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CITY OF PONTIAC
BOARD OF APPEALS MEETING
WEDNESDAY, NOVEMBER 18, 2015
5:00 P.M.

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

Meeting before a Board of Appeals, at
47450 Woodward Avenue, 2nd Floor, Council
Chambers, Pontiac, Michigan 48342, on Wednesday,
November 18, 2015.

BOARD COMMISSIONERS:

Ben Tiseo, Chairman
Mona Hofmeister, Member
Kevin Stewart, Member
Chris Onwuzurike, Member

BUILDING DEPARTMENT:

Zachary Beach, Code Enforcement Officer
Dave Moran, Building Inspector, Code
Enforcement Officer
Dan Kolbe, Public Relations

CITY OFFICIAL:

Deputy Mayor Jane Bais-DiSessa

REPORTED BY:

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

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MEMBERS OF THE PUBLIC ADDRESSING THE BOARD:

- Jenny Romlein
- Roland Trevino
- Tomas Arenas
- Cory Harvey
- Mary Blair
- Zebedee Townsend
- Ephraim Green
- Lisa Holloway
- Sherron Murray
- Yohannes Bolds
- Donald Tabron
- Candace Stewart
- Jeffrey Jennings
- Jasmine Fox
- Teresea Fox
- Sidney Carter
- Dequante Betty
- Jerry Dismuke, Junior
- Michael Kelley
- Mike Mazel (ph) for Houshang Moassesi
- Sandra Hillie
- Ronald Emery
- Lance Davis
- Aaron Stacey

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1 PONTIAC, MICHIGAN; WEDNESDAY, NOVEMBER 18, 2015

2 5:04 P.M.

3 CHAIRMAN TISEO: Good evening. I'd
4 like to call to order the meeting of the Board of
5 Appeals here on November 18th. Could we all please
6 rise for the Pledge of Allegiance.

7 (Pledge of Allegiance recited.)

8 CHAIRMAN TISEO: Okay. What we'll do
9 is there's a sign-in sheet, I hope everybody that is
10 here signed in, and we will take those cases first
11 in that order. And then those who are not here
12 we'll just continue with the rest of the agenda
13 items. We will go to the old cases first -- or no,
14 we will -- I'm sorry. We're going to go in the
15 order.

16 And the first one is 725 Robinwood.

17 MR. BEACH: The address of the
18 property is 725 Robinwood Street.

19 CHAIRMAN TISEO: Excuse me. I'm
20 sorry. When you come to the mic and it's your turn
21 to speak, please give your name and the association
22 with the property. Sorry. Go ahead.

23 MR. BEACH: The address of the
24 property is 725 Robinwood Street. It was posted on
25 the 6th of November. The reason for it being --

1 dilapidated, it is vacant and fire-damaged
2 structure. It is not open to trespass. The
3 roofing, siding, soffits, trim and garage are all
4 fire-damaged. And it is at this time that we
5 recommend that it remain on the demolition list.

6 CHAIRMAN TISEO: Thank you. Your
7 name, please.

8 MS. ROMLEIN: Jenny Romlein.

9 CHAIRMAN TISEO: And your relationship
10 to the property; are you the owner?

11 MS. ROMLEIN: Property owner. I'm
12 working with the insurance company.

13 CHAIRMAN TISEO: Could you speak into
14 the mic, please.

15 MS. ROMLEIN: I'm working with the
16 insurance company right now. I've asked -- we
17 haven't resolved anything. I've met with them.
18 I've asked them questions. But we haven't resolved
19 anything yet. I'm doing what I can to make sure
20 that it's safe. It's boarded up. I've got the
21 caution thing out. I'm trying to maintain the
22 property. I cleaned up all the stuff that the
23 firemen threw out. The insurance company said not
24 to clean that up, but I did clean it all up. I just
25 took pictures of it all and it's all cleaned up.

1 I'm trying to make it safe and trying to minimize
2 the blight.

3 MEMBER STEWART: When was the fire,
4 ma'am?

5 MS. ROMLEIN: The fire was June 21st.

6 MEMBER STEWART: June what?

7 MS. ROMLEIN: 21st.

8 MEMBER STEWART: June 21st?

9 MS. ROMLEIN: Yes.

10 MEMBER STEWART: And you say you're
11 having issues with your insurance company?

12 MS. ROMLEIN: I am.

13 MEMBER STEWART: Since June?

14 MS. ROMLEIN: Since June.

15 MEMBER STEWART: Were you an occupant
16 or were you a landlord or what with this property?

17 MS. ROMLEIN: We were an occupant.

18 MEMBER STEWART: So you were a
19 occupant of this property and you're having -- your
20 insurance company has not made you whole since June?

21 MS. STEWART: Correct.

22 CHAIRMAN TISEO: Any reason; are they
23 just slow or is there a dispute?

24 MS. ROMLEIN: I think they're just
25 slow. I mean, I think they seem like they're -- I

1 don't know, I've never been through this before, so
2 I don't know if this is -- I've met with them. I
3 mean, they've met with me three times.

4 MEMBER STEWART: What is your agent
5 saying to you; what type of language is your agent,
6 your insurance agent or your adjuster, using with
7 you that is preventing or has prevented them from
8 making you whole since June?

9 MS. ROMLEIN: Well, the adjuster, he
10 doesn't always get right back with me when I ask
11 questions and stuff.

12 MEMBER STEWART: Since June?

13 MS. ROMLEIN: Yeah.

14 CHAIRMAN TISEO: Is it your intention
15 to restore the house and live in it; or what is your
16 intentions?

17 MS. ROMLEIN: That's what I don't know
18 yet, that's what we're trying to iron out with the
19 insurance company. The insurance company said they
20 don't believe there's enough money in the policy to
21 rebuild it. Tony Montgomery came and looked at it
22 and he said he thinks there is enough money to
23 rebuild it.

24 CHAIRMAN TISEO: Who is Tony
25 Montgomery, the contractor?

1 MS. ROMLEIN: He's with Montgomery and
2 Sons; that's who boarded it up and they didn't give
3 me a written estimate yet because they said if they
4 give me a written estimate I have to go under
5 contract with them. Although somebody else here
6 said that that wasn't the case.

7 MEMBER STEWART: So my question is,
8 your dispute with your insurance company, are you --
9 what -- and I'm just asking before I make my
10 decision. What is your dispute with your insurance
11 company?

12 MS. ROMLEIN: They're not answering
13 questions. It's like they're telling me one thing
14 that I don't see in the policy.

15 MEMBER STEWART: And what is that?

16 MS. ROMLEIN: They're telling me that
17 I can go buy another house, that I can replace the
18 house somewhere else and that they'd rather see me
19 do that then to rebuild it.

20 MEMBER STEWART: Okay.

21 MS. ROMLEIN: I don't see that in the
22 policy. I did give it to an attorney last week and
23 they're reviewing documents. I haven't signed
24 anything with an attorney or anything, but I asked
25 them to look at it.

1 MEMBER STEWART: So in your
2 declaration page when you insured this home on your
3 declaration page and the dollar figure they gave you
4 as it relates to the total loss of the dwelling, and
5 contents or whatnot, if you had contents, you're not
6 in agreement so you're disputing their claim, huh?

7 MS. ROMLEIN: Yes. Yeah.

8 CHAIRMAN TISEO: Do you have any other
9 discussion?

10 MEMBER STEWART: I don't have any
11 other questions. Where are you currently residing
12 now, ma'am?

13 MS. ROMLEIN: I have a husband that
14 has another house.

15 MEMBER STEWART: I can't hear you.

16 MS. ROMLEIN: I have a husband that
17 has another house.

18 MEMBER STEWART: I'm saying where.

19 MS. ROMLEIN: Oh, in Ortonville.

20 MEMBER STEWART: Okay. Ortonville.
21 And you were occupying this property when -- this
22 was not a rental property?

23 MS. ROMLEIN: It was not a rental
24 property.

25 MEMBER STEWART: You were actually

1 living in -- how did the fire start?

2 MS. ROMLEIN: They think it was the
3 hot water heater, but they didn't -- they said it's
4 undetermined.

5 MEMBER STEWART: Okay. And it's been
6 in this condition since June?

7 MS. ROMLEIN: Yes.

8 CHAIRMAN TISEO: And it is -- is it
9 boarded up, is it --

10 MS. ROMLEIN: It's boarded up.

11 MR. BEACH: Yes, it is.

12 CHAIRMAN TISEO: At least prevents the
13 public from going in?

14 MS. ROMLEIN: And I put tape across --
15 I put the fire tape that's all across the front.

16 MEMBER STEWART: Do you have any type
17 of documentation from your insurance company?

18 MS. ROMLEIN: I have a policy with me.

19 MEMBER STEWART: Would it be
20 inappropriate for us as a Board to just actually
21 not -- to look at that policy that she has? I'd
22 like to see it.

23 MS. ROMLEIN: I have the declaration
24 page.

25 MEMBER STEWART: That's what I'd like

1 to look at.

2 MS. ROMLEIN: Do I just bring it up to
3 you?

4 CHAIRMAN TISEO: Please.

5 MEMBER STEWART: I just want to look
6 at the declaration page.

7 And how long have you owned it?

8 MS. ROMLEIN: I've lived there since
9 1972.

10 MEMBER STEWART: So you've been -- oh,
11 okay. And they say this was a total loss?

12 MS. ROMLEIN: Yes.

13 MEMBER STEWART: Right here for
14 dwelling. Right here for any other damage and this
15 is personal property here.

16 All of your personal property I would
17 assume was lost, right?

18 MS. ROMLEIN: Yes.

19 MEMBER STEWART: Okay. So we do that.
20 That's for medical. I'm not an insurance agent, I'm
21 just someone who owns a property and keeps all my
22 important papers close to me.

23 MS. ROMLEIN: That's more than I do.

24 MEMBER STEWART: You got it. You got
25 it. So, this is what they're saying they're willing

1 to give you for this property, right? The numbers
2 that are on here, on your declaration page?

3 MS. ROMLEIN: Well, that's not what
4 they said when they met, no. They said a much
5 lesser amount.

6 CHAIRMAN TISEO: Okay. That's the
7 problem.

8 MEMBER STEWART: No, no, no, no,
9 you've been premiums? Your premiums have been paid?

10 MS. ROMLEIN: Yes.

11 MEMBER STEWART: Okay, ma'am, you've
12 been paying your premiums?

13 MEMBER HOFMEISTER: Since June?

14 MEMBER STEWART: Huh?

15 MEMBER HOFMEISTER: Since June?

16 MEMBER STEWART: You've been paying
17 your premiums --

18 MS. ROMLEIN: Paying since June, yeah.

19 MEMBER STEWART: You've been paying
20 your premiums and there's a dollar amount on here
21 for the dwelling; has it been deemed a total loss?

22 MS. ROMLEIN: Yes.

23 MEMBER STEWART: Okay. Your property
24 has been deemed a total loss, so on Coverage A you
25 get that dollar amount for your total loss, okay?

1 And for Coverage B, for any other structures, if I
2 was your neighbor, they would cover that amount.
3 And for Coverage C is personal property, your couch,
4 television, flat screen, diamond rings, furs and all
5 of that type of property will be covered. So --

6 CHAIRMAN TISEO: Well, it sounds
7 like -- is the argument -- it isn't the dollar
8 amount here, it's the argument that they don't
9 believe it's a total loss so they're not going to --

10 MS. ROMLEIN: They do believe it's a
11 total loss.

12 CHAIRMAN TISEO: And they're not
13 willing to honor their coverage?

14 MS. ROMLEIN: They're offering a much
15 lower amount, much lower.

16 CHAIRMAN TISEO: So that's why you're
17 talking to your attorney?

18 MS. ROMLEIN: Yes.

19 MEMBER STEWART: You know what, she
20 has an insurance policy that she has paid money for
21 and her premiums are paid, they must honor that.
22 They must honor that.

23 CHAIRMAN TISEO: We can't enforce it.

24 MEMBER STEWART: Right. And I'm going
25 to go with the recommendation. My vote will be with

1 the recommendation of the City officials, you have
2 your declaration page, you should be all set even if
3 you have to go out to Circuit Court. You've been
4 paying your premiums they have to honor that.

5 CHAIRMAN TISEO: Given the photos, I
6 haven't seen anything on the inside, but there is a
7 lot of damage to this house, and seeing what I see,
8 I doubt that there's much that they can salvage.

9 MS. ROMLEIN: I can show you the
10 inside if you want to see.

11 CHAIRMAN TISEO: No, that's okay. I
12 mean, I think there's enough --

13 MEMBER STEWART: Even if -- and I'm
14 just saying this off the record and maybe I
15 shouldn't, but even if you were to get half of your
16 coverage, you're still looking good. But they're
17 going to have to honor that. You've paid your
18 premiums, right?

19 MS. ROMLEIN: Yes.

20 MEMBER STEWART: Okay. I'm ready to
21 make a vote.

22 CHAIRMAN TISEO: Is there anybody else
23 would like to speak on this matter and close the
24 public hearing? If not, we'll close the public
25 hearing.

1 MEMBER STEWART: I make a
2 recommendation that this --

3 CHAIRMAN TISEO: Motion.

4 MEMBER STEWART: A motion that this
5 property remain on the demolition list.

6 CHAIRMAN TISEO: Is there a second?

7 MEMBER ONWUZURIKE: I second.

8 MEMBER HOFMEISTER: I second.

9 CHAIRMAN TISEO: Okay. Mona second.
10 Any further discussion on this? Hearing none, all
11 in favor say "aye."

12 (All ayes.)

13 CHAIRMAN TISEO: Any opposition?

14 None. Motion passes.

15 MS. ROMLEIN: What does that mean?

16 CHAIRMAN TISEO: Pardon me?

17 MS. ROMLEIN: What does that mean for
18 me?

19 CHAIRMAN TISEO: That means you tell
20 the insurance company that the Board voted here to
21 demolish the house.

22 MEMBER STEWART: Because it's
23 dangerous.

24 CHAIRMAN TISEO: Because it's
25 dangerous.

1 MEMBER STEWART: And you tell your
2 insurance company and your agent that you have a
3 declaration page, and when you see your agent, and
4 when you see that insurance company out at Circuit
5 Court, if it should go there, you just shake your
6 declaration page in their face. That's what that
7 means.

8 MS. ROMLEIN: Okay.

9 CHAIRMAN TISEO: Next case is 64
10 Clarence.

11 MR. BEACH: The address of the
12 property is 64 Clarence Street. It was posted on
13 November 4th, 2015. A building permit and
14 electrical permit are needed. The reason for it
15 being identified as a dangerous building is it's
16 vacant, and it is a severely fire-damaged structure.
17 It was boarded up after the fire, however, it is
18 open to the elements on the second floor window,
19 opening on the south elevation roof and siding. It
20 is dilapidated due to the severe fire damage, melted
21 siding. Also overgrown, there's debris in the
22 backyard, it's unkept, there's abandoned vehicles.

23 Property maintenance inspection was
24 pulled on November the 3rd, 2015. It is our
25 recommendation that the property remain on the

1 demolition list unless all permits are pulled.

2 CHAIRMAN TISEO: You said that there
3 was a property maintenance inspection done on
4 November 3rd?

5 MR. KOLBE: Correct. And building and
6 electrical permits were required. They have not
7 been pulled.

8 CHAIRMAN TISEO: They have not been
9 pulled. Okay. We'll open it to the public hearing.
10 Yes, sir.

11 MR. TREVINO: I'm Roland Trevino,
12 co-owner of the property. That property has been in
13 the family, my grandfather owned it, my father owned
14 it, and now me and my sister own it. They don't
15 have a final determination yet. I have State Farm
16 insurance, they're saying it's not a total loss. I
17 got one bid. I'm waiting on two other bids for the
18 work. And so, basically I need a little bit more
19 time to figure it out.

20 MEMBER STEWART: I have a question for
21 you, sir. You said State Farm has said that this is
22 not a total loss. Have they sent someone out to --

23 MR. TREVINO: Yes.

24 MEMBER STEWART: -- go ahead and --
25 contractors out to give you bids on reconstruction?

1 MR. TREVINO: No, they wouldn't help
2 me with that.

3 MEMBER STEWART: They wouldn't help
4 you, State Farm?

5 MR. TREVINO: Yeah.

6 CHAIRMAN TISEO: When was the fire,
7 sir?

8 MR. TREVINO: March 22nd, I think.

9 MEMBER STEWART: Of this year?

10 MR. TREVINO: Yes. And the insurance
11 adjuster, his name is Brian Case. I've got
12 documents I can give to you, you can have them, I
13 made copies for you.

14 MEMBER STEWART: Do you have a
15 declaration page also?

16 MR. TREVINO: I think it's in there.

17 MEMBER STEWART: Okay. Somebody want
18 to retrieve this declaration page. And they told
19 you this wasn't a total loss, huh?

20 MR. TREVINO: Yeah.

21 MEMBER STEWART: Is that what they
22 told you?

23 CHAIRMAN TISEO: I find that hard to
24 believe.

25 MEMBER STEWART: Yeah, I do too. And

1 it's in this letter here, huh?

2 MR. TREVINO: Well -- yeah, it's in
3 there. I got -- I got papers I can give to you.

4 MEMBER STEWART: Withholding this
5 amount. Okay. Just withholding this amount. What
6 is the total amount?

7 MEMBER ONWUZURIKE: He didn't say.

8 MEMBER STEWART: He didn't say.
9 Okay. And you've been in touch with the fire chief
10 or their official?

11 MR. TREVINO: Yes.

12 MEMBER STEWART: And what type of
13 correspondence did you have?

14 MR. TREVINO: Well, he basically told
15 me how he felt the fire happened.

16 MEMBER STEWART: Okay.

17 CHAIRMAN TISEO: What did he say?

18 MR. TREVINO: He said that the kids
19 living in the house were --

20 CHAIRMAN TISEO: I'm sorry, the what?

21 MR. TREVINO: The children living in
22 the house were lighting the leaves on fire.

23 MEMBER STEWART: Okay. Let me ask you
24 this question, and I'm not asking you to talk dollar
25 figures over the air because we're being videoed,

1 but the amount withheld that's in this letter that
2 they're saying withheld, okay, with the other sum of
3 money, not talking about what's being withheld, the
4 other sum of money since March, why haven't you --
5 there been some action on this property? Because
6 I'm looking at what's been withheld, I don't know
7 the entire lump sum amount.

8 MR. TREVINO: Okay.

9 MEMBER STEWART: Okay? And it's not
10 my business to know and it's not my business to ask
11 you how much is being withheld. When I'm looking --
12 with the lump sum, but I'm looking at what's been
13 withheld by the insurance company, and that's my
14 first question.

15 And my second question is, why are
16 they withholding this amount here that I'm looking
17 at?

18 MR. TREVINO: Well, that amount, I
19 think what it is, I don't know what's on there, but
20 I'm assuming it's to give to the City in case the
21 property becomes abandoned or something.

22 MEMBER STEWART: It is abandoned. And
23 it is abandoned and you've been paid for it. You've
24 been paid for it out of the lump sum, and this is
25 the amount of money that they're withholding.

1 CHAIRMAN TISEO: Have you been paid
2 for this house by the insurance company?

3 MR. TREVINO: No. They have -- what
4 they have done, they said that if I -- if I get the
5 property rebuilt they'll pay the full amount to get
6 it built, which they deemed -- you know, to fix the
7 house, which they deemed, and I've got the paperwork
8 here, it's like 140,000.

9 CHAIRMAN TISEO: And they're willing
10 to pay 140,000 to rebuild the house?

11 MR. TREVINO: To rebuild the house.
12 But the contractor, the one contractor I got so far,
13 Montgomery and Sons, they said it would cost 211,000
14 to fix the house. And so, right now I'm in a
15 dispute with the insurance company because they said
16 look, if I walked away from the property they'll
17 give me like 83,000.

18 MEMBER STEWART: Okay. Let me ask you
19 a question. If I may ask, how long have you resided
20 in this property?

21 MR. TREVINO: Well, we've had the
22 house since my grandfather owned it, so that's back
23 in the --

24 MEMBER STEWART: You don't have to
25 answer if you don't want to; did you have a

1 mortgage?

2 MR. TREVINO: Yes.

3 MEMBER STEWART: Okay. You had a
4 mortgage, so you had fire insurance on it, right?

5 MR. TREVINO: Yeah.

6 MEMBER STEWART: Okay. So, the money
7 that you're talking about and the money that I'm
8 looking at from this letter here, you or someone has
9 owed six figures?

10 MR. TREVINO: Say what?

11 MEMBER STEWART: I'm saying from what
12 you just told me, and looking at this letter and
13 reading this letter, someone received a six figure
14 check. There's been a six figure check go
15 somewhere.

16 MR. TREVINO: Well, all they did was
17 they --

18 MEMBER STEWART: No, no, no, I'm
19 talking about the check. There's been a six figure
20 check go somewhere.

21 CHAIRMAN TISEO: Have you received any
22 money on this?

23 MR. TREVINO: There is a copy of
24 checks in there that have been cashed.

25 CHAIRMAN TISEO: By you?

1 MR. TREVINO: Huh?

2 CHAIRMAN TISEO: By you?

3 MR. TREVINO: No. I mean they have
4 been sent to us, but we've never cashed them.

5 MEMBER STEWART: May we --

6 CHAIRMAN TISEO: So you have received
7 some money, some funds for this from the insurance
8 company?

9 MR. TREVINO: Yeah.

10 CHAIRMAN TISEO: So you just have not
11 cashed them?

12 MEMBER STEWART: May we see the
13 checks?

14 MR. TREVINO: Yes.

15 MEMBER STEWART: Or copies.

16 CHAIRMAN TISEO: Because it states
17 that this is a 1,081 square foot house. I can't
18 see --

19 MEMBER HOFMEISTER: This is on
20 Clarence Street.

21 CHAIRMAN TISEO: Yeah. I can't see
22 spending \$200,000 to repair this house.

23 MEMBER STEWART: You're right. Let me
24 see the copies of the check, sir.

25 CHAIRMAN TISEO: Talk about overbill.

1 MEMBER STEWART: Yeah, right. He's
2 just got insurance, he didn't have any mortgage on
3 it. This was probably just maybe a third for --

4 MEMBER ONWUZURIKE: For demolition.

5 MEMBER STEWART: -- for demolition.
6 Absolutely. That's why they withhold it. But I'd
7 like to see the amount of the checks that were
8 given, that were issued. Usually State Farm will
9 make you whole within 30 days. What is your name
10 again, sir?

11 MR. TREVINO: Roland Trevino.

12 MEMBER STEWART: Who is Elizabeth?

13 MR. TREVINO: That's my sister.

14 MEMBER STEWART: Okay. Okay. No, I'm
15 ready to vote. I'm ready to vote. I'm ready to
16 vote. My -- my numbers weren't off. My numbers
17 were not off. Absolutely. That's going to be
18 another five and then they'll get this much back for
19 that. That's what the going rate is, somewhere
20 about 8,000 to demolish something like that. About
21 8,000, so they'll get that. My numbers were not
22 off. Okay. I make a recommendation, what --

23 CHAIRMAN TISEO: Just a minute. Is
24 there any other comments? Anybody else like to
25 speak on this matter? If not, we'll close the

1 public hearing.

2 MEMBER STEWART: Want your copies of
3 your checks back?

4 MR. TREVINO: Yes.

5 CHAIRMAN TISEO: This was in the file,
6 I believe.

7 MEMBER ONWUZURIKE: That pile there,
8 Kevin. There was more.

9 CHAIRMAN TISEO: There was more?

10 MEMBER STEWART: I don't need to see
11 any of that. See, that's the total cost here.
12 That's what they do. I don't need to see that.
13 Where are you currently residing, sir, if I may ask?

14 MR. TREVINO: Clarkston.

15 MEMBER STEWART: Huh?

16 MR. TREVINO: Clarkston.

17 MEMBER STEWART: How did the fire
18 start?

19 CHAIRMAN TISEO: He said kids were
20 playing with leaves.

21 MR. TREVINO: Yeah, according to the
22 fire marshal the kids were playing with fire.

23 MEMBER STEWART: Who was living in the
24 house at the time?

25 MR. TREVINO: My niece.

1 MEMBER STEWART: Okay.

2 CHAIRMAN TISEO: All right. Again,
3 the public hearing is closed so do we want to have
4 any discussion here?

5 MEMBER STEWART: Nothing.

6 CHAIRMAN TISEO: Motion?

7 MEMBER STEWART: I make a motion that
8 64 Clarence remain on the demolition list.

9 MEMBER HOFMEISTER: Second.

10 CHAIRMAN TISEO: Moved and second.
11 Any more discussion? Hearing none, all in favor say
12 "aye".

13 (All ayes.)

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

16 Next one is -- is that 767 Saint
17 Clair; is that correct?

18 MR. KOLBE: Yes.

19 MR. BEACH: The address of the
20 property is --

21 MEMBER STEWART: Excuse me for a
22 moment. I just have one question. Once this
23 property has been demolished, will someone from your
24 office actually deal with State Farm to recoup --

25 MR. KOLBE: That's executive office

1 does that.

2 MEMBER STEWART: The executive office
3 takes care of that? Okay. Thank you.

4 MR. BEACH: The address of the
5 property is 767 Saint Clair Street. The property
6 was posted on November 4th, 2015. The reason for it
7 being identified as a dangerous building, it's
8 severely fire-damaged dilapidated, vacant. It is
9 open to trespass on the side entry doors. The
10 windows, doors, siding, trim, soffits, interior and
11 exterior are dilapidated. The property is also
12 overgrown with weeds. There is debris and dumping
13 on the property, it is unkept.

14 Since the previous date of the first
15 hearing the doors and windows have been boarded up.
16 It is at this time that we recommend that the
17 property remain on the demolition list.

18 CHAIRMAN TISEO: Go ahead, sir, could
19 you state your name.

20 MR. ARENAS: Tomas Arenas.

21 CHAIRMAN TISEO: And you are the
22 owner?

23 MR. ARENAS: Yes, I am.

24 CHAIRMAN TISEO: Appears to be fire
25 damage. When did that take place?

1 MR. ARENAS: Well, I sold the house on
2 land contract, okay, to Ginger Tubbs. And in my
3 contract, it was a land contract, it stated that you
4 will have insurance. Well, apparently they paid for
5 it a couple months, let it lapse, the house caught
6 fire, and -- and they walked away from the house.
7 They left the yard full of debris. I had to have
8 the house boarded up. They turned around and walked
9 away from the house. They went down to the County
10 and quitclaim deeded it back to me and they left me
11 with a water bill. They left me with all kinds of
12 mess. Debris, water bill, and that, and I'm being
13 burned for something I didn't do.

14 CHAIRMAN TISEO: When was the fire?

15 MR. ARENAS: November.

16 CHAIRMAN TISEO: Just this year or
17 last year?

18 MR. ARENAS: Last year, sir. I was in
19 the hospital when it happened. I spent Christmas
20 and New Year's in the hospital.

21 CHAIRMAN TISEO: So you have no
22 insurance on this?

23 MR. ARENAS: Well, they were supposed
24 to have insurance.

25 CHAIRMAN TISEO: I understand they

1 were supposed to.

2 MR. ARENAS: I had insurance on the
3 property and then I let it -- I quit paying on it,
4 not knowing that they were going to lapse their
5 policy. And --

6 CHAIRMAN TISEO: So there's no monies
7 to recover from an insurance damage?

8 MR. ARENAS: No money. I --

9 MEMBER STEWART: I have a question for
10 you. When you entered into your contract, did you
11 go through a title company?

12 MR. ARENAS: Seaver Title Company,
13 sir.

14 MEMBER STEWART: Okay. When you went
15 through Seaver Title Company and did a land
16 contract, when everything was good first month, two
17 months, three months, however long they lived in the
18 property, did you get a copy of their declaration
19 page that they were paying their insurance?

20 MR. ARENAS: Yes, sir.

21 MEMBER STEWART: Okay. So when they
22 stopped paying on their insurance, you also got
23 notification that the homeowner policy that they
24 had, let it be just on the dwelling or the contents
25 or whatever type of policy they had, you were

1 notified, right?

2 MR. ARENAS: No, sir.

3 CHAIRMAN TISEO: That they let it
4 lapse?

5 MR. ARENAS: No, I wasn't.

6 MEMBER STEWART: The insurance company
7 didn't notify you, huh, that that policy had lapsed?

8 MR. ARENAS: No, sir.

9 MEMBER STEWART: And you went through
10 Seaver Title Company. And when they got insurance
11 on the property and got insurance on it and knowing
12 that it was under land contract, you were not listed
13 as someone to notify as far as insurance purposes
14 were concerned?

15 MR. ARENAS: That's correct. I went
16 down today and I quitclaim deeded it over to the
17 County, the property. Since I'm retired, and I'm a
18 disabled Vietnam veteran, and the -- the house is --
19 as far as I'm concerned, I quitclaim deeded it over
20 to the County, and so I'm out the price of the home.

21 CHAIRMAN TISEO: All right. Is there
22 anybody that would like to speak on this matter?

23 MR. ARENAS: Well, here's a copy of
24 the quitclaim deed.

25 CHAIRMAN TISEO: I don't know that we

1 need to see that. Thank you, sir. If you need to
2 make a comment, please come to the podium.

3 FROM THE AUDIENCE: Could I comment
4 something?

5 CHAIRMAN TISEO: Please go to the
6 podium. Is it on this property, sir?

7 FROM THE AUDIENCE: Yes, I just want
8 to comment about the situation that he has, if you
9 don't mind, I just want to comment.

10 CHAIRMAN TISEO: If it's on this
11 property, yes.

12 FROM THE AUDIENCE: Yes. The title
13 insurance company has the title insurance regarding
14 of the property so nobody can come later and
15 claim --

16 MEMBER STEWART: Speak into the mic.
17 Give him the mic.

18 MR. ARENAS: Here.

19 FROM THE AUDIENCE: The insurance
20 policy that the title company provided is regarding
21 of the property so nobody can quitclaim the
22 property. It's different from home insurance policy
23 which is covered for the fire and other damage. I
24 just want to clarify that the title company has no
25 obligation to put any insurance as far as the fire

1 or damage anything.

2 CHAIRMAN TISEO: Okay.

3 MEMBER STEWART: No, but to protect
4 himself, okay? To --

5 FROM THE AUDIENCE: Landlord usually
6 when he get -- because I'm real estate, when the
7 landlord sell property to everybody they have to
8 follow up, make sure they have the policy.

9 MEMBER STEWART: Yeah, but as the
10 owner and you're doing a quitclaim, if you're going
11 to do a land contract, your tenant or individual
12 that you sign a contract with, you have to have fire
13 insurance; you don't have to have contents, you have
14 to have fire insurance. And with him, doing a land
15 contract, he is notified, okay, of their fire
16 insurance --

17 FROM THE AUDIENCE: Sometimes on the
18 term of the land contract they do mention that
19 responsible for premium. But sometimes if you do
20 not mention anything and if the owner not follow up
21 to make sure it is covered --

22 MEMBER STEWART: You're right. The
23 owner didn't follow up. He didn't follow up.

24 FROM THE AUDIENCE: But if they
25 provide insurance and the name of the landlord is on

1 it the insurance company should give information if
2 somebody lapse, they should --

3 CHAIRMAN TISEO: If the name is not on
4 there, you're saying that there's no reason to
5 contact.

6 FROM THE AUDIENCE: Right.

7 MEMBER STEWART: And you also said
8 that it is also, as far as the individual who sells
9 the property on the land contract, it would be
10 forthcoming and be involved if whether or not
11 there's insurance on the property, right?

12 FROM THE AUDIENCE: Right. Insurance
13 and taxes to make sure that --

14 MEMBER STEWART: Okay. All right.

15 CHAIRMAN TISEO: All right. Thank
16 you. Are there any other comments on this from the
17 public? All right. We'll close the public hearing.
18 Can it stay the way it is or --

19 MEMBER STEWART: No, it cannot.

20 CHAIRMAN TISEO: There's no funds from
21 the insurance company?

22 MR. KOLBE: He just deeded to the
23 County so it's pretty much a done deal.

24 CHAIRMAN TISEO: Is there a motion on
25 this property, please?

1 MEMBER HOFMEISTER: I'll make a motion
2 that 767 Saint Clair remain on the demolition list.

3 MEMBER STEWART: And I'll second that
4 motion.

5 CHAIRMAN TISEO: Okay. Is there any
6 further discussion? Hearing none, all in favor say
7 "aye."

8 (All ayes.)

9 CHAIRMAN TISEO: Any opposed? None.
10 Motion passes. Thank you.

11 Next one is 122 Murphy.

12 MR. BEACH: Property address is 122
13 Murphy Avenue. Property was posted on November 4th,
14 2015. All permits have been pulled. There was a
15 property maintenance inspection pulled last July of
16 2014. At the time, property was vacant and
17 abandoned. The property has been boarded up.
18 Evidence of dilapidation include rotten soffits,
19 fascia, trim and windows.

20 CHAIRMAN TISEO: Yes, sir. Is that
21 it?

22 MR. BEACH: No.

23 CHAIRMAN TISEO: Oh, I'm sorry.

24 MR. BEACH: Evidence of attractive
25 nuisance, there's graffiti on the walls, but I would

1 like to clarify that it's on the boards for the
2 windows.

3 CHAIRMAN TISEO: Okay.

4 MR. BEACH: The grass is being cut.
5 The other dangerous condition is the rear balcony is
6 unsafe. The property is progressing and it is our
7 recommendation that it be postponed to the February
8 2016 Board of Appeals hearing.

9 MR. KOLBE: All permits have been
10 pulled on it.

11 CHAIRMAN TISEO: All permits?

12 MR. KOLBE: All permits. It probably
13 needs inspections just done. All the permits have
14 been pulled and are current.

15 CHAIRMAN TISEO: Yes, sir. Go ahead.

16 MR. HARVEY: Cory Harvey, I'm the
17 owner of the property. I would have been finished
18 with the property, but I had a problem connecting --
19 getting that gas line ran. They're doing the
20 project through Pontiac, and pretty much they
21 wouldn't come out. But I did get an e-mail
22 yesterday, so they just told me they just have to
23 pull the permit; they didn't give me a date that
24 they would actually come out and connect the gas
25 line.

1 MEMBER STEWART: What about the water
2 situation with the waterline, they dig it up?

3 MR. HARVEY: I won't know that until
4 Friday. Same thing.

5 MEMBER STEWART: Okay.

6 MR. HARVEY: But, I mean, I'm -- I
7 would have been finished --

8 MEMBER STEWART: You're making
9 progress.

10 CHAIRMAN TISEO: Are you making
11 progress on the house?

12 MR. HARVEY: Yes.

13 CHAIRMAN TISEO: How far along are
14 you?

15 MR. HARVEY: If they come out in the
16 next couple weeks -- I only have like two weeks to
17 do myself, so I -- I mean, I should have the --

18 CHAIRMAN TISEO: So you should have it
19 completed by our February meeting?

20 MR. HARVEY: Yes, I will.

21 MEMBER STEWART: I see you got the
22 lights and everything on.

23 MR. HARVEY: Yeah, everything --

24 MEMBER STEWART: I see. I ride
25 through.

1 CHAIRMAN TISEO: Thank you, sir.

2 MEMBER STEWART: I make a
3 recommendation that 122 Murphy be postponed until
4 the February 16th (sic) meeting.

5 MEMBER HOFMEISTER: Second.

6 CHAIRMAN TISEO: Okay. Is there any
7 further discussion on this matter? Hearing none,
8 all in favor say "aye."

9 (All ayes.)

