

CITY OF PONTIAC
BOARD OF APPEALS MEETING
JANUARY 22, 2014
5:00 p.m.

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Agenda:)
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Petitions from Hearing Officer,)
Building Inspector,)
Code Enforcement Officer,)
Rick Bolek)
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Show Cause Hearing before a

Board of Appeals at 47450 Woodward Avenue, Pontiac,
Michigan, on Wednesday, January 22, 2014.

PRESENT ON THE BOARD:

Jeff Spencer - The Chairperson of the Board
Mona Hofmeister
Kevin Stewart
Chuck Kummer

CITY OF PONTIAC:

Dan Kolbe - Clerk
Kevin Klopocinski - Code Enforcement Officer

OTHERS PRESENT:

Raymond Landsberg
David Bowen
Larry Keehn
Al Patrick
Sharon Muradian and David Coleman
Eric Brown
Lafrance Marshall
Eatonia Williams
Patricia Leonard
Mary Pietla

REPORTED BY: Mona Storm, CSR# 4460

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1 Pontiac, Michigan
2 Wednesday, January 22, 2014
3 5:07 p.m.

4 CHAIRPERSON: I'd like to call to order the
5 Board of Appeals meeting for January 22, 2014. It's
6 about seven minutes after 5:00 p.m. If everybody here
7 would please sign in, we'd appreciate that. And put
8 your address.

9 What we're trying to do is -- is -- whoever
10 here and who signs first, we're going to take your
11 petitions now in lieu of waiting and letting it fall
12 into the alphabetical order. But we'll do that in a
13 minute. Right now, could we have the Pledge of
14 Allegiance.

15 (Pledge of Allegiance recited by all.)

16 CHAIRPERSON: Okay. Can we have a roll call,
17 please.

18 MR. KOLBE: Mona Hofmeister.

19 MS. HOFMEISTER: Here.

20 MR. KOLBE: Chuck Kummer.

21 MR. KUMMER: Here.

22 MR. KOLBE: Ben Tiseo.

23 CHAIRPERSON: He's not here.

24 MR. KOLBE: Jeff Spencer.

25 CHAIRPERSON: Here.

1 MR. KOLBE: Kevin Stewart.

2 MR. STEWART: Present.

3 CHAIRPERSON: Thank you very much. As I
4 indicated, if everybody would sign in, then the clerk
5 would come around and give us your name and address and
6 we'll take it in the order that you come in. I'll give
7 you an introduction to this Board.

8 This is the Construction -- actually, the
9 Board of Appeals. And what we'll be doing here, first
10 we'll hear from a hearing officer on your case. At
11 that time, you can come up to the podium, if you wish.
12 And he will comment on the condition of the home and
13 property. We also have pictures of the home and
14 property here with us, the Board.

15 Typically, we have a five-member board. You
16 have to get three votes at least out of the five-member
17 Board. We only have four tonight, so you still have to
18 have three votes. And if we -- well, let me back up.

19 So we'll hear from the Hearing Officer and,
20 at that time, then, we'll ask if you want to make a
21 comment or let us know what you plan on doing with the
22 property. We'll ask you questions, such as do you have
23 the money to fix the property up in a timely fashion,
24 something acceptable and things like that, do you owe
25 taxes on it.

1 Because all that's really relevant to us
2 making a decision if we give you more time to rehab the
3 home. But I think we've pretty well covered
4 everything.

5 Is there anything else that we need to cover?

6 MR. KUMMER: That's good.

7 CHAIRPERSON: Okay. With that, we have a
8 revised list here. So we do have six items on the
9 agenda that were tabled from the last meeting. When we
10 have those items coming up, we have to pull them from
11 the table and make a vote on them and then those items
12 will come up. Okay. So the first, Hearing Officer, I
13 would like to go with Item 27, Franklin, 435 (sic)
14 Franklin Boulevard.

15 MR. BOLEK: 438?

16 CHAIRPERSON: 438. Excuse me.

17 MR. BOLEK: 438 Franklin Boulevard posted 1-9
18 of '14. This structure was vacant. There was
19 windows -- rotting windows. The driving -- siding
20 covering was deteriorating, the -- debris overgrown,
21 the shed is collapsing, the rear porch of the structure
22 is collapsing, the electrical were on and the -- the
23 gas meter -- there was no gas meter on the building.
24 It was later observed that the -- Consumers had been
25 moving the gas meter from the basement, inside the

1 basement, to outside the basement.

2 The Building Department's recommending
3 demolition of this structure.

4 CHAIRPERSON: Okay. Is there anybody in the
5 audience that would like to speak on that particular
6 address?

7 MR. LANDSBERG: Yes.

8 CHAIRPERSON: State your name and --

9 MR. LANDSBERG: Yeah.

10 CHAIRPERSON: -- and --

11 MR. LANDSBERG: Sure.

12 CHAIRPERSON: -- give your association with
13 the home.

14 MR. LANDSBERG: Sure. Raymond Landsberg and
15 I'm the homeowner. And I have some paperwork I'd like
16 to distribute. Can I come up there and hand it --

17 CHAIRPERSON: What paper is that?

18 MR. LANDSBERG: Just to show what I'll be
19 talking about. So you have some interior pictures and
20 then just proof --

21 CHAIRPERSON: We have pictures here.

22 MR. LANDSBERG: Okay.

23 CHAIRPERSON: What kind of pictures are
24 there?

25 MR. LANDSBERG: Interior.

1 CHAIRPERSON: Pardon me?

2 MR. LANDSBERG: Interior pictures. And then
3 there was some questions about some of the permits. I
4 have a copy of all the permits, proof of the taxes and
5 all that kind of stuff. So I just had --

6 CHAIRPERSON: Sure.

7 MR. LANDSBERG: That's all.

8 CHAIRPERSON: Just hand it to the
9 Hearing Officer --

10 MR. LANDSBERG: Okay.

11 CHAIRPERSON: -- if you would, please.

12 MR. LANDSBERG: Because I didn't -- my first
13 time here so I didn't know what you guys would do.

14 CHAIRPERSON: Sure. That's okay.

15 MR. LANDSBERG: So, real quick, I purchased
16 the home in '97, lived there for a while. The home is
17 currently vacant; that, I don't deny. I just wanted to
18 clear up a few things. The first -- first problem I
19 had, my goal is to -- I want to sell the property. I
20 was going to sell it last year, called a realtor and
21 then that part of Pontiac was looking pretty bleak for
22 trying to sell anything at the time. So my goal is to
23 sell it.

24 And -- and the other -- and just a few things
25 that were noted on there. And Rick corrected -- or

1 Inspector Bolek, I'm sorry, about the meters and stuff.
2 I included -- there's all -- all the meters are there.
3 I included a picture of the gas meter in the basement.
4 Like I said, Michcon are moving meters up and down. I
5 also included a copy of the electric bill, showing the
6 electric bill being paid. Service has been on there
7 continuous. All utilities, I haven't -- they've been
8 paid continuous.

9 The roof, they noticed no permit for roof and
10 I'll take it as a compliment that the roof looked that
11 new. I put that roof on in 2000. I included a copy of
12 the permit, the details and, actually, the receipt on
13 the -- I'm pretty ambitious with saving paperwork so
14 I'm glad I have that.

15 I'm trying to think of other things here that
16 have been noted. I imagine the one question you had
17 about the rotting windows, I imagine it was just the
18 windows on the front porch enclosure, not the house
19 itself. All the windows on the house itself are the
20 original '50s Fenestra windows, the encasement windows.
21 They work fine, solid. But, certainly, you know, the
22 four windows along the front porch, it's kind of an
23 enclosed porch. If there's concern with that issue,
24 that would be very easy for me to mitigate.

