR. STEWART: Apparently, there hasn't been  
22 anyone representing this house since February of 2016  
23 so I'm not willing to wait until the last moment here,  
24 the last hour, somebody show up and say, "Hey, here we  
25 are", you know. You know, so where I'm at with it --

1 THE CHAIRPERSON: I mean, do we know the  
2 extent of the fire inside?

3 Did you -- did we ever get inside?

4 MR. KOLBE: No. That's why the Property  
5 Maintenance Inspection was needed.

6 THE CHAIRPERSON: What was written on the  
7 fire report?

8 MR. MORAN: I'm looking at it right now.  
9 It's just telling the time that they showed up, the  
10 time that they extinguished the fire. And there's  
11 really no definitive information as to what caused it,  
12 at least in this incident report.

13 MR. STEWART: Sir. Sir, the owner of this  
14 property, does she have any family here local, any  
15 children, nephews, nieces, anyone local?

16 MR. WILLIAMS: No.

17 MR. STEWART: No one local?

18 MR. WILLIAMS: No.

19 MR. STEWART: Was she renting the property at  
20 the time?

21 MR. WILLIAMS: No.

22 MR. STEWART: She was living in it?

23 MR. WILLIAMS: Nobody lived in it.

24 MR. STEWART: I'm saying, when the fire  
25 occurred, was she living in it?

1 MR. WILLIAMS: No.

2 MR. STEWART: She was renting it?

3 MR. WILLIAMS: No.

4 MR. STEWART: Well, then how did the fire  
5 start?

6 MR. WILLIAMS: I don't know.

7 THE CHAIRPERSON: What is your relationship  
8 to the property?

9 MR. WILLIAMS: I'm related to her father.

10 THE CHAIRPERSON: Pardon?

11 MR. WILLIAMS: Her father.

12 THE CHAIRPERSON: Oh, you're her father?

13 MR. WILLIAMS: No. I'm related to her  
14 father.

15 THE CHAIRPERSON: Oh, you're a friend of her  
16 father?

17 MR. KOLBE: Related to the father.

18 THE CHAIRPERSON: Oh, related to the father.

19 MR. WILLIAMS: And he took sick and they  
20 moved him down south. And I just keep the grass mowed  
21 and cleaned around there a little bit. But what  
22 happened is insurance people throw things out the  
23 window, what they been looking for, some damaged stuff,  
24 if somebody burned it down or whatever. So I didn't  
25 never move it.

1                   MR. STEWART: Was it empty when it caught on  
2 fire; was there was someone living in it?

3                   MR. WILLIAMS: No, nobody living in it.

4                   MR. STEWART: Okay. I'm going to make a  
5 recommendation that 385 University Drive remain on the  
6 demolition list.

7                   MS. HOFMEISTER: I'll second.

8                   THE CHAIRPERSON: Is there any additional  
9 discussion?

10                   All in favor say "aye".

11                   BOARD MEMBERS: Aye.

12                   THE CHAIRPERSON: Any opposed?

13                   Hearing none, motion passes. It's on the  
14 demolition list.

15                   Thank you, sir.

16                   THE CHAIRPERSON: Nobody else is here for a  
17 property?

18                   MR. KOLBE: You're just observing?

19                   MS. PIETLA: I'm just observing.

20                   MR. KOLBE: Okay.

21                   MS. PIETLA: I want to know what's going on  
22 in my district.

23                   MR. KOLBE: Going on to 37 --

24                   THE CHAIRPERSON: Let's take a five-minute  
25 break.

1 (A recess was taken from 7:28 p.m.  
2 to 7:33 p.m.)

3 MR. KOLBE: 347 Central Avenue, single-family  
4 house. Property Maintenance Inspection was performed  
5 on 11-3-18 -- '16. I'm sorry. Property is vacant,  
6 doors and windows are missing. It's part of the roof  
7 is missing, fire-damaged immensely, overgrown, debris,  
8 unkempt, windows broken.