10 CHAIRMAN TISEO: Any opposed. None.
11 Motion passes. Hopefully we don't see you next
12 time.

13 MR. HARVEY: Right. Thanks.

14 CHAIRMAN TISEO: Next one is 658
15 through 654 North Perry.

16 MR. BEACH: Property address is 658
17 North Perry Street. It is our recommendation that
18 this property be dismissed from the dangerous
19 building list.

20 MR. KOLBE: All permits have been
21 finalized and C of C has been issued.

22 CHAIRMAN TISEO: It is North Perry?
23 Yeah, I guess it is. I see the -- here it is.

24 MEMBER STEWART: 654?

25 MR. KOLBE: 658 --

1 CHAIRMAN TISEO: They're both there.
2 And they're both together because -- is this a --

3 MR. KOLBE: Same owner.

4 CHAIRMAN TISEO: Oh, same owner?

5 MR. KOLBE: Same owner.

6 MEMBER STEWART: You said you want
7 this dismissed?

8 MR. KOLBE: Everything -- the 658 is
9 a -- all the permits have been finalized on 658.

10 MEMBER STEWART: So this must -- 654,
11 this must be an old photo.

12 MR. KOLBE: 654 is a different house.
13 We haven't gotten there yet.

14 MEMBER STEWART: Okay. We haven't got
15 to 654. We're dealing with 658.

16 CHAIRMAN TISEO: Both signed in.
17 Thank you.

18 MR. MORAN: Certificate of Compliance
19 has been issued.

20 MEMBER STEWART: After ten years they
21 have. Ten years?

22 CHAIRMAN TISEO: Wow, what a
23 difference.

24 MEMBER ONWUZURIKE: Yes, there is.

25 CHAIRMAN TISEO: Yes, ma'am?

1 MS. BLAIR: Mary Blair. I own both
2 properties, sir.

3 CHAIRMAN TISEO: I see this one is
4 ready to go?

5 MS. BLAIR: Correct.

6 MEMBER STEWART: Ma'am, thank you.

7 CHAIRMAN TISEO: Yes, thank you.

8 MS. BLAIR: Thank you.

9 MEMBER STEWART: Thank you.

10 MR. MORAN: Looks even better on the
11 inside.

12 CHAIRMAN TISEO: Good to hear. Can
13 I -- is there any other public matters on this?
14 Nobody else like to speak? Okay. Any discussion
15 here? Is there a motion?

16 MEMBER STEWART: Regarding 658?

17 CHAIRMAN TISEO: Yes, sir.

18 MEMBER STEWART: And we're asking that
19 it be?

20 MR. KOLBE: Being dismissed.

21 MEMBER STEWART: Dismissed? Okay.
22 I'll make that motion, that 658 North Perry be
23 dismissed.

24 MEMBER ONWUZURIKE: I second.

25 MS. HOFMEISTER: I second.

1 CHAIRMAN TISEO: Okay. We have a tie
2 for second.

3 MEMBER HOFMEISTER: Second.

4 MEMBER STEWART: Wonderful.

5 CHAIRMAN TISEO: Any discussion?
6 Hearing none, motion is to dismiss. All in favor
7 say "aye".

8 (All ayes.)

9 CHAIRMAN TISEO: Any opposition?
10 Hearing none, motion passes. Next one is 654 North
11 Perry.

12 MR. BEACH: This is the property at
13 654 North Perry Street, it was posted on November
14 the 4th, 2015. A building, plumbing and electrical
15 permit have all been issued. The reason for it
16 being identified as a dangerous building was it is
17 vacant and dilapidated. The dilapidation includes
18 fascia, trim, roof, siding and the porch is rotted.
19 It's overgrown. There is debris. The front porch
20 has no guardrail or handrails, neither does the back
21 steps.

22 Property maintenance inspection was
23 issued in May of 2015.

24 It is our recommendation that this
25 property be postponed to the February 2016 Board of

1 Appeals hearing.

2 MR. KOLBE: All the permits have been
3 pulled. It is -- your -- still need -- because the
4 last one was done after everything was run --

5 CHAIRMAN TISEO: So the plumbing --

6 MR. KOLBE: Has been issued.

7 CHAIRMAN TISEO: Has been issued.

8 MR. KOLBE: From the time I had to do
9 my printing until now is when it was --

10 CHAIRMAN TISEO: And mechanical is not
11 required?

12 MR. MORAN: Not required.

13 MEMBER STEWART: You said February
14 16th (sic)?

15 MR. KOLBE: Correct. And I didn't
16 give it a date because we have not approved the
17 calendar for 2016 yet. It will be at the February
18 meeting.

19 CHAIRMAN TISEO: All right. So
20 there's been progress.

21 MS. BLAIR: Yes, sir.

22 CHAIRMAN TISEO: Do you think you'll
23 be able to have it done by our next hearing?

24 MS. BLAIR: I hope so, now that the
25 other one is done.

1 CHAIRMAN TISEO: Okay. Good. Any
2 questions here? Okay. Anyone from the audience
3 like to --

4 MEMBER STEWART: I'd like to -- are
5 you going to --

6 CHAIRMAN TISEO: Anybody from the
7 audience like to speak on this?

8 MEMBER STEWART: I want to make a
9 comment.

10 CHAIRMAN TISEO: Go ahead.

11 MEMBER STEWART: Are you going to do
12 654 like you did 658, ma'am?

13 MS. BLAIR: Yes, Kevin, I am. Yes.

14 MEMBER STEWART: Thank you.

15 MS. BLAIR: Just for you.

16 MEMBER STEWART: Thank you.

17 CHAIRMAN TISEO: That's a good goal.
18 All right.

19 MEMBER STEWART: I make a
20 recommendation that 654 be postponed until the
21 February 16th (sic) meeting.

22 MEMBER HOFMEISTER: Second.

23 CHAIRMAN TISEO: Any further
24 discussion? Hearing none, all in favor say "aye."

25 (All ayes.)

1 CHAIRMAN TISEO: Any opposed. There's
2 none. All right. Thank you.

3 MS. BLAIR: Thank you.

4 CHAIRMAN TISEO: Okay. 325 (sic)
5 Paddock. It's 32 -- oh, 32 South Paddock. I read
6 that as a five. Excuse me.

7 MR. BEACH: The address of the
8 property is 32 South Paddock. Property was posted
9 on November the 5th, 2015. A building and
10 electrical permit have been pulled. The reason for
11 it being identified as a dangerous building is it's
12 vacant in both houses -- there are two houses on the
13 property. Property is open to trespass. The broken
14 window in the back. Evidence of dilapidation
15 include the broken windows, rotted doors.

16 The service cable is dislodged. The
17 garage and roof are in need of repair. Also,
18 concrete sidewalk is a trip hazard and there's
19 squatters in the rear house. There's also abandoned
20 vehicles in the rear house driveway.

21 Property maintenance inspections have
22 been issued for both houses.

23 It is our recommendation that the
24 property be postponed to the February 2016 Board of
25 Appeals hearing if all permits are pulled on one of

1 the houses.

2 MR. KOLBE: That was the --

3 CHAIRMAN TISEO: Question. There's
4 two houses?

5 MR. KOLBE: Yes.

6 CHAIRMAN TISEO: I see there's a
7 two-story one, is that the one in front or back?

8 MR. KOLBE: No, that's in the back of
9 the house. The lot is kind of long and skinny. The
10 first house that you see the pictures of are as in
11 the front, the second house, the two-story house is
12 in the back. The property was bought at the County
13 auction, it took --

14 CHAIRMAN TISEO: But it is -- it's a
15 detached --

16 MR. KOLBE: Detached, totally
17 separate. The owner -- the gentleman who bought the
18 property, took me a long time to convince him that
19 he bought both houses. He did not realize that he
20 bought two houses. They're on the same parcel ID
21 number and he bought both houses. There were
22 squatters in the back giving him all sorts of
23 difficulty and I said "Well, evict them."

24 MEMBER STEWART: So the one we'll
25 call -- we'll call the one on Quick I'm familiar

1 with this house, the one on Quick, you'd call that
2 the one in the alley.

3 MR. KOLBE: Yeah, it's in the -- it's
4 a two-story --

5 MEMBER STEWART: I'm totally familiar
6 with the house. Totally familiar with it.

7 MR. KOLBE: And he's had property
8 maintenance inspections on both houses and the
9 Hearing Officer would just get all of your permits
10 pulled on one of them and let's get it done. I
11 realize financially he's not going to be able to do
12 both at the same time, but -- and since April of
13 2014 was unable to convince him of that.

14 MEMBER STEWART: So you're saying he
15 bought one house --

16 MR. KOLBE: He bought one house and he
17 got two.

18 MEMBER STEWART: But bought two? Is
19 that true?

20 MR. TOWNSEND: Yes, sir. My name is
21 Zebedee Townsend, I've been -- yeah, I took care of
22 that when I found out that the issues up there --

23 MEMBER STEWART: Microphone --

24 CHAIRMAN TISEO: He's got to raise it
25 up. There you go.

1 MR. TOWNSEND: I tried to -- I worked
2 with that, I went to court, spent money up there to
3 get the person evicted up there. The Court gave
4 them some time until, up there, December, and then
5 he wasn't out completely until like, up there, a
6 week -- week into January of this year. Then, up
7 there, after working with them and talking to them,
8 up there, scratching my money together to get it --
9 to get the money, up there, to try to do that and
10 then recently, up there, one of the electrical
11 inspectors came out, but then after he issued
12 something else, it wasn't on the original papers so
13 now, up there, I'll have to -- from my understanding
14 I'm going to have to -- they can't work under the
15 same --

16 MEMBER STEWART: So you went to one of
17 good old Andy Meisner's auctions and --

18 MR. TOWNSEND: No, I went straight out
19 to the County when they posted the -- the list --
20 list of the properties.

21 MEMBER STEWART: So you went out to
22 one of good old Andy's auctions and purchased a
23 property that you didn't -- they don't have two
24 parcel ID numbers?

25 MR. TOWNSEND: No.

1 MR. KOLBE: No, it's just one.

2 MR. TOWNSEND: Because off the top the
3 house in the back, the previous landlord was still
4 renting it to the -- the gentleman that I had to
5 dispossess.

6 MEMBER STEWART: Do you see what they
7 keep doing out at the County just like they did --
8 and I hate to point you out -- just like what they
9 did to this man right here. You see what good old
10 Andy is doing? And now, how -- I don't even want to
11 ask you on the air how much you even paid them to
12 put this on him and got rid of both of those
13 properties.

14 See, here we are with another
15 situation of somebody that has went out to the
16 County and has been done the way he's been done.
17 Here's another victim right here. These people are
18 victims out at that County dealing with Andy Meisner
19 and these auctions.

20 CHAIRMAN TISEO: All right. You say
21 the building permit has been pulled?

22 MR. KOLBE: Building permit and the
23 electrical permit on the front house have been
24 pulled, but we have not been able to get a plumbing
25 permit pulled yet.

1 MR. TOWNSEND: And I'm trying to do
2 that now to get the necessary money out there to
3 get -- get them in there and so -- because all --

4 CHAIRMAN TISEO: What about
5 mechanical? I notice there's --

6 MR. KOLBE: In the front house, there
7 is no mechanical permit needed on the front house.

8 CHAIRMAN TISEO: Okay.

9 MR. KOLBE: We're looking to get one
10 done and then allow him to move to the next one.

11 MEMBER STEWART: How do you even have
12 at this point in this day and age two -- I'm quite
13 familiar with it, how do you have two homes with one
14 parcel number?

15 CHAIRMAN TISEO: That's his question.
16 That's the City --

17 MR. KOLBE: I have not.

18 MEMBER STEWART: How does that happen?

19 MR. TOWNSEND: But previously --

20 MR. KOLBE: It's not as rare as you
21 think it is.

22 MR. TOWNSEND: Previously all back
23 there, there was more houses back there than just
24 those from my knowledge when I was little that --
25 because I know family --

1 CHAIRMAN TISEO: But they're two
2 separate addresses.

3 MEMBER STEWART: From my day back
4 in -- you know, the rooming house across the street?

5 MR. TOWNSEND: Yeah.

6 MEMBER STEWART: Look at here, man,
7 look at here, I'm not new, I'm familiar -- I'm
8 actually familiar with the one on Quick more so than
9 I am with any of them. I had a family member that
10 lived in that house, the little alley. So you --
11 you --

12 MR. TOWNSEND: I didn't ever know --

13 MEMBER STEWART: You acquired that
14 house not even knowing that's your house now.

15 MR. TOWNSEND: Yeah, because up there
16 the previous landlord --

17 MEMBER STEWART: Now you weren't
18 prepared be spending that kind of money to be taking
19 on a second house.

20 MR. TOWNSEND: I won't say anything.

21 MEMBER ONWUZURIKE: So, which one is
22 he going to be working on?

23 CHAIRMAN TISEO: So, are we talking
24 about the --

25 MR. MORAN: No, he's working on the

1 front one right now, that's all we're asking him
2 for.

3 MR. KOLBE: Asking to pull the permit.

4 CHAIRMAN TISEO: Do you think that
5 will be done by our February hearing?

6 MR. TOWNSEND: I'm trying my best out
7 there.

8 MEMBER STEWART: That's all I want you
9 to do is just try your best. And I'm going to ask
10 that it be postponed until you can do what you can
11 do. Okay?

12 MR. TOWNSEND: Okay. Thank you.

13 CHAIRMAN TISEO: Is there anybody from
14 the public like to speak on this matter? Okay,
15 seeing none, I'll close the public hearing. Any
16 discussion here?

17 MEMBER STEWART: Yes, I have some
18 public discussion that I'm very angry that we
19 continue to allow this to happen --

20 CHAIRMAN TISEO: We got that.

21 MEMBER STEWART: -- out at that County
22 with those auctions.

23 MEMBER HOFMEISTER: Now we'll never --

24 MEMBER STEWART: Taking people's
25 money, mistreating them.

1 CHAIRMAN TISEO: Yep.

2 MEMBER STEWART: What did you say?
3 You agree with me?

4 CHAIRMAN TISEO: Yeah. I understand.
5 I said yeah. Unfortunately we as a Board can't do
6 anything about that.

7 MEMBER STEWART: We're at 32 South
8 Paddock and 1 Quick. I make a recommendation that
9 we postpone both properties until the February 16th
10 (sic), 2015 (sic) meeting.

11 CHAIRMAN TISEO: I think it's the
12 24th. It says February 24th.

13 MR. KOLBE: No, February 24th.

14 MEMBER STEWART: February 24th
15 meeting. Correction.

16 MR. KOLBE: Does it have a date on it?

17 CHAIRMAN TISEO: Yeah, this schedule
18 here has the date on it.

19 MEMBER STEWART: You've been saying
20 the 16th, I wrote it down.

21 CHAIRMAN TISEO: The schedule you
22 handed out says the 24th; is that a correct date,
23 sir?

24 MR. KOLBE: No, it's going to be the
25 February 2016 Board of Appeals meeting.

1 MEMBER STEWART: That's what I said.

2 MR. KOLBE: Okay.

3 CHAIRMAN TISEO: The meeting is on the
4 24th.

5 MR. KOLBE: Right. But we have not
6 approved this schedule yet.

7 CHAIRMAN TISEO: Just say February.

8 MEMBER STEWART: I'm make a
9 recommendation that 32 South Paddock and 1 Quick
10 Street be postponed indefinitely.

11 MEMBER HOFMEISTER: No, you got to
12 have a date.

13 CHAIRMAN TISEO: You have to have a
14 date.

15 MEMBER STEWART: Indefinitely.

16 CHAIRMAN TISEO: No, you can't. You
17 can't.

18 MEMBER STEWART: Okay. I can't
19 postpone it indefinitely, sir, so I'll amend that to
20 the February 16th (sic), 2015 (sic) meeting, okay,
21 we're going to postpone it. Okay?

22 MR. TOWNSEND: Okay.

23 CHAIRMAN TISEO: Is there a second?

24 MEMBER HOFMEISTER: I'll second.

25 CHAIRMAN TISEO: Okay. Any further

1 discussion? Okay, hearing none, all in favor say
2 "aye".

3 (All ayes.)

4 CHAIRMAN TISEO: Any opposed? Hearing
5 none, motion passes. See you in February.

6 MR. TOWNSEND: Thank you.

7 CHAIRMAN TISEO: Okay. This one also
8 has -- is it two addresses 113 and 115?

9 MR. KOLBE: But there's two separate
10 properties.

11 CHAIRMAN TISEO: Two separate
12 properties?

13 MR. KOLBE: Well, same parcel ID
14 number.

15 CHAIRMAN TISEO: Is that Starlite? I
16 can't read --

17 MR. KOLBE: Yes, it's Starlite. It's
18 an apartment complex, but it was lack of heat, water
19 damage in the two of them.

20 CHAIRMAN TISEO: Okay. So we'll take
21 113 first. Thank you.

22 MR. BEACH: The address of the
23 property is 113 Starlite Lane. The property was
24 posted on November the 4th, 2015. The building
25 permit has been issued. It was identified as a

1 dangerous building when it was found to be vacant
2 and dilapidated. The inside of the property was
3 damaged by frozen pipes due to a lack of heat. The
4 property maintenance has been pulled. The property
5 is progressing and it is our recommendation to
6 postpone the property to the February 2016 Board of
7 Appeals hearing.

8 MR. GREEN: Ephraim Green, I'm the
9 owner's agent.

10 MEMBER STEWART: Okay. I have a
11 question, what's the holdup?

12 MR. GREEN: I first was introduced to
13 this property two months ago. And I was made aware
14 of this situation. I quickly made myself familiar
15 with the process, and the current status. I've been
16 speaking to Dan directly, actually, to make sure
17 that everything is moving in the right direction.

18 MEMBER STEWART: Okay.

19 MR. GREEN: To date, everything is
20 moving very quickly, we're basically done. We
21 haven't pulled -- we haven't finalized the final
22 building inspection yet.

23 MEMBER STEWART: Okay.

24 MR. GREEN: But we're ready to do
25 that. I actually wanted to schedule it for

1 tomorrow.

2 MEMBER STEWART: The photo that I'm
3 looking at --

4 MR. KOLBE: These are old.

5 MEMBER STEWART: These are all old?

6 MR. KOLBE: That's from August.

7 MEMBER STEWART: Okay. We've been
8 dealing with this for a year.

9 CHAIRMAN TISEO: The only one I see
10 that you have two photos from the 4th.

11 MR. KOLBE: Right. They --

12 CHAIRMAN TISEO: So those are old.
13 And it was only building? I see there's nothing for
14 plumbing, mechanical, electrical?

15 MR. KOLBE: No.

16 CHAIRMAN TISEO: Okay.

17 MR. KOLBE: It was just water damage
18 from the one. The heat went out in the one causing
19 water damage in both.

20 CHAIRMAN TISEO: In both. Okay. All
21 right. So it sounds like you are moving along.

22 MR. GREEN: Yeah. Everything is --

23 CHAIRMAN TISEO: Is there any reason
24 why you couldn't be done by our February meeting?

25 MR. GREEN: Oh, we're going to be --

1 we're ready. We're done. We just have to call in.
2 What happened was the plumbing permit was pulled,
3 but in order to close it out, I was under the
4 impression that it needed to be finalized, but when
5 I called the plumber who did the work, he was under
6 the impression he's all closed out because all he
7 did was a rough-in type of job. He just fixed the
8 pipe and everything is good to go.

9 CHAIRMAN TISEO: Okay.

10 MR. GREEN: When it comes to closing
11 out the plumbing permit, I had spoken to Dan and I
12 understand I need to finalize it, but I'm not sure
13 exactly how to finalize it. So I called an
14 inspection for tomorrow, hopefully the inspector
15 will be able to just say everything is good
16 because -- I mean that pipe is closed behind drywall
17 already.

18 MR. KOLBE: But when you're doing a
19 final plumbing inspection that means that the
20 toilet's set, the sinks are set, everything is done.

21 MR. GREEN: Everything is in there
22 already. All good to go.

23 MR. KOLBE: You're fine.

24 MR. GREEN: Carpet is in. It's ready
25 to move in, basically.

1 MR. KOLBE: Then you're ready for a
2 final inspection.

3 MR. GREEN: Yes.

4 CHAIRMAN TISEO: Okay. Good.

5 MEMBER STEWART: And your
6 recommendation, again, sir?

7 MR. BEACH: Is to postpone.

8 MR. KOLBE: Inasmuch as he just called
9 in today to get his inspections, you know, if you
10 wanted to amend that to a dismissal if a C of O is
11 issued by the 30th of November, it would take it out
12 of needing to come back before you in three months.

13 CHAIRMAN TISEO: All right. Is
14 that -- you'll have this done by the 30th?

15 MR. GREEN: Yep.

16 CHAIRMAN TISEO: That sounds like a
17 good motion, that's not in our agenda.

18 MEMBER HOFMEISTER: Okay. I make a
19 motion that 113 and 115 Starlite Lane --

20 CHAIRMAN TISEO: I'm sorry, are we
21 only talking about 113?

22 MEMBER HOFMEISTER: 113? Okay. That
23 113 Starlite Lane be dismissed with the provision
24 that your inspection is done by the 30th of this
25 month.

1 MR. GREEN: Okay.

2 CHAIRMAN TISEO: Is there a second,
3 please?

4 MEMBER STEWART: I'll second that.

5 MEMBER ONWUZURIKE: I'll second.

6 CHAIRMAN TISEO: Okay. Is there any
7 further discussion? Hearing none, all in favor say
8 "aye".

9 (All ayes.)

10 CHAIRMAN TISEO: Any opposed? None.
11 Motion passes. Okay.

12 115 Starlite.

13 MR. BEACH: The property address is
14 115 Starlite Lane. It was posted on November 4th,
15 2015. A building, plumbing and electrical permit
16 have been issued, the electrical permit has been
17 finalized. The inside of the property was damaged due
18 to frozen pipes due to the lack of heat. The work
19 is progressing, the drywall is complete.

20 It is our recommendation to postpone
21 the property to the 2016 February Board of Appeals.

22 MR. KOLBE: And again, if you want to
23 make the same motion as you did the prior one, he's
24 got a final plumbing inspection scheduled for
25 tomorrow and he can't schedule the final building

1 until that has been taken place and finalized out.

2 CHAIRMAN TISEO: So you're also fine
3 that this will be done by the end of the month?

4 MR. GREEN: We have pictures also.

5 CHAIRMAN TISEO: Okay.

6 MR. GREEN: The units are ready.

7 FROM THE AUDIENCE: Yeah, way
8 different from what you've got.

9 CHAIRMAN TISEO: All right. Okay,
10 good.

11 MEMBER HOFMEISTER: I make a motion
12 that 115 Starlite Lane be dismissed from our list
13 and with the provision that it's inspected and all
14 wrapped up by the end of the month.

15 MEMBER ONWUZURIKE: I second.

16 CHAIRMAN TISEO: Okay. Any further
17 discussion? Hearing none, all in favor say "aye."

18 (All ayes.)

19 CHAIRMAN TISEO: Any opposed? Done.
20 Motion passes. Thank you, sir. I don't want to see
21 you back.

22 FROM THE AUDIENCE: Don't want to come
23 back.

24 CHAIRMAN TISEO: No offense. Next one
25 is 94 Sheffield.

1 MS. HOLLOWAY: My name is Lisa
2 Holloway. I'm the property owner.

3 CHAIRMAN TISEO: Just a minute,
4 please, let the officer --

5 MR. BEACH: The property address is 94
6 East Sheffield. Property was posted on November
7 4th, 2015. A building permit has been issued. At
8 the time it was identified as a dangerous building,
9 in 2013 it was vacant. It is no longer vacant. It
10 is not open to trespass. Gas utility and electric
11 utility are on.

12 It is our recommendation that the
13 property be postponed until all of the remaining
14 permits have been pulled.

15 CHAIRMAN TISEO: Is -- plumbing is
16 needed and electrical is needed?

17 MR. KOLBE: Right.

18 CHAIRMAN TISEO: And those have not
19 been pulled?

20 MR. KOLBE: They have not been pulled.
21 This house, everyone keeps working on it and then
22 flipping it to somebody else. They work on it and
23 then flip it to somebody else. So, to this point no
24 permit has been pulled on any of the work that's
25 been done.

1 CHAIRMAN TISEO: Other than the
2 building.

3 MR. KOLBE: Well, it's the only permit
4 that's been pulled. It supposedly has been sold on
5 a land contract, but the land contract wasn't
6 recorded.

7 MS. HOLLOWAY: Right. And I've been
8 in touch with the --

9 CHAIRMAN TISEO: I'm sorry, your name
10 please.

11 MS HOLLOWAY: My name is Lisa Holloway
12 and I'm the person who purchased it on land
13 contract. I've been in touch with the mortgage
14 company and I kind of have had some issues with them
15 getting me what I need. So, the only way I can
16 think of to get their attention was to not pay so
17 they finally called me back, and --

18 CHAIRMAN TISEO: Got their attention.

19 MS. HOLLOWAY: Yeah. Well, they
20 called me on Monday, I explained to them why I did
21 not pay and why I would not pay until I got what I
22 needed. And so I got a call back yesterday saying
23 that -- from the research department saying that in
24 fact they hadn't properly recorded what they needed
25 to at the County and that they should have that done

1 by the end of the week.

2 MEMBER STEWART: So you're the last
3 flipee?

4 MS. HOLLOWAY: Yeah. Yeah, I
5 purchased it for myself and my four kids to live
6 there.

7 MEMBER STEWART: Okay. If I may
8 inquire, what was it that you were trying to get
9 from the mortgage company?

10 MS. HOLLOWAY: Well, they --
11 apparently they never --

12 CHAIRMAN TISEO: Didn't record it.

13 MS. HOLLOWAY: I didn't realize this
14 until I spoke with Dan a couple of weeks ago, they
15 never recorded the land contract with the County.
16 So, he contacted me and let me know that.

17 MEMBER STEWART: So you assumed a
18 mortgage; it was an assumable mortgage?

19 MS. HOLLOWAY: No, they own the -- the
20 entity that I purchased the house from bought the
21 house, they own it.

22 MR. KOLBE: The Harbor Portfolio is
23 the owner of record of the property and have sold it
24 to the Holloways on a land contract, but did not
25 record the land contract.

1 MEMBER STEWART: Oh, a paperwork
2 thing.

3 MR. KOLBE: Yeah, it makes it a little
4 difficult for them to pull the permits for it.

5 MS. HOLLOWAY: So we have --

6 MEMBER STEWART: So you going to live
7 in the house, Miss? This is a nice house.

8 FROM THE AUDIENCE: Yeah, we've
9 actually, we have done work; we've done the fascia
10 and soffit, we've done the --

11 MEMBER STEWART: Did you pull permits
12 for all that?

13 MS. HOLLOWAY: Yeah, we have the
14 building permit.

15 MR. KOLBE: Building permit, yeah.

16 MEMBER STEWART: Okay.

17 MS. HOLLOWAY: We fixed the trim, we
18 fixed the basement windows that needed to be done.
19 We have the material to do the garage and that would
20 have been done until he contacted me; we did kind of
21 put the brakes on that until -- you know, I'm afraid
22 of putting more money into a house that --

23 MEMBER STEWART: That you don't own.

24 MS. HOLLOWAY: Exactly. So I want
25 everything to show that I am in fact the owner.

1 MR. KOLBE: I don't believe you have a
2 copy of the land contract, did you?

3 MS. HOLLOWAY: I have --

4 MR. KOLBE: Signed?

5 MS. HOLLOWAY: -- a copy of it, but
6 it's not the signed, notarized good copy that I
7 need.

8 MR. KOLBE: So, in other words, she
9 doesn't have anything that she can record. So my
10 concern was putting more money into a house that
11 they could come along and say "Oh, no, we don't have
12 a land contract on this, but thank you very much for
13 your participation."

14 MEMBER STEWART: So you don't have a
15 recorded land contract?

16 MS. HOLLOWAY: No. See, I got a tax
17 bill in the summer, so it was my assumption because
18 I got the tax bill that everything was properly
19 recorded, because --

20 MEMBER STEWART: Have you written a
21 check?

22 MS. HOLLOWAY: I have written
23 payments.

24 CHAIRMAN TISEO: But she stopped.

25 MR. KOLBE: But she said she stopped

1 payments until --

2 MS. HOLLOWAY: But I did stop. Once I
3 was informed that they didn't record it, I haven't
4 made any payments.

5 MEMBER STEWART: So you're just
6 waiting on your documents to come in the mail to
7 you?

8 MS. HOLLOWAY: Correct. Which I was
9 notified yesterday that they will be sending back
10 out.

11 CHAIRMAN TISEO: So, are you prepared
12 to move on a plumbing permit and electrical permit?

13 MS. HOLLOWAY: I am. And I have the
14 materials to do the roof on the garage as well, I
15 just put the brakes on what I was doing once this
16 problem came up.

17 CHAIRMAN TISEO: And you think you can
18 be completed by our February meeting?

19 MS. HOLLOWAY: I should be, yes.

20 MR. KOLBE: That's why I put
21 postponement, so she can make --

22 MEMBER STEWART: We'll postpone it.

23 MR. KOLBE: I can understand her
24 dilemma of why she's not progressing.

25 CHAIRMAN TISEO: I would agree. I

1 would not --

2 MEMBER STEWART: Right. Absolutely.

3 CHAIRMAN TISEO: That's a risk.

4 MEMBER STEWART: Well, I will make a
5 recommendation.

6 CHAIRMAN TISEO: Okay. Sure.

7 MEMBER STEWART: Okay. I make a
8 recommendation that this property, 94 Sheffield
9 Avenue remain -- or be continued until the February
10 16th (sic), 2015 (sic) meeting. Postpone it.

11 MEMBER HOFMEISTER: Isn't it the 24th?

12 CHAIRMAN TISEO: Whenever the February
13 meeting is. We're just saying February.

14 MEMBER HOFMEISTER: That's what he
15 said, 24th.

16 MEMBER STEWART: Well, he said 16th.

17 MEMBER HOFMEISTER: I'll second.

18 CHAIRMAN TISEO: Let's not use the
19 date again.

20 MEMBER STEWART: Okay. The February
21 meeting -- 2016 meeting.

22 CHAIRMAN TISEO: Thank you. Is there
23 a second? Mona, was that you?

24 MEMBER HOFMEISTER: Yes.

25 CHAIRMAN TISEO: Any further

1 discussion? All in favor say "aye."

2 (All ayes.)

3 CHAIRMAN TISEO: Any opposed? Hearing
4 none. Thank you.

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

7 MS. HOLLOWAY: Thank you.

8 CHAIRMAN TISEO: Okay. Next one on
9 the agenda is 542 California.

10 MR. BEACH: Property address is 542
11 California Avenue. It was posted on November 5th,
12 2015. To date, no permits have been issued or
13 applied for. The reason for it being identified as
14 a dangerous building, it was vacant, open to
15 trespass, fire damage, dilapidated. It has since
16 been boarded. Evidence of dilapidation are in
17 melted siding, soffits and trim. Windows are
18 missing in the back and broken out. Those have been
19 boarded up. Property is overgrown, there is
20 evidence of dumping. There is animal undermining.
21 The gas meter is gone. The electric meter is gone.
22 It is our recommendation that the property remain on
23 the demolition list.

24 CHAIRMAN TISEO: Your name, please.

25 MS. MURRAY: Hi, my name is Sherron

1 Murray, and this property has -- is not dilapidated.
2 The house caught on fire. Some of it is why some of
3 it has been -- maybe some of the siding has been
4 done or melted. I don't know why they're -- now,
5 the house -- my nephews were in it, you know, it's
6 been -- we have been on that street and in that
7 house since probably 1965. When my parents died, we
8 let my nephews move in it because we all have homes
9 in Pontiac. And they didn't take care of it like
10 they should. And then I evicted them.

11 Okay. I was in the process of fixing
12 up the house, and I'll give you some of -- and you
13 know, all of the windows were in it and these are
14 pictures, I don't know, there is no fire damage or
15 no damage at all to the exterior of the home.

16 MEMBER STEWART: I followed the fire
17 truck to this fire.

18 MS. MURRAY: Okay.

19 MEMBER STEWART: It happened at night.
20 It was --

21 MS. MURRAY: Right. It was at night.

22 MEMBER STEWART: I know it. And I was
23 getting off work and followed the fire truck. As a
24 matter of fact, I called Mona when I followed the
25 fire truck. As a matter of fact, do you have

1 pictures of the roof, of when the firemen were on
2 top of the roof with axes knocking and banging and
3 cutting their way through the roof? Do you have
4 pictures of your roof?

5 MS. MURRAY: I just walked in. When I
6 went in, I didn't see those holes.

7 MEMBER STEWART: Okay. Well, they --
8 I watched them -- I stood -- I was at this fire.

9 MS. MURRAY: Okay.

10 MEMBER STEWART: I followed the fire
11 truck.

12 MS. MURRAY: And as to my knowledge --

13 MEMBER STEWART: And then when -- let
14 me just add this.

15 MS. MURRAY: Okay.

16 MEMBER STEWART: And the reason that
17 I -- I was disturbed, and I never did come to the
18 Council meeting, that there was a fire truck that
19 came from Waterford down 59, and I followed the fire
20 truck from 59 all the way down to Woodward and then
21 they went to Woodward, then they went to Martin
22 Luther King East to go to California, so --

23 But anyway, to make a long story
24 short, this property at the time of that fire, there
25 wasn't anyone living in the house.

1 MS. MURRAY: Right. No one was living
2 there.

3 MEMBER STEWART: And the neighbors
4 were complaining that there were young individuals
5 that were in and out of the house.

6 MS. MURRAY: There were young
7 individuals staying in the house.

8 MEMBER STEWART: Okay.

9 MS. MURRAY: They -- they were put
10 out, like I said. My nephews were living there
11 because they didn't have anywhere to go. All they
12 were supposed to be responsible for was paying the
13 taxes, their water and their gas and insurance,
14 whatever needed. But they didn't -- the house
15 didn't have any insurance, you know. So --

16 MEMBER STEWART: And that pretty --

17 CHAIRMAN TISEO: When was the fire?

18 MS. MURRAY: I think it was in June.

19 CHAIRMAN TISEO: This year?

20 MS. MURRAY: Yes.

21 MEMBER STEWART: How did you feel
22 about the neighbors, like the neighbor next door
23 with that yellow house that's got the nice,
24 immaculate lawn? I mean, I'm just -- I'm just
25 asking you --

1 MS. MURRAY: Right.

2 MEMBER STEWART: How do you think they
3 feel about their home --

4 MS. MURRAY: She's asking me when am I
5 going to start working on it so that -- because my
6 sister moved back, she was moving from White Lake to
7 move into the house when we seen that the nephews
8 were tearing it up. And if you look at it, I don't
9 know what -- do you have your pictures?

10 CHAIRMAN TISEO: Yes.

11 MS. MURRAY: You know --

12 CHAIRMAN TISEO: Has there any -- any
13 work been done on the house?

14 MS. MURRAY: Well, no, because I'm --
15 I just been back to work a week. I mean, about a
16 month and my sister who is moving in the house, she
17 just started this week. So we told them that we'd
18 start working on the house in the spring. Like I
19 said, when I walked through the house I did not see
20 any roof damage, but it could be because I didn't --
21 and then one of the contractors, he looked and he
22 didn't tell me where they had chopped up the roof or
23 anything.

24 CHAIRMAN TISEO: So nobody has called
25 for a property maintenance inspection?

1 MS. MURRAY: No, I didn't because when
2 I came down here to the first meeting, everybody
3 that took out a permit and had -- I don't know, that
4 wasn't able to start on it then they had to come
5 back and pay some more money to do an extension. So
6 I told them that I would be doing it in the spring.