25 CHAIRPERSON: Are you -- I'm sorry.

1 MR. LANDSBERG: Yeah?

2 CHAIRPERSON: Is somebody occupying the house
3 right now?

4 MR. LANDSBERG: No, it is vacant.

5 CHAIRPERSON: It is vacant?

6 MR. LANDSBERG: But there's certainly no
7 squatters or anything. I included pictures. It's
8 clean, there's no debris.

9 CHAIRPERSON: When did you purchase the home?

10 MR. LANDSBERG: August of 1997.

11 CHAIRPERSON: And, at this point, you're
12 trying to sell it?

13 MR. LANDSBERG: Yes, yes.

14 CHAIRPERSON: Do you have a sign out there?

15 MR. LANDSBERG: No, I do not. No. Like I
16 said, I called the realtor last -- probably like August
17 or September and I'm like, "Well, I'll just do it in
18 the springtime." And --

19 CHAIRPERSON: So what are you going to do
20 with the stuff that's bad outside?

21 MR. LANDSBERG: Yeah, I guess I just need
22 clarification. I'm sure the one thing I included I'm
23 sharing a picture of, and that's why I thought this was
24 an issue about, just the shed out back. Certainly,
25 that's -- you know, that used to be obscured by a bunch

1 of trees and stuff and I cleaned it up a lot. So
2 that's certainly -- like, the front -- you know, it's
3 an old shed, it's got the two doors so the one door
4 fell off.

5 CHAIRPERSON: You received the notices from
6 the City regarding the position the City's on? They're
7 asking you to come in and pay for a team inspection so
8 they can check this out and find out what you need to
9 do to get it in compliance.

10 MR. LANDSBERG: Well, my first contact is --
11 I envisioned the house -- it was a few days before
12 Christmas. You know, I live in Detroit. So I just
13 came up there to -- because it snowed, to shovel the
14 snow.

15 MR. STEWART: You said you live where?

16 MR. LANDSBERG: Pardon?

17 MR. STEWART: You said you live where?

18 MR. LANDSBERG: In Detroit right now.

19 MR. STEWART: Okay.

20 MR. LANDSBERG: Yep. And so I came up -- you
21 know, because I think it snowed right before Christmas
22 so I always come up to shovel.

23 CHAIRPERSON: Did you not get notices from
24 the City?

25 MR. LANDSBERG: No, I did not. And that

1 was -- I gave my address to Inspector Bolek or
2 whatever. So, of course, I get there and there's a
3 notice, you know, stapled to the front door, you know,
4 the certified mail thing in the mailbox. So I
5 immediately came down and then you guys were closed.
6 And eventually I came down the next day.

7 CHAIRPERSON: Okay.

8 MR. LANDSBERG: You were open.

9 CHAIRPERSON: Did you --

10 MR. LANDSBERG: So I apologize for missing --

11 CHAIRPERSON: Did you have the team
12 inspection?

13 MR. LANDSBERG: No, there's been nothing.
14 This is my first contact.

15 CHAIRPERSON: Are you willing to pay for the
16 team inspection and have them go and look at
17 everything?

18 MR. LANDSBERG: I'm unfamiliar with that
19 involvement. But whatever I need to do to keep the
20 home safe, certainly. I don't know what that --

21 MR. BOLEK: Jeff, it's a Property
22 Maintenance Inspection, in lieu of a team inspection
23 but --

24 CHAIRPERSON: It's a Property Maintenance
25 Inspection. Can you give this gentleman the details of

1 that?

2 MR. BOLEK: A Property Maintenance
3 Inspection is one of the building inspectors would just
4 come out and evaluate the property and see if there's a
5 requirement for any work to be done and if any permits
6 were required for that work to be done to bring the
7 house up to a compliance state.

8 MR. LANDSBERG: Okay. And that's -- like I
9 said, I just need to know. And -- you know, I think I
10 was talking to the other gentleman here. I didn't
11 realize there was some statute for vacant homes and
12 registering. So I do -- I do apologize for that.
13 Just, you know, I know ignorance is no excuse.

14 But -- so I mean, the place is secured,
15 otherwise. But I need to get an inspection. I don't
16 know how it relates to me selling it. You know, I was
17 planning on painting it in the springtime, anyways.
18 And there's very tiny pieces of the siding missing on
19 the front porch. I'll fix that up but --

20 CHAIRPERSON: Did you rent this before; was
21 this a rental at one point?

22 MR. LANDSBERG: No, no, it's never been a
23 rental.

24 CHAIRPERSON: Never been a rental. You had
25 it since 2000 and never -- no one's ever occupied it?

1 MR. LANDSBERG: Well, I lived there with a
2 couple friends from college.

3 CHAIRPERSON: I see.

4 MR. LANDSBERG: And so -- and I moved out to
5 Detroit. And the one gentleman stayed up until last
6 year.

7 CHAIRPERSON: Okay.

8 MR. LANDSBERG: So --

9 CHAIRPERSON: Well --

10 MR. LANDSBERG: But never as -- you know, I
11 don't --

12 CHAIRPERSON: Well, what do you --

13 MR. LANDSBERG: So I'd just like to sell it.
14 You know, my plans are to sell it and --

15 CHAIRPERSON: What -- are you willing to pay
16 for the inspection and have the City go down there and
17 look at it?

18 MR. LANDSBERG: I guess, if that's what's
19 needed. Like I said, I mean, you could -- you know, I
20 included pictures of appliances and everything else but
21 I don't know if that matters. You can move in tomorrow
22 if you want to. So if that's what it takes to get it
23 past the point, I certainly don't want it demolished.

24 CHAIRPERSON: So would you be able to do
25 everything by our next meeting?

1 MR. LANDSBERG: I guess -- I mean, you mean
2 just having the guy come out? I don't know what the --

3 CHAIRPERSON: Our next meeting is --

4 MR. LANDSBERG: -- what they'll find. I
5 don't know what I --

6 CHAIRPERSON: February.

7 MR. LANDSBERG: Like I said, I guess --

8 MR. KOLBE: February 19th.

9 CHAIRPERSON: February 19th.

10 MR. LANDSBERG: I'm wondering if that
11 property -- I guess I need to know what I need to do
12 and then --

13 CHAIRPERSON: Well, that's what I was trying
14 to explain; what you need to do --

15 MR. LANDSBERG: Yeah, certainly.

16 CHAIRPERSON: -- is go down to the City, pay
17 for somebody to go out there, take a look at it, find
18 out what you got to do and then do it.

19 MR. LANDSBERG: Okay. I don't know if I'll
20 be able to get all -- you're asking me that -- I'm
21 assuming I can get that step done. But then
22 remediating all that by February; is that what you're
23 saying?

24 CHAIRPERSON: Well, how long do you think
25 you'd need?

1 MR. LANDSBERG: I don't know what they're
2 going to tell me.

3 CHAIRPERSON: Well, come on. I mean, you're
4 probably going to need to paint, put handrails on, fix
5 any rotted wood. Is everything okay on the inside?

6 They haven't been inside?

7 MR. LANDSBERG: Yeah. No, no one's been
8 inside at all.

9 CHAIRPERSON: Okay.

10 MR. LANDSBERG: You know, you never know.

11 CHAIRPERSON: You're going to need to welcome
12 them inside --

13 MR. LANDSBERG: Oh yeah. Well, of course.

14 CHAIRPERSON: -- if that's okay. Okay.

15 MR. LANDSBERG: Yeah. I just -- I don't
16 know, you know, painting stuff in February, I mean,
17 I'll certainly --

18 CHAIRPERSON: So when is this -- the next
19 meeting is in March, right?

20 MR. KOLBE: No. The next meeting's in --

21 MR. LANDSBERG: February.

22 CHAIRPERSON: No, the second meeting. Not
23 the February meeting. Then it's in March?

24 MR. KOLBE: This next one will be in -- for
25 this will be April.

1 CHAIRPERSON: April?

2 MR. KOLBE: I'm sorry. May. The
3 Hearing Officer's April. This will be May.

4 MR. KUMMER: What specifically is the issue
5 that the hearing officer has with this particular
6 property? Because I'm wondering if they could just be
7 taken off of this list and put on the enforcement side
8 for you guys.