9 Our recommendation is to remain on the  
10 demolition list.

11 MR. STEWART: I make a recommendation that  
12 347 Central Avenue remain on the demolition list.

13 MR. ONWUZURIKE: I second.

14 THE CHAIRPERSON: A second. Is there any  
15 additional discussion?

16 All in favor say "aye".

17 BOARD MEMBERS: Aye.

18 THE CHAIRPERSON: Any opposed?

19 Hearing none, motion passes.

20 Did we skip over 77 Maines Street?

21 MR. KOLBE: Yeah, we're doing these in  
22 alphabetical order so it should be down your list.

23 THE CHAIRPERSON: Thank you, Doctor.

24 MR. KOLBE: 37 North Francis, single-family  
25 property, the -- posted on 11-2-2016. It -- property

1 is dangerous, dilapidated and deteriorating structure,  
2 it's vacant. It's open to trespass, the windows on the  
3 south elevation. Siding, trim, broken windows and  
4 crumbling porch. It's overgrown, debris, unkempt,  
5 broken windows, abandoned vehicle in the driveway. The  
6 gas meter's locked out and the electric meter is gone.

7 Our recommendation is to remain on the  
8 demolition list.

9 MR. STEWART: I make a recommendation that  
10 37 North Francis remain on the demolition list.

11 MS. HOFMEISTER: I second.

12 THE CHAIRPERSON: Any discussion?

13 All in favor of the motion for demolition say  
14 "aye".

15 BOARD MEMBERS: Aye.

16 THE CHAIRPERSON: Any opposed?

17 Hearing none, motion passes.

18 MR. KOLBE: 77 Maines, single-family  
19 property, posted on November 2nd of 2016. The Property  
20 Maintenance Inspection required a building, plumbing,  
21 mechanical and electrical permits. The mechanical and  
22 electrical permits have been finalized. He was hoping  
23 to get the plumbing permit done next week -- or  
24 finalized next week. The property has been -- made  
25 major strides from what originally was there. Electric

1 meter is on, the gas meter is on.

2 Our recommendation is postponement until the  
3 February 2017 meeting to allow the property to be  
4 finished up.

5 MR. ONWUZURIKE: I make a recommendation that  
6 77 Maines Street be postponed until the February  
7 meeting.

8 MS. HOFMEISTER: I second.

9 THE CHAIRPERSON: A second. Any discussion?  
10 All in favor of the motion say "aye".

11 BOARD MEMBERS: Aye.

12 THE CHAIRPERSON: Any opposed?

13 Hearing none, motion passes.

14 MR. KOLBE: 30 --

15 MR. MORAN: How do we get this guy's  
16 attention, though?

17 MR. KOLBE: 33 -- he was in.

18 33 Midland, a single-family property, posted  
19 on November 2nd of 2016. The property is a dilapidated  
20 and deteriorating structure. It's vacant, open to  
21 trespass on the south elevation window. Siding,  
22 soffit, gutters, rear porch and fencing are  
23 deteriorated. It's overgrown, debris, unkempt. Gas  
24 meter's locked out, electric meter is not visible. No  
25 access to the rear yard.

1                   Our recommendation is to remain on the  
2 demolition list.

3                   MR. STEWART: I make a recommendation that  
4 33 South Midland remain on the demolition list.

5                   MS. HOFMEISTER: I'll second.

6                   THE CHAIRPERSON: Any further discussion?

7 All in favor of the motion say "aye".

8                   BOARD MEMBERS: Aye.

9                   THE CHAIRPERSON: Any opposed?

10 Hearing none, motion passes.

11                   MR. KOLBE: 79 South Midland, single-family  
12 property, posted on November 2nd, 2016. Property is  
13 dilapidated and deteriorating structure. It's vacant,  
14 it's not open to trespass, the east window elevation is  
15 open. Siding, trim, gutters, garage are deteriorated.  
16 Overgrown, debris, unkempt, broken windows, debris in  
17 yard. Gas meter is locked out, the electric meter is  
18 disconnected and has an open meter box.