7 CHAIRMAN TISEO: Who is "Them"?

8 MS. MURRAY: The Board -- whoever I
9 met with before in this office -- I mean, in this
10 room right here.

11 MR. KOLBE: The Hearing Officer.

12 MS. MURRAY: That I would be willing
13 to start working on the house in the spring, that we
14 should have enough money to start putting the house
15 back together and at that time everything would be
16 taken care of. It is boarded up, it is not open to
17 elements.

18 MEMBER STEWART: Yes, it is.

19 MS. MURRAY: It's safe.

20 MEMBER STEWART: It's open to
21 elements, because I -- I'm telling you it's open.
22 Okay. Regardless as to how I vote, I'm telling you
23 that I personally watched the firemen on top of the
24 roof with an axe. They had fans --

25 CHAIRMAN TISEO: So that was back in

1 June?

2 MEMBER STEWART: -- and they were
3 hitting and chopping a hole in the roof. So
4 regardless as to what the vote is, you still have a
5 house, it's going into the attic or water or snow or
6 whatever, you got the roof that's been damaged by
7 the fire department to exhaust the smoke and so
8 forth out of this house. I'm just telling you.

9 CHAIRMAN TISEO: Have you been there?

10 MS. MURRAY: Yeah, I have been there.
11 And all the damage was in the left side of the house
12 in the one back room.

13 CHAIRMAN TISEO: And is there a hole
14 in the roof?

15 MS. MURRAY: I didn't see it. I mean,
16 yeah, I seen damage where the fire was there, yes.
17 And I could see up to the -- the rafters. I didn't
18 see a hole. This is what I'm trying to tell you.
19 You know, I can go back and I can look again, and if
20 there is damage to the roof we can get that, you
21 know, covered up so we can start working on it. You
22 know, but like I said, that's it, there is no fire
23 damage to the structure outside. The window -- and
24 I don't know why they said the windows were missing,
25 because there were no windows missing. New windows

1 had been put in, a couple of new windows, because
2 like I said, my sister was moving back in it.

3 CHAIRMAN TISEO: I see one that looks
4 like it was broken out --

5 MS. MURRAY: Right. From the fire.
6 And if you look at the door, the doors were new
7 because we had started to work on it because my
8 youngest sister had moved back from White Lake, you
9 know. So I don't know.

10 MEMBER STEWART: This is a
11 nice-looking home.

12 MS. MURRAY: Yeah, I mean we've had --
13 we have been there since 1965.

14 MEMBER STEWART: I'm just telling you
15 be prepared, you know, what's getting ready to be
16 involved.

17 CHAIRMAN TISEO: You have -- you have
18 the funds -- you will have the funds to do this
19 work?

20 MS. MURRAY: Yeah, we plan on starting
21 on it in the spring.

22 CHAIRMAN TISEO: Long time away.

23 MR. KOLBE: Well, the Hearing Officer
24 was looking for just a property maintenance
25 inspection to be done and gave them until, you know,

1 November to get it.

2 CHAIRMAN TISEO: But the property
3 maintenance inspection is only good for six months?

4 MR. KOLBE: Property maintenance
5 inspection is actually good for longer period of
6 time on that, but it -- basically it will go through
7 the house and tell them what has to be done and what
8 permits are going to be needed.

9 MS. MURRAY: We're going to pull all
10 of the permits when we start to work on the home.
11 That's no problem, we're going to do everything we
12 need to do. I've been a property appraiser in this
13 city myself and I know what needs to be done and how
14 to do it. I just, when we get ready to start on the
15 property, which is what I told you guys, we're going
16 to do what we need to do.

17 MEMBER STEWART: So let me say this,
18 if you've been a property appraiser and you've
19 worked for the City you know -- and you've got
20 ownership you know you're supposed to have some
21 insurance too.

22 MS. MURRAY: Yeah, but we thought --

23 MEMBER STEWART: So that you wouldn't
24 have to be dealing with this.

25 MS. MURRAY: Of course, that's true.

1 MEMBER STEWART: But I'm -- you, did
2 she and did anyone attend the Hearing Officer's
3 meeting regarding this property?

4 MS. MURRAY: Yes, I did.

5 MR. KOLBE: That's what he said, he
6 requested a property maintenance inspection would
7 have to be done, the first step. And have that be
8 done -- that was only thing that was going to be
9 needed to be done before January. That January then
10 she could go ahead and pull her permits and they'd
11 be there for six months, would take her on into --
12 you know.

13 CHAIRMAN TISEO: So there's not a
14 limitation to property maintenance?

15 MR. KOLBE: Property maintenance
16 inspection is basically good for three months, but
17 it's only, you know, to give you time to pull your
18 permits or know what needs to be done.

19 CHAIRMAN TISEO: Here's a scenario I'm
20 looking at.

21 MR. KOLBE: Okay.

22 CHAIRMAN TISEO: Let's just say that
23 we postpone this until the February meeting and that
24 if that was a -- a condition was that the property
25 main inspection be done by then, then the question

1 is how long will that be valid if they're not going
2 to start working on the house until April or May?

3 MS. MURRAY: He said it's good for
4 three months. And every -- like I said at the last
5 meeting, everybody pulled one and had to pull
6 another one.

7 CHAIRMAN TISEO: So that she'd have to
8 be -- renewal.

9 MR. KOLBE: No.

10 CHAIRMAN TISEO: No?

11 MR. KOLBE: If she, in February, did
12 her property maintenance inspection, probably be a
13 little more difficult to do in the winter months --

14 CHAIRMAN TISEO: Let's say the
15 property maintenance inspection is done before the
16 end of the year. Let's say it's done December 30th.

17 MR. KOLBE: Uh-huh.

18 CHAIRMAN TISEO: How good is that
19 maintenance inspection for?

20 MS. MURRAY: Three months.

21 CHAIRMAN TISEO: Three months?

22 MR. KOLBE: Three months.

23 CHAIRMAN TISEO: And then you can call
24 for an inspection? I mean call for an extension?

25 MS. MURRAY: You have to do an

1 extension.

2 MR. KOLBE: No, you will have your --

3 MEMBER STEWART: Can I ask you a
4 question off the record, ma'am?

5 CHAIRMAN TISEO: Can't go off the
6 record, you're on it.

7 MEMBER STEWART: Yeah, we are, but
8 it's not related to the property, this is off with
9 this property.

10 CHAIRMAN TISEO: Let's stay on this
11 one here.

12 MEMBER STEWART: I have a question for
13 her. What year was it or how many years has it
14 been, when you said you worked -- you were an
15 appraiser, that you were in the City in the
16 neighborhoods measuring properties? Has that been
17 about 30 years?

18 MS. MURRAY: No.

19 MEMBER STEWART: How long ago would
20 that be? I had to be about two years old, because
21 you came to my home and measured it when the
22 City was doing -- so that's been 30 years ago.

23 MS. MURRAY: No. No, no, no, wait a
24 minute. I left the City in 2003. So that was when
25 it was.

1 MEMBER STEWART: So you -- when you
2 went out and had to measure --

3 MS. MURRAY: Had to measure. I was in
4 the office, Linda Watson was the Assessor.

5 MEMBER STEWART: Okay. Okay.

6 MS. MURRAY: Deputy City Assessor.

7 MEMBER STEWART: Okay.

8 MS. MURRAY: That was -- I left in
9 2003.

10 MEMBER STEWART: I was just curious.

11 CHAIRMAN TISEO: Let's get back on
12 point. We have a big agenda.

13 MEMBER STEWART: I was just curious.

14 CHAIRMAN TISEO: Going back. So if
15 you pull the property maintenance inspection, you
16 said you have 90 days, can you get an extension
17 without paying?

18 MR. MORAN: There's not an extension
19 on the property maintenance. The property
20 maintenance inspection, we're trying to amend that
21 because it's not an opportunity to buy time. So,
22 the property maintenance inspection is issued as a
23 means to assess the property.

24 CHAIRMAN TISEO: Correct. So once a
25 property is assessed --

1 MR. MORAN: And the letters that I
2 send out after the property maintenance inspection
3 is done --

4 CHAIRMAN TISEO: Right.

5 MR. MORAN: -- request them to pull
6 permits within 15 business days.

7 CHAIRMAN TISEO: Okay. That's --
8 that's the issue.

9 MR. MORAN: Right. And so what we
10 have seen is that people are taking advantage of
11 this 90-day window to extend out the time frame for
12 a property maintenance. That's not the purpose of
13 the property maintenance. So we're trying to amend
14 that policy to limit a 30-day window. But the key
15 here is to try to get this assessment done or the
16 property maintenance inspection done as soon as
17 possible.

18 MS. MURRAY: Okay.

19 CHAIRMAN TISEO: Until then --

20 MEMBER STEWART: That property is
21 currently secured, right?

22 MS. MURRAY: Yes, it is.

23 CHAIRMAN TISEO: Okay. Then let me go
24 down this road.

25 MS. MURRAY: It is properly secured.

1 CHAIRMAN TISEO: Excuse me. If you
2 have 15 days to pull the permit.

3 MR. MORAN: Once the property
4 maintenance is completed.

5 CHAIRMAN TISEO: Correct. How long is
6 that permit valid for?

7 MR. MORAN: 180 days.

8 CHAIRMAN TISEO: Okay. So you have
9 180 days. So someone could have the property
10 maintenance inspection done, could have the permits
11 pulled before our next meeting giving them six
12 months to do the work?

13 MR. MORAN: Correct.

14 CHAIRMAN TISEO: Without an extension?

15 MR. MORAN: Correct.

16 CHAIRMAN TISEO: Is there a cost to
17 the extension on the permits?

18 MR. KOLBE: Permits are -- it's \$50
19 extension fee once the six months is up.

20 CHAIRMAN TISEO: So then plus \$50
21 after that. Okay. Do you understand where I'm
22 going with this?

23 MS. MURRAY: I understand what you're
24 saying, but --

25 MEMBER STEWART: I'm going to make a

1 recommendation for 542 --

2 CHAIRMAN TISEO: Let her --

3 MEMBER STEWART: -- California -- it's
4 on the floor, I'm going to make a recommendation.

5 CHAIRMAN TISEO: I haven't closed the
6 public hearing yet. Just a minute. Go ahead.

7 MS. MURRAY: Okay. I understand what
8 you're doing, but, you know, my life is according to
9 me, and, you know, we plan -- like I said, we
10 planning on starting to work on the house in the
11 spring, and that's when I would like to take out the
12 permits and whatever else I need, you know, not to
13 try to stick the City, you know, because I do have a
14 family member that's planning on moving in the
15 house, if not myself, you know. So I plan on doing
16 the work and taking out the permits, it just feel
17 like because I didn't take it out when you guys
18 wanted it to, like I'm being bulldozed (sic) to do
19 it.

20 CHAIRMAN TISEO: I understand that,
21 but there's a fire in June and here we are in
22 November.

23 MS. MURRAY: Because I haven't been
24 working and my sister just started back working.

25 CHAIRMAN TISEO: I can appreciate

1 that.

2 MEMBER STEWART: And nobody is trying
3 to bully anybody, but you got neighbors over there
4 that don't want to look at this. Flat out.

5 MS. MURRAY: And it's cleaned up,
6 we're keeping it --

7 MEMBER STEWART: Boarded up. Boarded
8 up.

9 MS. MURRAY: Okay. But we're going to
10 fix it.

11 MEMBER STEWART: I didn't say that you
12 were not, I'm just saying that you have to take into
13 consideration the neighbors that live next door that
14 don't want to look at that.

15 MS. MURRAY: Right.

16 CHAIRMAN TISEO: And, you know, if we
17 postpone this to the February meeting, and the
18 condition is that you have the property maintenance
19 inspection by then, then that would give you 15 days
20 to pull the permit after that. Then you still have
21 six months to do the work and then you can get an
22 extension for \$50. But we're looking for some
23 movement on the property. No offense to anybody,
24 but not a promise that things will be done. We have
25 been here a long time and we get so many promises

1 and they just don't follow through. And this is no
2 disrespect to you. There's a lot of times here
3 people have said that.

4 MS. MURRAY: So I got to move on your
5 timetable instead of my own?

6 CHAIRMAN TISEO: Well, I don't know
7 that that's unreasonable. We're asking you to
8 pull -- how much is a property maintenance?

9 MR. KOLBE: \$200.

10 CHAIRMAN TISEO: \$200.

11 MS. MURRAY: Okay. And then I got to
12 pull permits, right, and how much are those?

13 MR. MORAN: Depends on what permits
14 are required.

15 CHAIRMAN TISEO: How much is a regular
16 building permit? Is it based on dollar value?

17 MR. MORAN: Based on the dollar value
18 of the repairs.

19 CHAIRMAN TISEO: What's the --

20 MEMBER STEWART: Listen to what he's
21 saying.

22 CHAIRMAN TISEO: -- minimum?

23 MR. KOLBE: Minimum is \$135.

24 CHAIRMAN TISEO: So 135 on top of 200.

25 MR. KOLBE: No, it's not. 110.

1 CHAIRMAN TISEO: 110.

2 MR. MORAN: For a building permit.

3 CHAIRMAN TISEO: And that's roughly
4 maybe for something under \$50,000 or \$100,000?

5 MR. KOLBE: It would start at a
6 thousand dollars.

7 CHAIRMAN TISEO: Okay. It starts at a
8 thousand and goes up from there. So someone could
9 do this in theory maybe for a thousand dollars in
10 total? Permits and everything?

11 MR. MORAN: No, no, no.

12 CHAIRMAN TISEO: No?

13 MR. MORAN: The permit fee is for
14 repairs up to a thousand dollars.

15 CHAIRMAN TISEO: Right.

16 MR. MORAN: It's \$20 dollars per
17 thousand dollars of improved value beyond that.

18 CHAIRPERSON TISEO: Okay.

19 MR. MORAN: So say the total amount of
20 improvements was 20,000 --

21 CHAIRMAN TISEO: Right.

22 MR. MORAN: -- it would be \$510
23 permit.

24 CHAIRMAN TISEO: Okay. All right,
25 so --

1 MR. MORAN: Again, not unreasonable.
2 But getting back to property maintenance, the key
3 for the property maintenance is a game plan. It's
4 an assessment of the property to get you moving
5 forward with what we have assessed needs to be to
6 done to complete that house and make it safe and
7 habitable again.

8 MEMBER STEWART: I know. I
9 understand. I understand what you're saying. It
10 was going to be my recommendation.

11 MR. MORAN: So, that is the initial
12 requirement is to do the property maintenance. It's
13 just putting a plan in motion.

14 CHAIRMAN TISEO: And that's what we're
15 asking.

16 MEMBER STEWART: And that's going to
17 take you all the way into May.

18 CHAIRMAN TISEO: And then if we can
19 see some start in May, then that means that we can
20 postpone it again.

21 MEMBER STEWART: Absolutely. That was
22 going to be my recommendation, what he said. I
23 mean, is that -- is that reasonable to you? What's
24 reasonable -- you tell us what's reasonable.

25 CHAIRMAN TISEO: We can't just

1 postpone this until February, is what we're getting
2 at. We need to see some action because it's been
3 since June and nothing has moved on the property.
4 And we have a duty to the citizens to keep
5 structures safe.

6 MR. MORAN: The only other option is
7 to register as a vacant.

8 MS. MURRAY: Your notice says to show
9 cause that it is safe and secure, right? And the
10 property is safe and secure.

11 CHAIRMAN TISEO: I disagree with that.
12 When I see picture of windows open --

13 MS. MURRAY: There are no windows
14 open. They're all boarded up, sir.

15 CHAIRMAN TISEO: That was an old
16 picture?

17 MS. MURRAY: I guess it must be. I
18 got pictures in my camera if you want to see it.

19 MEMBER STEWART: Well, I could
20 personally testify and dispute that it's not safe
21 and secure if we were in the court of law, because I
22 personally observed the fire department using an axe
23 to chop the roof --

24 MS. MURRAY: Well, I put --

25 MEMBER STEWART: Let me talk, okay?

1 But what he just explained to you, my colleague
2 here, if you were to go with what his recommendation
3 would be, it would take you all the way -- I don't
4 want to see any pictures, because I was there at the
5 fire.

6 MS. MURRAY: But pictures --

7 MEMBER STEWART: Ma'am, I have the
8 floor right now. But --

9 MS. MURRAY: It's --

10 MEMBER STEWART: I have the floor
11 right now. But what he just explained, if you were
12 willing to do it, would take you all the way into
13 May, and then if you're able to meet those
14 obligations, we still can provide you with a
15 postponement until you get your property together.

16 MS. MURRAY: I can only try to do what
17 I can do. That's all I can say.

18 CHAIRMAN TISEO: Okay. All right.
19 All set? Okay. Anyone like to speak on this
20 matter?

21 MR. BEACH: Yeah, I would. If any
22 work does occur on the property before you pull a
23 property maintenance inspection or before you pull
24 anything, you will be subject to civil infraction
25 tickets. So just make sure that before you do

1 anything, make sure that you pull your property
2 maintenance inspection and we give you an outline of
3 what needs to be done.

4 MS. MURRAY: Well, I'm going to have
5 someone at least go and look up on the roof again,
6 since he said that they were chopping through the
7 roof and if something -- if it's open, I'm going to
8 have them cover that up. But anything else, like I
9 said, I wasn't planning on starting until the
10 spring.

11 CHAIRMAN TISEO: Okay. All right.
12 Anybody else? Thank you. We'll close the public
13 hearing on this.

14 MEMBER STEWART: What are we -- anyone
15 going to make a recommendation?

16 CHAIRMAN TISEO: I mean, again, I'm
17 leaning towards --

18 MEMBER STEWART: I think the best -- I
19 think what you put on the table, I think really what
20 you put -- ma'am, would you be able to go back to
21 the podium, please. I think the recommendation that
22 you put or proposed --

23 CHAIRMAN TISEO: Where we have a
24 property maintenance inspection before -- by our
25 next meeting.

1 MEMBER STEWART: Absolutely.

2 CHAIRMAN TISEO: And then permits
3 would be pulled. That will give you --

4 MEMBER STEWART: That's going to take
5 all the way to May.

6 CHAIRMAN TISEO: To June, actually.

7 MEMBER STEWART: To June. And -- that
8 will give you all the way to June.

9 CHAIRMAN TISEO: Is that the motion?

10 MEMBER STEWART: Absolutely. That's
11 the motion that I'm making.

12 MEMBER ONWUZURIKE: Before the motion,
13 I was looking to see some kind of progress, and I
14 don't know, you know -- I don't think it's enough to
15 just --

16 MS. MURRAY: Well, can I -- I don't
17 know what --

18 MEMBER ONWUZURIKE: We have to see
19 some progress.

20 MS. MURRAY: -- they've shown you.
21 Your pictures might be different from mine. See, I
22 don't know what they have shown you. That's the
23 thing.

24 CHAIRMAN TISEO: I don't know that the
25 picture is going to make any difference.

1 MS. MURRAY: I mean -- but pictures
2 tell a thousand words.

3 MEMBER STEWART: There's been no work
4 on the property so the pictures aren't what they
5 are.

6 MEMBER ONWUZURIKE: It's not just
7 pictures, what I'm talking about here is let's see
8 if we can at least -- there are several activities
9 outlined. Some progress needs to be made, we just
10 can't wait until June. One of the progresses I've
11 been talking about, one is this PMI. Yeah, the PMI.
12 We need to move the PMI close to --

13 MS. MURRAY: PMI? I'm sorry, sir, PMI
14 stands for what?

15 CHAIRMAN TISEO: Property maintenance
16 inspection.

17 MS. MURRAY: Okay.

18 MEMBER ONWUZURIKE: Let's get that
19 done before the February meeting. And then even if
20 we miss getting it done close, within that 15 days,
21 it can be done by the February meeting, that's fine.
22 That way now you have more -- more -- you know, the
23 longer this can go all the way to June. Very close
24 to it, you know. Yes. But I think that progress
25 needs to be made, yeah.

1 CHAIRMAN TISEO: We're back to a
2 motion. Was that a motion?

3 MEMBER STEWART: Yes, it is.

4 CHAIRMAN TISEO: Is there a second?

5 MEMBER HOFMEISTER: I will second.

6 MEMBER STEWART: Can we repeat the
7 motion. Can you repeat the motion to her so that
8 she clearly has an understanding as to what we're
9 saying and what we're voting on.

10 CHAIRMAN TISEO: Okay. The motion is
11 that a property maintenance inspection be pulled --
12 be conducted before our next meeting and permits
13 pulled by our next meeting in February.

14 MS. MURRAY: Now, how long do permits
15 last?

16 CHAIRMAN TISEO: Six months. And
17 there's an extension allowed for \$50.

18 MEMBER STEWART: Are you not in
19 agreement with that, ma'am? Because I need to know.

20 MS. MURRAY: I listened to what he
21 said, my actions will show what I'm in agreement
22 with.

23 MEMBER STEWART: I'm just asking
24 you --

25 MS. MURRAY: Okay?

1 MEMBER STEWART: -- because I'm trying
2 to work with you.

3 MS. MURRAY: I listened to what this
4 gentleman said.

5 MEMBER STEWART: Okay. Well, you know
6 what, I'll tell you what I can do, I can go in a
7 different direction too.

8 MS. MURRAY: And he said have it done
9 and just show some type of progress.

10 MEMBER STEWART: Okay. Just so you
11 understand.

12 CHAIRMAN TISEO: Okay. Is there any
13 more discussion? Okay. That's the motion. Okay,
14 I'll call for the motion. All in favor say "aye."

15 (Ayes.)

16 CHAIRMAN TISEO: Any opposed?

17 MEMBER STEWART: Opposed.

18 CHAIRMAN TISEO: Okay. Motion passes.

19 MS. MURRAY: Jerk.

20 CHAIRMAN TISEO: All right. Next one
21 is -- is that 585 West Kennett?

22 MR. BEACH: Property address is 585
23 West Kennett Road. Property was posted on November
24 4, 2015. An electrical permit has been issued. The
25 reason for it being identified as a dangerous

1 building, it is vacant and abandoned. It is open to
2 the elements, there are holes in the roof. It's
3 been vacant for over 180 days. Property is boarded
4 up, overgrown and unkept. The gas meter and
5 electric meter are both missing. There has been no
6 changes since the previous hearing.

7 It is our recommendation that the
8 property be postponed to the February 2016 Board of
9 Appeals if a commitment is made as to the submittal
10 of plans and specs.

11 MR. KOLBE: In August they came in and
12 pulled an electrical permit to get service and we
13 were told that that was so they could go into the
14 building and kind of see what was going on so we
15 could get the plans. But we haven't heard anything
16 since then.

17 CHAIRMAN TISEO: Since August?

18 MR. KOLBE: Since August, right.
19 We're assuming that someone is working on it.

20 CHAIRMAN TISEO: Working on
21 electrical?

22 MR. KOLBE: No, the plans.

23 CHAIRMAN TISEO: The drawings.

24 MR. KOLBE: The electrical was simply
25 so they could turn some lights on and see what the

1 hell is going on inside.

2 CHAIRMAN TISEO: And this is obviously
3 a commercial property?

4 MR. KOLBE: Commercial property, yeah.
5 A portion of it is -- they are looking to do a -- or
6 talked about doing a youth club of some type.

7 CHAIRMAN TISEO: This was here before,
8 wasn't it?

9 MR. ONWUZURIKE: Yeah.

10 MR. KOLBE: It's been here since May
11 of last year.

12 CHAIRMAN TISEO: This is May?

13 MR. KOLBE: Yeah. Now they've done a
14 lot to clean up the outside and it's very much
15 commendable, it's a large project so they, you know,
16 giving them latitude to figure out exactly what
17 they're doing, but --

18 CHAIRMAN TISEO: Here we are.

19 MR. KOLBE: Every month we kind of
20 postpone it to allow them to get some time for plans
21 and specs and we have seen nothing.

22 CHAIRMAN TISEO: All right.

23 MR. KOLBE: So, you know, that's why I
24 say, some sort of a commitment as to what's going on
25 and then they're going to be -- you know, we're not

1 oppose to a postponement, but want some sort of
2 commitment as to when are these coming forth.

3 CHAIRMAN TISEO: Okay. Your name,
4 sir?

5 MR. BOLDS: My name is Yohannes Boldts,
6 I'm the CEO of the Take One Community Program and I
7 don't know what he's seen about nothing been done,
8 the gentleman here, as far as the property being
9 unkept. I personally ride the mower out there
10 myself, clean up, did the people's property next
11 door that haven't done nothing in about three or
12 four years, cut that down. Got the electric company
13 to turn all the lights on, on the streets. The
14 grass is cut around in front and back.

15 We have some tires in the back that
16 people have been coming from the Local 58 taking
17 away. The electric is on on the inside. No
18 progress have been done as far as getting the roof
19 done.

20 The roof is closed up, we have two
21 spots up there that has a hole in them, but what the
22 gentleman yesterday said from the ECS, Engineer
23 Conference Solutions, I've been working with the
24 Farbman Group, sent them out to do our heating and
25 they were able to get back with us. The Farbman

1 Group is working with us. We have had five
2 cancellations since May. So, I talked with the CEO
3 Andy Gutman on Monday evening and he sent a guy out
4 yesterday. So, we're waiting for them to send out
5 their team, they have a team they're going to send
6 out. And I can't do anything about the people
7 spending their money.

8 And he did send out the guy, the guy
9 came out yesterday morning, he called me at 8:40
10 yesterday and stayed over a couple hours as far as
11 making plans on how to do the heating, and their
12 company would pull the contract -- I mean the
13 permits for the -- for the heat. You know. And --

14 CHAIRMAN TISEO: All right.

15 MR. BOLDS: But something -- I'm over
16 there every day so we have -- we have -- we keep the
17 place clean, boarded up. And the two little spots
18 that's on the roof that came from -- when the --
19 they stole the air conditioner, whatever it is that
20 sits on the part by the laundromat which is locked
21 up will be cut down and we will put plyboard over
22 them and -- so that part is not in there. But it --
23 everything else, they have me waiting for our
24 electrical poles; they did bring the poles out to
25 get and to put up the meters. There is no gas

1 meter, there is no water meter because we can't do
2 nothing until they put the furnace in. We can't do
3 the water until they put the furnace in.

4 CHAIRMAN TISEO: Sure. I understand.
5 I don't believe the comment was that nothing has
6 happened to it. It did make the comment that the
7 property has been cleaned up.

8 MEMBER STEWART: It is still --

9 CHAIRMAN TISEO: But there's not been
10 movement on the drawings. It's been here before --

11 MR. BOLDS: It's on -- I -- I can't
12 do -- the Farbman Group is sending in a team. I
13 have e-mails, I can show you whatever --

14 CHAIRMAN TISEO: But this has been
15 going on since May of 2014.

16 MR. BOLDS: No, this haven't been
17 going on since May of 2014. I've been dealing with
18 this since May of 2015, you know. When I was in
19 here last time I just got the electrical permit to
20 put in, but I had to wait six months before DTE --

21 CHAIRMAN TISEO: Is this not in 2014?

22 MR. KOLBE: The first time you came to
23 the Hearing Officer was in January 15th of 2014,
24 came back in April 9th of 2014, and this body first
25 time it was here was in May 21st, 2014.

1 MR. BOLDS: Oh, okay, I thought you
2 saying as far as no progress. It's been -- it's
3 been progress. Might not have been --

4 CHAIRMAN TISEO: So when are we going
5 to see -- when are you going to get some drawings?

6 MR. BOLDS: I can talk back with Mr.
7 Gutman now and see what's happening. From what they
8 told us they overextended their 2015 budget, and
9 that they would be -- they would get back with us in
10 2016.

11 CHAIRMAN TISEO: The owner the Take
12 One Community Program, is that the owner?

13 MR. BOLDS: That's me. I'm the CEO
14 and president.

15 CHAIRMAN TISEO: And you're the owner?

16 MR. BOLDS: No, I'm owned by -- it's
17 incorporated, we have a Board.

18 MEMBER STEWART: You have a 501(c)(3)
19 (sic), correct?

20 MR. BOLDS: We have a 501(c)(3).

21 CHAIRMAN TISEO: And again, you're
22 waiting for someone else to fund this?

23 MR. BOLDS: Yeah, they committed they
24 will come in and help us and every -- they have
25 conflicts with their team, you know. So like when

1 somebody say they're going to come they send it back
2 and say somebody else wasn't available and they say
3 somebody else --

4 CHAIRMAN TISEO: What's the intended
5 final use of the property?

6 MR. BOLDS: It's a community center,
7 it's going to be housing the Take One Community
8 Program, but it will be called the Judge Waterman
9 Community Education Center for the community. At
10 this point in time since the emergency manager we
11 have no community center for youth in the City.

12 MEMBER STEWART: We got one proposed,
13 the old Franklin School, but that is probably not
14 appropriate for this meeting for me to speak on.

15 MR. BOLDS: Yeah. Yeah. I don't
16 think that's really geared towards our citizens.

17 MEMBER STEWART: I didn't -- you know,
18 I didn't go there I'm just saying we have one
19 proposed, a community center proposed for the City
20 over at Franklin School.

21 CHAIRMAN TISEO: So you have no idea
22 when we would see drawings, the city would see --

23 MR. BOLDS: I will work with --
24 commitment, I will work on getting someone to give
25 us some kind of preliminary drawing so we can get in

1 there because the -- the Detroit U of D did their
2 little site -- did the little site plan drawing for
3 me for free, but I will get someone to come in and
4 see -- if the Farbman Group doesn't do it, I can try
5 to get someone to do some kind of --

6 MEMBER ONWUZURIKE: So is that the
7 commitment you think you're making, the type of
8 progress we're going to be seeing by February?

9 MR. BOLDS: Yeah, hopefully more to
10 that. You know. We all -- when everybody that's up
11 here and in his room at home I'm up thinking trying
12 to get something done because this is something that
13 I don't do part-time, this is something I do every
14 day.

15 MEMBER STEWART: Was there a
16 commitment with DTE as far as the lights or some
17 type of with the electrical?

18 MR. BOLDS: They did. They did.

19 MEMBER STEWART: DTE has spent money.
20 And if you don't mind me asking, how much money was
21 dealt with with that?

22 MR. BOLDS: I -- in kind I think it
23 had to be almost \$40,000, because they put up two
24 poles, two poles and two transformers. So, two
25 poles and two transformers. And Local 58 came and

1 did in kind electricity, they have donated most of
2 the materials, so --

3 CHAIRMAN TISEO: Is the property
4 secured? Is that what --

5 MR. BOLDS: If I lost my keys, I can't
6 get in.

7 MR. MORAN: You pulled a property
8 maintenance inspection, but you haven't scheduled
9 it; is there a reason why?

10 MR. BOLDS: Well you know what, to be
11 honest, I found a paper the other day and I -- and I
12 thought I was going to talk to him, I thought I was
13 going to have to pay all over again. The last
14 person I was working with, the contractor, Norwood
15 and Boyle was supposed to have stood up and took
16 care of that, but he didn't do it. But as far as
17 the property main inspection, if they want to come
18 in and see it you're welcome, you know, it's --
19 you're welcome. It's right now basically we even
20 cleaned it out and we just got stuff that people
21 have been donating to us as far as pool tables,
22 exercise machines and stuff like that we -- we got
23 in. Got in there and Virginia Tile gave me over
24 3,000 pounds of tile, we're just waiting to get it
25 done.

1 MEMBER STEWART: Kind of flew by me,
2 what was the recommendation?

3 MR. KOLBE: Our recommendation was a
4 postponement, but we'd like to see -- hear some sort
5 of a commitment as to, you know, at the next meeting
6 well have a submittal of plans or we will have -- we
7 just kind of blanketly let it go and there's no
8 communication other than right now.

9 CHAIRMAN TISEO: I understand. What
10 if you had an actually executed property maintenance
11 inspection?

12 MR. MORAN: That's a start. But that
13 just gives us an assessment of the property. From
14 there, there needs to be activity. You know,
15 we're -- you know, things need to be improved,
16 making that place safe and habitable and the
17 electrical work, but he can't do that without plans
18 and specifications.

19 CHAIRMAN TISEO: If it's commercial,
20 you're going to need an architect.

21 MR. BOLDS: Yeah. At this point what
22 we've been doing, since we have been waiting for the
23 people, some want us to do it, I've been keeping the
24 place clean and locked and secure, and I go over
25 there and make sure we -- there is no dumping,

1 nothing going on. So I would look to --

2 CHAIRMAN TISEO: You've been following
3 some of the discussion that we've had on these other
4 properties. We would like to see some action and
5 maybe there's a motion in order to postpone it if
6 the property maintenance inspection has been
7 concluded and there's some drawings, even if they're
8 preliminary, be provided to the City.

9 MR. BOLDS: Okay.

10 CHAIRMAN TISEO: That makes a valid
11 proposal for renovation. Does that sound
12 reasonable?

13 MR. KOLBE: Yeah.

14 MEMBER ONWUZURIKE: Yes.

15 MR. KOLBE: The property maintenance
16 inspection, again, is not as critical as the fact
17 that they're going to be submitting plans.

18 CHAIRMAN TISEO: Plans, that's --

19 MR. KOLBE: And, you know, what the
20 building was used for as far as like the laundromat,
21 what the restroom facilities, et cetera, were needed
22 is going to be all together different than an
23 assembly of a youth center. So that's why the plans
24 are so crucial. But, you know, if we have some sort
25 of an idea what's going on we can make sure that the

1 plans that they finalize are going to meet what
2 they're looking for.

3 CHAIRMAN TISEO: Now, just so that you
4 know, you are going to be proposing a change in use
5 that has a lot of --

6 MR. BOLDS: I have already been
7 through that with -- what's the --

8 CHAIRMAN TISEO: With the Planning
9 Commission?

10 MR. BOLD: With Gordon? Yeah, that's
11 already been approved.

12 CHAIRMAN TISEO: And same thing with
13 the Zoning Board?

14 MR. KOLBE: To my knowledge everything
15 on that end has been taken care of.

16 CHAIRMAN TISEO: How do you take care
17 of --

18 MEMBER ONWUZURIKE: Without a drawing?

19 CHAIRMAN TISEO: -- without a drawing?

20 MR. BOLDS: It was -- as far as being
21 open for a community center, that was approved
22 because it was already commercial.

23 CHAIRMAN TISEO: Who approved it?

24 MR. KOLBE: Planning Department.

25 CHAIRMAN TISEO: Planning Department.

1 But this is a change in use in the building code.

2 This now goes to a probably a structure --

3 MR. KOLBE: But they looked at what
4 the zoning was in the area and what they're trying
5 to do, it still met that pigeonhole --

6 CHAIRMAN TISEO: It met the parking
7 requirements and everything else?

8 MR. KOLBE: Again, they haven't gotten
9 all of the final drawings in, but they have
10 potential the parking that's needed --

11 CHAIRMAN TISEO: So there may be
12 something there?

13 MR. KOLBE: Yeah. They didn't have a
14 problem with the concept of it, it's just, again,
15 plans and specs we would say yeah --

16 CHAIRMAN TISEO: And there's certainly
17 enough time to find someone to do a preliminary
18 drawing to see that it conforms with the zoning
19 ordinance, that's what I -- that's what I'm looking
20 for.

21 MR. BOLDS: I will get someone to --
22 get one of the universities or someone to do it in
23 kind and present it, bring it down and present it to
24 them.

25 CHAIRMAN TISEO: And now U of D has

1 that program as well.

2 MR. BOLDS: Yeah, I know, that's --
3 they did the first part. You know. Now if you got
4 some suggestions on someone else --

5 CHAIRMAN TISEO: Try Lawrence Tech,
6 they also do it too.

7 MR. BOLDS: And also, that -- and
8 since it's at the end of the year, if you got
9 anybody that want to do some donations and write-off
10 we accept all of them. Hey, take one community
11 program.com or .org, I appreciate it. You know, we
12 just want to get something good going on in the
13 City. I appreciate your patience.