9 MR. BOLEK: Originally, for the
10 Hearing Officer, the first step is that property's
11 identified by someone --

12 MR. KUMMER: Right.

13 MR. BOLEK: -- that there's an issue with the
14 property. We went out to this property, found it
15 vacant. We made some attempts to contact the owner.
16 Obviously, we had the wrong address for him. We sent a
17 coupler letters, didn't get any response. It appeared
18 to be vacant and abandoned. So if vacant and
19 abandoned, we go out and we find the garage is falling
20 down, we find debris, we find it kind of overgrown. So
21 we were looking to put -- you know, to get -- get these
22 houses -- something done with them --

23 MR. KUMMER: Sure.

24 MR. BOLEK: -- something taken care of. If
25 it's going to be abandoned, I kind of feel this

1 particular place where we're at with the owner coming
2 forward, getting the proper information, he's willing
3 to -- to do what's necessary. I -- I wouldn't have a
4 problem, at this point, removing it from this list and
5 putting it to an enforcement side and we'll chase it --
6 we'll take care of this one on the enforcement side.

7 We never saw the inside of the house. We
8 didn't know what that looked like. We strictly saw the
9 outside.

10 MR. KUMMER: Yeah. And I'm sure having a
11 turkey on it, it looks pretty good.

12 CHAIRPERSON: Well, why don't we keep it on
13 here? Because you did all that work on here and we'll
14 just --

15 MR. KOLBE: We can move it to the February
16 meeting. That would give him more time --

17 CHAIRPERSON: Just we'll move it to the
18 February meeting, possibly.

19 MR. KOLBE: And it could be dismissed at that
20 time, if he had a Property Maintenance Inspection and
21 takes care of things.

22 CHAIRPERSON: First, I want to check with the
23 rest of the Board. But I might make a motion here in a
24 second. But I want to check with the rest of the
25 Board. But if we made a motion to change it to the

1 February meeting, where at least if he -- this
2 gentleman's come up with an agreement with the City to
3 fix it, get it going and then maybe by the second
4 meeting, if we can get that done or something close to
5 it, what do you think?

6 MR. STEWART: We have a meeting in April,
7 correct?

8 MR. KOLBE: No. The next meeting -- we have
9 one in February and then one in March -- or I'm sorry.
10 The next one is in May. You have one on February 19th.
11 There's a Hearing Officer in April and then the next
12 meeting for the Board of Appeals will be in May, and
13 that's the third Wednesday of May.

14 MR. STEWART: Well, he already stated he has
15 some cosmetic work that he needs to do. And I don't
16 want to -- since we're on -- on the air, I don't want
17 to, you know, be too boisterous. But, you know, I
18 don't think this gentleman is an absentee individual.
19 You know, I would be willing to even extend him out
20 into the May meeting.

21 MR. KOLBE: Okay.

22 CHAIRPERSON: I agree, yeah.

23 MR. KUMMER: Okay.

24 CHAIRPERSON: Okay.

25 MR. KUMMER: And is that a motion, Kevin?

1 MR. LANDSBERG: It was like the perfect
2 window, I wasn't up there for a few weeks.

3 MR. KUMMER: I appreciate the booklet you put
4 together.

5 MR. LANDSBERG: Yeah.

6 MR. KUMMER: That helps.

7 MR. LANDSBERG: No. And, like I said, I'll
8 be very honest, you know, especially in Detroit, I'm
9 real active -- you know, usually if I'm at this type of
10 hearings, I'm the guy in the crowd complaining crazily
11 about the house down the street that you guys are doing
12 nothing about. But I appreciate the turnaround and I
13 apologize for --

14 CHAIRPERSON: Just get ahold of the Building
15 Department and take care of it.

16 MR. LANDSBERG: -- you know, for the small
17 things. All right. So I need to talk with the
18 Building Department?

19 MR. KOLBE: Come to the Building Department
20 to pull the Property Maintenance Inspection. We're
21 open from 8:00 to 5:00.

22 MR. LANDSBERG: All right.

23 MR. KOLBE: However, the Treasurer's Office
24 is not open until 8:30 and they close at 4:30. So
25 if -- you need to come in early enough for us to get

1 you processed through and an invoice to get down to the
2 Treasurer's Office.

3 MR. LANDSBERG: I assume I need cash for
4 that.

5 MR. KOLBE: Cash or check.

6 MR. LANDSBERG: Oh, okay.

7 MR. KOLBE: Cash or check. They don't take
8 plastic.

9 MR. LANDSBERG: Yeah. All right. Thank you.

10 MR. KOLBE: Thank you.

11 CHAIRPERSON: Take care.

12 Just also so everybody knows, we have 62
13 cases tonight, 62 different addresses, so we're going
14 to try to move kind of fast.

15 Okay. So that one's settled. Okay. So the
16 next one looks like it's 195 Fisher Avenue. Do we have
17 a motion to remove that from the table?

18 MR. KUMMER: So moved.

19 CHAIRPERSON: Okay. A motion by Chuck to
20 remove that from the table, I second it.

21 All in favor, say "aye".

22 THE BOARD: Aye.

23 CHAIRPERSON: Any opposed?

24 Hearing none, 195 is off the table. If we
25 could hear from the Hearing Officer on that one.

1 MR. BOLEK: 195 Fisher posted 1-9 of '14.
2 This structure also was vacant, interior was trashed,
3 siding had been stripped, the roofing, siding and
4 fascia is rotted, debris, animals are burrowing under
5 the foundation, it had been open to trespass, was next
6 to a playground.

7 The owner has pulled the Property
8 Maintenance Inspection. The Property Maintenance
9 Inspection has been performed. All permits were
10 needed. It's a total rehab.

11 We're recommending, at this point,
12 postponement until the May Board of Appeals meeting to
13 allow the owner time to rehab this property. And he
14 has started some cleanup work on it since these
15 pictures were taken.

16 MR. KOLBE: To clarify that, the owner that
17 is here has subsequently sold the property. The
18 applicant for the permits is not -- I don't know, are
19 they here?

20 MR. BOWEN: No, they're not here.

21 MR. KOLBE: Okay, they're not here. They
22 have made application but they have not paid for those
23 permits yet. But I just wanted to make sure you are
24 aware.

25 MR. BOWEN: Those permits have been paid for.

1 MR. KOLBE: Must have been just --

2 MR. BOWEN: Today.

3 MR. KOLBE: -- today.

4 MR. BOWEN: Yes.

5 MR. KOLBE: Okay.

6 MR. BOWEN: Well, they just called me
7 yesterday and said the permits were ready for pick-up.
8 Those applications were made three weeks ago. I'm, of
9 course, jumping through all of the hoops.

10 MR. KOLBE: Well, part of that was the fact
11 that Oakland County did not have the proper paperwork
12 and you didn't have your Affidavit at the time when you
13 made your application.

14 MR. BOWEN: Correct. Affidavit?

15 MR. KOLBE: Any property that's in a
16 substandard state has to have a notarized Affidavit
17 saying that the buyer understands the house is
18 deficient. And that wasn't in the original packet that
19 you gave.

20 MR. BOWEN: Sure.

21 MR. KOLBE: So that had to be, you know,
22 added to it.

23 CHAIRPERSON: Okay. So do we have a motion
24 to postpone this again until the -- what meeting was
25 the Hearing Officer's recommendation?

1 MR. BOLEK: The May meeting.

2 CHAIRPERSON: -- the May meeting?

3 MR. KUMMER: I'm sorry. Why are we
4 recommending postponement of this one?

5 MR. BOLEK: He's -- he's just -- they just
6 performed the -- they just got the permits all done and
7 pulled and issued today.

8 MR. KUMMER: Okay.

9 MR. BOLEK: So we're postponing it until May
10 to give him time to make the necessary repairs.

11 CHAIRPERSON: The transition.

12 MR. BOLEK: Yep. As you can see, it was
13 owned by Oakland County. It's changed hands a few
14 times in the process from Hearing Officer to where we
15 are today. And part of the postponements have been
16 that it keeps getting kicked because it's a new buyer.