19                   Recommendation, to remain on the demolition  
20 list.

21                   MR. STEWART: I make a recommendation that  
22 79 South Midland remain on the demolition list.

23                   MS. HOFMEISTER: Second.

24                   THE CHAIRPERSON: Okay. Is there any  
25 discussion?

1 All in favor of the motion for demolition say  
2 "aye".

3 BOARD MEMBERS: Aye.

4 THE CHAIRPERSON: Any opposed?

5 Hearing none -- excuse me -- motion passes.

6 MR. KOLBE: 228 Parkdale Avenue, a  
7 single-family structure, posted on November 2nd, 2016.  
8 Fire-damaged, deteriorating, dangerous structure, is  
9 vacant, open to trespass, boarded on the west  
10 elevation, shed open to trespass. Again, fire-damaged.  
11 Roof, siding and trim are rotted. It's overgrown,  
12 debris, unkempt, broken windows. Electric meter is  
13 off, the gas meter is not visible.

14 Our recommendation is to remain on the  
15 demolition list.

16 MR. STEWART: I make a recommendation that  
17 228 Parkdale remain on the demolition list.

18 MS. HOFMEISTER: I second.

19 THE CHAIRPERSON: Any discussion?

20 Okay. All in favor of the motion for  
21 demolition say "aye".

22 BOARD MEMBERS: Aye.

23 THE CHAIRPERSON: Any opposed?

24 Hearing none, motion passes.

25 MR. KOLBE: 201 (sic) South Shirley, it's a

1 single --

2 MR. MORAN: 102.

3 MR. KOLBE: I'm sorry, 102 South Shirley,  
4 it's a single-family property, posted on November 3rd  
5 of 2016. It had a building permit -- or a Property  
6 Maintenance Inspection back in April 17 -- April 7th of  
7 2016. At that time, the building permit, plumbing,  
8 electrical and mechanical permits were all needed. The  
9 electrical permit has since expired with no  
10 inspections, no other permits were pulled.

11 It's vacant, it was not open to trespass.  
12 Siding, trim and soffits are deteriorated. Foundation  
13 has cracks, debris, unkempt. The gas meter was not  
14 found, the electric meter is off.

15 Our recommendation is for -- to remain on the  
16 demolition list, as there is no activity.

17 MR. STEWART: I make a recommendation that  
18 102 South Shirley Street remain on the demolition list.

19 MS. HOFMEISTER: I second.

20 THE CHAIRPERSON: I noticed there was a  
21 Property Maintenance done in April and nothing's  
22 happened.

23 MR. KOLBE: No.

24 THE CHAIRPERSON: Okay. All in favor of the  
25 motion say "aye".

1 BOARD MEMBERS: Aye.

2 THE CHAIRPERSON: Any opposed?

3 Hearing none, motion passes.

4 MR. KOLBE: 27 Steinbaugh Court, a  
5 single-family property, posted on November 3rd of 2016.  
6 A Property Maintenance Inspection, there was a building  
7 permit, plumbing, electrical and mechanical permits  
8 needed. All permits have been pulled. Part of the  
9 electric -- or the building permits -- there was  
10 actually two of them pulled, one has been finalized.

11 Was vacant, boarded. Some boards were on the  
12 windows. Gas meter is not vis -- or gas meter is not  
13 visible, the electric meter is on.

14 Property is progressing, being maintained  
15 from the outside. Our recommendation is postponement  
16 until February while the project finishes up.

17 He was in the office today and I asked him  
18 when he was planning on getting it done and he said  
19 that he's hoping to have most of the permits finalized  
20 by the next meeting.