14 MEMBER ONWUZURIKE: I think the best
15 progress we're going to need will be just that
16 drawing, that we can get those drawings. However
17 preliminary they will be it will help them to work
18 with the property maintenance.

19 CHAIRMAN TISEO: It's a good start.
20 Okay. We're back here. Anybody like to speak on
21 this matter? All right. I'll close the public
22 hearing. Discussions here at the Board?

23 MEMBER ONWUZURIKE: Well, I'm going to
24 recommend a motion that we postpone this to the
25 February meeting pending receipt, submission of some

1 preliminary drawings.

2 CHAIRMAN TISEO: And a property
3 maintenance inspection?

4 MEMBER ONWUZURIKE: And property
5 maintenance inspection.

6 CHAIRMAN TISEO: Okay. Is there a
7 second?

8 MEMBER HOFMEISTER: I'll second.

9 CHAIRMAN TISEO: Mona. Okay. Any
10 further discussion? Hearing none, all in favor say
11 "aye."

12 (All ayes.)

13 CHAIRMAN TISEO: Any opposed? None?
14 Motion passes.

15 MR. BOLDS: All right. Thank you.

16 CHAIRMAN TISEO: Thank you for getting
17 something to us by February. Thank you.

18 MR. BOLDS: You guys have a good
19 holiday.

20 CHAIRMAN TISEO: Next one is 77 -- is
21 it Prall?

22 MR. TABRON: 77 Prall.

23 CHAIRMAN TISEO: Prall, excuse me.

24 MR. BEACH: The address of the
25 property is 77 Prall Street. The property was

1 posted on November the 5th, 2015. The reason for it
2 being identified as a dangerous building, it's a
3 severely fire-damaged structure, dilapidated. It is
4 open to trespass in the rear door of the house. It
5 is open to the elements. The upper dormer windows,
6 roof and side elevation upper windows have been
7 boarded. The dilapidation includes fire damage,
8 porch steps, roof, siding and trim are rotted, the
9 chimney is crumbling. The property is overgrown.
10 There's evidence of debris. Property is unkept.
11 Animal undermining and broken windows. There's an
12 abandoned vehicle on the property. Both gas and
13 electric meters are missing.

14 There has been no change in the
15 building since the previous hearing. Our
16 recommendation is for the property to remain on the
17 demolition list.

18 MR. TABRON: Good evening, Donald
19 Tabron of Professional Public Adjuster Services here
20 with homeowner Candace Stewart at 77 Prall. There
21 was a fire to the property May 31st of 2015. I was
22 retained by Ms. Stewart to help her prepare and
23 present the claim to the insurance company.

24 As of November the 11th, 2015, I do
25 have a letter from Farmer's Insurance stating that

1 the insurance claim process is still underway and
2 they're currently still investigating. There's --

3 CHAIRMAN TISEO: Excuse me, did you
4 say 2013?

5 MR. TABRON: '15.

6 CHAIRMAN TISEO: '15. Okay.

7 MR. TABRON: Yeah, May 31st of '15.
8 There's been a property maintenance inspection
9 scheduled for the property on Thursday. And at this
10 point we're simply waiting for Farmer's to conclude
11 their claims handling process. There's probably
12 anywhere between an additional 45 to 60 days before
13 they make their final decision. There have been
14 many, many requests that Farmer's has made in terms
15 of documentation and whatnot which has been
16 submitted. The homeowner does plan on rebuilding
17 once Farmer's has come to their claim determination.
18 And also within the policy she also does have
19 ordinance of law and any code upgrades covered.

20 Once Farmer's has made their claim
21 determination, the insured will move forward with
22 the contractor and all necessary permits that come --
23 as a result of the property maintenance inspection
24 will be pulled. We're just waiting on Farmer's to
25 conclude their claims handling process.

1 CHAIRMAN TISEO: And the inspection
2 they scheduled for tomorrow, Thursday?

3 MR. TABRON: Yes.

4 MEMBER STEWART: Do you have any
5 documentation with you, sir?

6 CHAIRMAN TISEO: Are you guys aware of
7 this?

8 MR. MORAN: I was out at the house on
9 Friday for the initial property maintenance
10 inspection. We did the exterior and I believe I met
11 Ms. Stewart's son. We could not enter the premises
12 because the locks, he didn't have the keys to the
13 locks.

14 MR. TABRON: I recently changed the
15 locks trying to make sure that the property was
16 secure.

17 MR. MORAN: I told him to call me on
18 Monday morning and he called Monday afternoon. I
19 tried to return the call, but his voicemail was
20 full. I haven't heard back from him since, so --

21 MR. TABRON: I reached -- I reached
22 out earlier this week and spoke with someone in the
23 Building Department, they told me that the next
24 available time was Thursday the 29 in noon and I
25 left my number as well as Ms. Stewart's number so

1 that one of us would be available.

2 CHAIRMAN TISEO: You said Thursday the
3 29th?

4 MR. TABRON: Thursday between nine and
5 noon is what I was told on Tuesday.

6 CHAIRMAN TISEO: So it's not this
7 Thursday?

8 MR. TABRON: No, this Thursday is what
9 I was told.

10 CHAIRMAN TISEO: You mean tomorrow?

11 MR. TABRON: Yeah.

12 CHAIRMAN TISEO: Tomorrow is the
13 18th -- 19th.

14 MR. TABRON: Yes.

15 CHAIRMAN TISEO: You said 29th.

16 MR. TABRON: I must have misspoke.

17 MEMBER STEWART: May I ask you a
18 question?

19 MR. TABRON: Yes.

20 MEMBER STEWART: The homeowner. Was
21 this a rental property or were you living in the
22 home?

23 MS. STEWART: I was living in the
24 home.

25 MEMBER STEWART: Was there anyone home

1 during the fire?

2 MS. STEWART: No, there was not.

3 MEMBER STEWART: Okay. Not that I'm
4 chasing fire trucks, but this fire was being
5 extinguished at about 6:30, 7 in the morning, and --
6 are they suspecting arson with this fire?

7 MS. STEWART: Well, no one has told me
8 anything officially.

9 MEMBER STEWART: Okay. Well, I'm
10 asking because I know they put a placard on there
11 that --

12 MS. STEWART: Yeah, that's the only
13 communication I've had about anything that they
14 might think.

15 MEMBER STEWART: Okay. Well --

16 CHAIRMAN TISEO: So it's scheduled --
17 the property maintenance inspection is scheduled for
18 tomorrow.

19 MEMBER STEWART: Why hasn't it been
20 cleaned up?

21 MS. STEWART: Honestly, I haven't -- I
22 haven't been by there. There's a lot --

23 MEMBER STEWART: Okay. And my next
24 question to you, do you have an original document
25 from the insurance company instead of that

1 photocopy, any original document whatsoever than
2 what you have right there?

3 MR. TABRON: That was just e-mailed to
4 us from the adjuster. I mean, I can request an
5 original to be sent in the mail, but she PDF'd that.

6 MS. STEWART: I plan on them
7 communicating electronically, so all we can do is
8 copy.

9 MR. TABRON: There are lots of
10 communications if you'd be interested in seeing
11 them, but that's -- like I said, we received that --

12 MEMBER STEWART: No, I'm just
13 concerned as to why it's taking so long for the
14 insurance company to make you whole and their
15 investigation.

16 MR. TABRON: That's our same concern.

17 MEMBER STEWART: For what -- what
18 reasons are they using in holding up your claim?
19 What are their -- what -- I'm asking her, what is
20 their rationale that they're using why they haven't
21 cut you a check?

22 MS. STEWART: Well, as far as I've
23 been told, they can investigate for as long as they
24 want. Unless -- I mean, for as long as they want.

25 MR. TABRON: Up to a calendar year.

1 MS. STEWART: Up to a calendar year.
2 So I haven't received anything. I've only been
3 following every step that they have given me.

4 MEMBER STEWART: They're stripping the
5 property now, the siding is coming off of it. We
6 got Lee Industrial over there with Pontiac Central,
7 totally beautifying the place.

8 MS. STEWART: I totally understand.

9 MEMBER STEWART: You have a vehicle
10 that's been in the yard for two or three years.

11 MS. STEWART: Yes, I totally
12 understand that.

13 MEMBER STEWART: Two or three years
14 that truck has been sitting there.

15 CHAIRMAN TISEO: Is there any -- is
16 there any plan to move that vehicle out of there,
17 clean the property up?

18 MS. STEWART: That's something that
19 can definitely be done. I do plan on moving back
20 into the property. And I do feel bad that, you
21 know, it's sitting there and it's an eyesore, but
22 may I also say, I've been living there since 2011
23 across from that school and that was also an
24 eyesore. And I was very patient. You know, so I
25 would hope that the same opportunity is being

1 afforded to me. Once I found out that this was
2 happening, you know, I did everything that I was
3 told to do, come down and pay the money to have the
4 inspection. I do apologize that you weren't able to
5 get in, there was a miscommunication and I didn't
6 have the key to let you in. But, I'm willing to do
7 everything and I have been cooperating with
8 everyone, you know, including the insurance company.

9 At this point, the next step,
10 something that they have announced to me, we're
11 having what's called an examination under oath.
12 That is something that's going to occur sometime
13 either the end of this month or beginning of next
14 month. I have retained a lawyer, I'm paying her and
15 getting her involved because I do want to rebuild
16 the house.

17 MR. TABRON: 30 days from the
18 examination they have to --

19 MEMBER STEWART: The fire marshall and
20 the fire inspectors, in their report, how or what
21 are they suggesting caused this fire, ma'am?

22 MR. TABRON: They haven't given us
23 that information.

24 MS. STEWART: I haven't received any
25 information.

1 MEMBER STEWART: You haven't received
2 any information as to whether or not your furnace
3 caught on fire, if you had a candle that burned, or
4 a stove, you don't have a clue, huh?

5 MR. TABRON: Typically that's the
6 proprietary --

7 MEMBER STEWART: No, I'm talking to
8 her. I'm talking to the homeowner.

9 MS. STEWART: No.

10 MEMBER STEWART: You don't have a clue
11 as to how this fire could have started?

12 CHAIRMAN TISEO: Was this occupied
13 when the fire occurred?

14 MS. STEWART: Pardon me?

15 CHAIRMAN TISEO: Was it occupied when
16 the fire occurred?

17 MS. STEWART: Yes, it was occupied.
18 And no, to answer your question, no one has given me
19 any determination. The insurance company is saying
20 undetermined and the fire department hasn't told me
21 anything. I have my lawyer on it and she's going
22 to, you know --

23 MEMBER STEWART: In the fire report
24 they just say we responded to a fire and that's it?

25 MS. STEWART: Okay. Well, I'm not

1 sure --

2 MEMBER STEWART: I'm just asking you
3 if you have seen a fire report, since you're so
4 involved in it. And I understand you supposed to be
5 involved in it, this is your home.

6 MS. STEWART: Right.

7 MEMBER STEWART: You know. Do you
8 have a fire report, you know, case number that tells
9 you, you know, when they responded, what -- A, B, C
10 and D. I mean, you don't have any knowledge of
11 anything whatsoever, you don't know nothing?

12 MS. STEWART: I don't know how the
13 fire started.

14 MEMBER STEWART: All right. Well, I'm
15 going to --

16 CHAIRMAN TISEO: So if -- if there's a
17 property maintenance inspection pulled then we have
18 a list of things that need to be done. There's no
19 assurance that anything will be done beyond that
20 because if the insurance company is not responding
21 we're still back here.

22 MR. MORAN: Right. To Kevin's point
23 too, though, you know, Pontiac Municipal Code, you
24 know, abides by the International Property
25 Maintenance Code, as the homeowner you still have

1 the obligation to maintain that property. That
2 means cutting the lawn and keeping the place clean
3 and presentable as much as possible. I mean, the
4 law is, you know, everything, the debris, the weeds,
5 the overgrowth, the abandoned vehicle. I mean,
6 that's -- I think what Kevin was alluding to, and --

7 MR. TABRON: And that I'm sure that
8 the homeowner will address immediately. We're just
9 requesting a little bit of time so that the
10 insurance company can make their final determination
11 so she can move back into her home and return to
12 normal life.

13 MEMBER STEWART: And the
14 recommendation of the City again?

15 MR. KOLBE: At the time I was not
16 given the information that they had come in and
17 pulled a property maintenance inspection.

18 CHAIRMAN TISEO: So would the
19 recommendation then be we postpone?

20 MR. KOLBE: If she had the property
21 maintenance inspection it probably would have come
22 across as postponed while she had the inspection,
23 pulled permits to the February meeting. But again,
24 the girls that take the applications are supposed to
25 alert me in the last, you know, week or two because

1 I've got so many of these to try to push through at
2 once, I can't keep going back and checking to see if
3 something has been done, there's no report I can
4 pull to find that out.

5 MEMBER STEWART: Ma'am, if we are able
6 to post -- as a vote, as a Board postpone this until
7 the February 16th (sic) meeting, are you able to
8 bring us original documents from the insurance
9 company?

10 MS. STEWART: What original documents
11 are you requesting?

12 MEMBER STEWART: That letter that you
13 just gave me.

14 MR. TABRON: Absolutely.

15 MEMBER STEWART: That letter that I
16 just read, are you able to --

17 MS. STEWART: Yes.

18 MEMBER STEWART: And are you able to
19 provide a fire report?

20 CHAIRMAN TISEO: You can get one, it
21 should be public record.

22 MEMBER STEWART: It is public record
23 and your insurance company should have a copy of the
24 fire report too that states that the fire is
25 undetermined. Are you able to bring some original

1 documentation --

2 MR. TABRON: Absolutely.

3 MEMBER STEWART: -- in here to us?

4 I'm talk to the homeowner, sir.

5 MR. TABRON: I apologize.

6 MEMBER STEWART: No problem. I'm

7 talking to the homeowner.

8 MS. STEWART: Yes, sir, I will bring

9 you whatever I can bring. I'm sure I can get it.

10 MEMBER STEWART: Okay.

11 MEMBER ONWUZURIKE: How about cleanup

12 on this, you know, the yard, cleanup? The car?

13 CHAIRMAN TISEO: Can you remove the

14 car?

15 MS. STEWART: Yes, I will -- I will

16 make sure that the yard is cleaned up and then we'll

17 do something with the car.

18 MEMBER STEWART: Any tips -- any

19 tips -- I noticed a sign on the house about arson,

20 is there any -- do you know -- have any knowledge as

21 if whether or not there's been any tips made?

22 MS. STEWART: No.

23 MEMBER STEWART: As it relates to the

24 fire, you don't know nothing? You don't know

25 nothing?

1 MS. STEWART: No.

2 MEMBER STEWART: Okay.

3 MS. STEWART: No.

4 CHAIRMAN TISEO: I would also suggest
5 based on the motion here that you inform the
6 insurance company that if we don't see action soon
7 this is going to be demolished. I don't know if
8 that has any responsiveness --

9 MS. STEWART: They're aware. That's
10 why she created the letter. She knew we were coming
11 here today.

12 CHAIRMAN TISEO: Do I hear a motion
13 here from the Board?

14 MEMBER STEWART: I want to make
15 another comment. And see, the dilemma is, if we
16 were to vote to demolish your property, and it's
17 demolished, that would just put brakes on your claim
18 that you're trying to make. Would you agree?

19 MS. STEWART: I don't -- I don't know.
20 I'm really -- yeah, I don't know.

21 MEMBER STEWART: You don't know. I'm
22 trying --

23 CHAIRMAN TISEO: But that's a legal
24 question.

25 MEMBER STEWART: I'm just asking her,

1 I mean if she has obtained counsel, I'm just asking,
2 you know, and to tell you the truth, your counsel,
3 you know, would be one to be with you -- be present
4 with you to assist you with this matter. I'm just
5 letting you know if you -- if you obtained counsel.
6 And when you come back to the February 16th (sic)
7 meeting, if whether or not you would be able to see
8 if you could have your counsel assist you or attend
9 or even provide an original documentation from your
10 counsel that they have been retained to assist you
11 with this matter, okay? By the February 16th (sic)
12 meeting. I'd like to see that too. Okay?

13 MS. STEWART: Yes.

14 MEMBER STEWART: All right.

15 CHAIRMAN TISEO: Do I hear a motion
16 coming up?

17 MEMBER STEWART: I make a motion that
18 we postpone 77 Prall Street until the February 2016
19 meeting.

20 MEMBER ONWUZURIKE: Second.

21 MS. STEWART: Thank you.

22 CHAIRMAN TISEO: Any further
23 discussion?

24 MS. STEWART: I do have a question.
25 Are you the building inspector that inspects the

1 building?

2 MR. MORAN: Yes.

3 MS. STEWART: I just want to make sure
4 that we have an appointment tomorrow.

5 MR. MORAN: I don't know my schedule,
6 but I'll confirm in the morning.

7 MS. STEWART: Okay.

8 CHAIRMAN TISEO: All in favor say
9 "aye".

10 (All ayes.)

11 CHAIRMAN TISEO: Any opposed? Hearing
12 none, motion passes. Postpone.

13 MS. STEWART: Okay. Thank you.

14 CHAIRMAN TISEO: Next is 274 Baldwin.

15 MR. BEACH: The address of the
16 property is 274 Baldwin Avenue. The property was
17 posted on November the 4th, 2015. The property
18 maintenance inspection was conducted on August 4th
19 of 2014. It was identified all permits, building,
20 plumbing, mechanical and electrical were required.
21 The reason for the property being identified as a
22 dangerous build is found to be vacant, it's
23 dilapidated, the garage in the backyard burned down.
24 Most of the windows on the property are boarded.
25 The shed and garage in the backyard have burned

1 down. The dilapidation includes siding, trim,
2 fascia, roof, and the deck is rotting. The property
3 is overgrown. There's evidence of debris, property
4 is unkept. Broken windows. The chimney is
5 crumbling. The gas meter is off, and there has not
6 been any change since the previous hearing. It is
7 our recommendation that the property remain on the
8 demolition list.

9 MR. JENNINGS: My name is Jeffrey
10 Jennings and sir -- sirs, I've been having a lot of
11 medical problems. I've had my jaw broke. And I
12 live in that house, me and my girlfriend live there
13 and we've been living there since the inspector, I
14 talked to both of them when they came to my house
15 and he said that if I put windows and a paint job on
16 it, it would brighten it up, it would look better.
17 And I've had financial problems, and by this month,
18 I could pull another property inspection fee, and
19 then I could get going on it again. I applied for a
20 loan, I'm trying to get a loan through my bank. I
21 get SSI, I get a minimum income, but me and my
22 girlfriend, I don't know whether we'll be homeless.

23 MEMBER STEWART: Let me say this to
24 you, before you even opened your mouth I told my
25 colleague here that somebody lives in this house and

1 you have a lot of traffic.

2 MR. JENNINGS: People come pounding on
3 my door.

4 MEMBER STEWART: Look, I'm just saying
5 what I observed. You have a whole bunch of traffic.

6 MR. JENNINGS: I'm sorry. I try -- I
7 want them to go to jail, I want people -- I told the
8 police officers, "Keep this people away from me."

9 MEMBER STEWART: And they keep going
10 in and out of this house.

11 MR. JENNINGS: They bust through my
12 windows.

13 MEMBER STEWART: You -- I just told
14 him somebody lives in this house. I didn't know who
15 lived in it, but I know there's always traffic in
16 and out of this house.

17 MR. JENNINGS: They come in -- most of
18 them -- I let some people in, I'm not trying to --

19 MEMBER STEWART: I know it. I know
20 it. I know it's a lot of traffic.

21 MR. JENNINGS: And most of them, I
22 don't want to talk to them.

23 MEMBER STEWART: They come and go.
24 And they don't stay long. They don't stay long.
25 I'm just telling you.

1 MR. JENNINGS: I know.

2 MEMBER STEWART: They don't stay long,
3 they just come and they go. This -- I just wanted
4 to tell you I know.

5 CHAIRMAN TISEO: There was a property
6 maintenance inspection back in August of last year.

7 MR. JENNINGS: I can pay with this
8 check or another one, sir, and I can get you going
9 on it. I get \$745 check, I don't get much at all,
10 okay? I get \$100 food stamps because I'm, what do
11 you call it, I own property. So they cut my food
12 stamps \$100.

13 CHAIRMAN TISEO: How are you going to
14 have the funds to fix the house?

15 MR. JENNINGS: They -- when they said
16 to me they told me the chimney, the cross-member
17 underneath the thing and the plumbing, it was --

18 CHAIRMAN TISEO: I understand, but
19 there's a lot of work needs to be done here and in
20 order to do that if you don't have the funds you
21 have to get a loan.

22 MR. JENNINGS: Because it was not that
23 much. It wasn't that much. A cross-member is like
24 \$50.

25 CHAIRMAN TISEO: Have you guys seen

1 the property maintenance inspection report?

2 MR. MORAN: This house just continues
3 to --

4 CHAIRMAN TISEO: Deteriorate?

5 MR. MORAN: Because you're talking
6 about a year and a half ago.

7 CHAIRMAN TISEO: Yeah, that's -- and
8 my concern --

9 MR. MORAN: The garage is burned down.
10 More broken windows.

11 CHAIRMAN TISEO: If you don't -- if
12 you don't have a job, I don't know how anyone is
13 going to lend you any money.

14 MR. JENNINGS: I can do -- I can do --
15 I do -- that's what I used to do, sheetrock and
16 carpentry work. And I can do a lot of it myself,
17 sir. I have a friend that he said --

18 MEMBER STEWART: Here I am deviating
19 again, sir, from the property, but why are all those
20 people parked at the Baldwin church and come to your
21 house and visit you?

22 MR. JENNINGS: But -- I won't -- I
23 don't -- please --

24 MEMBER STEWART: I'm just asking.

25 MR. JENNINGS: Because they come over

1 knocking on my door. It's a place to hang out. I
2 don't want them there no more.

3 MEMBER STEWART: You know what, you
4 got a traffic that park at that church and go to
5 your house.

6 MR. JENNINGS: I don't want them no
7 more.

8 MEMBER STEWART: You don't want them
9 there anymore, huh? Okay. I'm just -- I
10 understood, I just ride the neighborhood sometimes
11 when I have nothing to do and sometimes I don't have
12 anything to do and I just like to ride and --

13 MR. JENNINGS: I don't want anybody
14 there but me and my girlfriend.

15 MEMBER STEWART: Yeah. Yeah. You got
16 a lot of traffic at this house. A whole bunch of
17 traffic. A whole -- you got -- you have a lot of
18 traffic at this house and you say you're Mr. Jeffrey
19 Jennings the owner?

20 MR. JENNINGS: Yeah.

21 MEMBER STEWART: Okay.

22 MR. JENNINGS: I want --

23 MEMBER STEWART: How long have you
24 owned it?

25 MR. JENNINGS: I've owned it for, I

1 think three years or four years. But see, sir, I've
2 been living there that long.

3 MEMBER STEWART: And you say there's
4 no gas?

5 MR. JENNINGS: That just got shut off.
6 I'm going to get that turned back on.

7 MEMBER STEWART: How long has the gas
8 been off?

9 MR. JENNINGS: I only owe them \$300.
10 I'm going to get it turned back on, sir. I promise
11 it, I will.

12 MEMBER STEWART: What about the
13 traffic? What are you going to do about all that
14 traffic? And those people parking at that church
15 and walking to your house.

16 MR. JENNINGS: They don't park there.

17 MEMBER STEWART: Where do they park?

18 MR. JENNINGS: They walk in from the
19 street.

20 MEMBER STEWART: Okay. But they park
21 too. A lot of people park.

22 MR. JENNINGS: I'm going to tell the
23 police officers to get them away.

24 MEMBER STEWART: A lot of people park
25 and walk to your house.

1 MR. JENNINGS: I will tell them to get
2 away from my house, please.

3 CHAIRMAN TISEO: In one of the photos
4 there's a sale sign. What is that?

5 MR. JENNINGS: I had put -- I put it
6 up for sale. I had a guy yesterday want to buy it.
7 Yesterday. And if it comes down to it I would sell
8 it, you know. But please, I don't want to be
9 homeless. I don't want to be in the streets,
10 please. You know, if you do this, I'll be homeless.

11 CHAIRMAN TISEO: Kevin, are you taking
12 a quick break?

13 MEMBER STEWART: Yes, I'm just -- I'm
14 coming right back. I just want to get myself a
15 drink of water. I'm just -- I'm just actually just
16 totally disgusted at this point, but, you know, I'm
17 not trying to hold the meeting up, we still have a
18 quorum. I know --

19 CHAIRMAN TISEO: Well, we'd like to
20 have you participate.

21 MEMBER STEWART: Okay. Can I get a
22 drink of water to clear my throat?

23 CHAIRMAN TISEO: Absolutely. Thank
24 you.

25 MEMBER STEWART: Excuse me, please.

1 CHAIRMAN TISEO: Since you have the
2 right color shirt on I'll allow it.

3 MEMBER STEWART: Okay. Thank you.

4 CHAIRMAN TISEO: If you had a blue
5 shirt on, I would not, sir. So Chris, you can't --
6 I'm sorry, but you can't leave.

7 MR. JENNINGS: All I'm asking for is
8 postpone if I can't make it by then.

9 MEMBER STEWART: Excuse that
10 interruption.

11 CHAIRMAN TISEO: That's okay. Is
12 there anybody else like to speak on this matter?
13 All right. I've been having a little discussion
14 here while you were gone, talking behind your back.

15 MEMBER STEWART: Okay. What we going
16 to do?

17 CHAIRMAN TISEO: You know, I'm of the
18 mind that let's give it one more chance. Let's pull
19 a property maintenance inspection, get back in
20 there, see what the condition this house is and then
21 we'll make a final decision in February.

22 MEMBER STEWART: Not a problem.

23 CHAIRMAN TISEO: This gentleman one
24 last chance.

25 MR. JENNINGS: Thank you so much. I

1 promise you.

2 CHAIRMAN TISEO: And if there's no
3 movement then -- then it will be on the demolition
4 list.

5 MEMBER STEWART: When you say
6 "movement", what are you -- when you say movement to
7 me, are we talking about the traffic in and out of
8 the house?

9 MR. JENNINGS: No, I'm going to call
10 the police and stop that, sir.

11 CHAIRMAN TISEO: Okay.

12 MEMBER STEWART: You what?

13 MR. JENNINGS: Call the police and
14 stop it. I already told them. They had a
15 prostitute standing in front of my house.

16 MR. MORAN: Well, you can stop it,
17 you've got --

18 MR. JENNINGS: They won't do it. They
19 said they wouldn't do it.

20 MEMBER HOFMEISTER: They're up in your
21 yard.

22 MR. MORAN: You've got a security gate
23 on your door.

24 MR. JENNINGS: Huh?

25 MR. MORAN: You've got a security

1 gate --

2 MR. JENNINGS: They kicked my door in
3 and I had to put the guy in jail. And they -- you
4 know what, it took a minute to put him in jail.

5 MR. MORAN: When you've got a security
6 gate at your front entry you can always keep that
7 locked.

8 MR. JENNINGS: They ripped the chain
9 off. He did. I'm telling you he ripped the whole
10 chain off and kicked my door in and beat on my back,
11 and --

12 MEMBER STEWART: Okay, sir.

13 MR. JENNINGS: He's in jail.

14 CHAIRMAN TISEO: Let's back on track.
15 Thank you.

16 MR. JENNINGS: He's in jail.

17 CHAIRMAN TISEO: Is there a motion to
18 that effect?

19 MEMBER HOFMEISTER: I'll just tell you
20 what, I'll go along with it, but I don't want to see
21 those people in your yard or up in your house,
22 because I watch that house too.

23 MR. JENNINGS: Okay.

24 CHAIRMAN TISEO: So there's a very
25 strong message here, if something does not move

1 significantly by our next meeting we will vote to
2 have it demolished.

3 MR. JENNINGS: Okay.

4 CHAIRMAN TISEO: Period.

5 MEMBER STEWART: And those ladies on
6 Baldwin that are in and out of there, you need to
7 tell them that they need to stay out of there.

8 CHAIRMAN TISEO: Otherwise you could
9 lose the house.

10 MR. JENNINGS: Okay.

11 CHAIRMAN TISEO: Plain and simple.

12 MEMBER HOFMEISTER: And clean up that
13 mess in the backyard.

14 MR. JENNINGS: I will.

15 CHAIRMAN TISEO: All right. Is there
16 a motion to that effect, please?

17 MEMBER HOFMEISTER: All those
18 conditions by the next meeting in February. That's
19 the motion.

20 CHAIRMAN TISEO: Yeah. Well -- all of
21 the above.

22 MEMBER HOFMEISTER: Yes.

23 CHAIRMAN TISEO: So the motion would
24 be that a property maintenance inspection is pulled
25 by the February meeting. And that the property is

1 cleaned up.

2 MEMBER HOFMEISTER: Okay.

3 CHAIRMAN TISEO: Okay? Is that the
4 motion?

5 MEMBER ONWUZURIKE: Yes.

6 CHAIRMAN TISEO: That was you, Mona?

7 MEMBER HOFMEISTER: Yep.

8 CHAIRMAN TISEO: And was that you
9 second, Chris?

10 MEMBER ONWUZURIKE: Yes.

11 CHAIRMAN TISEO: Okay, good. All
12 right. Any further discussion? Okay, hearing none,
13 all in favor of the motion say "aye."

14 (Ayes.)

15 CHAIRMAN TISEO: Any opposed?

16 MEMBER STEWART: Opposed.

17 CHAIRMAN TISEO: One opposed. I stand
18 corrected. Motion passes.

19 MR. JENNINGS: Thank you. Thank you.
20 God bless you.

21 CHAIRMAN TISEO: Next property is
22 24 -- is it Euclid Avenue?

23 MR. BEACH: Yes. Property address is
24 24 Euclid Avenue. Property was posted on November
25 the 5th, 2015. The property maintenance inspection

1 was conducted on October 26th, 2015. It was noted
2 that a building and electrical permit were needed,
3 neither has -- has of yet been pulled. The reason
4 for it being identified as a dangerous building,
5 property is unkept, dilapidated and unsanitary. It
6 is open to trespass in the garage, in the basement
7 windows that are missing. It is open to the
8 elements. Boarded, broken windows the garage, house
9 and basement window primarily is open. The garage
10 appears that it's ready to collapse. The chimney is
11 deteriorated. Property is overgrown with grass.
12 There's debris. There's a camper rotting in the
13 backyard with feral cats. Garbage, unsanitary
14 conditions, there's been code enforcement complaints
15 of rodents and debris. Gas meter is off, locked
16 out. The gutters are falling off the house.

17 It is our recommendation that the
18 property remain on the demolition list due to
19 unsanitary conditions.

20 CHAIRMAN TISEO: Is this a correct
21 notation here that a property maintenance inspection
22 was conducted on October 26th?

23 MR. MORAN: Correct.

24 MR. KOLBE: Correct. It could not be
25 completed.

1 CHAIRMAN TISEO: Oh, it was not
2 completed.

3 MR. KOLBE: Right.

4 CHAIRMAN TISEO: Oh, I see, so you
5 couldn't get into the basement?

6 MR. KOLBE: Right. That's why the,
7 you know, part of the permits were needed, but
8 electrical and mechanical -- or plumbing and
9 mechanical couldn't really answer that question
10 because they couldn't get into the basement because
11 of the conditions.

12 CHAIRMAN TISEO: Yes.

13 MS. JASMINE FOX: I'm Jasmine Fox,
14 I'm -- my mother owns the property, but I speak for
15 her. Well, I have pictures of the windows, all of
16 the windows, there's no more broken windows except
17 for the basement, I didn't get a chance to take a
18 picture of the basement windows. I have pictures of
19 the basement. We are working with only one trash
20 can, I am working on getting the money to go and get
21 so that we can have two trash cans picked up every
22 garbage day.

23 I quit my job two weeks ago, my
24 co-worker threatened to kill me. I quit my job and
25 I have a job interview for Friday to get another job

1 and I will be using tax return money to get the --
2 hopefully to try and find somewhere that will let me
3 make a certain amount of payments to get the garage
4 demolished.

5 And the roofing company, my cousin
6 works at a roofing company and they're supposed to
7 come and look at the roof. But we're hoping to get
8 the building and the electrical pulled and whatever
9 else is needed. They're supposed to -- I heard
10 in -- I went to the office today, they said that
11 there's a -- December 16th they're supposed to
12 finish the property inspection. That's what the
13 woman told me in the office today when I was --

14 CHAIRMAN TISEO: Is the sanitary -- is
15 the raw sewage out of the basement so that they can
16 inspect?

17 MS. JASMINE FOX: Yes, I have pictures
18 for you guys.

19 CHAIRMAN TISEO: Pardon?

20 MS. JASMINE FOX: I have pictures for
21 you.

22 CHAIRMAN TISEO: That is cleaned up?

23 MS. JASMINE FOX: Yes.

24 CHAIRMAN TISEO: Is the property
25 cleaned up since these last photos on November 5th?

1 MS. JASMINE FOX: I have pictures for
2 you guys.

3 CHAIRMAN TISEO: Could we see those,
4 please.

5 MS. JASMINE FOX: Since I haven't been
6 working, I've been able to be there and do
7 everything, so --

8 CHAIRMAN TISEO: Is the debris hauled
9 away or is it just piled up somewhere?

10 MS. TERESEA FOX: Not all of it.

11 MS. JASMINE FOX: Most of it is gone.
12 My brother works at Warehouse Tire and behind them
13 there's a dumpster company and he said that his boss
14 is trying to talk to them to get us a decent price,
15 so -- that's the basement and then if you scroll
16 there's the outside.

17 MR. KOLBE: They're the ones that have
18 to look at it, not me.

19 MR. MORAN: So all of the stuff in the
20 basement, what did you do with all that stuff?

21 MS. JASMINE FOX: She's been throwing
22 it away slowly. Little by little it's been getting
23 thrown away.

24 MR. MORAN: But it's just been brought
25 into the yard?

1 MS. JASMINE FOX: No, most of it is
2 gone already, there's two tubs that are left of the
3 clothes that were down there.

4 MR. MORAN: Now what happened with the
5 main drain line, has that been cleared?

6 MS. JASMINE FOX: Oh, yeah, that
7 was -- before you came out they had come out and
8 snaked it, but they said that it would take a little
9 while for everything to go down. Since it has gone
10 down we have gotten a lot of it done. Like I said,
11 since I quit my job I've been able to be there and
12 I'm the one that's been responsible for doing
13 everything. I have to take care of her since my dad
14 passed away, so -- trying to help as much as I can.
15 My brother and sister don't care, so --

16 CHAIRMAN TISEO: Is anybody living in
17 this house?

18 MS. JASMINE FOX: Yes. The gas will
19 be turned back on hopefully beginning of December.
20 They said that she has a meeting December 2nd with
21 them. So --

22 CHAIRMAN TISEO: What kind of progress
23 do you think could be made if we -- if we elect to
24 postpone this to February?

25 MS. JASMINE FOX: Oh, I will make sure

1 that there is progress done. I was hoping I could
2 depend on my son's father who is living there and
3 the -- my mother in the home to take care of
4 everything, but it's not working that way, so --

5 CHAIRMAN TISEO: Who's -- you're
6 living in the house, ma'am?

7 MS. JASMINE FOX: Yes.

8 MS. TERESEA FOX: Yes. Both of us do.
9 She's the owner.

10 CHAIRMAN TISEO: Both of you do? Is
11 there no other alternative?

12 MS. TERESEA FOX: I've been doing the
13 best I can down in the basement throwing everything
14 away, like she said. We only deal with one trash
15 can and I can only throw away a little at a time.
16 If I could get a dumpster out there, but I only make
17 so much money because I'm very low on income.