17 CHAIRPERSON: Do we know that -- they showed
18 a bunch of stuff on the exterior. How do we know that
19 that's going to be taken care of before the May
20 meeting?

21 MR. KUMMER: I mean, I think this house has
22 got -- it's a mess.

23 MR. STEWART: It is.

24 CHAIRPERSON: Do the people that bought it,
25 do you know if they have the whereabouts of fixing it?

1 MR. BOWEN: They certainly do. We have a
2 hand-up program that we're developing. And
3 Schaefer Development actually is providing the fix-up
4 money.

5 MR. STEWART: He hasn't identified himself.

6 CHAIRPERSON: Yeah, I don't know who you are,
7 sir.

8 MR. BOWEN: I'm sorry. My name is
9 David Bowen and I represent Schaefer Development.

10 CHAIRPERSON: Okay. What's Schaefer
11 Development?

12 MR. BOWEN: Schaefer Development is an LLC.
13 We originally purchased this property this last summer
14 off the County surplus list, along with six other
15 properties. And we are rehabbing these properties and
16 selling them to homeowners. We're not using them as
17 rental units. We are providing the fix-up money for
18 the properties. Where the homeowner has the ability to
19 do them -- the work themselves and create some sweat
20 equity, we're allowing them to do that. And where they
21 don't have those skills, we're providing the
22 contractors.

23 CHAIRPERSON: When do you turn it over to the
24 homeowner, as far as the key?

25 MR. BOWEN: Well, we'll turn over the keys to

1 the homeowner once we get the C of C, the Certificate
2 of Compliance.

3 CHAIRPERSON: So you will not turn it -- if
4 you're -- if you want the homeowner to do sweat equity,
5 you're not giving them the keys, you're letting them in
6 every time they want to work in there?

7 MR. BOWEN: We have a lockbox on the
8 property.

9 CHAIRPERSON: What's going to stop them from
10 going in there and living in something without a C of O
11 or a C -- whatever; are you monitoring that?

12 MR. BOWEN: We are.

13 CHAIRPERSON: And policing that?

14 MR. BOWEN: We are. We're very involved in
15 the process. We're not just turning --

16 CHAIRPERSON: Because that's a problem on a
17 lot of properties. I'm not -- you know, maybe you guys
18 do it, I don't know. But I know the community I work
19 at, that type of handyman fix-up with the homeowner,
20 mobile homes especially --

21 MR. BOWEN: Sure.

22 CHAIRPERSON: -- people are hurting, they
23 have a place to go, they had a roof over their head,
24 they're going to go in there, heat, no heat or
25 whatever. It's really dangerous. So --

1 MR. BOWEN: Yeah.

2 CHAIRPERSON: -- you do monitor that?

3 MR. BOWEN: We do monitor the properties and
4 we're very involved in the process.

5 CHAIRPERSON: Do the homeowners -- do you
6 check them out, in terms of they have the experience to
7 do the construction?

8 MR. BOWEN: We do. We do. And if they don't
9 have the experience, we're not going to allow them to
10 do it. Because, number one, we're selling these
11 properties to them on a land contract. And if, by
12 case, the contract does not get fulfilled and we get
13 the property back, if there's any work done in there,
14 we want to make sure that that work has been done
15 properly. So we are very involved in the process.

16 MR. STEWART: How -- how involved are you,
17 sir, in the process when you purchase these properties
18 out at the County auction and you take title of the
19 property and then the neighbors in the area have to
20 continue to contend with all this debris?

21 MR. BOWEN: Sir, the first thing we did when
22 we bought these properties, back in the summer, was we
23 immediately went through and cleaned all of them out.

24 MR. STEWART: Okay.

25 MR. BOWEN: And cleaned all of them up. We

1 had lawn service on all of the houses throughout the
2 summer.

3 MS. HOFMEISTER: That debris' been there.

4 MR. BOWEN: Any type of debris that was
5 dropped off at the property was picked up.

6 MR. STEWART: Okay. So -- so these -- the
7 pictures that I'm currently looking at are -- are --

8 MR. BOWEN: If you went to the house today,
9 you would -- you would see no debris in the yard.

10 MR. STEWART: Okay.

11 CHAIRPERSON: So since the 9th, I guess
12 that's when that picture was taken, there's nothing
13 there on the exterior?

14 MR. BOWEN: The exterior of that property has
15 been cleaned up since the 9th, yes.

16 MR. STEWART: Okay.

17 CHAIRPERSON: Did you physically see it
18 yourself?

19 MR. BOWEN: I did.

20 CHAIRPERSON: Okay.

21 MR. BOWEN: I brought the dumpster in and
22 helped load the debris.

23 MR. BOLEK: I can say that the day that we
24 were posting, there were people there working on
25 cleaning it up.

1 CHAIRPERSON: Have you had experience with
2 this company?

3 MR. BOLEK: We've -- we worked with David a
4 little bit this past summer. He's kind of new to it.

5 CHAIRPERSON: Okay.

6 MR. BOLEK: I -- I, at this point, feel
7 comfortable in at least allowing him the opportunity to
8 show us that he's going to do what he says he's going
9 to do. I think -- I think he's -- I think he's on the
10 right track. And if he can succeed at this, he will
11 provide some homeownership in Pontiac, instead of
12 rentals. So I tend to kind of allow David the
13 opportunity to see if he can do this for the city.

14 MR. BOWEN: He wants to give me enough rope
15 to see if I'm going to hang myself.

16 MR. BOLEK: Exactly.

17 CHAIRPERSON: Yeah. Okay. Kevin?

18 MR. STEWART: I'm fine with that.

19 CHAIRPERSON: Okay. So --

20 MR. STEWART: Make it work.

21 CHAIRPERSON: -- Chuck, what do you think?

22 MR. KUMMER: I -- you know what? I'm a
23 little more skeptical about this. I appreciate what
24 you're saying. But we have a lot of homeowners that
25 come in here, telling us, you know, they bought the

1 property in the summer, they're going to do this and
2 this and this. And you're throwing in the added factor
3 that these people are going to be doing some of the
4 work themselves. I mean, I'm all for the effort and I
5 -- I'm -- I'm for improving this but I guess I'd keep a
6 tight rein on it because I'd like to see it progress.

7 MR. BOWEN: Sure.

8 MR. KUMMER: Because right now, it's a mess.
9 Have you done an estimated cost on this particular
10 structure, what it takes to bring it up to --

11 MR. BOWEN: Yeah, I guess we have.

12 MR. KUMMER: Okay. And what are you looking
13 at?

14 MR. BOWEN: We're looking at between 10- and
15 \$15,000.

16 MR. KUMMER: Okay. And your LLC has the
17 ability to do that?

18 MR. BOWEN: Yes.

19 MR. KUMMER: Okay. Okay.

20 MR. BOWEN: And I -- and I appreciate the
21 skepticism, I do. And I would just ask that you would
22 give us some time --

23 MR. KUMMER: Sure.

24 MR. BOWEN: -- to go through the process so
25 that you can see. Because if we can be successful here

1 in the beginning, this is something that we would like
2 to continue to do in the City of Pontiac.

3 MR. KUMMER: I agree.

4 MR. BOWEN: There's a lot of viable property
5 that will be knocked down if it's not rehabbed. We get
6 a lot of phone calls from people when we do marketing.
7 There's a lot of people out there that we think would
8 qualify for our program. And so we would like the
9 opportunity to try to work this model to see that it
10 would work.