21 MR. ONWUZURIKE: I make a recommendation that  
22 27 Steinbaugh Court be postponed until the February  
23 meeting.

24 MR. STEWART: I'll second that.

25 THE CHAIRPERSON: Any discussion?

1 All in favor of the motion say "aye".

2 BOARD MEMBERS: Aye.

3 THE CHAIRPERSON: Any opposed?

4 Hearing none, motion passes.

5 MR. KOLBE: 240 West Yale Avenue is a  
6 single-family property, posted on November 2nd of 2016.  
7 The property is vacant, deteriorated structure. The --  
8 originally the property was overgrown, debris, unkempt  
9 and broken windows. The gas meter is off and the lock  
10 is broken off of it. The electric meter is on.

11 There has been some work done on this  
12 property without permits pulled. The owner, who is the  
13 bank, assumed that the contractor was pulling the  
14 permits and was not. Building owner realizes that some  
15 major problems have been taking place, understands  
16 because he could not have representation here that --  
17 because our recommendation is for demolition, that he  
18 will probably have to do it on a rehab agreement.  
19 So --

20 MR. STEWART: Is that JP Morgan Bank?

21 MR. KOLBE: JP Morgan is the owner of the  
22 property at this time.

23 MR. STEWART: And they've been in direct  
24 contact with you about their property?

25 MR. KOLBE: Yes, yes. Of course, the

1 gentleman being out of state -- I've talked to a  
2 Charles Reger --

3 MR. STEWART: So what, they had a contractor  
4 working?

5 MR. KOLBE: -- from Jacksonville, Florida.

6 MR. STEWART: They had a contractor  
7 working --

8 MR. KOLBE: Yes.

9 MR. STEWART: -- on the property?

10 MR. KOLBE: He seems to be securing it. He  
11 put the roof on. He thought the contractor was pulling  
12 all the permits, which was not. The contractor said  
13 "Oh, I talked to Bill, the owner, he said he pulled the  
14 permits." So they're both pointing fingers at each  
15 other. I think it was more the contractor didn't do  
16 what he was supposed to do, by the conversations I've  
17 heard.

18 THE CHAIRPERSON: Does it serve any purpose  
19 to put it on the demolition list if the work is done?

20 MR. KOLBE: It's being done. There's a lot  
21 of work on the inside that we haven't seen yet. We  
22 haven't done a Property Maintenance Inspection on it.

23 MR. STEWART: But JP Morgan Chase Bank is the  
24 owner. And you have a servicing agent that you're  
25 speaking with about the property?

1 MR. KOLBE: No, I'm talking to JP Morgan.

2 MR. STEWART: Okay.

3 MR. KOLBE: The gentleman that I -- the  
4 Charles that I'm dealing with is a property  
5 representative -- Preservation and Code Violations Team  
6 for JP Morgan Chase.

7 THE CHAIRPERSON: And what was their reaction  
8 when you said it was going to be on a demolition list?

9 MR. KOLBE: Reconciling the fact that he was  
10 not -- didn't have the ability to have a Property  
11 Maintenance Inspection done in time for this, nor can  
12 he get the acquisition to get a check cut to have one  
13 done, I went through exactly what was going to happen  
14 if the Board here ordered it down. And he said, "Well,  
15 then I guess the property -- the bank is going to have  
16 to post a bond and finish the project up in that  
17 manner."

18 MR. STEWART: Okay.

19 MR. KOLBE: He was kind of reconciled to the  
20 fact. Bank kind of went an "oops" on this.

21 MR. STEWART: Okay.

22 MR. KOLBE: If they want to save it, this is  
23 what they're going to have to do.

24 MR. STEWART: This is a nice-looking property  
25 and we want to save it.

1                   MR. KOLBE: Exactly. But had they had the  
2 Property Maintenance Inspection, the gentleman came in  
3 to get permits, a lot of these issues would not have  
4 taken place.

5                   THE CHAIRPERSON: Okay. But, when they post  
6 a bond, what is it; 150 percent of the demolition  
7 value?