18 MS. JASMINE FOX: I spoke with -- when
19 I was working -- I worked at a 7-Eleven and there
20 was a lot of customers that come in there that do
21 different things. One guy that comes in there he
22 has someone who does electrical that is licensed and
23 he does concrete, fencing, he does siding on houses
24 and roofing, and he said that he might work
25 something out with me for the camper that's in the

1 backyard, he might want to trade that in return for
2 money. Well, in return for work on the house. And
3 they would go and pull the permits themselves so I
4 just have to -- he has to come out and see what it
5 would be.

6 CHAIRMAN TISEO: Sure. When you went
7 on site and you looked at the property, I mean I
8 know you couldn't get into the basement, how did the
9 rest of the house look?

10 MR. MORAN: Well, the indoor air
11 quality was very bad. I felt bad for all of the
12 inhabitants at that time. Recommended that they not
13 live there it was so bad. You know, there can be
14 improvements to any house made, you know, it's just
15 a matter of a dollar amount. You know, you look at
16 these pictures and you see the trash and debris on
17 the outside and that's all I was ever, you know,
18 able to look at going to this property and posting
19 it. Then I went into the inside and I told the
20 owner forget about the outside because it was more
21 important for them to clean up the inside of the
22 house because, in my opinion, at that time, it was
23 uninhabitable.

24 MS. TERESEA FOX: That's what I've
25 been doing. I've been working on the inside.

1 MR. MORAN: So again, it's just a bad
2 situation that, you know, hopefully it can get
3 better and it sounds like it is getting better,
4 they're cleaning it up, but, you know, there's --
5 there's rodents, there's feral cats, there's --

6 MS. JASMINE FOX: The cat problem, I
7 have finally -- I finally got the number for the
8 woman who was helping us with coming and getting the
9 stray cats, she's picked up -- in the last six
10 months she had picked up at least ten cats out of
11 the area and that was because of who my father was,
12 he fed stray animals. He fed homeless people, he
13 fed anything that didn't have a place to live. So
14 it drew them to the house, and we have not been
15 feeding the cats that are outside. We have two of
16 our own that are in the house, they are fixed, they
17 don't go outside. The ones outside, I finally got
18 the number for the lady that worked with her, the
19 one that was helping us she passed away. They said
20 it was unexpected heart disease, I guess, but her
21 coworker is named Sue, she's supposed to come out
22 and give us live traps for the cats that are
23 outside.

24 Other than that, we have dogs, but
25 they are not allowed outside without a leash. They

1 don't stay in the yard.

2 MEMBER STEWART: So you're saying you
3 still have the cats, though.

4 MS. JASMINE FOX: The cats --

5 CHAIRMAN TISEO: How many cats?

6 MS. JASMINE FOX: We have two of our
7 own. Only two of them are ours.

8 CHAIRMAN TISEO: And how many dogs?

9 MS. JASMINE FOX: And they stay in the
10 house.

11 MEMBER STEWART: Who was working with
12 you, Pam?

13 MS. JASMINE FOX: Yes. Pam was the
14 one coming out and getting the animals and she was
15 the one that fixed all of the animals for us. And
16 it's been difficult for me to get in contact with
17 someone to get another number because the only
18 number I had was hers. So they're supposed to give
19 us live traps for the cats so that they can get the
20 cats and either find them homes or do something for
21 them because Animal Control told us they will not
22 come out and pick up stray cats.

23 CHAIRMAN TISEO: What do you think
24 could be done if we happened to postpone this by our
25 next meeting?

1 MS. JASMINE FOX: I can have at least
2 everything cleaned and I can have the -- try to have
3 the permits pulled. Because if not I'm going to be
4 doing my tax return in January when I get my W2,
5 depending on how long it takes I'm hoping it gets
6 here before then, if it costs too much for me to get
7 the building permit. I know I can get the
8 electrical permit.

9 CHAIRMAN TISEO: We have to
10 schedule -- sounds like someone can finalize the
11 property maintenance inspection, go back in there
12 and take a look.

13 MS. JASMINE FOX: She told me
14 downstairs -- when I walked in she told me it's
15 scheduled for the 16th.

16 CHAIRMAN TISEO: It is scheduled?

17 MS. JASMINE FOX: That's what she told
18 me downstairs.

19 MR. KOLBE: Today?

20 MR. MORAN: Today?

21 MS. JASMINE FOX: Yes, today I went
22 down there.

23 MR. MORAN: What was the date?

24 MR. KOLBE: December 16th.

25 CHAIRMAN TISEO: Oh, December 16th.

1 MS. JASMINE FOX: She told me that you
2 were supposed to come out and redo it and finish it
3 because of it not being --

4 MR. MORAN: Well, there's other things
5 you can move forward with, you know, until we can --

6 CHAIRMAN TISEO: Clean it up.

7 MR. MORAN: -- further assess the
8 mechanicals in the basement, so just --

9 MS. JASMINE FOX: Well, I'm going to
10 have someone come look at the roof and see what has
11 to be done to the roof.

12 MR. MORAN: You received the letter I
13 sent?

14 MS. JASMINE FOX: Yes. I wish I would
15 have been there, because they did not tell me you
16 were there until you were leaving. I was supposed
17 to be there because they -- none -- neither of them
18 could remember anything that you said.

19 MR. MORAN: You did get the letter,
20 though, I sent?

21 MS. JASMINE FOX: Yes. That's the
22 only reason that I found out what I needed done.

23 MR. MORAN: How many pages was that
24 letter? Do you remember how many pages that letter
25 was?

1 MS. JASMINE FOX: Quite a bit.

2 MR. MORAN: Yeah. Probably eight to
3 ten. There's plenty of things that you can
4 accomplish between now and December 16th when I can
5 go there and further assess the mechanicals.

6 MS. JASMINE FOX: Yeah.

7 MR. MORAN: So just follow that, you
8 know, as a guideline to keep cleaning up.

9 MS. JASMINE FOX: I have the copies
10 that was given to me.

11 MR. MORAN: You really need to get a
12 dumpster out there. You're not going to be able to
13 tackle this problem on the inside and outside with a
14 single garbage can load every week.

15 MS. JASMINE FOX: Yes, I --

16 MR. MORAN: You've got to get -- we've
17 talked about this for six months, you got to get a
18 dumpster out there, you know, whether you got to --
19 you know.

20 CHAIRMAN TISEO: A 30-yarder or
21 something.

22 MS. JASMINE FOX: Yes, I agree.

23 And --

24 MEMBER STEWART: You said six months?

25 MR. MORAN: Oh, yeah, we've been

1 talking at least that long.

2 MEMBER STEWART: Six months.

3 MR. MORAN: Since January we have been
4 talking about this clean up of the yard.

5 MEMBER HOFMEISTER: And it still looks
6 like this.

7 MEMBER STEWART: Six months. Has
8 there been any tickets issued?

9 MR. MORAN: I don't -- I don't believe
10 so.

11 MS. TERESEA FOX: No.

12 MS. JASMINE FOX: I have just started
13 doing stuff at the house. I wasn't there to help
14 her, so the only progress that has been made is
15 because of me. And I'm trying to make it.

16 CHAIRMAN TISEO: Did your mother live
17 there by herself before?

18 MS. JASMINE FOX: My mom and dad lived
19 there, but my father was disabled and technically
20 she is too. That's why I speak on her behalf.

21 MEMBER STEWART: Excuse me for a
22 moment, ma'am. I've seen tickets issued for less
23 than this, quite a bit less than this.

24 CHAIRMAN TISEO: Well, I guess that's
25 not relevant.

1 MEMBER STEWART: It is very relevant.

2 MEMBER HOFMEISTER: Imagine the
3 neighbors.

4 MEMBER STEWART: Absolutely. Imagine
5 what the neighbors think.

6 MS. JASMINE FOX: The only neighbors
7 we have are squatters.

8 MEMBER STEWART: I'm going to make a
9 recommendation, if I may call -- make a
10 recommendation.

11 CHAIRMAN TISEO: Let's just see if
12 there's anybody from the public that wants to speak.
13 Anyone from the public here want to talk on this
14 matter? All right. We'll close the public hearing.

15 MEMBER STEWART: I make a
16 recommendation that we postpone 24 Euclid Avenue
17 until the February 2016 meeting with the condition
18 that they definitely get a dumpster and make some
19 type of commitment to this yard, first and foremost.

20 CHAIRMAN TISEO: Is there a second?

21 MS. TERESEA FOX: I don't have a
22 problem getting a dumpster out there, it's just --

23 MEMBER ONWUZURIKE: I second it.

24 MS. TERESEA FOX: -- the money
25 situation. Like I said before, I am very low

1 income. I only get so much money, I get 733 a
2 month. It's all I get.

3 CHAIRMAN TISEO: I understand. But
4 the neighbors also have some conditions too. You
5 can't just live on by yourself. It has an impact on
6 the community. And it's --

7 MS. TERESEA FOX: Yes.

8 CHAIRMAN TISEO: I'm surprised at the
9 state of this structure. So you need to get a large
10 dumpster over there and throw out as much as you
11 can.

12 MS. TERESEA FOX: Okay.

13 CHAIRMAN TISEO: Really have to see
14 some progress, because if we don't see progress by
15 our next meeting the order will be to demolish. All
16 right. We can't be any clearer than that. We don't
17 mind giving you another chance, but we have to see
18 some movement on this.

19 MS. TERESEA FOX: Okay.

20 CHAIRMAN TISEO: All right. There was
21 a motion and second. Any more discussion? All in
22 favor say "aye."

23 (All ayes.)

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

1 February.

2 MS. TERESEA FOX: Okay. Thank you.

3 MS. JASMINE FOX: Thank you.

4 CHAIRMAN TISEO: Next one is 56, is it
5 Matthews?

6 MR. BEACH: Property address is 56
7 Matthews Street. It was posted on November the 4th
8 2015. Property maintenance inspection was conducted
9 on August 19th of 2015. It was identified that all
10 permits, plumbing, building, mechanical and
11 electrical were required.

12 Since that time, none of the permits
13 have been paid for. They've applied for permits,
14 but not paid for them. The reason for the
15 identification of a dangerous building, it is
16 vacant, dilapidated. Dilapidation includes the
17 kitchen was stripped, mechanical stripped, all
18 plumbing stripped. Property was overgrown, debris,
19 unkept. Porch at the time, when it was identified
20 porch was in a state of disrepair. Currently they
21 are repairing the porch without permits. It is our
22 recommendation that the property be postponed on the
23 condition that all permits are pulled within 30
24 days.

25 CHAIRMAN TISEO: Okay. Go ahead, sir.

1 Your name?

2 MR. CARTER: Sydney Carter, 56
3 Matthews and --

4 CHAIRMAN TISEO: Are you the owner?

5 MR. CARTER: Yes, sir.

6 CHAIRMAN TISEO: Is there some reason
7 why the permits have not been paid for?

8 MR. CARTER: Yes, it is.

9 CHAIRMAN TISEO: Can you speak into
10 the mic, sir.

11 MR. CARTER: Yes, it is, sir. When I
12 left here the last meeting, I promised to pull the
13 permits, two days later I was down here money in
14 hand, filled out all the papers, my witness right
15 there, he might -- wasn't paying me no attention,
16 but he saw me in there and I was trying to pay for
17 all of the permits. And April said that she would
18 have to talk to the builder to make sure that the
19 price I put down of the work that was needed to be
20 done was accurate.

21 And she got back with me, it to be
22 like two weeks later, saying that he agreed that
23 it's only like \$500 worth of work in the house to
24 do, okay? Well, by that time, money was gone. But,
25 I ain't trying pull nobody leg, I came and tried to

1 handle it. It's not you all fault, but I did come
2 and pull a builder's permit so that we can get the
3 team inspection, but -- the reason for the team
4 inspection is for what, for me to pull the permits,
5 I came down prepared to pull all of the permits at
6 one time and just get it over with.

7 CHAIRMAN TISEO: And the money flew
8 away?

9 MR. CARTER: It didn't fly away, it
10 just -- it cost every day to live. But -- and he
11 took the pictures of the stuff that the plumber, so
12 they can see what needed to be done because I wasn't
13 going to touch nothing because I've been through
14 that where you charged me, what, \$455 per permit if
15 I touch anything, so everything is still how he left
16 it and we are in there living right now, me, my
17 father and my brother.

18 CHAIRMAN TISEO: You're saying that
19 you're living in the house now?

20 MR. CARTER: Yes, sir.

21 CHAIRMAN TISEO: What condition was
22 the house?

23 MR. MORAN: Well, you're not supposed
24 to be living there. You don't have a Certificate of
25 Compliance. And doing the property maintenance

1 inspection with all of the requirements needed for
2 all of the mechanical or trade permits, I mean,
3 there's a lot of work that needs to be done in that
4 house and I can assure you, you have way more than
5 \$500 to complete the tasks at hand.

6 I'm looking at the garage doors that
7 was on your list, alone each one of those garage
8 doors is going to be more than 500 bucks a piece.
9 But my recollection on the property maintenance was
10 fairly extensive in here.

11 MR. CARTER: It was?

12 MR. MORAN: Yeah.

13 MR. CARTER: Your -- your -- your
14 thing you said put the trim on the house, side of
15 the porch. You said put the globes on every light
16 in the house, you said --

17 MR. MORAN: Well, again, you know,
18 it's -- I do a lot of these inspections and just
19 looking at the pictures to try to remind myself of
20 work to be done, I mean, the requirements of pulling
21 all four of the required permits, you know, tells us
22 that there's somewhat extensive work that needs to
23 be complete in there. And it has to do with safety
24 and habitability too. But that's why you need to
25 have an electrical permit to make sure that the

1 electrical is save and sound in there.

2 MR. CARTER: So really when you came
3 in and said, "Oh, this is nice, whoever did it they
4 did --" whatever, so -- I'm trying to figure what
5 you telling me. I just went off of what you told
6 me.

7 MR. MORAN: I didn't say that you
8 could live in the house.

9 MR. CARTER: I know you didn't say
10 that, but --

11 MEMBER STEWART: May I ask a question?

12 MR. CARTER: I know you didn't say
13 that, sir.

14 CHAIRMAN TISEO: Yes.

15 MEMBER STEWART: I thought you lived
16 on Green Street. You had the property that you were
17 here before months and months and months and months
18 ago you were living on Green Street?

19 MR. CARTER: My girlfriend live on
20 Green Street. She live there. I go over there,
21 but --

22 MEMBER STEWART: That was your
23 property on Green Street, I'm just asking, I'm
24 just -- right now.

25 MR. CARTER: I don't want to argue

1 with you, sir.

2 MEMBER STEWART: I'm not arguing, I'm
3 just asking -- just fact-finding for myself because
4 I got to make a determination.

5 MR. CARTER: Okay. I'm on the board
6 and this is under oath, that's Carl Boykin house.

7 MEMBER STEWART: Okay. So you live on
8 Matthews, the one that you bought and they did work
9 on and you bought the house not knowing what was --
10 whether or not it -- there was work done on the
11 property, there were no permits pulled and you
12 bought the property, and where we left off at the
13 last meeting three or four months ago you were going
14 to pull permits as soon as Monday -- the following
15 day. You was going to pull permits and get
16 everything taken care of.

17 MR. CARTER: And I happened to come --

18 MEMBER STEWART: And we were --
19 everything was going to be peaches and cream and you
20 were going to be done with it and the lawn was going
21 to be mowed and we were not going to see you again.

22 MR. CARTER: I tried. It's like you
23 all want people to get their house fixed up, but
24 when they try to get a permit you all give them a
25 hassle. Which -- I don't understand which one is

1 it. I don't -- I don't go mess with a house and
2 don't go do what supposed to be done.

3 CHAIRMAN TISEO: I don't understand
4 what the hassle is?

5 MR. KOLBE: Well, he's saying there's
6 no one there to -- I don't know what time of day he
7 showed up, but --

8 MR. CARTER: I come at 8:00. I know
9 the times to be down here.

10 MR. KOLBE: Okay. Well, the -- it was
11 very likely the property -- or the building
12 inspector was not available to do it, so they had to
13 review, put together the cost of whatever they kind
14 of questioned it. I don't know what the timetable
15 is, but I don't think anyone, you know, planned on
16 him spending the money. We can't hold it.

17 CHAIRMAN TISEO: I was going to say, I
18 mean --

19 MR. KOLBE: You know, why you didn't
20 put it away so it's okay --

21 MR. CARTER: Okay. Can I ask you a
22 question? You an honest man, did you not say, "Oh,
23 next time I come I just give you your final of
24 everything done." Did you or did you not?

25 MR. MORAN: You know, I don't recall

1 the specifics of it, but if that's what I -- you
2 say, as long as it's done I will final it out, but
3 it's got to be done.

4 MR. CARTER: Okay. So for you to
5 mention finaling that mean that you came in and you
6 honestly --

7 MR. MORAN: I wouldn't go for a final
8 building unless you had final electric, final
9 mechanical and final plumbing.

10 MR. CARTER: I understand that part.

11 CHAIRMAN TISEO: You haven't even
12 pulled the permits yet.

13 MR. MORAN: You haven't even cleaned
14 the garage yet.

15 MR. CARTER: Okay. And then to what
16 you said, Mr. Kevin, you said -- I was like why do I
17 need to pull the permits.

18 MEMBER STEWART: And they told you you
19 had to pull the permits because there had been work
20 done before you bought the property.

21 MR. CARTER: No, I'm pulling them
22 because --

23 MEMBER STEWART: I remember what they
24 told you. They told you when you bought that
25 property -- when was the last meeting?

1 MR. KOLBE: Last meeting was August
2 19th.

3 MEMBER STEWART: Back in August, okay?
4 Back in August they told you that when you bought
5 that home that there had been a number of work done
6 on that property and that individual that you bought
7 that property from did the work without doing --
8 pulling any permits and they needed you to pull
9 permits and they needed to come in and do an
10 inspection. Am I right or wrong? And that's going
11 on my recollection from August.

12 MR. CARTER: I ain't saying you wrong,
13 but why do I got to pull a permit for what somebody
14 else done?

15 MEMBER STEWART: Because that's what
16 they told you you had to do. That's what they told
17 you you had to do and you agreed to it. You even
18 said the lawn was going to be mowed.

19 MR. CARTER: And I mowed it.

20 MEMBER STEWART: It was going to be
21 beautiful. And I was with you.

22 MR. CARTER: I understand.

23 MEMBER STEWART: And I was trying to
24 stay with you.

25 MR. CARTER: I mowed it.

1 CHAIRMAN TISEO: All right --

2 MEMBER HOFMEISTER: And that house has
3 come a long way from what it started out as. That
4 house was totally stripped before the guy you bought
5 it from started working on it.

6 MR. CARTER: But I just want you to
7 understand, do you remember I said -- you was like,
8 do you know what you -- I'm -- I know what I bought.
9 I wouldn't have bought it if it didn't look like I
10 could just get right in there.

11 MEMBER STEWART: So you say you was
12 down there with the money, so you were prepared
13 to --

14 MR CARTER: Because I came -- I'm not
15 going the wrestle with you all, I'd rather give the
16 money up and get in there.

17 MEMBER STEWART: You should have gave
18 it up then.

19 MR. CARTER: I tried. I tried. I
20 tried. You got people --

21 CHAIRMAN TISEO: Do we have a
22 recommendation?

23 MR. CARTER: You got people being
24 there meaning to say I'll be there Monday.

25 CHAIRMAN TISEO: I understand. What

1 is the recommendation?

2 MR. MORAN: Pull the permits as soon
3 as possible.

4 MR. KOLBE: Pull the permits. I mean,
5 they're all ready to be pulled.

6 CHAIRMAN TISEO: When do you think you
7 can pull the permits? That will give us an idea of
8 where we're going lean on this thing.

9 MEMBER STEWART: And give yourself two
10 weeks after that date to come up with -- when you
11 come up with -- when you can pull the permits give
12 yourself a extra two weeks on top of that date that
13 you can pull the permits.

14 MR. CARTER: Okay. So even though I'm
15 the owner and I live there, it's my address, what
16 permits -- I still have to pull all of the permits?

17 MEMBER STEWART: We already told you.

18 CHAIRMAN TISEO: We just told you.

19 MR. KOLBE: Yes. Yes.

20 MR. CARTER: Why?

21 CHAIRMAN TISEO: Because the building
22 is not safe.

23 MEMBER HOFMEISTER: You're not -- you
24 can't live in the house.

25 CHAIRMAN TISEO: You can't live in the

1 house. You're not supposed to be living in the
2 house.

3 MEMBER STEWART: And they told you
4 that before you moved in it, when you first bought
5 it.

6 MEMBER HOFMEISTER: And you can't work
7 on it while you're living in it because it's
8 condemned.

9 MEMBER STEWART: But you understood
10 all that from the last -- from the August meeting.
11 Come on. We're trying to work with you. You got to
12 give the money up.

13 CHAIRMAN TISEO: Back to the question,
14 when can you pull the permits?

15 MEMBER STEWART: And that date that
16 you come up with, give yourself an extra two weeks
17 so you know you'll have the money.

18 MR. CARTER: I want to say the 1st of
19 December I can -- but I really want to say before
20 that, but I don't want to hang myself.

21 CHAIRMAN TISEO: Okay.

22 MEMBER ONWUZURIKE: No.

23 MR. CARTER: Not the date about the
24 1st -- the beginning of December. I didn't say the
25 1st of December, I --

1 CHAIRMAN TISEO: Questions, Chris?

2 MEMBER ONWUZURIKE: No.

3 CHAIRMAN TISEO: No?

4 MEMBER ONWUZURIKE: No.

5 MEMBER STEWART: It's a Tuesday.

6 MR. MORAN: You have to pull the
7 building permit first. If you pull the building
8 permit by the 1st of December and all of the
9 mechanical permits by the 15th of December would
10 that be reasonable?

11 MR. CARTER: You all must not got your
12 paperwork. I pulled the building permit.

13 MR. KOLBE: Pay for it.

14 MR. CARTER: I paid for it.

15 CHAIRMAN TISEO: You paid for the
16 building permit?

17 MR. KOLBE: No.

18 MR. CARTER: I'm under oath.

19 MR. MORAN: It's not issued.

20 CHAIRMAN TISEO: No, you're not.

21 MEMBER STEWART: You said you got cold
22 feet with the money in the office and you ran out of
23 the office with the money.

24 MR. CARTER: But I came back and took
25 care -- I bump into you all the time. And we have

1 our little small talks and I promise and I --

2 MEMBER STEWART: Look here, man. Look
3 it here. Look it here. Look it here.

4 CHAIRMAN TISEO: The building permit
5 has not been paid for.

6 MEMBER ONWUZURIKE: It has not been
7 paid for?

8 MR. MORAN: No.

9 CHAIRMAN TISEO: It's not been paid
10 for.

11 MR. KOLBE: I'll write it up that it's
12 been paid for, but if it's been paid for then he
13 should have no problem --

14 MEMBER STEWART: What did you pay for
15 it?

16 CHAIRMAN TISEO: So then you -- so you
17 have a receipt?

18 MR. CARTER: I have a picture of it in
19 my phone.

20 CHAIRMAN TISEO: Of the permit?

21 MR. CARTER: Yes, sir. And it's on my
22 window.

23 CHAIRMAN TISEO: Could you -- I'd like
24 the --

25 MR. CARTER: Battery dead, so -- you

1 got me. But --

2 MEMBER STEWART: Look it here, man.
3 Look it here, look it here, look it here. I like
4 the gift of gab, but look it here, I'm going to see
5 if they can give you to the 15th to do what you have
6 to do. December 15th --

7 MR. MORAN: I don't see any permits.

8 MEMBER STEWART: -- that you do what
9 you have to do. I'm trying to work with you, I'm
10 really -- I really am.

11 MR. CARTER: You are, but you not --

12 MEMBER STEWART: I'm not what?

13 MR. CARTER: Respecting what I'm
14 saying. I pulled the building permit. I paid 255
15 for the building permit.

16 MEMBER STEWART: Then that's something
17 that you need to go down tomorrow morning and
18 discuss with them.

19 MR. CARTER: No, I do not, sir. I'm
20 not disrespecting you. Ride past and read the green
21 thing on -- it's okay to be wrong sometimes. It's
22 okay. I'm right this time. If not no other time,
23 this time.

24 MR. MORAN: The first thing you stated
25 was that April didn't have an amount for the fee.

1 CHAIRMAN TISEO: Right.

2 MR. MORAN: And she took you two
3 weeks -- her two weeks to get back to you. That was
4 your first statement.

5 MR. CARTER: Okay.

6 MR. MORAN: So I know the building
7 permit hasn't been issued.

8 MR. CARTER: Okay. I ain't going to
9 argue with you all. Okay? Because I want to get
10 this done smooth and you can't get it done smooth if
11 you're beefing with the panel.

12 MEMBER STEWART: We not beefing. You
13 said you was going to get it done in August.

14 MEMBER ONWUZURIKE: So we're okay now
15 with the -- you're in agreement with the schedule,
16 pulling the building permit December 1st and then
17 the mechanical by the 15th.

18 CHAIRMAN TISEO: By the 15th.
19 Everything by the 15th.

20 MEMBER STEWART: Everything by the
21 15th.

22 MR. CARTER: I'm going outside to my
23 car and come back with the receipt.

24 MEMBER STEWART: Oh, then you going to
25 scare me, you running out to your car and coming

1 back.

2 MR. CARTER: With the receipt.

3 MEMBER STEWART: You going to scare me
4 now.

5 MR. CARTER: With the receipt,
6 because --

7 CHAIRMAN TISEO: Oh, okay.

8 MR. CARTER: -- somebody should have
9 my back up there. You've been trying to help me a
10 lot, though.

11 MEMBER STEWART: Huh?

12 MR. CARTER: You've been trying to
13 help me a lot and you too, you've been putting up
14 with me so just give me a chance.

15 CHAIRMAN TISEO: Do I hear a motion in
16 the discussion?

17 MR. CARTER: Just give me a chance.

18 MEMBER STEWART: Yes, I make a motion
19 for 56 Matthews that we table this until the
20 February 2016 meeting.

21 CHAIRMAN TISEO: Any conditions?

22 MEMBER STEWART: With the condition by
23 December 15th all permits have been pulled and paid
24 for.

25 MEMBER HOFMEISTER: And you accomplish

1 as much as possible.

2 MR. CARTER: Yes, ma'am. Yes, ma'am.

3 CHAIRMAN TISEO: Is that part of the
4 motion?

5 MEMBER HOFMEISTER: Yes.

6 MEMBER STEWART: That's part of the
7 motion.

8 CHAIRMAN TISEO: All right. Is there
9 a second, please.

10 MEMBER HOFMEISTER: I will second.

11 CHAIRMAN TISEO: Okay, Mona.

12 MEMBER STEWART: Now you understand
13 that, right?

14 MR. CARTER: I do.

15 MEMBER STEWART: And that is to do
16 what by the 15th?

17 MR. CARTER: Get all of the permits
18 pulled and accomplish as much as I can.

19 CHAIRMAN TISEO: There you go.

20 MEMBER STEWART: That's it.

21 CHAIRMAN TISEO: All right.

22 MR. CARTER: I will go get the receipt
23 because --

24 MEMBER STEWART: That's cool. That's
25 for them. That's them.

1 MR. CARTER: We're scratching the
2 surface with the building permit --

3 CHAIRMAN TISEO: That's okay.

4 MEMBER STEWART: The 15th.

5 CHAIRMAN TISEO: We need to move on,
6 there's other people.

7 MEMBER STEWART: You'll be back in
8 February. Okay. We don't want you coming in here
9 with a permit saying January or -- we don't want
10 that. Okay.

11 MR. CARTER: Yes, sir.

12 MEMBER STEWART: All right.

13 CHAIRMAN TISEO: All right. Any more
14 discussion? Okay. And hearing none, all in favor
15 say "aye."

16 (All ayes.)

17 CHAIRMAN TISEO: Any opposition?
18 Hearing none, motion passes.

19 How come we don't get any -- oh, these
20 ones start after the audience leaves. It's 77
21 Maines.

22 MR. BEACH: Property address is 77
23 Maines Street. Property was posted on November 4th,
24 2015. Property maintenance inspection was conducted
25 on December 4th of 2014. Building, plumbing,

1 mechanical and electrical permits have all been
2 issued. It is our recommendation to postpone this
3 house until the February Board of Appeals as the
4 property owner is progressing on the property.

5 CHAIRMAN TISEO: So the work has been
6 done?

7 MR. KOLBE: It's progressing.

8 MR. BEACH: Yes.

9 CHAIRMAN TISEO: So all rough
10 inspections have passed?

11 MR. KOLBE: Correct.

12 CHAIRMAN TISEO: Yes, go ahead. State
13 your name.

14 MR. BETTY: DeQuante Betty, I'm the
15 homeowner on 77 Maines Street.

16 CHAIRMAN TISEO: You've been making
17 progress?

18 MR. BETTY: Yes, sir.

19 CHAIRMAN TISEO: How long do you think
20 it will be before you'll be done?

21 MR. BETTY: I should be done within a
22 week. Within a week or so I should have them back
23 out for the finals.

24 CHAIRMAN TISEO: All right. That's
25 very promising. So can we have a motion if this

1 work was done by the end of the year that it would
2 be dismissed, right?

3 MEMBER HOFMEISTER: Right.

4 CHAIRMAN TISEO: We can make a motion
5 to that condition?

6 MR. KOLBE: Then it wouldn't have to
7 come back before me.

8 CHAIRMAN TISEO: Right.

9 MR. KOLBE: If he's not done, guess
10 where he comes back in February?

11 MEMBER HOFMEISTER: Okay.

12 MR. BETTY: I would like you guys to
13 come and take pictures.

14 CHAIRMAN TISEO: It's not like we
15 don't like seeing you, but we don't like seeing you.

16 MR. BETTY: I don't like that.

17 MEMBER HOFMEISTER: I make a motion
18 that 77 Maines is completed by the end of the year,
19 and you wouldn't have to come back down here.

20 CHAIRMAN TISEO: Is there a second?

21 MEMBER STEWART: I'll second.

22 MEMBER ONWUZURIKE: I second.

23 CHAIRMAN TISEO: Okay. Is there any
24 more discussion?

25 MR. BEACH: Yeah, I'd like to say that

1 I identified the property back in the summer of
2 2014, when the property was dilapidated and you've
3 made huge improvements, so thank you.

4 MR. BETTY: Thank you.

5 CHAIRMAN TISEO: Another success
6 story.

7 MR. BEACH: Yep.

8 CHAIRMAN TISEO: We need to hear more
9 of those. All right. Thank you. Did we vote yet?
10 We made the motion. No, we didn't vote. Excuse me.

11 MEMBER HOFMEISTER: You're asking me?

12 CHAIRMAN TISEO: I know. Again, the
13 motion was to dismiss if it's completed by the end
14 of this year. All in favor say "aye."

15 (All ayes.)

16 CHAIRMAN TISEO: Any opposed? Hearing
17 none, motion passes. Thank you. Hope we don't see
18 you next time.

19 MR. BETTY: Thank you, guys.

20 CHAIRMAN TISEO: Next one is 101, is
21 it Mary Day?

22 MR. DISMUKE: Yep, it's 111.

23 MR. KOLBE: It's 111.

24 CHAIRMAN TISEO: Oh, it's 111?

25 MR. DISMUKE: Yes, sir.

1 MR. BEACH: Property address is 111
2 Mary Day Avenue. Property was posted on November
3 the 4th 2015. No property maintenance inspection
4 has been applied for or conducted. No permits have
5 been issued to date. Property was found to be
6 vacant, boarded, property was rotting from the
7 outside. It is open to trespass in the rear entry
8 door. The inside of the property is falling apart.
9 Vents, ventilation ducts have been ripped out of the
10 walls. There are piles of debris being dumped
11 behind the house. The soffit and gutters are
12 falling off. The gas meter is locked out and the
13 electric meter has been removed. It is our
14 recommendation that the property remain on the
15 demolition list.

16 CHAIRMAN TISEO: The first notice was
17 sent in January of this year?

18 MR. KOLBE: Correct. However --

19 MR. MORAN: We sent you multiple
20 notices.

21 MR. KOLBE: Well, since the last
22 meeting, Jerry has acquired the property, so he's a
23 new owner to the property, correct?

24 MR. DISMUKE: Yes, sir, and I already
25 have --

1 CHAIRMAN TISEO: Could you state your
2 name, please.

3 MR. DISMUKE: Jerry Dismuke Junior.

4 CHAIRMAN TISEO: You're the new owner?

5 MR. DISMUKE: Yes, sir.

6 CHAIRMAN TISEO: And when did you
7 acquire the property?

8 MR. DISMUKE: I believe it was
9 September. I believe. And I already -- the first
10 day out there I had the clean team come out and I
11 own a landscaping so I took care of some of the
12 bushes and things and all of that stuff on the back
13 porch it was all thrown away that day.

14 MEMBER HOFMEISTER: What are your
15 plans for this house?

16 MR. DISMUKE: Me and my kids to live
17 in it. It's a big house, I have a lot of kids.

18 CHAIRMAN TISEO: Okay. How does the
19 inside look?

20 MR. DISMUKE: It's not bad. I don't
21 see where it was falling down, like I -- the
22 foundation looks all right. They got the Michigan
23 basement, but other than that. I mean, there's one
24 hole in the floor. It's nothing.

25 CHAIRMAN TISEO: Are you working?

1 MR. DISMUKE: Yes.

2 CHAIRMAN TISEO: Do you work in the
3 construction trades or --

4 MR. DISMUKE: Yes, I own a
5 landscaping. I've done new builds, I've done did
6 everything.

7 CHAIRMAN TISEO: So this is not a
8 stretch for you?

9 MR. DISMUKE: No.

10 MEMBER STEWART: This is a small town.
11 You bought this from Rafael and I know of someone, I
12 could be wrong, that just spoke on this house a
13 couple days -- what, a week ago -- about buying this
14 house from you.

15 CHAIRMAN TISEO: Do you have plans to
16 sell it?

17 MR. DISMUKE: Oh, yeah, I wanted to.

18 MEMBER STEWART: Yeah. And I was --

19 MR. DISMUKE: Until I came here. I
20 did want to, I didn't want to come here, I don't
21 like --

22 MEMBER STEWART: You getting ready to
23 sell this house.

24 MR. DISMUKE: I wanted to.

25 MEMBER STEWART: You wanted to sell

1 this house because --

2 MR. DISMUKE: And if somebody come
3 with the money, I mean, who wouldn't.

4 MEMBER STEWART: Right. Right.
5 Right.

6 MR. DISMUKE: I didn't want to do
7 this, but --

8 MEMBER STEWART: You didn't even want
9 to come here.

10 MR. DISMUKE: No, I don't like -- I
11 don't like --

12 MEMBER STEWART: I understand. You
13 want to flip it. Raphael flipped it to you, and
14 now --

15 MR. DISMUKE: No, I wanted to -- I
16 wanted to --

17 MEMBER STEWART: Yeah, but you just
18 said that you wanted to live in it, but I know of
19 someone that's trying to acquire this house from
20 you.

21 MR. DISMUKE: I imagine you do. I bet
22 I can name her. I know you can. I know. I know
23 that.

24 CHAIRMAN TISEO: And -- but there's
25 been no property maintenance inspections?

1 MEMBER STEWART: Small town.

2 MR. KOLBE: No. And he's just
3 acquired it.

4 MR. DISMUKE: I know. I mean, she
5 told me was going to ask around about the house.

6 CHAIRMAN TISEO: In September.

7 MEMBER STEWART: She was going to ask
8 around -- ask around who?

9 MR. DISMUKE: She was going to have
10 some people look into it. I didn't ask her because
11 it's none of my business.

12 MEMBER STEWART: Okay.

13 CHAIRMAN TISEO: So you've had the
14 property for two months and you haven't called for
15 property maintenance inspection?