11 MR. KUMMER: Okay. I'd like to make a motion
12 to table this, then, until the May meeting.

13 MS. HOFMEISTER: May.

14 CHAIRPERSON: Is there support?

15 I'll support.

16 MS. HOFMEISTER: I'll second.

17 CHAIRPERSON: Mona seconds it. All in favor,
18 say "aye".

19 THE BOARD: Aye.

20 CHAIRPERSON: Any opposed?

21 Hearing none, motion passes.

22 MR. BOWEN: Thank you.

23 CHAIRPERSON: Thank you.

24 MR. BOLEK: Wait, Tregent.

25 MR. BOWEN: I'm sorry.

1 CHAIRPERSON: Is that a two --

2 MR. BOLEK: You got to take this off the
3 table, also.

4 CHAIRPERSON: Okay. I'd like to take
5 Item Number 6, 53 Tregent, off the table. Is there a
6 motion?

7 MR. KUMMER: So moved.

8 CHAIRPERSON: Motion by Chuck. Any support?

9 MS. HOFMEISTER: I support.

10 CHAIRPERSON: Mona supports. All in favor,
11 say "aye".

12 THE BOARD: Aye.

13 CHAIRPERSON: Any opposed?

14 Hearing none. Okay. So this is off the
15 table.

16 Go ahead, sir, Hearing Officer.

17 MR. BOLEK: 53 Tregent posted 1-9 of '14.
18 This house is also vacant, open to trespass, debris,
19 unkempt, garage is falling down, graffiti, interior was
20 trashed, water was filling the basement.

21 Again, Mr. Bowen has pulled a Property
22 Maintenance Inspections. All permits are need.
23 They've been applied for but not yet approved.

24 We're recommending postponement, again, until
25 the May meeting to allow time for rehab of the

1 property.

2 MR. KUMMER: When were the permits pulled, by
3 the way?

4 MR. KOLBE: Today.

5 MR. KUMMER: Today?

6 MR. KOLBE: If they came -- they had been
7 applied for as of this morning when I went through it.
8 But sometime during the day they were in and paid for
9 it.

10 MR. STEWART: Is this another property
11 that's --

12 MR. BOWEN: Yes.

13 MR. STEWART: Okay. You already have
14 homeowners lined up and people to do the work and --

15 MR. BOWEN: Yes.

16 MR. STEWART: Okay.

17 CHAIRPERSON: Let me ask that question. The
18 permits that were pulled today and even on the other --
19 well, I can't bring up the other house. But they were
20 pulled. Were they licensed contractors that pulled
21 these for the homeowners?

22 MR. KOLBE: I believe the homeowner pulled
23 them.

24 MR. BOWEN: The homeowner pulled them, yes.

25 CHAIRPERSON: So the homeowner's going to do

1 all of this work?

2 MR. BOWEN: Sir, not necessarily. Where the
3 homeowner does not have the skills, our contractors are
4 coming in to do the work.

5 CHAIRPERSON: Well, then they have to apply
6 for the permit, right?

7 MR. BOWEN: Not if there's a homeowner
8 involved.

9 CHAIRPERSON: If they're -- the cost is more
10 than \$600, then the licensed contractor that's doing
11 the work -- they have to be licensed by the State of
12 Michigan in that discipline -- they have to pull the
13 permit.

14 MR. BOWEN: That's not what was explained to
15 me by Mr. Harrington when he originally did the
16 Property Maintenance Inspection.

17 CHAIRPERSON: I -- I'm -- that's the way the
18 licensing laws work, I believe. Okay. Well, work it
19 out with Mr. Harrington, one way or the other. But you
20 guys may want to check that out --

21 MR. BOWEN: Okay.

22 CHAIRPERSON: -- that licensing law.

23 MR. KUMMER: Okay, let me -- let me just
24 understand what you're doing, though. The homeowner
25 has already purchased this home from you, right, under

1 a land contract format?

2 MR. BOWEN: Yes.

3 MR. KUMMER: Okay.

4 CHAIRPERSON: Yeah.

5 MR. KUMMER: And now does -- does he have the
6 money to do this?

7 MR. BOWEN: No, he does not. Schaefer,
8 Schaefer Development, is supplying the funds.

9 MR. KUMMER: Okay.

10 MR. BOWEN: Supplying the contractors, when
11 needed.

12 MR. KUMMER: So you have a contractual
13 relationship?

14 MR. BOWEN: Yes.

15 MR. KUMMER: Separate from the land contract?

16 MR. BOWEN: Yes. So we're not just turning
17 these properties over to novice, first-time home buyers
18 who are going to go in and put up lean-to's. We have
19 trades that will go in and do the work here. And, of
20 course, once we go through our inspection and the
21 inspectors can see, you know, the work that's being
22 done on the properties, we think this model is going to
23 work. And --

24 MR. KUMMER: Is there a reason why this
25 particular homeowner couldn't make it tonight, do you

1 know?

2 MR. BOWEN: You know what? That's on me. I
3 didn't provide any information to the homeowner on this
4 meeting because I've been coming to these meetings on
5 these properties all along.

6 MR. KUMMER: Because they would need to
7 understand -- and I guess you'll explain it to them --
8 that there's a time frame with all of this.

9 MR. BOWEN: Yes.

10 MR. KUMMER: If we don't see progress,
11 then --

12 MR. BOWEN: Sure.

13 MR. KUMMER: Okay.

14 MR. BOWEN: And, again, that's on me. I will
15 be managing the rehab on this property.

16 MR. KUMMER: Okay. All right.

17 MR. BOWEN: When we bought this house, the
18 first thing we did, the first day we got there, the
19 water was running in the basement, we shut the water
20 off at the street, got the property cleaned up. And,
21 again, we do have our permits pulled, the proof, and --
22 pulled and we've got the trades ready to get started on
23 this.

24 CHAIRPERSON: Do you go out and look at the
25 homes before you purchase them from Andy?

1 MR. BOWEN: Yes.

2 CHAIRPERSON: So in your model, there's a
3 certain point where you're not going to purchase
4 something because there's -- it's not cost effective?

5 MR. BOWEN: Exactly.

6 CHAIRPERSON: Okay. But, yeah, check that
7 licensing law out for licensed contractors. Because
8 the homeowner can do the work but, if he has licensed
9 contractors do it and it's more than, I believe,
10 \$600 --

11 MR. BOWEN: Okay.

12 CHAIRPERSON: -- they have to pull their own
13 permit to give the homeowner that protection, they can
14 go back after the contractor. But you work that out
15 with the --

16 MR. BOWEN: Okay.

17 CHAIRPERSON: -- Pontiac -- City of Pontiac,
18 if you would.

19 Is there any more questions on this one? Do
20 you want to postpone it until the -- see where they are
21 on the May meeting?

22 MR. STEWART: Absolutely.

23 CHAIRPERSON: Kevin?

24 MR. STEWART: Absolutely.

25 MR. KUMMER: No questions.

1 CHAIRPERSON: Okay. So I make a motion as to
2 the last one that we postpone this until the May
3 meeting. Is there support?
4 MR. KUMMER: Support.
5 CHAIRPERSON: Chuck supports it.
6 All in favor, say "aye".
7 THE BOARD: Aye.
8 CHAIRPERSON: Any opposed?
9 Hearing none, motion passes.
10 Thanks, Dave.
11 MR. BOWEN: Thank you.
12 CHAIRPERSON: Okay. Item Number 14,
13 34 Carter Street.
14 MR. BOLEK: 34 Carter posted 1-9 of '14.
15 This is a vacant, abandoned structure, it was open to
16 the elements in some windows, unkempt, windows were
17 either broken out or boarded, rotted siding, the brush,
18 interior's dilapidated, gas meter's missing, electric
19 meter was off, steps are rotted.
20 We're recommending demolition.
21 CHAIRPERSON: Okay.
22 MR. KEEHN: Good evening. My name is
23 Larry Keehn. I'm, like, next door to this 34 Carter.
24 I was here on the 18th of December, just I'm kind of
25 following this property through, you know, to see how

1 it's going. Because my interest is, like I said last
2 time, demolition, get it out of -- and once they get to
3 that point, I may be interested in the ground that's
4 left. You know what I mean? So I'm kind of just
5 staying abreast of what's going on, who's here who
6 isn't and where you're going with it.

7 And, you know, it's just like this evening I
8 kind of wonder now, seeing nobody else that's here on
9 that place, what's the -- where you go from here.