8                   MR. KOLBE: Right now it's \$10.27 per square  
9 foot of structure.

10                  THE CHAIRPERSON: When they do the work, they  
11 get that money back?

12                  MR. KOLBE: Exactly.

13                  THE CHAIRPERSON: So there's no harm --

14                  MR. KOLBE: Upon a C of C being issued --

15                  THE CHAIRPERSON: They probably got more than  
16 you, maybe.

17                  MR. STEWART: Yeah, they do. They do.

18                  MS. PIETLA: Just maybe, hmm? And then they  
19 can forward the bond.

20                  THE CHAIRPERSON: All right. Is there a  
21 motion, please?

22                  MR. STEWART: You know what? I -- I -- I'll  
23 move forward with what we're going to move forward  
24 with.

25                  MS. HOFMEISTER: You might get a faster

1 reaction if you order it down.

2 MR. STEWART: Yeah, you're right, Mona.

3 MR. ONWUZURIKE: I think moving forward to  
4 get them to do it.

5 MR. STEWART: I make a recommendation that  
6 240 West Yale Avenue be placed on the demolition list.

7 MR. ONWUZURIKE: I second that.

8 THE CHAIRPERSON: Okay. Any further  
9 discussion?

10 All in favor of the motion say "aye".

11 BOARD MEMBERS: Aye.

12 THE CHAIRPERSON: Motion passes.

13 Okay. That's the last of the properties on  
14 our agenda.

15 MR. KOLBE: Correct.

16 THE CHAIRPERSON: I did want to review the  
17 dates that were proposed for our 2017 year.

18 I am looking for it. Has everybody had a  
19 chance to look at it?

20 MS. HOFMEISTER: I don't think we have it.

21 MR. KOLBE: I e-mailed it to you after the  
22 first one went out. We're looking at meeting dates of  
23 the 22nd of February, which is the fourth Wednesday of  
24 the month. Typically, we meet on the third but,  
25 because of the New Year's holiday and Christmas, that

1 gets kind of pushed back for the Hearing Officer, which  
2 then forces the Board of Appeals to be forced back a  
3 week. The May meeting would be on the 17th. The  
4 August on the 16th and the November on the 15th.

5 MR. ONWUZURIKE: One more time. May is when?

6 MR. KOLBE: May 15th, the third Wednesday of  
7 May.

8 MR. ONWUZURIKE: Uh-huh.

9 MR. KOLBE: The third Wednesday of August --

10 THE CHAIRPERSON: No, May 17th.

11 MR. KOLBE: Or 17th.

12 THE CHAIRPERSON: A Wednesday. And, also,  
13 August 16th and November 15th?

14 MR. KOLBE: 15th, correct.

15 THE CHAIRPERSON: These are the four dates?

16 MR. KOLBE: Correct.

17 THE CHAIRPERSON: I sent an e-mail back  
18 replying that I have no conflicts with my schedule. I  
19 think we have to take a vote to formally accept it, if  
20 I'm not mistaken.

21 MR. KOLBE: Yeah, if we can.

22 THE CHAIRPERSON: Can I have a motion,  
23 please, to accept the schedule for -- meeting schedule  
24 for 2017?

25 MR. COPE: I'll make a motion to accept the

1 meeting schedule for 2017.

2 THE CHAIRPERSON: Any discussion?

3 I'm sorry. I need a second.

4 MS. HOFMEISTER: I'll second.

5 THE CHAIRPERSON: Any discussion?

6 All in favor say "aye".

7 BOARD MEMBERS: Aye.

8 THE CHAIRPERSON: Any opposed?

9 Hearing none. Motion passes.

10 Is there any other issues or items from the  
11 Board members? I see nobody in the audience.

12 No? So then I will call it adjourned.

13 (Meeting was concluded at 7:47 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 (150) pages, is a true and correct transcript of my said stenographic notes.

\_\_\_\_\_  
Date