16 MR. DISMUKE: Sir, I'm new to this.

17 CHAIRMAN TISEO: I'm sorry?

18 MR. DISMUKE: I'm new to this, sir. I
19 didn't know -- I didn't know nothing about a permit
20 until my buddy told me that I better not go in there
21 and do nothing until I pull it.

22 MEMBER STEWART: I just told you he's
23 getting ready to flip the house himself. He's
24 getting ready to flip it. He's getting ready to
25 sell it. I mean at what point, and I'm not trying

1 to take money out of your mouth, out of your pocket
2 or food out of your children's mouths, but at what
3 point do we stop this and say, you know, enough is
4 enough with the flip, because people in the
5 neighborhood got to live next door to this, man.

6 MR. DISMUKE: I mean, but obviously,
7 you can ask the neighbors, I've already cleaned up
8 the yard and everything, inside and out. Ripped the
9 carpet out, all that.

10 MEMBER STEWART: Yeah.

11 CHAIRMAN TISEO: So you've done some
12 work?

13 MEMBER STEWART: You can even maximize
14 it by pulling your permits and doing a little work
15 and maximize your money.

16 MEMBER ONWUZURIKE: Let's talk about
17 progress before we flip, how much progress do we
18 want to make here on this property, you know, let's
19 just see where we are.

20 CHAIRMAN TISEO: Well, the first thing
21 is you have to pull the property maintenance
22 inspection.

23 MEMBER ONWUZURIKE: What kind of
24 progress are you willing to make?

25 MR. DISMUKE: I'm willing to fix it,

1 but I did -- I didn't know what this meeting was
2 about. I didn't know if I was losing the house. I
3 didn't know what was -- this is new to me. Like I
4 said, I thought I could buy it, flip it or fix it,
5 however it may be, I didn't know I had to go pull a
6 permit, come down to City Hall and all that. I
7 didn't know this.

8 MEMBER ONWUZURIKE: So if we tonight
9 tell you all this stuff, minimum stuff you need to
10 do you're open to that, right?

11 MR. DISMUKE: Yes, sir.

12 MEMBER ONWUZURIKE: Okay.

13 CHAIRMAN TISEO: I mean, do you have
14 any idea how much -- since you're in the contracting
15 business how long is it going to take you to fix the
16 house?

17 MR. DISMUKE: I mean, I don't want to
18 kick myself in the rear-end.

19 CHAIRMAN TISEO: A month, six months,
20 I mean, give us some kind of --

21 MR. DISMUKE: A few months.

22 CHAIRMAN TISEO: Pardon?

23 MR. DISMUKE: I mean, I got two
24 birthdays and Christmas coming up so, I mean, a few
25 months would be nice.

1 MEMBER STEWART: The man is talking
2 about selling the house, flipping it, making him
3 some money.

4 MR. DISMUKE: It didn't go through.
5 That was supposed to be a month ago, a month ago.

6 MEMBER STEWART: Right.

7 MEMBER ONWUZURIKE: So talking about
8 progress, one of the items, I guess, is to pull the
9 property maintenance inspection.

10 MR. DISMUKE: Yes, sir.

11 MEMBER ONWUZURIKE: Are you willing to
12 do that?

13 MR. DISMUKE: Yes, sir.

14 MEMBER ONWUZURIKE: You're also in
15 landscaping, I see a lot of exterior -- yeah, I see
16 this picture -- these pictures were taken November
17 4th. Still, I still see a lot of cleaning that need
18 to be done outside. A lot of weeds have turned into
19 trees on the house and, you know, you're landscaper,
20 right?

21 MR. DISMUKE: Did you see the flower
22 beds where I ripped all of the weeds out?

23 MEMBER ONWUZURIKE: Yeah, I see that
24 too.

25 MEMBER STEWART: Nice-looking home.

1 MR. DISMUKE: It's very nice. The
2 siding is nice. The roof ain't too bad.

3 MEMBER HOFMEISTER: It's in the
4 historical district.

5 CHAIRMAN TISEO: It is?

6 MEMBER HOFMEISTER: Yeah.

7 MR. DISMUKE: See, I didn't know that.

8 CHAIRMAN TISEO: That's another plus.

9 MR. DISMUKE: Yeah, money.

10 MEMBER STEWART: What point do we get
11 someone to say it's --

12 CHAIRMAN TISEO: Well, and he's had it
13 for a few months. I mean, I'm willing to give --
14 we've given a lot of people another chance tonight.
15 And we have had some success stories here.

16 MEMBER STEWART: The question is, and
17 I'm not doubting him, but at what point do we come
18 up with a successor that says I want to get the
19 home -- acquire the home and put some money into it
20 and live in it? And, you know, make something of
21 it. I mean, obviously this man want to make some
22 money. What I'm trying to convince him of, if you
23 can afford it, pull your permits and put a little
24 money in it and maximize. Maximize your dollar.

25 MR. DISMUKE: I was trying to quick

1 flip it at first.

2 MEMBER STEWART: I already know. I
3 already know.

4 MEMBER ONWUZURIKE: We want to help
5 you make more money by doing some of this.

6 CHAIRMAN TISEO: Fix it up. Do I hear
7 a motion anywhere here?

8 MEMBER STEWART: I make a motion that
9 we table 111 Mary Day Avenue to the February 2016
10 meeting.

11 CHAIRMAN TISEO: With the condition
12 that the permits be pulled -- I'm sorry, that the
13 property maintenance inspection be pulled and
14 permits?

15 MEMBER ONWUZURIKE: And mechanical.

16 MR. KOLBE: You can give a time on
17 that property maintenance inspection by a --

18 CHAIRMAN TISEO: By the end of the
19 year.

20 MR. DISMUKE: That's fine.

21 MEMBER STEWART: And let me just say
22 this to you, sir, if you do flip it, so that you can
23 have this under your good conscience, if you do flip
24 it and the individual comes down here with the
25 unknown, "I didn't know I was supposed to be down

1 here --"

2 CHAIRMAN TISEO: We would probably
3 deny it.

4 MEMBER STEWART: And whoever -- if you
5 flip it, whoever you flipping it to, be prepared
6 together because when they come down here with the
7 song that "I did not know", it's going to get shot
8 down.

9 MR. DISMUKE: Yes, sir.

10 CHAIRMAN TISEO: All right. By the
11 end of the year.

12 MEMBER STEWART: All right, sir.

13 CHAIRMAN TISEO: Was there a second?

14 MEMBER HOFMEISTER: I will second.

15 MR. DISMUKE: I'll finish on time.

16 CHAIRMAN TISEO: Okay. Any more
17 discussion? All in favor say "aye."

18 (All ayes.)

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

21 MR. DISMUKE: God bless you.

22 CHAIRMAN TISEO: All right. This is
23 27 -- it's Steinbaugh?

24 MR. BEACH: Property address is 27
25 Steinbaugh Court. Property was posted on November

1 5th, 2015. Property maintenance inspection was
2 conducted on May 8, 2015. A building, plumbing
3 permit have been issued, however an electrical
4 permit is still required and has not been applied
5 for, or issued. The reason for the property being
6 identified as a dangerous building, it was found to
7 be vacant, boarded. Property has been vacant for
8 over 180 days. It is not open to trespass. It is
9 dilapidated. Fascia and soffits rotted, roof
10 shingles unkept. Property is overgrown. Evidence
11 of animal undermining.

12 The gas meter is not visible, however
13 the electric meter is on. Property owner has worked
14 on soffits and fascia since the previous hearing.
15 Our recommendation is to postpone this property to
16 the February 2016 Board of Appeals hearing while he
17 continues to progress on the property.

18 CHAIRMAN TISEO: State your name,
19 please, sir.

20 MR. KELLEY: My name is Michael
21 Kelley.

22 CHAIRMAN TISEO: Are you the owner?

23 MR. KELLEY: Property owner, yes.

24 CHAIRMAN TISEO: Can you give us an
25 update, please.

1 MR. KELLEY: Well, the plumbing has
2 been completed and inspected. The gas has been -- I
3 have a -- I had the meter installed.

4 CHAIRMAN TISEO: Did the plumbing
5 pass?

6 MR. KELLEY: Yes. Yes.

7 CHAIRMAN TISEO: Go ahead.

8 MR. KELLEY: Okay. I called for a gas
9 meter and they put me off for some time and I
10 started calling them every day and I talked to about
11 three or four different engineers and finally got
12 one that sent somebody out with a meter.

13 CHAIRMAN TISEO: So the gas meter is
14 in?

15 MR. KELLEY: Now the gas meter is in
16 and when he installed the gas meter, he -- oh, first
17 they required -- the gas company required that I
18 have the gas pipes pressure-tested. So I had that
19 done. Then when they came with the meter he found
20 another leak, which he said he could understand why
21 it would have passed because it didn't even show
22 up -- he did a bubble test or something that they
23 don't ordinarily do. Anyhow, I had to have that
24 repaired. Anyhow, the gas lines are in and now I
25 have to get the mechanical inspection. And of

1 course I still have to get an electrical permit.

2 CHAIRMAN TISEO: Has the mechanical
3 contractor been hired and a permit's been issued?

4 MR. KELLEY: No.

5 CHAIRMAN TISEO: So you don't have a
6 mechanical contractor?

7 MR. KELLEY: No, I have not retained
8 one, no.

9 CHAIRMAN TISEO: Same thing with
10 electrical?

11 MR. KELLEY: Same thing with the
12 electrical.

13 CHAIRMAN TISEO: Is there a lot of
14 work that needs to be done?

15 MR. KELLEY: Well, it's more than I
16 thought there would be.

17 CHAIRMAN TISEO: Okay.

18 MR. KELLEY: Yes.

19 CHAIRMAN TISEO: What is all this --
20 everything I see on the porch in one of the photos?
21 Looks like all of the windows, some siding, doors?

22 MR. KELLEY: It's materials, I think.
23 I don't know what you see. I removed some of what's
24 been there for some time, but yes, there is still
25 some stuff on the porch it's got to be disposed of

1 or used. Some of it's window sashes. I've been
2 working on the windows and now it's become difficult
3 to work on the windows.

4 MEMBER STEWART: Where do you reside,
5 sir? Where do you live?

6 MR. KELLEY: I live on State Street.

7 MEMBER STEWART: State Street? Here
8 in the City of Pontiac?

9 MR. KELLEY: Yes, sir.

10 CHAIRMAN TISEO: When do you think
11 you'll be able to get a mechanical, electrical under
12 contract? This is work you're not doing yourself,
13 correct?

14 MR. KELLEY: Correct. I'm not -- I'm
15 told I'm not allowed to do it.

16 CHAIRMAN TISEO: Right. Again, the
17 question is when do you think you'll be able to get
18 a contractor to pull the permits?

19 MR. KELLEY: Well, I would imagine I
20 can probably get a mechanical within a week or two.

21 CHAIRMAN TISEO: I'm sorry, when?

22 MR. KELLEY: Within a week or two, I
23 would say. I don't know.

24 CHAIRMAN TISEO: Okay. What about the
25 electrical?

1 MR. KELLEY: The electrical I've had a
2 number of people look at it and then after they look
3 at it either don't want to do it or I'm not licensed
4 is what they'll tell me. I'm just a journeyman.
5 They said I can help you or this or that, but I
6 can't -- well, I said I can help myself as far as
7 that goes, but I need a licensed electrician and for
8 some reason they're shying away from it.

9 CHAIRMAN TISEO: I understand. But do
10 we know the extent of the work that needs to be done
11 in here? Is there a lot of electrical work? Is
12 there a lot of mechanical?

13 MR. MORAN: I didn't do this property
14 maintenance, I don't recall the interior. I've
15 never been on the inside of this house.

16 CHAIRMAN TISEO: I'm trying to
17 determine how much work needs to be done to get this
18 done. Completed.

19 MR. KELLEY: I don't know how fast an
20 electrician can work.

21 CHAIRMAN TISEO: Well, I mean, an
22 electrician works there a week? Two weeks? A
23 month? Six years? Give me an idea.

24 MR. KELLEY: Well, I'd say the
25 electrician, he can probably do it in a month. It's

1 an old house.

2 CHAIRMAN TISEO: So you have to rewire
3 it?

4 MR. KELLEY: Yeah.

5 CHAIRMAN TISEO: Okay. But are the
6 walls open that you can pull the new wires or how
7 you going to get the wire through?

8 MR. KELLEY: Well, that's -- I think
9 that's where they get hesitant to take the job.

10 CHAIRMAN TISEO: Is there a basement
11 here?

12 MR. KELLEY: Yes.

13 MEMBER STEWART: So what does it have,
14 the old knob and tube wire?

15 MR. KELLEY: Yes.

16 MEMBER STEWART: How long have you
17 owned it?

18 MR. KELLEY: Oh, some time.

19 MEMBER STEWART: How long is some
20 time?

21 MR. KELLEY: Probably 30 years.

22 CHAIRMAN TISEO: You think if we table
23 this to the next meeting you can get all of this
24 work done?

25 MR. KELLEY: When you say "All this

1 work", you mean the electrical and --

2 CHAIRMAN TISEO: Electrical,
3 mechanical. What about building, how much has to be
4 done? Is there drywall that needs to be done? Is
5 there flooring, framing?

6 MR. KELLEY: Flooring. There's got be
7 some new flooring in the kitchen.

8 MR. KOLBE: He pulled his permit in
9 August, he's still working on it, he's got an active
10 permit, that's why our recommendation was
11 postponement because he -- you know, has now gotten
12 permits and he's underway. He only had the permit
13 for not even six months.

14 CHAIRMAN TISEO: But again, he -- how
15 much work do you think can be done by February?

16 MR. KELLEY: I think I could have the
17 mechanical done.

18 CHAIRMAN TISEO: And finalized?

19 MR. KELLEY: Pardon?

20 CHAIRMAN TISEO: And finalized? You
21 said the plumbing was finalized; is that correct?

22 MR. KELLEY: That's what I understand,
23 I mean, the guy gave me a green sticker.

24 CHAIRMAN TISEO: Okay. That means
25 it's finalized. But that was a final, not a rough?

1 MR. KELLEY: Correct.

2 CHAIRMAN TISEO: And do you think you
3 can get a final on the mechanical by our next
4 meeting?

5 MR. KELLEY: Oh, I'm sure I can.

6 CHAIRMAN TISEO: But you still got to
7 work on the electrical?

8 MR. KELLEY: Well, that still has to
9 be done and I have to find an electrician to --

10 CHAIRMAN TISEO: Do you have the funds
11 to do this work?

12 MR. KELLEY: I don't know what they
13 charge, except that it sounds like \$100 an hour. Or
14 whether they go by the job or the hour, I don't
15 know.

16 MEMBER STEWART: When is the last time
17 someone lived in the house, sir?

18 MR. KELLEY: Probably seven or eight
19 years.

20 MEMBER STEWART: Been vacant for seven
21 or eight years?

22 MR. KELLEY: Yes.

23 CHAIRMAN TISEO: And you've been
24 slowly working on the house?

25 MR. KELLEY: Not -- I was, but I

1 haven't.

2 CHAIRMAN TISEO: When was he inspected
3 last? The plumbing he said he had passed, that was
4 on August 6th? Or is that when --

5 MR. KOLBE: The building permit was
6 pulled on August 6th.

7 CHAIRMAN TISEO: Okay. So the
8 plumbing was --

9 MR. KOLBE: The plumbing permit was
10 pulled at the same time.

11 CHAIRMAN TISEO: Okay.

12 MR. KOLBE: He hasn't pulled his
13 electrical. Plumbing and building have all been
14 pulled.

15 MEMBER STEWART: And we're going to
16 put the addendum on this on too. You said it. Let
17 the buyer beware, because if it comes back in here
18 with a new owner, I'm not trying to hear it.

19 CHAIRMAN TISEO: I understand.

20 MEMBER STEWART: This is ridiculous.

21 CHAIRMAN TISEO: All right. Do I hear
22 a motion on the floor?

23 MEMBER HOFMEISTER: Go ahead.

24 CHAIRMAN TISEO: Pardon?

25 MEMBER HOFMEISTER: I said -- told

1 Kevin, go ahead.

2 MEMBER STEWART: I make a motion that
3 we postpone 27 Steinbaugh Court until the February
4 2016 meeting.

5 CHAIRMAN TISEO: Is there some
6 conditions with that?

7 MEMBER STEWART: You know, I'm going
8 to withdraw -- I'm going to withdraw my motion. Let
9 someone else make a motion. You know, this -- this
10 property has been sitting in this condition for
11 seven to eight years and nothing is done. And look
12 it, I mean --

13 CHAIRMAN TISEO: Chris is going to
14 make a motion.

15 MEMBER ONWUZURIKE: I make a
16 recommendation that 27 Steinbaugh Court be postponed
17 until February 2016 meeting with the condition that
18 progress will be made.

19 CHAIRMAN TISEO: And that would
20 include the pulling of the mechanical permit?

21 MEMBER ONWUZURIKE: Just electrical.
22 Mechanical is not really required, it's just
23 electrical that he needs to pull now.

24 CHAIRMAN TISEO: Electrical. All
25 right. Is there a second?

1 MEMBER HOFMEISTER: Do you agree to do
2 it by February?

3 MR. KELLEY: Yes.

4 MEMBER HOFMEISTER: I will second.

5 CHAIRMAN TISEO: Is there any further
6 discussion?

7 MEMBER HOFMEISTER: And if it's not
8 done by February like you promise, it goes down.

9 MR. KELLEY: No.

10 CHAIRMAN TISEO: No what?

11 MEMBER HOFMEISTER: No what?

12 MR. KELLEY: If that's -- you're
13 adding a condition. If you want to --

14 MEMBER HOFMEISTER: We're trying to
15 work with you.

16 MR. KELLEY: I understand.

17 CHAIRMAN TISEO: The condition, again,
18 is that if it doesn't -- if you don't meet the
19 requirements then we're going to have a vote and I'm
20 assuming the vote will be to demolish. That's the
21 condition. Either that or we vote tonight to
22 demolish it.

23 MR. KELLEY: I'm sorry, I -- I don't
24 understand what you're saying.

25 CHAIRMAN TISEO: What we're saying is

1 that we're willing to postpone this until February.

2 MEMBER ONWUZURIKE: Want to add an
3 active permit to that condition.

4 CHAIRMAN TISEO: Yeah, that you have
5 an active permit.

6 MR. MORAN: He has an active permit.

7 CHAIRMAN TISEO: You have an active
8 permit?

9 MR. KOLBE: He has an active permit.

10 CHAIRMAN TISEO: Okay. And you have a
11 permit, but you need to move on especially progress
12 like the electrical. We expect the electrical
13 permit to be pulled and work underway.

14 MR. KELLEY: Okay.

15 CHAIRMAN TISEO: Okay? By the
16 February 2016 meeting.

17 MR. KELLEY: Okay. I agree to that.

18 MEMBER STEWART: And she said --

19 CHAIRMAN TISEO: If that is not done
20 by then, then at that February meeting we are going
21 to vote to demolish the house.

22 MR. KELLEY: Okay. I mean, you're not
23 giving me much choice.

24 CHAIRMAN TISEO: That's correct.

25 MR. KELLEY: I understand you want me

1 to move on it.

2 CHAIRMAN TISEO: Yes. It's been a
3 long time.

4 MR. KELLEY: Well, I'm not real fast.

5 CHAIRMAN TISEO: I understand that,
6 but there's neighbors, there's a community to think
7 about too.

8 MR. KELLEY: I know my neighbors and
9 they live some distance from me except for one house
10 and that's a sore point.

11 CHAIRMAN TISEO: It's okay. It's --
12 All right. Was there a second on that motion?
13 Mona, did you make that second?

14 MEMBER HOFMEISTER: I will second
15 under those conditions.

16 CHAIRMAN TISEO: Okay. Any further
17 discussion? Hearing none, all in favor say "aye."

18 (All ayes.)

19 CHAIRMAN TISEO: Any opposed? Motion
20 carries. You have until February, sir.

21 MR. KELLEY: Thank you very much.

22 CHAIRMAN TISEO: Okay. This one
23 doesn't have an address, it says --

24 MR. KOLBE: It's 645 South Telegraph.
25 The gentleman put his company name, not his address

1 down.

2 CHAIRMAN TISEO: There's other people
3 in the audience for other properties?

4 MR. KOLBE: Yeah.

5 CHAIRMAN TISEO: Is there a sheet?

6 MR. KOLBE: It's back -- they signed
7 in on.

8 CHAIRMAN TISEO: Can you get that so
9 we can hear those next.

10 MR. BEACH: Property address is 645
11 South Telegraph Road. The property was posted on
12 November the 5th, 2015. Property maintenance
13 inspection was conducted on April 16th of 2015. At
14 which time it was identified that building,
15 plumbing, mechanical and electrical permits were all
16 needed. None have been issued as of today. The
17 reason for the property being identified as a
18 dangerous building, it was vacant, unkept,
19 overgrown. There was significant dumping going on.
20 The property was open to trespass in more than a
21 dozen different points from open windows.
22 Dilapidation includes soffits and trim.

23 There's a breezeway that connects the
24 two buildings that was dilapidated and overgrown and
25 was full of debris. And the overhang on the south

1 side of the building had collapsed, it had
2 disconnected from the brick building. There is no
3 gas meter and no electric meter from the outside.

4 It is our recommendation that the
5 property be postponed to the February 2016 Board of
6 Appeals hearing if commitment as to when plans and
7 specifications will be submitted.

8 MR. KOLBE: This property was at the
9 Hearing Officer and was constantly a "Yep, yep,
10 we're working on it, we're working on it", and one
11 of the biggest things was, getting outside cleaned
12 up and something going on with it. Since coming
13 here it got their attention. And major improvements
14 to the outside, that's the pictures you see on the
15 back are they just cleaned up. They have been in
16 contact with the company who is going to be starting
17 working on it, they have a couple of tenants that's
18 supposed to be moving into it. I don't know if
19 they've signed a contract.

20 CHAIRMAN TISEO: Is this residential?

21 MR. KOLBE: No, no, it's the old
22 church on Golf and Old Telegraph. The old Emmanuel
23 Baptist Church.

24 CHAIRMAN TISEO: It almost looks like
25 there's apartments or something.

1 MR. KOLBE: It's the educational wing
2 of the church.

3 CHAIRMAN TISEO: That's the
4 educational wing?

5 MR. KOLBE: That's the educational
6 wing.

7 CHAIRMAN TISEO: It says here it's
8 6 -- 7,200 square feet. It's more than that.

9 MR. BEACH: Probably just one of the
10 buildings.

11 MR. KOLBE: One of the buildings.
12 There's two.

13 MEMBER STEWART: I heard you say they
14 have a tenant already lined up?

15 MR. KOLBE: They have a -- I'll let
16 them talk to it, but they have two; one is a
17 furniture store and one is a fruit market.

18 MR. MAZEL: Hello, my name is Mike
19 Mazel (ph) and I am the agent for the owner of the
20 property who is sitting here and he cannot speak
21 English, but I am the agent having put this property
22 on the market. We are communicating with the
23 Building Department, we already clean up the whole
24 property and has -- has been cleaned and boarded.
25 And we submit the plan for Zoning Board for fruit

1 market. They already approved and we are working
2 with Building Department to submit our initial plan
3 so we know that once they approve we are going to
4 pull a permit for electrical permit, water permits.
5 We would like to get some times by February 15
6 (sic). Definitely we are going to pull all of the
7 permits and we move on it.

8 CHAIRMAN TISEO: Have you submitted
9 drawings on this?

10 MR. MAZEL: For the zoning we submit
11 the plan, they already approve. Right now we are in
12 the signing contract with general contractor. And
13 the other one sent me to Building Department and
14 once they approve we are going to put -- we want to
15 know how much it cost for each section and then we
16 are going to pull all of the permits.

17 CHAIRMAN TISEO: So you do have an
18 architect under contract?

19 MR. MAZEL: Yes, they are working
20 already.

21 MEMBER STEWART: And you said you're
22 the agent for the owner, correct?

23 MR. MAZEL: Yes.

24 MEMBER STEWART: Okay. Can you tell
25 me when this LLC was established?

1 MR. MAZEL: I think it's end of
2 December 2010. And after that, when they bought it
3 through the City.

4 MEMBER STEWART: Didn't buy it from
5 the City, they bought it from go old Andy.

6 MEMBER HOFMEISTER: Yeah, it's been
7 empty quite awhile.

8 MR. MAZEL: But they went --

9 CHAIRMAN TISEO: Was it a tax --

10 MR. MAZEL: On this for the tax they
11 got from tax, but at that time I wasn't agent. I am
12 agent. I don't know about that.

13 MEMBER STEWART: It's one of Andy's
14 deals.

15 MEMBER HOFMEISTER: Yep.

16 MR. MAZEL: But during this time we
17 had several people they are interested, they came
18 and when they come and inspect the property, they do
19 not have enough money to buy it. We have people
20 they came here to do the pawn shop and the City
21 rejected. There was another group they want to do
22 banquet hall to deal with liquor license, so City
23 reject them because they do not have approval.

24 CHAIRMAN TISEO: So you have approval
25 for a fruit market?

1 MR. MAZEL: Yes.

2 CHAIRMAN TISEO: Will that occupy the
3 whole building or do you have other tenants?

4 MR. MAZEL: The one on 1056 Golf Road.
5 For the other building we have to -- right now
6 somebody has been making offer to attorney to buy
7 this two building. Another group they are going to
8 do the charter school that -- the building is
9 attached to the church. We have another group,
10 actually two non-profit organization, they want to
11 just use the church, just they need that one, so
12 everybody they can be different proposal. So
13 because of the church is attached to next building
14 it has one ID so we cannot divide it. So the only
15 thing we can divide it only 1056.

16 MEMBER STEWART: So you say a school?

17 MR. MAZEL: Charter school.

18 MEMBER STEWART: A charter school?

19 MR. MAZEL: Right. They came and
20 looked at it and they said they are going to --

21 MEMBER STEWART: You got another
22 group?

23 MR. MAZEL: Pardon me?

24 MEMBER STEWART: You had another group
25 come and look at the charter school?

1 MR. MAZEL: About two weeks ago they
2 look at the charter school.

3 MEMBER STEWART: Would you mind
4 sharing who that group -- you know you're not
5 obligated.

6 MR. MAZEL: I sent all e-mail to them
7 and actually they have in Waterford a charter school
8 and they came to look at it. I have their name, I'd
9 be more than happy to provide the name to you.

10 MEMBER STEWART: Let me see that.

11 MR. MAZEL: Sure. And I submit all
12 the -- all the drawings which we spent about
13 20,000 --

14 MEMBER STEWART: Let me see your
15 letter, sir.

16 MR. MAZEL: I don't have the letter.

17 CHAIRMAN TISEO: Do you know drawings
18 have been submitted?

19 MR. KOLBE: To planning.

20 CHAIRMAN TISEO: The ZBA.

21 MR. KOLBE: We haven't gotten anything
22 through the Building Department to say this is what
23 we want to build. These walls come out, these walls
24 come up.

25 CHAIRMAN TISEO: But it sounds like

1 you only have a confirmed use for a fruit market
2 area and that's all.

3 MR. MAZEL: But the other building we
4 have two.

5 CHAIRMAN TISEO: How big is the fruit
6 market, how much of that building area?

7 MR. MAZEL: Each one is about 3,500
8 square feet, first of all, by 35, about 7,000 square
9 feet. 72.

10 CHAIRMAN TISEO: For the fruit market?

11 MR. MAZEL: Right.

12 CHAIRMAN TISEO: 7,000 or 3,500?

13 MR. MAZEL: The first floor I think, I
14 don't have the drawing in front of me, but I think
15 the total is about 16,000.

16 CHAIRMAN TISEO: I understand that.
17 How much area is the fruit market going to occupy?

18 MR. MAZEL: I think 7,200 first row
19 and 7,200 upstairs. About 14- to 15,000 square feet
20 just for fruit.

21 MEMBER STEWART: He's making all of
22 these comments and statements, I mean, is Planning
23 involved in any of this?

24 CHAIRMAN TISEO: Well, if you have ZBA
25 approval you have ZBA approval.

1 MR. KOLBE: Yeah.

2 MEMBER STEWART: And where are we at
3 with all of this?

4 MR. KOLBE: To my knowledge they have
5 made submittals to Zoning Board and the --

6 CHAIRMAN TISEO: And Planning?

7 MR. KOLBE: And Planning. Planning.
8 It's been accepted. They have not submitted plans
9 to --

10 CHAIRMAN TISEO: Construction.

11 MR. KOLBE: -- the Building Department
12 so say this is what we're going to do to take out
13 these walls, put these walls up to meet --

14 CHAIRMAN TISEO: Right.

15 MR. MAZEL: Which we are doing right
16 now and by next meeting we submit all these plans
17 and pull all necessary permit to City.

18 MEMBER STEWART: Because I don't ever
19 recall any -- on television any, you know, this --
20 this even coming up.

21 MR. KOLBE: Telegraph? For the
22 Hearing Officer?

23 MEMBER STEWART: Unless I missed it.

24 MR. KOLBE: That's been to the Hearing
25 Officer four times.

1 CHAIRMAN TISEO: Not the Hearing
2 Officer, the ZBA.

3 MR. KOLBE: The Hearing Officer. It
4 doesn't go to the ZBA, it's all been done through
5 the Planning Department downstairs who handles
6 zoning and planning and approved it. Yeah.

7 MR. MAZEL: Excuse me, I would like to
8 bring to the attention of the Board that this is to
9 bring in front of the Board as a project. It's not
10 only a house with 10- or 20,000 so then it --
11 significant amount of the money because it will --
12 they took all of the plumbing and electrical from
13 them so they need about probably over 2- to 300,000
14 to bring up to code. The owner has the money and
15 he's from Iran and because of the co-government of
16 the United States make sanction he cannot bring his
17 money. I talked to the bank and I talked to Mrs.
18 Irene Spanos, she is the director of economy
19 development and she left a message for me two days
20 ago, said we are going with you to help you out to
21 do this project. So I'm going to make an
22 appointment and I meet her and hopefully by helping
23 her we are going to move on and bring all of the
24 properties up to code.

25 CHAIRMAN TISEO: And so by the

1 February meeting, you think you'll be able to have
2 some work started or just still in the planning
3 stage?

4 MR. MAZEL: We are going to submit the
5 plan, once the department approve we are going to
6 pull permit, sign the contract and this takes time
7 because it's not small project. So whatever it --

8 CHAIRMAN TISEO: So we're talking
9 about the fruit market only?

10 MR. MAZEL: And then there are two
11 others right now.

12 CHAIRMAN TISEO: I understand that.
13 But it would be very helpful by the next meeting if
14 you came here and told us we have proceeded with the
15 construction on the fruit market.

16 MR. MAZEL: Yes.

17 CHAIRMAN TISEO: That's doable?

18 MR. MAZEL: We have been submit plan,
19 once they approve -- of course when you sign a
20 contract all of the contract start to move for the
21 permit and do the job.

22 CHAIRMAN TISEO: So we could see some
23 construction started by our next meeting. That's
24 what I'm hearing. Maybe that's the condition of the
25 motion.

1 MEMBER HOFMEISTER: Well, I'm a little
2 confused, if it's already been approved --

3 CHAIRMAN TISEO: No, ZBA. Zoning
4 Board of Appeals.

5 MR. KOLBE: The zoning has been
6 approved through the Planning Department.

7 CHAIRMAN TISEO: Now they got to go to
8 the Building Department for permits.

9 MR. KOLBE: They have not submitted
10 plans to get a building permit.

11 CHAIRMAN TISEO: It's multiple steps.

12 MEMBER ONWUZURIKE: So, on this
13 approved drawing, with construction, but at least
14 approved drawing.

15 CHAIRMAN TISEO: It's three months.
16 You can get at least get approved -- you're right.
17 Permitted.

18 MEMBER STEWART: And with -- this
19 with -- also with their plan, too, would have to go
20 before the City Council. The City Council as well.
21 Am I correct in saying that?

22 CHAIRMAN TISEO: Well, it doesn't
23 sound like it. Usually --

24 MR. KOLBE: Unless there's a change in
25 the zoning that's coming up.

1 CHAIRMAN TISEO: I don't think we need
2 to go to City Council.

3 MEMBER STEWART: I wanted that stated
4 for the record.

5 CHAIRMAN TISEO: I think all you got
6 to do, you might have Planning because it's a change
7 in use. Sometimes they can do it administratively
8 as well.

9 MR. KOLBE: If it falls --

10 CHAIRMAN TISEO: Right.

11 MR. KOLBE: -- within the realm. But
12 it's when it doesn't fall in the category --

13 CHAIRMAN TISEO: Right.

14 MR. KOLBE: -- that it needs to fall
15 in, now you have to go to a Zoning Board of Appeals.

16 MEMBER STEWART: And they would have
17 to notify -- and notify those homeowners within so
18 many feet.

19 CHAIRMAN TISEO: 300 feet.

20 MEMBER STEWART: 500.

21 CHAIRMAN TISEO: 300 feet.

22 MEMBER STEWART: Is it 3 or 5?

23 CHAIRMAN TISEO: It's 300.

24 MR. KOLBE: I don't know. I'm not in
25 the Planning Department.

1 CHAIRMAN TISEO: It's 300. I've gone
2 through this thousands of times.

3 MEMBER STEWART: It says 300?

4 CHAIRMAN TISEO: It's 300 lineal feet
5 from each property.

6 MEMBER STEWART: Okay.

7 CHAIRMAN TISEO: Okay. All right. Do
8 I hear a motion in the order?

9 MEMBER STEWART: Let me -- let me --
10 let me ask: Deputy Mayor, if I may ask, are you
11 familiar with any -- as to what he is saying as far
12 as notification? Is he correct in saying 300 or is
13 it 500 linear feet? You can take the podium if
14 you'd like.

15 DEPUTY MAYOR BAIS-DISESSA: To the
16 best of my knowledge, from when I've worked in other
17 cities, 300 feet seems to be the norm. I'm not
18 familiar here with the City of Pontiac quite yet,
19 but the norm seems to be at least 300 feet.

20 CHAIRMAN TISEO: I believe it's a
21 State statute, that's why it's always the same.

22 MEMBER STEWART: Okay.

23 CHAIRMAN TISEO: Thank you.

24 MEMBER STEWART: Thank you, ma'am.

25 CHAIRMAN TISEO: Do I hear a motion

1 and a rumble, any discussion?

2 MEMBER ONWUZURIKE: All right. I'm
3 willing to recommend for 645 South Telegraph Road a
4 postponement to February 2016 pending receipt of
5 approved construction documents.

6 MR. MAZEL: Excuse me, that's 1056
7 Golf for the fruit market.

8 MR. KOLBE: Yeah, but we're looking
9 at -- there's two of them there, but 654 is -- or
10 645 is what's listed on our paperwork here.

11 CHAIRMAN TISEO: It's for the fruit
12 market project.

13 MR. MAZEL: Right. That's 1056.

14 MR. KOLBE: There's two parcel -- two
15 buildings together.

16 CHAIRMAN TISEO: I'm sorry, what was
17 the address?

18 MR. MAZEL: 1056 Golf Drive.

19 CHAIRMAN TISEO: What was the name of
20 the street again?

21 MR. MORAN: Golf, G-O-L-F.

22 MEMBER ONWUZURIKE: Golf what?

23 MR. KOLBE: Drive.

24 MEMBER ONWUZURIKE: So that's the one
25 for the fruit market. Okay.

1 CHAIRMAN TISEO: So that motion is
2 amended to include that address?

3 MEMBER ONWUZURIKE: Yes.

4 MEMBER HOFMEISTER: Can you go over
5 different businesses that's going into this building
6 again? You said a charter school, furniture store
7 and a fruit market?