10 CHAIRPERSON: Well, we're going to make a
11 decision on this tonight and you can hear that out and
12 then, upon that decision, to keep following up on it,
13 keep in good contact with Dan and them in the
14 Building Department --

15 MR. KEEHN: Um-hmm.

16 CHAIRPERSON: -- because they're going to let
17 you know when it's going to get demoed, if that's what
18 we decide and so on and so forth. So just keep in
19 contact with the City.

20 MR. KEEHN: So no one else is here tonight
21 for this property. What if they come in next week or
22 something?

23 CHAIRPERSON: Well, if we make a decision
24 tonight --

25 MR. KEEHN: Okay.

1 CHAIRPERSON: -- to put it on the demo list,
2 that's where it goes. They do have an opportunity to
3 go in and talk to the Building Department and put down
4 somewhere in the neighborhood of \$8 a square foot as a
5 bond to pull the appropriate permits to bring it back
6 up and then they have to do it within six months or
7 shorter.

8 MR. KEEHN: Uh-huh.

9 CHAIRPERSON: And that don't typically
10 happen.

11 MR. KEEHN: No.

12 CHAIRPERSON: Out of about the 400 homes that
13 we've had in front of us in the last year and a half, I
14 think we've had three that folks have come in and did
15 that and they weren't this bad. So --

16 MR. KEEHN: Yeah. And my other neighbor and
17 myself, we've kept the property, the grass and the
18 trees and all that, all summer long, cut and this
19 but -- blocking the doors up and this and that but --

20 CHAIRPERSON: Probably mowing the lawn and
21 doing everything else, right?

22 MR. KEEHN: All of that.

23 CHAIRPERSON: Yeah. Well, you're a good
24 neighbor. That's -- as far as I'm concerned.

25 Go ahead, Kevin.

1 MR. STEWART: Yeah. If -- after we make a --
2 we're going to make a decision. And once that decision
3 has been made, I would surmise that if the owner was to
4 appear, they'd have to have roughly right about 8,000,
5 almost \$9,000 to post to the City to keep the property
6 from being demolished. And the house just -- I'm not
7 there to look at it firsthand but this house don't look
8 like it's worth no more than 2 or \$3.

9 MR. KUMMER: Right.

10 MR. KEEHN: You got it.

11 MR. STEWART: So -- all right.

12 MR. KEEHN: Okay. Thank you.

13 MR. STEWART: Uh-huh.

14 MR. KUMMER: I -- Jeff, I'd like to make a
15 motion. But I'll tell you, looking at these pictures,
16 this house used to have a lot of curb appeal. The
17 inside looks so nice, you know, it's just a shame. But
18 it's -- I'll accept your recommendation and I make a
19 motion to put it on the demolition -- or keep it on the
20 demolition list.

21 MR. STEWART: I'll second that.

22 CHAIRPERSON: Kevin seconds. Is there any
23 further discussion, Mona?

24 MS. HOFMEISTER: No. I agree.

25 CHAIRPERSON: Okay. So all in favor, say

1 "aye".

2 THE BOARD: Aye.

3 CHAIRPERSON: Any opposed?

4 Hearing none, it's on the demo list. And
5 that will be registered with the Oakland County --
6 Andy Meisner. Tomorrow, I believe they take them in.

7 MR. KEEHN: So once that happens, how long's
8 that take?

9 CHAIRPERSON: Well --

10 MR. KEEHN: I know I spoke to you about it.

11 CHAIRPERSON: That, you'll get with Dan on
12 it. Dan's got the details on that. But he was telling
13 me tonight that usually they don't get going on
14 anything, it takes about 60 days. They're going for
15 grant money through the Federal Government.

16 MR. KOLBE: Federal and State.

17 CHAIRPERSON: Based on these final demolition
18 notices is what triggers how much grant money they get
19 from the Federal Government.

20 MR. KEEHN: Yeah.

21 CHAIRPERSON: So all that takes a process.

22 But --

23 MR. KUMMER: Okay. What's our next property?

24 CHAIRPERSON: Okay. So that's C. D, okay.

25 So --

1 MR. KEEHN: Very good.

2 CHAIRPERSON: -- 415 Auburn Road, we need to
3 bring that off the --

4 MR. KEEHN: Thank you, again.

5 CHAIRPERSON: You're welcome.

6 -- off of the --

7 MR. KUMMER: I make a --

8 CHAIRPERSON: -- table.

9 MR. KUMMER: -- motion to take it off the
10 table.

11 CHAIRPERSON: I second it.

12 All in favor, say "aye".

13 THE BOARD: Aye.

14 CHAIRPERSON: Any opposed?

15 Hearing none, that's off the table.

16 Go ahead, Hearing Officer.

17 MR. BOLEK: 415 Auburn Avenue posted 1-8 of
18 '14. It's a vacant haz -- structure, there's roof
19 collapse, windows were boarded -- were broken out,
20 they've been boarded up. There's been a major section
21 of the roof that has collapsed. Most of the metals
22 have been stripped from the building. Gas meter's
23 gone, electric meter's gone.

24 We're recommending this remain on the
25 demolition list.

1 CHAIRPERSON: Okay. Sir, did you have
2 something to say?

3 MR. PATRICK: Well, yeah, we had the
4 discussion last time and, as -- I told you guys before
5 what my vision is. I told you this building is boarded
6 up. I have purchased the paint. But, you know, can't
7 paint right now because it's cold. At the last
8 meeting, you guys asked me to do a structural analysis;
9 I've done that. I've had a --

10 CHAIRPERSON: Oh, okay. I remember. We
11 talked about is this cost effective to really fix up.

12 MR. PATRICK: That's correct.

13 MR. KUMMER: Well, there was a couple things.

14 CHAIRPERSON: You opened that up. Go ahead,
15 Chuck.

16 MR. KUMMER: Rainy Hamilton was going to get
17 involved with you --

18 MR. PATRICK: Right.

19 MR. KUMMER: And you were going to do the
20 structural analysis.

21 MR. PATRICK: I did the structural analysis.

22 MR. KUMMER: Okay.

23 MR. PATRICK: I had AESTructures to do that,
24 and the structure is fine. Although, in reference to
25 the roof, I think that the reason why the roof kind of

1 fell in is because of how it was prepared initially. A
2 lot of building is going east and west. It's in three
3 sections. And the part that fell in is going, like,
4 north and south.

5 So when that part was -- appeared, I think
6 that there was an error from the beginning. And so the
7 structural analysis company indicated that -- like I
8 told you guys when I was here before -- that they feel
9 that the best thing to do would be to remove the roof.
10 And I had told you guys from the very onset that that
11 was part of my initial plan.

12 So, again, we met with the structural
13 analysis company and they said, pretty much, that the
14 structure was fine to do what I intend to do with the
15 structure.

16 From that point, I got an architect on board.
17 I'm not working with Rainy Hamilton. I just didn't
18 feel comfortable with him after you all contacted him
19 and I didn't have the opportunity to lay my plans out.

20 So now I'm working with Mark Marusich of
21 Marusich Architects. And so, from that point, you
22 know, we've already been through the building and
23 everything, just like we did with the AESTructures.
24 Mark indicated that he would like for me to do a
25 boundary survey. And that's because the house next

1 door is so close. And, you know, as far as the plans,
2 we need to be making sure that we address the trash
3 issue and things of that nature.

4 And so from there, I've met with Nowak &
5 Fraus to prepare that information but Nowak -- and
6 Nowak & Fraus would do that but right now, because of
7 the weather, they can't go out. They're not having the
8 people to go out and survey. So I'm thinking that we
9 are probably a couple weeks from getting the boundary
10 survey. After I receive that, I'll go back to the
11 architect and we'll start laying out the plans for it.

12 MR. KUMMER: Have you put together a cost of
13 this total project for yourself?

14 MR. PATRICK: No. But you guys asked me last
15 time what was my estimates and I told you that I -- I
16 thought we was in the ballpark of about 350.

17 CHAIRPERSON: Wow.

18 MR. KUMMER: Anything else?

19 MR. PATRICK: If you have any other
20 questions, I mean, I don't know what else to tell you.
21 You know, like I told you guys before, you know, the --
22 this -- this plan truly rests on me to being able to
23 acquire the additional properties around it. And what
24 I was asking for is a little bit of time so I can do
25 that.

1 But from even the last meeting, like I said,
2 you guys can see that I've been moving forward and I
3 will continue to do that. And so, you know, in May, if
4 that's the next meeting, you know, I'll bring back the
5 plans for you guys or whatever. So, you know, I'm
6 moving forward as though we're going to get this done.

7 MR. KUMMER: I'll be honest with you.

8 MR. PATRICK: Yes?

9 MR. KUMMER: From what you said last meeting
10 in November --

11 MR. PATRICK: Uh-huh.

12 MR. KUMMER: -- I expected you to bring us
13 conceptual plans, things you met, some estimates, more
14 positive feedback on what's happening with the purchase
15 of the property you talked about that this whole deal
16 hinges on. And --

17 MR. PATRICK: What I indicated to you -- what
18 I indicated to you at the last meeting was that I
19 really wasn't able to be able to purchase that property
20 until later in the year. Because the company -- the
21 property, the additional property, is being owned by
22 the County and they have a process.

23 If you look at -- go back and take a look at
24 the minutes from the last meeting, you will see that I
25 did indicate that. At the end of that meeting, you

1 guys asked me to get a structural analysis. I have
2 that structural analysis. It has come back where we're
3 able to do what we need to do.

4 MR. KUMMER: Do you have that with you?

5 MR. PATRICK: Yeah, I do.

6 And in addition to that, like I said, you
7 know, I've talked with -- not talked with but, you
8 know, I've met, been through the building with the
9 architect. And also, as I said, in reference to
10 getting the boundary survey done, these are things that
11 has to take place. And so like I told you guys from
12 the original meeting, all I was looking for is a little
13 time. And I'm true to my word. I've been moving as I
14 anticipated. And everything that I told you that I
15 would do so far I've done.

16 CHAIRPERSON: There -- let me ask you
17 something. Mr. Patrick, right?

18 MR. PATRICK: Yeah, that's it.

19 CHAIRPERSON: Is there a way to purchase that
20 property without waiting for the first auction, second
21 auction, third auction, you know -- which the first
22 auction's what, in August?

23 MR. PATRICK: Not that I'm aware of.

24 CHAIRPERSON: Like paying your --

25 MR. PATRICK: But it's not --

1 CHAIRPERSON: -- back taxes or --

2 MR. PATRICK: It's not really a thing with
3 Andy, it's the State law.

4 CHAIRPERSON: I know. It's --

5 MR. PATRICK: They have to auction it,
6 auction it, in order to --

7 CHAIRPERSON: I know. I know there's got to
8 be an auction.

9 MR. PATRICK: Yeah.

10 CHAIRPERSON: But in this case, to expedite
11 things and get rid of a blight, I wonder if the
12 assessor has the administrative powers to make a
13 decision like that.

14 MR. PATRICK: I -- I don't think so. I
15 will -- I would love for that to happen. I believe, if
16 that was to take place, I would actually save money and
17 then, that way, I can get on down the road.

18 CHAIRPERSON: It would move everything right
19 along.

20 MR. PATRICK: Yeah. But I --

21 CHAIRPERSON: Because you have been over
22 there cleaning it up, working more, and I noticed it.

23 MR. PATRICK: Right, right.

24 CHAIRPERSON: Isn't that the old OJ's Lounge?

25 MR. PATRICK: Yeah. And also Charley's.

1 MR. STEWART: Not OJ's.

2 MR. PATRICK: OJ's -- it's up the street from
3 OJ's.

4 CHAIRPERSON: Okay.

5 MR. PATRICK: It's old Charlie's.

6 MR. BOLEK: It's got the big billboard on the
7 side of it.

8 CHAIRPERSON: You can't see in the back of it
9 where it's all -- because the house is there, for the
10 most part, right?

11 MR. PATRICK: Right.

12 CHAIRPERSON: Is -- there's nobody in that
13 house?

14 MR. PATRICK: No, that house is actually
15 occupied.

16 CHAIRPERSON: It is?

17 MR. PATRICK: But the house is really,
18 really, really, really, really close.

19 CHAIRPERSON: I've seen pictures of it.

20 MR. PATRICK: I had some pictures last time.

21 MR. KUMMER: How close? I think it's got,
22 like, seven inches.

23 CHAIRPERSON: Yeah.

24 MR. BOLEK: Well, the next thing -- one of
25 the other questions that's going to come is that, now

1 that it's been vacant, in order to pass the zoning
2 requirements, because the house is so close, are you
3 going to be able to get a use permit because of the
4 proximity of all that stuff?

5 I mean, he's not been into the office, that I
6 know of, and talked to any of the -- in the Planning
7 Department. We have not seen any of the conceptual
8 stuff, any of the engineered drawings, anything from
9 that side of it to indicate that there's any progress
10 in the process of this.

11 CHAIRPERSON: What is the extra property's
12 mission; that mission would be for parking?

13 MR. PATRICK: As I -- because, I mean, unless
14 I have parking, I -- I'm not going to be able to do
15 that.

16 CHAIRPERSON: What are you trying -- what are
17 you trying to make that building, again? I forgot.

18 MR. PATRICK: Small banquet.

19 CHAIRPERSON: A what?

20 MR. PATRICK: Small banquet.

21 CHAIRPERSON: Oh, a banquet center.

22 MR. PATRICK: Small -- yeah. And, in
23 reference to Mr. Bolger's (sic) statement, true enough,
24 I haven't been into the office. But when I left the
25 last meeting, you guys asked me to go out and get the

1 structural analysis because if it wasn't structurally
2 sound to move forward, then that killed the dream
3 anyway.

4 MR. STEWART: Is that what he was going to
5 present to you?

6 CHAIRPERSON: The structural analysis.

7 MR. STEWART: Was he going to present that to
8 you?

9 MR. KUMMER: We did -- we discussed several
10 things. The structural analysis is one of them.

11 MR. STEWART: Yeah.

12 MR. KUMMER: If we didn't approve this, where
13 we kept it on the demo list, that doesn't preclude him
14 from coming to the City and paying, what is it, a
15 dollar a square foot or something?

16 MR. KOLBE: Well, it's basically right now
17 about \$9 per square foot of structure for a bond.

18 MR. KUMMER: But he can still do that and
19 keep it from the -- off the demolition list?

20 CHAIRPERSON: Nothing's going to happen,
21 anyways, for 90 days, right, or 60 days?

22 MR. KOLBE: Well, but the only thing is,
23 after he does that, the meter's running, he's got six
24 months. If he doesn't get it done in six months,
25 they're going to take that bond money and use that to

1 tear the structure down.

2 MR. KUMMER: No, that doesn't mean if we put
3 him off the demolition -- if we keep it on the
4 demolition list that he has to come and do that but he
5 has that option if he want to save his concept, right?

6 MR. KOLBE: Yeah, he would have that --

7 MR. KUMMER: Okay.

8 MR. KOLBE: That would be a possibility. It
9 may be an expensive possibility but he would have that
10 possibility.

11 MR. KUMMER: I think he's got a grand scheme
12 here.

13 CHAIRPERSON: Yeah, I do, too.

14 MR. PATRICK: Well, you know I don't know if
15 that, you know, would be fair. I think the fair thing
16 to do, in my opinion, is to do like we did with the
17 other cases that I've heard before me tonight. You
18 know, you said come back to the May meeting.

19 I told you that, you know, I've already, you
20 know, met with the architect. I met with Nowak &
21 Fraus. And so let me bring that information back to
22 you guys.