8 MR. MAZEL: Yes, right now for the
9 other 645, ma'am, we have two proposal. One is to
10 do a furniture store, and the other one is to make
11 aftermarket parts. Prior to this is one, we had
12 couple of other proposal and the City rejected
13 because of the liquor and other things, which I
14 don't blame them. So we are trying to put this
15 business, any business that is approved by the City
16 we are going to --

17 CHAIRMAN TISEO: And this will be a
18 rental property. In other words, you'll be the
19 landlord and these will be the tenants?

20 MR. MAZEL: Yes. The partial of this
21 one because of the City asking for some movement,
22 that's what the -- two of the partner from this
23 property we are trying to work on as fruit market
24 and the other there are two other proposal, they are
25 different people they want to be a tenant.

1 CHAIRMAN TISEO: And have they
2 submitted an LOI?

3 MR. MAZEL: No, not yet.

4 CHAIRMAN TISEO: Has the fruit market?
5 I'm assuming you have an LOI from the fruit market?

6 MR. MAZEL: For the fruit market,
7 there are four partners in these properties, two of
8 them they decided to open fruit market, so that's
9 what they are investing their money to bring up to
10 code and open fruit market. And they have some
11 partner --

12 CHAIRMAN TISEO: But you don't have
13 any signed leases, these are LOIs?

14 MR. MAZEL: Yes. I put it -- we
15 haven't signed a lease because they are the owner.

16 CHAIRMAN TISEO: Well, you still have
17 to have a lease.

18 MR. MAZEL: Yeah, because I'm the
19 agent --

20 MEMBER STEWART: The agent for them.

21 MR. MAZEL: -- agent for them, so if
22 anything outside the --

23 MEMBER STEWART: Deal with him.

24 MR. MAZEL: Yes.

25 MEMBER STEWART: Has the City

1 Administrator had any involvement with your office
2 regarding this property? Any whatsoever?

3 MR. KOLBE: I haven't heard.

4 MEMBER STEWART: None at all?

5 MR. KOLBE: Not that I'm aware of.
6 They don't necessarily meet with me, so I --

7 MEMBER STEWART: Right. I mean
8 anyone.

9 MR. MAZEL: Excuse me, beside this
10 project that we are working there are two other
11 non-profit.

12 MEMBER STEWART: What other two
13 groups?

14 MR. MAZEL: They are church and they
15 want to -- one of them they make an offer to their
16 attorney, we submit offer to their attorney, they
17 have chance to review to based on the whole property
18 as a land contract. They want to keep as a church,
19 as a community educational center for them. But,
20 besides this one the owner decided to move on this
21 project, so --

22 MEMBER STEWART: Okay. What other
23 group? I'm just asking what other group?

24 MR. MAZEL: Pardon me?

25 MEMBER STEWART: You said there's two

1 groups.

2 MR. MAZEL: Right.

3 MEMBER STEWART: You said one was a
4 church, what was the other group?

5 MR. MAZEL: I have their name and
6 phone number if you want to --

7 MEMBER STEWART: No, what's their
8 name? Just tell me.

9 MR. MAZEL: One of them is Mr. -- I
10 have list of seven of them, but I do not know. But
11 we have Bishop Roger, Bishop William, we have Chuck
12 Hobart (ph), we have the Mr. Tomino (ph), we have
13 Mr. Daniel, we have Mr. Drake, we had Dr. Coleman,
14 we have Dr. --

15 MEMBER STEWART: He just acquired --
16 didn't he just acquire some property here in
17 Pontiac?

18 MR. MAZEL: Yes, for the church.

19 MEMBER STEWART: Absolutely.

20 MR. MAZEL: I make land contract and
21 that's what -- they are different church here.

22 MEMBER STEWART: Yep.

23 CHAIRMAN TISEO: All right.

24 MR. MAZEL: Dr. Gerald Lang (ph).
25 Gerald, G-E-R-A-L-D.

1 CHAIRMAN TISEO: We have a motion,
2 right? You made the motion?

3 MEMBER ONWUZURIKE: Yes.

4 CHAIRMAN TISEO: Was there a second?
5 I'll second it to bring this back to the table.
6 Some more discussion?

7 MEMBER HOFMEISTER: I don't feel
8 comfortable with this.

9 CHAIRMAN TISEO: What is your --

10 MEMBER HOFMEISTER: That's my reason
11 that I can't support it. I don't feel comfortable
12 with this.

13 CHAIRMAN TISEO: This is really the --

14 MEMBER HOFMEISTER: Too many
15 questions. Too many holes in -- I just don't feel
16 comfortable.

17 MR. MAZEL: The zoning already
18 approved. And we are in process of -- all we want
19 some time to the February and we are going to move
20 on it. And other issues.

21 MEMBER HOFMEISTER: If it was a
22 cakewalk you wouldn't be here. You're here because
23 you need to be here.

24 MR. MAZEL: Yeah, but that's what they
25 want, that's why we are moving. And right now the

1 whole County trying to help us, because the bank,
2 it's very hard to get money from them so she said we
3 are going to help you.

4 MEMBER STEWART: Your investors, with
5 the doctors, you said you're trying to get a lending
6 source, correct?

7 MR. MAZEL: No, the doctors that were
8 interested they are doctor in the church, they are
9 Bishop. All of our -- all of these people they want
10 to buy this property on base of tax, on base of bond
11 from the government. These projects because the --
12 I believe the President Bill Clinton have few
13 billion dollars to give for community services and
14 this one -- everybody trying to get some money from
15 government and they cannot.

16 MEMBER STEWART: Right. And the
17 owner -- they won't let the owner transfer any of
18 his money from Iran to fund this?

19 MR. MAZEL: Because of sanction. I
20 will ask -- if you were the government I will ask to
21 bring his money; he has almost a million dollar in
22 his bank account sitting there. Give us permission
23 to bring in the money we fix it.

24 CHAIRMAN TISEO: Good luck with that.

25 MR. MAZEL: All source you have to get

1 from the bank here or through the -- helping
2 through -- even the last time we asked from the
3 Board if you can connect us to any bank, to anybody
4 can help us eventually.

5 MEMBER STEWART: It's too much going
6 on in this community right now for me to support
7 this. It is what it is. It's too many -- too many
8 holes, too many variables. The City Administrator,
9 this is a major property on major thoroughfare. We
10 have the Deputy Mayor here present and I know you
11 are hitting the ground running, you probably have no
12 knowledge of this property and nothing to add.
13 It's -- it's too many -- too -- too much going on
14 right now in my community for me to support this.

15 MR. MAZEL: All we are asking you to
16 help us to --

17 MEMBER STEWART: And I cannot help you
18 right now.

19 MR. MAZEL: Because the Department of
20 Economic Development they are willing to --

21 MEMBER STEWART: Let me make a
22 suggestion to you.

23 MR. MAZEL: Yes.

24 MEMBER STEWART: If it's going to
25 require a vote from me. It's going to require you

1 to contact the executive office and it's going to
2 require you to contact Mr. Sobota or Mayor Waterman,
3 and have some discussion if it's going to require a
4 vote from me, and I'm going to have to meet with
5 them also. Because I cannot in good faith make a
6 decision right now on what you want to do with that
7 property. And I'm just going to be up front and
8 frank with you. If I am to vote tonight, my vote is
9 no.

10 MR. MAZEL: So do you want us to have
11 a meeting with them?

12 MEMBER STEWART: That's what I'm
13 wanting.

14 MR. MAZEL: Sure. We have no problem.

15 MEMBER STEWART: And I -- that's what
16 I'm wanting. So -- so what. I could care less.
17 I'm looking -- I'm looking at Euclid. I'm looking
18 at Euclid. I could care less. And I have been
19 looking at it for the last ten years and will
20 continue to look at it because it's too many
21 unknowns going on in this community right now for me
22 to sit in good faith and vote on this. No.

23 CHAIRMAN TISEO: Because there's four
24 people here and it takes three for any motion to
25 pass. And --

1 MR. MAZEL: But at least --

2 CHAIRMAN TISEO: But, again,
3 there's -- it takes three people out of the four
4 sitting here tonight to approve the motion, and it
5 doesn't sound like we have the vote.

6 MEMBER STEWART: And all --

7 CHAIRMAN TISEO: And the conclusion
8 will be that it will be on the demolition list.

9 MEMBER STEWART: All I'm asking is
10 that this individual as the representing agent, meet
11 with the executive branch, okay? And -- and I'm
12 going to put an addendum on it, and the president of
13 the council. That's what -- that's where I'm at
14 with it.

15 CHAIRMAN TISEO: Okay. I understand.
16 Let's -- let's -- let's -- excuse me, sir, let's
17 discuss this. So, we have a motion on the floor, we
18 have a second. We're going to have to take a vote
19 and if that motion is denied, then a new motion can
20 be made.

21 MEMBER STEWART: Okay.

22 CHAIRMAN TISEO: Okay. So then you
23 could make a new motion --

24 MEMBER STEWART: Okay.

25 CHAIRMAN TISEO: -- under those

1 conditions. But we have to vote on the motion
2 that's on the floor.

3 MEMBER STEWART: I can do that.

4 CHAIRMAN TISEO: Okay. All right.

5 Any more discussion? There's a motion to postpone
6 until the next meeting in February. Is there any
7 further discussion? Hearing none, we'll take a
8 vote. All in favor say "aye."

9 (Ayes.)

10 CHAIRMAN TISEO: All opposed?

11 MEMBER STEWART: Opposed.

12 MEMBER HOFMEISTER: Opposed.

13 CHAIRMAN TISEO: Two opposed, motion
14 fails. Is there another motion on the floor?

15 MEMBER STEWART: I make a motion that
16 the owner's agent consults not only with the Mayor's
17 office, let it be the Mayor, Mr. Sobota, and include
18 the president of the City Council, meet with this
19 agent before the February 2016 meeting and that this
20 Board be apprised or updated as it relates to the
21 minutes of that meeting.

22 CHAIRMAN TISEO: Can we make a motion
23 to that effect? That's still a postponement.

24 MR. KOLBE: It's a postponement with
25 conditions.

1 CHAIRMAN TISEO: With different
2 conditions.

3 MR. KOLBE: Uh-huh.

4 CHAIRMAN TISEO: All right. So it's a
5 postponement, just different conditions. Is there a
6 second for that?

7 MEMBER HOFMEISTER: I will second.

8 CHAIRMAN TISEO: Mona second. Is
9 there any more discussions? Now, does that mean if
10 that does not take place, what are the consequences?
11 Will it then be demolished?

12 MEMBER STEWART: It -- it's going to
13 take place because I'm going to make every effort
14 for it to take place. And --

15 CHAIRMAN TISEO: The meeting to take
16 place?

17 MEMBER STEWART: Absolutely.

18 CHAIRMAN TISEO: Okay. All right.

19 MEMBER STEWART: Absolutely.

20 CHAIRMAN TISEO: All right. That's
21 the motion. Any more discussion? All in favor say
22 "aye."

23 (All ayes.)

24 CHAIRMAN TISEO: Any opposed? Hearing
25 none.

1 MEMBER STEWART: Sir, what you need to
2 do is contact the executive office and let them know
3 that you attended this meeting. You can leave Mr.
4 Sobota and we even have our Deputy Mayor present
5 who's able to take your information, if she would be
6 so kind to do so, and she has agreed to do so, so
7 that you may meet with the City Council President,
8 the Mayor and Administrator and include the Deputy
9 Mayor so that you may sit down and discuss with them
10 your plans and your responsibility as the owner's
11 agent with -- about that project.

12 MR. MAZEL: Yes. Thank you.

13 MEMBER STEWART: Thank you.

14 CHAIRMAN TISEO: Okay. There's a
15 couple more.

16 MEMBER STEWART: Thank you, Deputy
17 Mayor.

18 DEPUTY MAYOR BAIS-DISESSA: Sure.
19 Thank you.

20 CHAIRMAN TISEO: 424 South Jessie.

21 MR. BEACH: Property address is 424
22 South Jessie Street. Property was posted on
23 November 5th, 2015. To date, no property
24 maintenance inspection has taken place, no permits
25 have been applied for or issued. The reason for it

1 being identified as a dangerous building, it's
2 vacant, half of the roof on the west building is
3 completely missing. Property is dilapidated. Open
4 electrical service box, windows are boarded from the
5 inside and grated. Foundation is settling in rear
6 and west elevation. Property is found to be
7 overgrown, unkept, broken windows, the gas meter is
8 missing. There's evidence of animal undermining.
9 The electrical meter is gone.

10 Since the previous hearing, there's
11 been no change on the property. Our recommendation
12 is that the property remain on the demolition list.

13 MS. HILLIE: My name is Sandra Hillie
14 and I am the property owner with my husband Jesse.
15 From the last meeting when I was here I asked if the
16 Council would give me time to go in and assess
17 whether or not the property was rehabable (sic), and
18 I have -- I believe -- well, Chris Morgan said that
19 he phoned and left a message for Tom because he
20 couldn't get an answer. Because I was in the office
21 and they told me that -- to have him call into the
22 office and he would be connected to one of the
23 building inspectors, she couldn't tell me who it
24 would be. So he left a message with Tom and as of
25 yet I don't know if he heard back from him. And

1 to -- he explained his take on it because we were
2 into this into 2009, and the City, you know,
3 spoke -- I was supposed to hire an architect, which
4 I did, to put a roof on. And the City was more
5 concerned about the proposed use. I've owned this
6 building for over 30 years, since -- and we -- the
7 roof wasn't done like that through that time. We
8 bought it in 1980 from the city auction -- from the
9 county auction, and when I was using it I had, you
10 know, went through everything and done the city
11 inspection and all that, that's when I was going to
12 use it for a daycare. I was licensed from -- she
13 said at this point, when we met with whoever it was
14 in the department for zoning or wherever we had to
15 go for the meetings, they were trying to come up
16 with a use for it versus letting me address the
17 issue, because it was just my own personal use after
18 I discontinued doing daycare. And that was what
19 I -- you know, I just use it for personal. It
20 really didn't have a particular use that I wanted to
21 use it for. But because we couldn't come up with
22 the use for it, it kind of like got tabled and
23 stalled.

24 So until I had got the letter in June,
25 and so therefore I knew I had to proceed with it.

1 So, I got caught up with Chris Morgan, who was the
2 architect on record, on file, and he was in the
3 process of selling out his interest in the company.

4 So until they released me to go back
5 for him to do the design, which was a week ago,
6 because otherwise he was in a conflict of interest
7 of being able to use -- to do work for a client that
8 was through the company. So that's where we are
9 now. He's asking for more time. The west end of
10 what you're talking about, he's planning on having
11 that demolished and, you know, to render drawings
12 where that side of it will be taken care of.

13 MEMBER STEWART: Ma'am?

14 MS. HILLIE: Yes.

15 MEMBER STEWART: Out of all due
16 respect, this building has been empty since I know,
17 1988, back when I was in the 12th grade.

18 MS. HILLIE: It hasn't.

19 MEMBER STEWART: Yes, it has. There's
20 currently no roof on this building.

21 MS. HILLIE: We tore the roof off
22 because it had start falling in.

23 MEMBER STEWART: What year? What year
24 did you do that?

25 MS. HILLIE: What, the 2008 -- yeah,

1 2008.

2 MEMBER STEWART: 2008?

3 CHAIRMAN TISEO: Did you say you tore
4 the roof off, does it have the framing?

5 MS. HILLIE: Because it had started
6 falling -- wait a minute, probably 2009. Yeah,
7 because it had started falling in. Okay. Once we
8 were told that we had to get an architect, we went
9 in and we just pulled everything off. We didn't
10 know that that was wrong. But we -- you know, we
11 knew that we needed to address it and to get it all
12 cleaned up before we even had people come in to look
13 at it to give us estimates on putting it back.
14 Because we didn't want there to be a danger. I
15 mean, we wore hardhats, you know, and all that when
16 we, you know, did the demolition of the roof,
17 because we didn't want anyone to get hurt. And then
18 like I said, then we -- I spent, you know, the
19 \$2,000 that you required for me to retain an
20 architect and that's where we kind of pretty much
21 stayed. And like I said, I got frustrated, I -- you
22 know, I -- because I -- you know, I like the
23 architecture of the building. But not because I
24 wanted to, per se, do anything with it. Just that I
25 wanted it for my own personal use.

1 CHAIRMAN TISEO: Well, what use is the
2 building going to be used for?

3 MS. HILLIE: That's where we got
4 stalemated because I don't have a use for it.

5 CHAIRMAN TISEO: That's the problem.

6 MS. HILLIE: Right. And that's what
7 happened the last time. But, you see, I was more
8 concerned was trying to put a roof back on which was
9 your requirement, versus trying to come up with a
10 use for it.

11 MEMBER ONWUZURIKE: My question would
12 be are you aware of the financial impasse of trying
13 to save this building?

14 MS. HILLIE: Am I aware of how much
15 it's going to take to repair it?

16 MEMBER ONWUZURIKE: Yes. Yes.

17 MS. HILLIE: I'm in the process of
18 getting different estimates. I know they said to
19 demolition (sic) that one portion that we're talking
20 about, tearing down would roughly run us like
21 \$7,000. They would demo it all and because there's
22 a basement there they would fill -- you know, they
23 would pick the --

24 CHAIRMAN TISEO: It would be more than
25 that.

1 MEMBER ONWUZURIKE: There's a
2 basement?

3 MEMBER HOFMEISTER: You have to pull
4 the basement out when you demolish a building.

5 MS. HILLIE: Pardon me?

6 MEMBER HOFMEISTER: You have to pull
7 the basement out when you demolish a building.

8 MS. HILLIE: Oh, I don't -- I'm not
9 familiar with what they have to do. I was just told
10 what the company was prepared to do.

11 MEMBER ONWUZURIKE: You also are aware
12 of all of the structural issues that are involved in
13 this building?

14 MS. HILLIE: On the rear of the
15 building, yes. And we were told that, you know,
16 that could be repaired.

17 MEMBER ONWUZURIKE: With the building
18 being open this long what is the condition of the
19 flooring?

20 MS. HILLIE: It's a cement floor.

21 CHAIRMAN TISEO: Still have problems
22 with it.

23 MEMBER STEWART: You said you've owned
24 it since 1980?

25 MS. HILLIE: Uh-huh.

1 MEMBER STEWART: And I'm not going
2 back and forth with you. I graduated from high
3 school in 1988. And I had a friend that lived
4 across the street from that -- from this very
5 building. That building has been empty for 27
6 years.

7 MS. HILLIE: You may say it's been
8 empty only because there hasn't been an occupant. I
9 use it for my own personal. So there's nobody that,
10 you know, has come in and wanted to rent. We're not
11 renting it.

12 MEMBER STEWART: I didn't say anybody
13 was just wandering in. I didn't say that.

14 MS. HILLIE: No, no, no, I'm just
15 saying. No, you're saying that it's been empty.

16 MEMBER STEWART: There's been no
17 windows.

18 MS. HILLIE: So no, no one has been
19 occupying it because I have it for my own personal
20 use.

21 CHAIRMAN TISEO: Okay. I have some
22 questions.

23 MEMBER STEWART: It's been boarded up.

24 CHAIRMAN TISEO: I have some questions
25 to ask. This was first -- the notice was sent in

1 October of this year?

2 MR. KOLBE: Correct.

3 CHAIRMAN TISEO: The first time?

4 MR. KOLBE: October 16th was when it
5 went to the Hearing Officer.

6 CHAIRMAN TISEO: The damage I see here
7 is -- has been there for some time.

8 MEMBER ONWUZURIKE: Yeah.

9 CHAIRMAN TISEO: This is not something
10 that's happened this year.

11 MR. MORAN: Yeah, they tore the roof
12 off in 2008.

13 CHAIRMAN TISEO: And it's been open
14 since 2008 to the elements, correct?

15 MS. HILLIE: Either 2008 or 2009. I
16 thought it was 2009 when we had to get the
17 architect.

18 CHAIRMAN TISEO: Okay. If it was 2009
19 we're still talking almost six years or -- yeah,
20 we're talking six years. It's a lot of damage that
21 happens when a structure is open for that long. And
22 you don't have a use.

23 MS. HILLIE: He's even said that he's
24 going to have his structural engineer -- and like I
25 said, I don't know his message that he left, whoever

1 Tom is, but he is also going to have to --

2 CHAIRMAN TISEO: There's a lot of
3 money that has to be spent on this.

4 MS. HILLIE: He's just asking that you
5 give him time for him and his -- the engineer to do
6 what they need to do.

7 CHAIRMAN TISEO: I think they'll come
8 up with the same conclusion. It's a lot of money
9 for little gain. What is the area like? What's
10 Jessie Street like? You guys know the area, I don't
11 know. Is that viable area?

12 MEMBER STEWART: There are homeowners
13 over there that are tired of this building. And I'm
14 going to say again, this building has not been
15 utilized -- well, she said she's utilized, but
16 there's been no windows, and it's been boarded up
17 since I was in the 12th grade. And that's been 27
18 years. That building has been boarded up for 27
19 years.

20 CHAIRMAN TISEO: So who's going to do
21 the math and find out how old you are?

22 MS. HILLIE: We used to use that
23 portion for even an office so it really hasn't. I
24 don't know --

25 MEMBER STEWART: Yeah, it's been

1 boarded up for 27 years, ma'am, but I'm not going to
2 go back and forth with you about it.

3 CHAIRMAN TISEO: Let's move on.

4 MR. MORAN: We don't take lightly
5 putting a building or house or anything on the
6 demolition list, but there's structural safety
7 related issues, I mean even the sidewalk, I mean you
8 got electrical service box without a meter.

9 MS. HILLIE: No, we addressed that
10 issue.

11 MR. MORAN: All a kid has to do is go
12 and stick their hands in that meter --

13 MS. HILLIE: No. Can I correct you?
14 We addressed that issue the very next day because
15 someone had took the box and closure off, and when I
16 contacted DTE Energy they had told us that it wasn't
17 live. But my husband took his testers and it was
18 live. There was a 220 line going to it. They told
19 me that it wasn't.

20 MR. MORAN: See it all the time.

21 MS. HILLIE: So they had to address
22 the issue and they sent someone out to disconnect
23 the line from that.

24 MR. MORAN: The point is the Building
25 Department doesn't take it lightly when we recommend

1 a building be demolished. We make sure that there's
2 a reason for that. We take it very seriously. And
3 that's our recommendation.

4 CHAIRMAN TISEO: All right. Is there
5 anybody in the public would like to speak on this
6 issue? All right. Hearing none, I'll close the
7 public hearing. Is there a motion brewing here?

8 MEMBER HOFMEISTER: I make a motion to
9 go with the recommendations of the inspector, remain
10 on the demolition list.

11 MEMBER STEWART: And I'll second that.

12 MEMBER HOFMEISTER: 424 South Jessie.

13 MEMBER STEWART: I'll second that.

14 CHAIRMAN TISEO: Is there any further
15 discussion? Hearing none, all in favor of the
16 motion say "aye."

17 (All ayes.)

18 CHAIRMAN TISEO: Any opposed? Hearing
19 none, it's on the demolition list.

20 MS. HILLIE: Okay.

21 CHAIRMAN TISEO: The next one is
22 100 -- I can't read it.

23 MR. MORAN: Pinegrove.

24 CHAIRMAN TISEO: Pinegrove?

25 Pinegrove.

1 MR. BEACH: Property address is 100
2 Pinegrove Street. It was posted on November 4th,
3 2015. It was identified as a dangerous building due
4 to it being a deteriorated structure. It is open to
5 the elements. The soffits, roof trim, basement and
6 south elevation windows are broken out.

7 I personally saw pigeons flying in and
8 out of the roof where it's open. Like I said, the
9 roof, soffits and trim are rotted, foundation is
10 cracking from the right corner. Property has an
11 abandoned vehicle and camper in the backyard. The
12 property maintenance inspection was paid for,
13 however it has not yet been conducted. A building
14 permit was issued for a roof only. It is our
15 recommendation that the property be postponed while
16 permits are being pulled.

17 CHAIRMAN TISEO: Yes, sir, your name,
18 please.

19 MR. EMERY: Ronald Emery.

20 CHAIRMAN TISEO: And you're the owner?

21 MR. EMERY: Yes.

22 CHAIRMAN TISEO: Can you give us an
23 update, sir.

24 MR. EMERY: Well, since I've been last
25 here I did pay for the building permit, a

1 maintenance property inspection. I also had a
2 scheduled appointment for somebody to come out, it
3 was for the following Monday. I waited from 7:00 in
4 the morning until 11:00 at night by the phone, by my
5 computer if any e-mail, both doors, no radio, no TV
6 on, if someone came I would have heard it. No one
7 showed up. But I did have to take off all day of
8 work that day.

9 And on the other part of it, I have
10 paid some people six and a half thousand dollars
11 before I can put the roof on. I got the building
12 materials out there about two weeks ago. I've been
13 on the phone with these people five to seven times a
14 week trying to get them, you know, now, now, now,
15 this type of thing. And so far that's been my
16 number one priority is to get that roof squared,
17 because I do have some rotted wood and do have some
18 issues with it. And -- but I've been doing
19 everything possible to get that going.

20 Like I say, I was -- I was there and
21 available for the inspection, but no one came out
22 and no one called, no nothing and like I say, I was
23 there all day.

24 CHAIRMAN TISEO: And that was a
25 property maintenance inspection?

1 MR. EMERY: Yeah.

2 MR. KOLBE: Did you pay for it?

3 MR. EMERY: Yeah. I paid for the
4 property maintenance inspection and the build -- and
5 the roof permit the same day and scheduled the -- it
6 was scheduled for the -- come the first Monday and I
7 was there all day from 7 in the morning until 11 at
8 night, no one called, came over.

9 CHAIRMAN TISEO: Might have fell
10 through the cracks?

11 MR. MORAN: We'll look into.

12 MR. KOLBE: Yeah, we'll look into it,
13 but I'm very surprised.

14 MR. MORAN: Last time we were out
15 there it was just for posting, we did see the
16 roofing materials there, but --

17 MR. EMERY: Well, this was -- no, this
18 was like right after -- well, the same day I picked
19 up the permit for the roof.

20 CHAIRMAN TISEO: When was that?
21 When -- a month ago, week ago?

22 MR. KOLBE: 9/16/2015 was when the
23 permit was issued.

24 MR. EMERY: Okay. Yeah, that would --
25 well, the -- actually the -- it was --

1 CHAIRMAN TISEO: So that's for the
2 permit for the roof only?

3 MR. KOLBE: The roof only.

4 CHAIRMAN TISEO: 9/16?

5 MR. KOLBE: 9/16/2015.

6 CHAIRMAN TISEO: Were there other
7 permits pulled?

8 MR. EMERY: Well, the property
9 maintenance inspection permit was pulled that day
10 also and it was scheduled for the -- for, I think it
11 was the following Monday at like 12:00 in the
12 afternoon. And like I say, I was there all day. I
13 took off work especially for it. And I was there
14 all day long.

15 MR. MORAN: Can you call me in the
16 morning, I'll look into it and see what we can do to
17 expedite it if the property maintenance has been
18 pulled, because I would have been the one to have
19 done that, I would believe.

20 MR. KOLBE: Probably.

21 MR. EMERY: Well, actually, at the
22 day -- the day that I paid for the building permit
23 they said they actually -- you got to pull the
24 property maintenance inspection first and then you
25 can get the building permit because I'm, you know,

1 in high concern about getting that roof done. And
2 so I did take care of both of them.

3 MR. MORAN: I'll call you in the
4 morning and we'll confer about the property
5 maintenance and we'll get you caught up on that as
6 soon as possible.

7 MR. EMERY: Okay. Well, can you leave
8 a message on my phone? Would that be okay?

9 MR. MORAN: Yep, I can do that.

10 MR. EMERY: Okay. Because --

11 CHAIRMAN TISEO: All right.

12 MEMBER STEWART: I have just a couple
13 quick questions. What are your intentions of the
14 property, to rehab it and sell it?

15 MR. EMERY: No, no, I've been living
16 there for 20 years.

17 MEMBER STEWART: How many bedrooms in
18 that house, about six -- five, six bedrooms?

19 MR. EMERY: Well, there's two --
20 there's a total of five.

21 MEMBER STEWART: Five. Okay. Because
22 I -- if I am not mistaken, I don't know if you were
23 the owner then, it used to be like a three-quarter
24 house.

25 MR. EMERY: What do you --

1 MEMBER STEWART: Years ago, yeah.

2 CHAIRMAN TISEO: A halfway house?

3 MR. STEWART: A halfway house, years
4 ago.

5 MR. EMERY: I don't know what you're
6 talking about. Halfway house?

7 MEMBER HOFMEISTER: People in
8 recovery.

9 MEMBER STEWART: Like a recovery
10 house.

11 MR. EMERY: No, I'm not -- no --

12 MEMBER STEWART: I'm not saying -- not
13 you. I'm just saying that's what it used to be
14 years ago.

15 MR. EMERY: No, I bought it from the
16 original -- from the owners -- from the owner's
17 daughter. Well, actually the owners -- actually the
18 person that built that house, he died and left it to
19 his daughter, she died at like 92 or 94, I bought it
20 from the -- from the daughter's caretaker. She was
21 like 90-some years old.

22 CHAIRMAN TISEO: When did you buy it?

23 MR. EMERY: I believe about '94. But
24 actually, there was only one owner before me other
25 than the maintenance.

1 MEMBER STEWART: It's good. It's
2 good.

3 CHAIRMAN TISEO: All right. So is
4 there --

5 MEMBER STEWART: I make a motion that
6 we postpone 100 Pinegrove until the February 2016
7 meeting.

8 MEMBER HOFMEISTER: I will second.

9 CHAIRMAN TISEO: Any further
10 discussion? Hearing none, all in favor say "aye."

11 (All ayes.)

12 CHAIRMAN TISEO: Any opposed? Hearing
13 none, motion passes.

14 MR. EMERY: Okay. I'll look forward
15 to hearing from you. What's your name?

16 MR. MORAN: I'll call you in the
17 morning. My name is Dave Moran.

18 MR. EMERY: Dave Moran? Okay. If you
19 leave a message I would greatly appreciate it.

20 MR. MORAN: Will do.

21 CHAIRMAN TISEO: Do we have one more
22 from the audience? And that's -- is that 101?

23 MR. KOLBE: That's -- we have done --
24 I gave you the list, it was 101 Mary Day and we've
25 already done that.

1 CHAIRMAN TISEO: We've already done
2 it. Okay.

3 MEMBER HOFMEISTER: We've got two --

4 CHAIRMAN TISEO: We have two more?

5 MR. KOLBE: They didn't sign in.

6 CHAIRMAN TISEO: Okay. Didn't sign
7 in.

8 MR. DAVIS: I didn't know to sign in.

9 CHAIRMAN TISEO: What property are you
10 here for?

11 MR. DAVIS: The address is 1059 Joslyn
12 Avenue. It's a commercial property, it's between
13 First and Second Street, front on Joslyn Avenue. It
14 caught on fire and burned extensively.

15 CHAIRMAN TISEO: Just a minute. Let
16 us get the file, sir.

17 MR. DAVIS: Okay.

18 MR. BEACH: Property address is 1059
19 Joslyn Avenue. Property was posted on November 4th,
20 2015. No property maintenance inspection has been
21 applied for or paid for. No building permits,
22 plumbing, mechanical, electrical have been issued.
23 The reason for it being identified as a dangerous
24 building, it was found to be vacant, fire damage,
25 broken windows, open to trespass. It's open to

1 trespass in the rear entry door. Property is open
2 to the elements. There's hole -- there's a sizeable
3 hole in the roof. Windows have been boarded from
4 the inside. The dilapidation includes severe fire
5 damage, roof, siding and windows are melted.
6 There's debris. Property is unkept. The gas meter
7 is off. The electric meter is gone.

8 And the only change in the building
9 since the previous hearing is that the property is
10 now open to trespass on one side of the property.
11 And it is our recommendation that the property
12 remain on the demolition list.

13 MR. DAVIS: My name is Lance Davis. I
14 live on Fourth Street. If you want the address I
15 will give that to you too. Long time Pontiac
16 resident. Born and raised there. Pontiac Northern,
17 by the way.

18 MEMBER STEWART: Chiefs.

19 MR. DAVIS: Chiefs and Huskies, my
20 family is kind of a mixed family, Chiefs and
21 Huskies.

22 The neighborhood is in pretty good
23 shape, but right there on Joslyn Avenue that really
24 gives the eye, a black eye to the neighborhood. And
25 it burned, I believe, in July and they didn't come

1 out and put those -- those plywood on the inside of
2 it. But there's glass all over the parking lot,
3 there's --

4 MEMBER STEWART: A mattress.

5 MR. DAVIS: -- there's a mattress.

6 MEMBER STEWART: Mattress out there.

7 MEMBER HOFMEISTER: God bless you, I
8 thought you were going to come down here and try to
9 save it.

10 MR. DAVIS: Oh, no. Oh, no. It's
11 time for that one to go. And any help you can give
12 to me --

13 MEMBER STEWART: Next door neighbor to
14 General Motors?

15 MR. DAVIS: Yes.

16 MEMBER STEWART: Next door neighbor to
17 General Motors.

18 MR. DAVIS: Absolutely.

19 MEMBER STEWART: You know what, enough
20 said.

21 MR. DAVIS: Thank you. Thank you very
22 much.

23 MEMBER STEWART: Thank you for coming.
24 Thank you for caring about our city.

25 MR. DAVIS: Yes, I do. And thank you

1 guys. You do really hard work. You obviously care
2 about the betterment of the city, the neighbors and
3 so on. Thank you. Have a good evening.

4 MEMBER STEWART: Thank you.

5 CHAIRMAN TISEO: All right. We need
6 to make a motion.

7 MEMBER STEWART: We need to make a
8 motion. I make a motion that 1059 Joslyn Avenue
9 remain on the demolition list and be demolished
10 ASAP.

11 CHAIRMAN TISEO: Is there a second?

12 MEMBER HOFMEISTER: I second.

13 CHAIRMAN TISEO: Mona's a second. Any
14 more discussion? All in favor say "aye."

15 (All ayes.)

16 CHAIRMAN TISEO: Any opposed? Hearing
17 none, motion passes.

18 MR. DAVIS: Thank you, folks.

19 MEMBER STEWART: You're welcome, sir.

20 CHAIRMAN TISEO: Okay. Next one, sir.

21 MR. STACEY: Aaron Stacey, 404 Osmun.

22 MEMBER STEWART: I thought we were
23 done with you.

24 MR. STACEY: I did too.

25 MEMBER HOFMEISTER: Where's your

1 niece?

2 CHAIRMAN TISEO: 404 Osmun?

3 MR. STACEY: Right.

4 MR. KOLBE: Yeah. It was recommended
5 dismissal if the C of -- Certificate of Compliance
6 was applied for, but no one ever bothered to call to
7 schedule an inspection so it sat for three months
8 waiting for the inspection to go.

9 CHAIRMAN TISEO: No way.

10 MR. KOLBE: He came in today and I'm
11 like, what's going on? So she is scheduled, the
12 inspections needed, to get it done. She basically
13 said she would make sure that they got finished and
14 completed.

15 MEMBER STEWART: So can I go ahead and
16 make a motion that we table it. We need to table
17 this or --

18 MR. KOLBE: We can post -- as we did
19 last time, postpone it.

20 CHAIRMAN TISEO: Postpone.

21 MR. KOLBE: For C of C to be issued.
22 But it just took them three months to realize they
23 never bothered to get the inspections to get their
24 C of C.

25 MR. MORAN: Yeah, but we were out

1 there on the fifth posting and we talked to your
2 daughter and told her the same thing.

3 MEMBER STEWART: Niece, wasn't it?

4 MR. KOLBE: Niece.

5 MR. MORAN: Or niece.

6 CHAIRMAN TISEO: So the motion would
7 be that this would be dismissed if it's all done.

8 MEMBER STEWART: Absolutely. Can
9 you --

10 CHAIRMAN TISEO: Is there a motion
11 there, please? At 404 Osmun.

12 MEMBER HOFMEISTER: I make a motion
13 that 404 Osmun be dismissed on the condition that
14 they have the inspection and everything works out
15 fine.

16 CHAIRMAN TISEO: By the end of the
17 day, by the end of the year?

18 MEMBER HOFMEISTER: By the end of the
19 year.

20 MEMBER STEWART: Or by the February --

21 CHAIRMAN TISEO: Or by the February
22 hearing.

23 MEMBER STEWART: -- 2016 hearing.

24 MEMBER HOFMEISTER: Okay.

25 CHAIRMAN TISEO: All right.

1 MR. STACEY: All right.

2 CHAIRMAN TISEO: Any more discussion?
3 All in favor say "aye."

4 (All ayes.)

5 MR. STACEY: Aye.

6 CHAIRMAN TISEO: Opposed? Thank you.
7 Motion carries. All right. Nobody else in the
8 audience? Let's -- we need to take a break.

9 MEMBER STEWART: Five minute break.

10 (Off the record at 9:04 p.m.)

11 CHAIRMAN TISEO: Okay. We can go back
12 on the record.

13 (Back on the record at 9:11 p.m.)

14 CHAIRMAN TISEO: All right. Now, we
15 can go through the cases that were postponed and if
16 I remember right we don't need to make a motion to
17 pull them off the agenda, we can just go through all
18 of them. So the first one on the agenda is 193
19 Harrison.

20 MR. KOLBE: I was going to say, if you
21 go in numerical order, just go --

22 CHAIRMAN TISEO: You're right.

23 MR. KOLBE: We'll go off of the sheets
24 here.

25 CHAIRMAN TISEO: I stand corrected.

1 It's 79 South Anderson.

2 MR. BEACH: Property address is 79
3 South Anderson Avenue posted on November 4th, 2015.
4 Property is found to be vacant, dilapidated, open
5 electrical service box. It's open to trespass in
6 the rear entry door. Open to the elements in roof,
7 siding, trim, soffits. It's dilapidated with rotten
8 roof, rotten siding, soffits and trim. Foundation
9 is cracked. The furnace has been stripped. There's
10 debris on the inside of the house. Porch steps are
11 dangerous. Gas meter is locked out, electrical
12 meter is gone.

13 It is our recommendation that the
14 property remain on the demolition list.

15 MEMBER STEWART: I make a
16 recommendation that 79 South Anderson remain on the
17 demolition list.

18 MEMBER HOFMEISTER: I second.

19 CHAIRMAN TISEO: Second. Mona second.
20 Any discussion? All in favor say "aye."

21 (All ayes.)

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

24 Next is 437 Bartlett.

25 MR. BEACH: Property address is 437

1 Bartlett Street. It was posted on November 5th,
2 2015. Reason for the property being identified as a
3 dangerous building, it is vacant, dilapidated,
4 boarded up. Not open to trespass. Property is
5 overgrown, has debris, it's unkept. There is an
6 abandoned vehicle on the property. There is
7 dilapidated siding, roof and soffits and trim.
8 Foundation is crumbling. The chimney is crumbling.
9 The gas meter is gone. And the electrical service
10 cable is too low at porch. It is our recommendation
11 that the property remain on the dangerous building
12 list.

13 MEMBER STEWART: I make a
14 recommendation 437 Bartlett Street remain on the
15 demolition list.

16 MEMBER HOFMEISTER: I second.

17 CHAIRMAN TISEO: Any discussion? All
18 in favor say "aye."

19 (All ayes.)

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

22 Next one is 721 (sic) Bay Street.

23 MEMBER ONWUZURIKE: 821?

24 CHAIRMAN TISEO: 821. I'm sorry.

25 MR. BEACH: Property address is 821

1 Bay Street. It was posted on November 4th, 2015.
2 It was identified as a dangerous building because
3 it's vacant, dilapidated, open to trespass and the
4 rear entry door. Rotten roof, siding, trim. The
5 deck is falling apart. Gas meter is gone,
6 overgrown, there's debris, the electric meter is
7 off. It is our recommendation that the property
8 remain on the demolition list.

9 MEMBER STEWART: I make a
10 recommendation that 821 Bay Street remain on
11 demolition list.

12 MEMBER HOFMEISTER: I will second.

13 CHAIRMAN TISEO: Is there any
14 discussion? Hearing none, all in favor say "aye."
15 (All ayes.)

16 CHAIRMAN TISEO: Any opposed? None.
17 Motion passes.

18 Okay. Next one is 394 Central Avenue.

19 MR. BEACH: Property address is 394
20 Central Avenue. This was posted on November 5th,
21 2015. The reason for it being identified as a
22 dangerous building, was found to be vacant and
23 boarded up in parts. It's dilapidated with rotten
24 roof, missing siding, rotten trim, garage is
25 dilapidated and in danger of collapsing. Property

1 is overgrown, there's debris, it's unkept. There's
2 severe animal undermining. Gas meter is locked out.

3 It is our recommendation that the
4 property remain on the demolition list.

5 MEMBER STEWART: I make recommendation
6 394 Central Avenue remain on demolition list.

7 MEMBER HOFMEISTER: I second.

8 CHAIRMAN TISEO: Any discussion?
9 Hearing none, all in favor say "aye."

10 (All ayes.)

11 CHAIRMAN TISEO: Any opposed? None.
12 Motion passes.

13 Next is 204 West Columbia.

14 MR. BEACH: Property address is 204
15 West Columbia Avenue. It was posted on November
16 4th, 2015. It was identified as a dangerous
17 building because it is vacant, open to trespass in
18 the rear bedroom window. The front porch is
19 dangerous, there are broken windows. It is
20 overgrown. There's debris. Property is unkept.
21 The gas meter is on. The electric meter is off.

22 It is our recommendation that the
23 property remain on the demolition list.

24 CHAIRMAN TISEO: Is there a motion?

25 MEMBER STEWART: I make a motion 204

1 West Columbia Avenue remain on the demolition list.

2 MEMBER HOFMEISTER: I will second.

3 CHAIRMAN TISEO: Any discussion?

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

5 (All ayes.)

6 CHAIRMAN TISEO: Any opposed? None.

7 Motion passes.

8 144 Cottage Street.

9 MR. BEACH: Property address is 144
10 Cottage Street. It was posted on November 5th,
11 2015. Property is severely fire damaged, vacant,
12 open to trespass. It is open to trespass in
13 multiple locations, front and rear doors, there are
14 no windows in the house, the garage is open. It is
15 overgrown. There's debris. Property is unkept.
16 Gas meter not found. Electric meter is off. It is
17 our recommendation that the property remain on the
18 demolition list.

19 MEMBER STEWART: Before I make a
20 recommendation, is this unbelievable or what?

21 MEMBER ONWUZURIKE: This should be a
22 rush job.

23 CHAIRMAN TISEO: Yeah, I know. When
24 was this fired, anybody know?

25 MR. MORAN: It's been awhile.

1 MEMBER STEWART: I make a
2 recommendation that 144 Cottage Street be placed on
3 the demolition list. I know the neighbors are going
4 to be glad to hear it.

5 MEMBER HOFMEISTER: I second.

6 CHAIRMAN TISEO: Any discussion?

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

8 (All ayes.)

9 CHAIRMAN TISEO: Any opposed? None.
10 Motion passes.

11 Next one is 22 North Eastway.

12 MR. BEACH: Property address is 22
13 North Eastway Drive. It was posted on November 4th,
14 2015. It is identified as being a dangerous
15 building because it was found to be vacant, main
16 electric service cable hanging in yard from falling
17 tree limb, property has been vacant for over 180
18 days. There's a boarded rear window. There's a
19 hole in the roof. Garage is dilapidated with roof,
20 siding and trim falling off. House soffits and trim
21 are dilapidated. There is debris. It is overgrown.
22 Animal undermining is evidenced. Tree fell over on
23 the garage. Gas meter is locked out and the
24 electric meter is gone.

25 It is our recommendation that the

1 property remain on the demolition list.

2 MEMBER STEWART: I make a
3 recommendation 22 North Eastway Drive remain on
4 demolition list.

5 MEMBER HOFMEISTER: I'll second.

6 CHAIRMAN TISEO: All in favor say
7 "aye."

8 (All ayes.)

9 CHAIRMAN TISEO: Hearing no
10 opposition, motion passes.

11 22 South Edith Street.

12 MR. BEACH: The property address is 22
13 South Edith Street. It was posted on November 4th,
14 2015. It was found to be vacant, open to trespass.
15 It is open on the side entry door, the front entry
16 door, windows on north elevation. It is open to the
17 elements. Crawl space windows, windows are boarded
18 from the inside. Property has been vacant for over
19 180 days. It is overgrown. There's debris.
20 Property is unkept. No gas meter found. Electric
21 meter locked out and one missing.

22 It is our recommendation that the
23 property remain on the demolition list.

24 MEMBER STEWART: I make a
25 recommendation that 22 South Edith Street remain on

1 the demolition list.

2 MEMBER HOFMEISTER: I will second.

3 MR. BEACH: Any discussion? Hearing
4 none, all in favor say "aye."

5 (All ayes.)

6 CHAIRMAN TISEO: Any opposed? None.

7 Therefore, the motion passes.

8 317 South Edith Street.

9 MR. BEACH: The property address is
10 317 South Edith Street. It was posted on November
11 5th, 2015. It was identified as being a dangerous
12 building because it is vacant, open to trespass,
13 dilapidated, fire damage, open electric service box.
14 It is open to trespass in the front door. Windows
15 have been boarded. Roof, trim, siding and coping
16 are dilapidated. Property has been vacant for over
17 180 days. It's overgrown. Gas meter locked out,
18 electric meter gone. It's our recommendation that
19 the property remain on the demolition list.

20 MEMBER STEWART: I want to make a --
21 just an addendum, this property is another property
22 that has been empty since, I know, 1988. So I'm
23 going to make a recommendation that 317 South Edith
24 Street be placed and remain on the demolition list.

25 MEMBER HOFMEISTER: I will second.

1 CHAIRMAN TISEO: Is there any further
2 discussion? Hearing none, all in favor say "aye."

3 (All ayes.)

4 CHAIRMAN TISEO: Any opposed? None.
5 Motion passes.

6 Okay. 230 Ferry Avenue.

7 MR. BEACH: Property address is 230
8 Ferry Avenue. It was posted on November 5th, 2015.
9 It was identified as a dangerous building because of
10 it being boarded and vacant. There's an open
11 electric service box. The siding, trim and front
12 steps are rotted. The gas meter is gone, the
13 electric meter is gone. Property has been vacant
14 for over 180 days. It's our recommendation that the
15 property remain on the demolition list.

16 MEMBER STEWART: I make a
17 recommendation that 230 -- 230 Ferry Avenue remain
18 on the demolition list.

19 MEMBER HOFMEISTER: I'll second.

20 MEMBER STEWART: Okay. Any further
21 discussion? Hearing none, all in favor say "aye."

22 (All ayes.)

23 CHAIRMAN TISEO: Any opposed? Motion
24 passes. Thank you.

25 Next one is 77 Foster Street.

1 MR. BEACH: Property is 77 Foster
2 Street. It was posted on November 4th, 2015. It
3 was identified as a dangerous building because of
4 being vacant, dilapidated and boarded. It's been
5 vacant for over 180 days. There are windows missing
6 and it is boarded from the inside. The porch is
7 incomplete and dangerous. The siding, trim and
8 soffits are dilapidated. Property is overgrown,
9 there's debris, animal undermining. Gas meter
10 locked out. Electric meter, both of them are
11 missing.

12 It's our recommendation that the
13 property remain on the demolition list.

14 MEMBER STEWART: I make a
15 recommendation that 77 Foster Street remain on the
16 demolition list.

17 MEMBER HOFMEISTER: I'll second.

18 MEMBER STEWART: I believe this
19 property is currently for sale, by the way.

20 MR. BEACH: Yeah, by Harbor Portfolio.
21 Yeah, they're out of Texas, they're fun to deal
22 with.

23 CHAIRMAN TISEO: Is there any more
24 discussion? Hearing none, all in favor say "aye."

25 (All ayes.)

1 CHAIRMAN TISEO: Any opposed? None.

2 Motion passes.

3 193 Harrison Street.

4 MR. BEACH: Property address is 193
5 Harrison Street. It was posted on November 5th
6 2015. Property maintenance inspection was conducted
7 on August 18th, 2015. Building, plumbing,
8 mechanical and electrical permits have all been
9 issued. It's our recommendation to postpone the
10 property to the February Board of Appeals hearing as
11 the owner is progressing on rehabbing the house.

12 CHAIRMAN TISEO: And they're not here
13 tonight.

14 MR. KOLBE: No.

15 MEMBER STEWART: That's 193 Harrison?

16 CHAIRMAN TISEO: Because it looks like
17 there's been work on it.

18 MR. KOLBE: Yeah, that's why we would
19 postpone it, because they've been working on it.
20 They've got all their permits, they're --

21 CHAIRMAN TISEO: They're moving.

22 MR. KOLBE: They're moving, yeah.

23 CHAIRMAN TISEO: All right. Is there
24 a motion, please?

25 MEMBER STEWART: I make a motion 193

1 Harrison Street be postponed until the 2016 --
2 February 2016 meeting.

3 MEMBER ONWUZURIKE: I second.

4 CHAIRMAN TISEO: There's a second. Is
5 there any more discussion? Hearing none, all in
6 favor say "aye."

7 (All ayes.)

8 CHAIRMAN TISEO: Any opposed? None.
9 Motion passes, postponed.

10 Next is 26 Hazel Avenue.

11 MR. BEACH: Property is 26 Hazel
12 Avenue. It was posted on November 5th, 2015.
13 Property is identified as a dangerous building
14 because it was vacant. Dilapidated house and
15 garage. It's been vacant for over 180 days. The
16 garage is collapsing. The roof, soffits, trim and
17 gutters are rotted. Porch is falling apart.
18 Property is overgrown. There's debris, property is
19 unkept. Gas meter is locked out, the electric meter
20 is off. Our recommendation is the property remain
21 on the demolition list.

22 MEMBER STEWART: 26 Hazel? I make a
23 recommendation that it remain on the demolition
24 list.

25 MEMBER HOFMEISTER: I second.

1 CHAIRMAN TISEO: Any further
2 discussion? Hearing none, all in favor say "aye."
3 (All ayes.)

4 CHAIRMAN TISEO: Any opposition?
5 None. Motion passes.

6 249 Hughes.

7 MR. BEACH: Property is 249 Hughes
8 Avenue. It was posted on November 5th, 2015. It
9 was identified as a dangerous building because it
10 was found to be vacant, open to trespass, fire
11 damage. It's been vacant for over 180 days. It's
12 open to trespass in the rear door and windows on
13 west elevation. The garage doesn't have any doors.
14 It is fire damaged. There is debris, it's
15 overgrown, unkept. The gas meter is locked out.
16 The electric meter is off. It's our recommendation
17 that the property remain on the demolition list.

18 MEMBER STEWART: I make a
19 recommendation 249 Hughes Street (sic) remain on the
20 demolition list.

21 MEMBER HOFMEISTER: I will second.

22 CHAIRMAN TISEO: Any further
23 discussion? Hearing none, all in favor say "aye."
24 (All ayes.)

25 CHAIRMAN TISEO: Any opposed? None.

1 Motion passes.

2 18 South Jessie Street.

3 MR. BEACH: Property is 18 South
4 Jessie Street. Property was posted on November 4th,
5 2015. It was identified as being a dangerous
6 building at the time because it was found to be
7 vacant. There were broken windows, it was open to
8 trespass. Property is boarded from the inside out.
9 Front stairs are falling apart. It's overgrown,
10 there's debris, unkept. Gas meter is locked out,
11 electric meter is off.

12 Our recommendation is the property
13 remain on the demolition list.

14 MEMBER STEWART: I make a
15 recommendation that 81 -- correction, 18 South
16 Jessie remain on the demolition list.

17 MEMBER HOFMEISTER: I will second.

18 CHAIRMAN TISEO: Any further
19 discussion? Hearing none, all in favor say "aye."

20 (All ayes.)

21 CHAIRMAN TISEO: Any opposition?
22 None. The motion passes.

23 Next three we -- four we discussed.
24 Next is 22 Maple Street.

25 MR. BEACH: Property is 22 Maple

1 Street. It was posted on November 5th, 2015. It
2 was identified as a dangerous building as it was
3 found to be vacant and open to trespass, dilapidated
4 structure, it's open to trespass on the side entry
5 door. The dilapidation includes rotten roof,
6 soffits, trim, chimney is crumbling, the property is
7 overgrown, there's debris, property is unkept. Been
8 vacant and for over 180 days. Gas meter is off, the
9 electric meter is gone.

10 Our recommendation is for the property
11 to remain on the demolition list.

12 MEMBER ONWUZURIKE: I make a motion
13 that 22 Maple Street remain on the demolition list.

14 CHAIRMAN TISEO: Is there a second?

15 MEMBER HOFMEISTER: I will second. I
16 thought we did 22 Maple. Isn't that the street
17 where there's only one house?

18 MR. BEACH: There's two, there's 22
19 and 54.

20 MR. MORAN: One on the very end is 54.

21 MEMBER STEWART: There's going to be
22 one house now.

23 MEMBER HOFMEISTER: And all that
24 trash.

25 MEMBER STEWART: I make a

1 recommendation --

2 CHAIRMAN TISEO: We have a motion, we
3 need a second.

4 MEMBER STEWART: Oh, I'll second.

5 MEMBER HOFMEISTER: I will second.

6 CHAIRMAN TISEO: There's a tie for
7 second. Any discussion? All in favor say "aye."

8 (All ayes.)

9 CHAIRMAN TISEO: Any opposition?
10 None. Motion passes.

11 I believe the next one on the agenda
12 is 346 South Marshall Street.

13 MR. BEACH: Property address is 346
14 South Marshall Street. It was posted on November
15 5th, 2015. It was identified as a dangerous
16 building as it was found to be vacant and
17 dilapidated with an exposed electric service box.
18 It was open to trespass in the basement window.
19 Boarded windows. Dilapidation includes roof,
20 siding, soffits and trim that are rotten. Front
21 porch are dilapidated. There's debris inside and
22 out. Property has been vacant for over 180 days.
23 Gas meter is on, however the electric meter is gone.
24 Our recommendation is for the property
25 to remain on a demolition list.

1 MEMBER STEWART: I make a
2 recommendation 346 South Marshall remain on the
3 demolition list.

4 MEMBER HOFMEISTER: I second.

5 MEMBER ONWUZURIKE: I second.

6 CHAIRMAN TISEO: Okay. Again, seems
7 like a tie on the second. Motion is for demolition.
8 All in favor say "aye."

9 (All ayes.)

10 CHAIRMAN TISEO: Any opposition?
11 None. Motion passes.

12 MEMBER HOFMEISTER: Oh, my God, I
13 can't believe it.

14 CHAIRMAN TISEO: What's that?

15 MEMBER HOFMEISTER: 34 Murphy after
16 all these years?

17 CHAIRMAN TISEO: 34 Murphy? What is
18 this, an old school?

19 MEMBER HOFMEISTER: It's an apartment
20 building that's been there like 100 years. Vacant
21 and busted up and closed up and the doors are off.

22 MR. KOLBE: I really think arbis (ph)
23 needs to move over there. I think just by nature of
24 the building it looks scary enough, let alone what
25 they're going to do.

1 MEMBER HOFMEISTER: That one on Thorpe
2 is kind of scary too.

3 MR. BEACH: Yes, it is.

4 CHAIRMAN TISEO: Okay. 34 Murray
5 (sic) Avenue.

6 MR. BEACH: Property is 34 Murphy
7 Avenue. It was posted on 11/4/2015. It was
8 identified as a dangerous building. It was found to
9 be vacant, boarded, dilapidated, masonry is
10 settling. It's been vacant for over 180 days. It's
11 open to trespass on the front entry. Most of the
12 other doors and windows are boarded up. Earlier in
13 the summer one of the side windows was open and you
14 could get into the basement. It's overgrown,
15 there's debris. A lot of graffiti. The property is
16 unkept. There's no visible gas meter, there's no
17 visible electric meter. It's our recommendation
18 that the property remain on the demolition list.

19 MEMBER STEWART: Really quick, has it
20 been stripped inside?

21 MR. BEACH: From what I could see, I
22 could see a bathroom, and I did see that it was a
23 clawfoot tub. So that's probably just because they
24 couldn't get it out of there, but it was pretty
25 busted up inside.

1 CHAIRMAN TISEO: Okay. Is there a
2 motion here?

3 MEMBER STEWART: I make a motion that
4 34 Murphy Avenue be demolished and remain on the
5 demolition list.

6 MEMBER HOFMEISTER: I second.

7 CHAIRMAN TISEO: Any discussion? All
8 in favor say "aye."

9 (All ayes.)

10 CHAIRMAN TISEO: Any opposed? Hearing
11 none, motion passes.

12 Next is 134 Murray (sic) Street.

13 MEMBER STEWART: Murphy Street.

14 CHAIRMAN TISEO: Property is 134
15 Murphy Avenue. It was posted on November 4th, 2015.
16 It was identified as a dangerous building due to its
17 condition of being severally fire damaged and
18 dilapidated. It's open to trespass in the front and
19 side door, rear and side door are missing. Siding
20 is missing, coming off. Roofing, trim and framing
21 are fire damaged. It's been vacant for over 180
22 days. The gas meter is gone, the electric meter is
23 gone.

24 It's our recommendation that the
25 property remain on the demolition list.

1 MEMBER ONWUZURIKE: I make a
2 recommendation or I make the motion that 134 Murphy
3 Avenue remain on the demolition list.

4 MEMBER HOFMEISTER: I will second.

5 CHAIRMAN TISEO: Is there any
6 discussion? Hearing none, all in favor say "aye."

7 (All ayes.)

8 CHAIRMAN TISEO: Any opposition?
9 None. Motion passes.

10 Next one is 194 Nebraska Avenue.

11 MR. BEACH: Property is 194 Nebraska
12 Avenue. It was posted on November 5th, 2015. It
13 was found to be dilapidated, unsafe, vacant. The
14 rear window and basement windows are boarded. The
15 roof of the house is rotting. Rotting structural
16 members, there's debris, it's overgrown, unkept,
17 dilapidated. The front step railing has been
18 removed. They're working without permits. Rear
19 stanchion is not to code. Gas meter is off and
20 locked out, the electric meter is off.

21 MR. KOLBE: All permits have been
22 pulled and are currently presently good and our
23 recommendation is postponement while work is
24 progressing.

25 CHAIRMAN TISEO: 194.

1 MEMBER STEWART: 194 Nebraska, I make
2 a recommendation that we postpone this until the
3 February 2016 meeting.

4 MEMBER HOFMEISTER: I'll second.

5 CHAIRMAN TISEO: Any further
6 discussion? All in favor say "aye."

7 (All ayes.)

8 CHAIRMAN TISEO: Any opposition?
9 None. Motion passes.

10 205 Norton.

11 MR. BEACH: Property is 205 Norton
12 Street. It was posted on November 4th, 2015.
13 Property is identified as a dangerous building due
14 to it being severely fire damaged through the roof
15 and south elevation. Property is open to trespass
16 first floor. It is secure. Property is open to the
17 elements. There are broken windows on the second
18 floor and dormer. There's a hole in the roof.
19 Porches, siding, trim, soffits, the roof is
20 collapsing and the garage is in need of repair.
21 Property is overgrown, there's debris, it's unkept.
22 There's graffiti. The gas meter is gone, the
23 electric meter is gone. It's our recommendation
24 that the property remain on the demolition list.

25 CHAIRMAN TISEO: Is there a motion?

1 MEMBER STEWART: I'll make a motion
2 that 205 Norton Street remain on the demolition
3 list.

4 MEMBER HOFMEISTER: I will second.

5 CHAIRMAN TISEO: Any discussion? All
6 in favor say "aye."

7 (All ayes.)

8 CHAIRMAN TISEO: Any opposition?
9 None. Motion passes.

10 83 Ogemaw.

11 MEMBER HOFMEISTER: Ogemaw.

12 CHAIRMAN TISEO: Ogemaw.

13 MR. BEACH: 83 Ogemaw Road. It was
14 posted on November 5th, 2015. It was identified as
15 a dangerous building due to it being vacant,
16 dilapidated and open to trespass at the time. It is
17 no longer open to trespass, it is safe and secure.
18 The front porch is crumbling, the roof and gutters
19 are falling off. It is overgrown. There's debris.
20 Property is unkept. The inside of the house has
21 been stripped. Gas meter is on, the electric meter
22 is off. It's our recommendation that the property
23 remain on the demolition list.

24 MEMBER STEWART: I make the
25 recommendation that 83 Ogemaw remain on the

1 demolition list.

2 MEMBER HOFMEISTER: I'll second.

3 CHAIRMAN TISEO: Second. Any further
4 discussion? All in favor say "aye."

5 (All ayes.)

6 CHAIRMAN TISEO: Any opposed? Hearing
7 none, motion passes.

8 404 Osmun.

9 MR. KOLBE: We did that one.

10 CHAIRMAN TISEO: I apologize. Thank
11 you. I believe the next one I have is 654 North
12 Perry.

13 MEMBER ONWUZURIKE: No.

14 MEMBER STEWART: 527 East Pike.

15 CHAIRMAN TISEO: Did we do North --
16 okay, my apologies. Okay, 527 East Pike.

17 MR. BEACH: Property address is 527
18 East Pike Street. It was posted on November 4th,
19 2015. Property was found to be vacant, dilapidated
20 and open electrical service box. It has been vacant
21 for over 180 days. It is open to trespass through
22 windows on the side of the house. The front door is
23 open. Roof, siding, trim and soffits are
24 dilapidated. It is overgrown. There's debris, it's
25 unkept. Gas meter is gone, the electric meter is

1 gone. The interior floors are sinking.

2 It's our recommendation that the
3 property remain on the demolition list.

4 MEMBER ONWUZURIKE: 527, I make the
5 motion that 527 East Pike Street remain on the
6 demolition list.

7 MEMBER STEWART: I'll second that.

8 CHAIRMAN TISEO: Any discussion? All
9 in favor say "aye."

10 (All ayes.)

11 CHAIRMAN TISEO: Any opposition?

12 Hearing none, motion passes.

13 31 Portage Street.

14 MR. BEACH: Property address is 31
15 Portage Street. It was posted on November 4th,
16 2015. It was identified as a dangerous building as
17 it was found to be vacant, dilapidated and open to
18 trespass. It's been vacant for over 180 days. It's
19 open to trespass on the front entry and side entry
20 door. Front porch is caving in. The siding,
21 soffits and trim are falling off. Steps to the rear
22 door are rotted and broken. It's overgrown, debris,
23 unkept. There's evidence of animal undermining.
24 The inside of the house is falling apart.

25 It's our recommendation that the

1 property remain on the demolition list.

2 MEMBER STEWART: I make a
3 recommendation 31 Portage Street remain on the
4 demolition list.

5 MEMBER HOFMEISTER: I'll second.

6 CHAIRMAN TISEO: Okay. Is there any
7 further discussion? Hearing none, all in favor say
8 "aye."

9 (All ayes.)

10 CHAIRMAN TISEO: Any opposition?
11 None. Motion passes.

12 731 Robinwood, is that the next one?

13 MR. BEACH: Yes. Property address is
14 731 Robinwood Street. It was posted on November
15 4th, 2015. It was found to be vacant, dilapidated,
16 been vacant for over 180 days. It is open to the
17 elements near the roof, siding and trim. The
18 property is overgrown, there's debris. There's and
19 abandoned vehicle and a boat. Property is unkept.
20 Gas meter is locked out and the electric meter is
21 not visible.

22 It's our recommendation that the
23 property remain on the demolition list.

24 MEMBER ONWUZURIKE: I make a motion
25 that 731 Robinwood Street remain on the demolition

1 list.

2 MEMBER HOFMEISTER: I second.

3 CHAIRMAN TISEO: All in favor say

4 "aye."

5 (All ayes.)

6 CHAIRMAN TISEO: Any opposed? Hearing

7 none, motion passes.

8 Next one I have is 680 Stanley.

9 MR. BEACH: Property address is 680
10 Stanley Avenue. It was posted on November 4th,
11 2015. All permits including building, plumbing,
12 mechanical and electrical have all been finalized.

13 It is our recommendation that the
14 property be dismissed.

15 MEMBER STEWART: I make a
16 recommendation that 680 Stanley be dismissed.

17 MEMBER HOFMEISTER: I second.

18 CHAIRMAN TISEO: That's a nice one to
19 have.

20 MEMBER ONWUZURIKE: Yes.

21 CHAIRMAN TISEO: All in far say "aye."

22 (All ayes.)

23 CHAIRMAN TISEO: Any opposed? Hearing

24 none, motion passes.

25 The next one I have is 311 Tilden; is

1 that correct?

2 MEMBER STEWART: 311 South Tilden.

3 MR. BEACH: Property address is 311
4 South Tilden Avenue. It was posted on November 5th,
5 2015. It was found to be vacant, unkept. There has
6 been a property maintenance inspection that was
7 conducted on 8/20 of 2014. It was noted that a
8 building and electrical permit were required.
9 Property has been vacant for over 180 days.
10 Property is secured.

11 It is our recommendation that the
12 property be postponed if a purchase agreement has
13 been signed.

14 CHAIRMAN TISEO: Do we know if it has
15 been?

16 MR. KOLBE: It had not when I last
17 checked.

18 CHAIRMAN TISEO: Is there an offer
19 or --

20 MR. KOLBE: The neighbor is trying to
21 buy the house. The woman who owns the house was
22 moved out to California. Extraordinarily hard to
23 communicate with her because she does nothing, you
24 know, no Internet, it's got to be snail mail or no
25 mail, you know. And he's very frustrated. But he's

1 the one who has been cleaning it up. He cleaned the
2 yard up, he's --

3 MEMBER HOFMEISTER: He's done a real
4 nice job.

5 CHAIRMAN TISEO: Let's give him a
6 shot.

7 MR. KOLBE: -- he's been working on it
8 and I kind of -- you know, the house looks pretty
9 decent.

10 CHAIRMAN TISEO: Yes.

11 MEMBER STEWART: I make a
12 recommendation that 311 South Tilden be postponed
13 until the February 2016 meeting.

14 MEMBER HOFMEISTER: I will second.

15 MR. MORAN: He still doesn't have a
16 purchase agreement yet?

17 MR. KOLBE: No.

18 MEMBER HOFMEISTER: That house sat
19 empty for about 15 years before he bought it.

20 MR. KOLBE: And you know what --

21 MEMBER HOFMEISTER: Just like it
22 was --

23 MR. KOLBE: -- it's like they walked
24 out to have coffee and he never --

25 CHAIRMAN TISEO: Never came back.

1 MEMBER HOFMEISTER: Everything was
2 left, just like his car, the fridge, everything.

3 MR. KOLBE: The calendar on the wall,
4 the coffee cup on the -- just like they disappeared.
5 Poof.

6 CHAIRMAN TISEO: Aliens maybe got
7 them.

8 MEMBER HOFMEISTER: First the wife
9 died and then the husband died.

10 CHAIRMAN TISEO: Okay. Motion to
11 postpone. Any more discussion? All in favor say
12 "aye."

13 (All ayes.)

14 CHAIRMAN TISEO: Any opposition?
15 Hearing none, motion passes.

16 532 Whittemore.

17 MR. BEACH: Property is 532 Whittemore
18 Street. It was posted on November 5th, 2015. Was
19 identified as a dangerous building due to it be
20 vacant, boarded up. The rear deck and steps
21 dangerous. The chimney is crumbling, broken windows
22 are boarded from the inside. The property is
23 overgrown. There is debris, property is unkept.
24 There's work being done without permits. There is a
25 missing electric box cover. Gas meter is gone.

1 It's our recommendation that the
2 property remain on the demolition list.

3 MEMBER STEWART: I make a
4 recommendation 532 Whittemore remain on the
5 demolition list.

6 MEMBER HOFMEISTER: I will second.

7 CHAIRMAN TISEO: Any discussion?
8 Hearing none, all in favor say "aye."

9 (All ayes.)

10 CHAIRMAN TISEO: Any opposed? None.
11 Motion passes.

12 The final one on the agenda is 542
13 Wyoming Avenue.

14 MR. BEACH: Property address is 542
15 Wyoming Avenue. It was posted on November 5th,
16 2015. It was identified as a dangerous building as
17 it was found to be vacant, dilapidated. It's been
18 vacant for over 180 days. There's a broken basement
19 window, the siding, gutters, broken basement window
20 and west elevation windows. Property is unkept,
21 there is debris. Gas meter is off, the electric
22 meter is on.

23 It's our recommendation that the
24 property remain on the demolition list.

25 MEMBER STEWART: I make a

1 recommendation 542 Wyoming Avenue remain on the
2 demolition list.

3 MEMBER ONWUZURIKE: I support or I
4 second.

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

7 (All ayes.)

8 CHAIRMAN TISEO: Any opposition?
9 None. Motion passes.

10 All right. We have just a couple of
11 items on our agenda and that is to formulate the --
12 or concur the 2016 meeting agenda. I think we all
13 have that on the calendar. I'm looking for a motion
14 to approve the 2016 Board meeting agenda as
15 proposed.

16 MEMBER STEWART: I make a motion that
17 we approve the 2016 meeting schedule as adopted.

18 CHAIRMAN TISEO: Is there a second?

19 MEMBER HOFMEISTER: Second.

20 MEMBER ONWUZURIKE: I second.

21 CHAIRMAN TISEO: Chris was first.

22 Sorry about that, Mona, you lost on that one.

23 MEMBER HOFMEISTER: That's okay.

24 CHAIRMAN TISEO: Either that or he's
25 closer to me and I heard him sooner.

1 MEMBER HOFMEISTER: That's okay. Not
2 a biggie.

3 CHAIRMAN TISEO: Okay. Any
4 discussion? Hearing none, all in favor say "aye."

5 (All ayes.)

6 CHAIRMAN TISEO: Any opposition?

7 None. Motion passes.

8 Oh, I'm sorry, nobody is in the
9 public, so I'm assuming there's no public comments.
10 With that, I'll look for a motion to adjourn.

11 MEMBER HOFMEISTER: I make a motion we
12 adjourn.

13 MEMBER ONWUZURIKE: I second.

14 CHAIRMAN TISEO: Second. Any
15 discussion? If not, all in favor say "aye."

16 (Ayes.)

17 CHAIRMAN TISEO: Any opposition?

18 MEMBER STEWART: Opposed.

19 CHAIRMAN TISEO: Motion passes. We
20 still have a majority.

21 (At 9:46 p.m., proceedings concluded.)

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C E R T I F I C A T E

I, Quentina Rochelle Snowden, do hereby certify that I have recorded stenographically the proceedings had and public comment taken in the meeting, at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of (285) pages, is a true and correct transcript of my said stenographic notes.

Dated: December 17, 2015



Quentina R. Snowden

Quentina R. Snowden, CSR-5519
Notary Public, Genesee County, MI

My commission expires: 1/4/2018