23 In the meantime, if there's a way that I
24 could possibly get the property prior -- but I don't
25 think I can -- then you would know that and then we can

1 move forward. But in all fairness, when you know that
2 I'm trying to buy time in order to accomplish this
3 goal, I think the --

4 MR. STEWART: Were you going to present him
5 with a document?

6 MR. PATRICK: Yeah, if you want to see it.

7 MR. STEWART: Yeah, please. If you'll
8 present it.

9 MR. KOLBE: One of the big differences is
10 they had come into the office and applied for
11 applications and showed ahead of time that they're
12 moving along where this one did not.

13 MR. PATRICK: And, you see, I moved it along.
14 You asked me for the analysis.

15 MR. KOLBE: Is this our copy?

16 MR. PATRICK: No.

17 MR. KOLBE: Okay. I'll get you a copy of
18 that for the office.

19 MR. PATRICK: And as far as -- as far as
20 moving along, you see I'm moving along because I went
21 out and got that analysis. And I just told you that,
22 you know, I don't have Rainy Hamilton, I have a
23 different architect on board. And in addition to that,
24 we got Nowak & Fraus once the weather breaks that will
25 actually do the boundary survey as well. To me, I

1 think that's moving forward.

2 CHAIRPERSON: Are you sure you want to spend
3 \$350,000 fixing this place up?

4 MR. PATRICK: You know, listen. Let me say
5 this to you: That before it was about, "Well, do you
6 think you have the finances", this and that and the
7 other.

8 You know, people have dreams. You know, you
9 may not see -- and this -- hear me out. You may not
10 see the vision but my thought is it's a business. If I
11 didn't think that the business would be beneficial to
12 me and my family, I wouldn't be trying to go down this
13 road.

14 I also feel that it's something that --
15 that's needed and that would be an asset to the
16 community. There's a need. You know, whenever
17 something's going on in the City of Pontiac, if there's
18 a birthday party or what have you, we always have to go
19 outside, you know. You know, they had
20 Dr. Martin Luther King's celebration on Monday, they
21 went to Bloomfield. There's no place for anybody to go
22 anywhere and have an activity.

23 Now, it may not be the most massive there is.
24 But at least it's a start to trying to rebuild the
25 community. And my opinion, I think that we're all in

1 this together where we want to try to rebuild, try to
2 have something here. Right now we don't have anything.
3 We've sold all of the community centers. There's no
4 more Holland Center, there's no more Ewald; all them
5 are gone.

6 CHAIRPERSON: I agree. I understand clearly
7 what you're saying.

8 MR. PATRICK: Yeah. Let --

9 CHAIRPERSON: But I'm just thinking --

10 MR. PATRICK: Can I say one other thing, too?

11 CHAIRPERSON: -- isn't there another building
12 in Pontiac somewhere that isn't so beat up?

13 MR. PATRICK: Not where -- and let me also
14 say this to you: That --

15 CHAIRPERSON: That has all these challenges
16 with zoning?

17 MR. PATRICK: I wouldn't -- I wouldn't -- I
18 wouldn't have a building that I own and plan on renting
19 it to folks if it wasn't a nice facility. You know,
20 Pontiac already has an image problem. So I know that,
21 if I'm going to do this, it has to be better than
22 average, it has to be a little bit above the cut in
23 order for folks to want to go there for their event.
24 The last place we had was Chuck's on Woodward and
25 that's for sale. You know, it was small as well.

1 CHAIRPERSON: If you -- if we did postpone it
2 until the May meeting, bring it back in so you could
3 show us that you're on the right road, how long do you
4 think everything -- does -- you still got the zoning
5 issues, you still got to go get site plan approval,
6 probably.

7 MR. PATRICK: Yeah.

8 CHAIRPERSON: And that could take, like,
9 another 90 days. You might not get, like, shoveling
10 ground until --

11 MR. PATRICK: Well, I'm not trying to hold
12 the process up. Because, again, the sooner that I'm
13 able to actually do it, then, you know, the better it
14 is for the community. But, by the same token, like you
15 asked me about the additional property that I need, if
16 there is a way, you know, that we could do that, speed
17 that up -- I don't know, I mean, you know, the Mayor's
18 here, maybe I can talk to her and maybe she can talk to
19 Andy. I don't know. But I don't -- like I tell you,
20 that's not really an Andy's issue, that's really more
21 of a --

22 CHAIRPERSON: It's a -- there's State
23 statutes --

24 MR. PATRICK: -- State.

25 CHAIRPERSON: I understand that.

1 that, if we get this structure right, I know the
2 community will support it. I think that I've been an
3 asset. I'm born and raised here and I think I'm well
4 respected in the community and I think that go a long
5 way.

6 CHAIRPERSON: I'm reading the letter here
7 from the structural engineer and -- Mike. I know Mike.

8 MR. PATRICK: Uh-huh.

9 CHAIRPERSON: And there -- you know, he
10 does -- you got to have a lot of love for this property
11 in order to -- this is going to cost you a lot more
12 than if you did --

13 MS. HOFMEISTER: Knocked it down and started
14 over.

15 CHAIRPERSON: Yeah, knocked it down and
16 started something new. I don't know -- I mean, I know
17 you got a lot of passion for this property. But here
18 again, too, it's us looking at it and experts and
19 this --

20 MR. KUMMER: I've done projects like this
21 where you strip it down to -- to, really, the masonry.

22 CHAIRPERSON: We'd rather see you put the
23 money in building --

24 MR. KUMMER: It's expensive.

25 CHAIRPERSON: -- than to repair this stuff

1 and getting the same thing in the long run.

2 MR. KUMMER: Yeah.

3 MR. PATRICK: Well -- well, this is what I'm
4 asking, then: You know --

5 MR. KUMMER: Okay. I think we -- I think
6 you --

7 CHAIRPERSON: We know what you need.

8 MR. KUMMER: You've explained that very well.
9 So I think -- Kevin, do you have any opinions
10 or Mona?

11 MR. STEWART: No.

12 MS. HOFMEISTER: I'll tell you what. It
13 looks to me like it's falling in.

14 MR. KUMMER: Okay.

15 MS. HOFMEISTER: And why this property of all
16 the properties in the city you could have picked?

17 If you've got \$350,000 to spend on this
18 property, why not somewhere else in a better building
19 that's not falling down?

20 MR. PATRICK: Mona, this is the property
21 that, you know, I decided to move. I think that, you
22 know, the goal can be accomplished. I'm not asking you
23 for anything other than a little time. And given that,
24 I think that, ultimately, that we will be able to
25 accomplish this goal and I think that you guys will be

1 happy with the finished project as well.

2 CHAIRPERSON: Is there a motion from someone?

3 If we did --

4 MS. HOFMEISTER: When is the next auction for
5 this building?

6 When will it be on the list?

7 CHAIRPERSON: Well, it's on the list now.

8 MS. HOFMEISTER: It is on the list now?

9 CHAIRPERSON: Yeah.

10 MS. HOFMEISTER: Well, when is the next
11 auction?

12 CHAIRPERSON: This has been on the list.
13 This was tabled from the last meeting.

14 MR. KOLBE: No, she's asking about the
15 auction for the --

16 MS. HOFMEISTER: Oh, no. I'm talking about
17 the auction.

18 MR. KOLBE: -- adjacent property.

19 CHAIRPERSON: The auction starts in August is
20 the first auction.

21 MS. HOFMEISTER: That's like eight months
22 away.

23 CHAIRPERSON: Then there's one in September
24 or October. And then if nobody picks it up --

25 MR. KUMMER: I think Mona wants to make a

1 motion.

2 CHAIRPERSON: Okay. Go ahead. I'm sorry.

3 MS. HOFMEISTER: No, no. Go ahead.

4 CHAIRPERSON: Oh.

5 MS. HOFMEISTER: I'm listening.

6 MR. STEWART: What's your opinion on this
7 property?

8 MR. KUMMER: I voted to table it until
9 this -- this meeting last time.

10 MR. STEWART: Right.

11 MR. KUMMER: I --

12 MR. STEWART: Where are you at with it now?

13 MR. KUMMER: I'm not -- I'm not pleased with
14 the progress.

15 MR. PATRICK: I've done what was asked to do.
16 You guys asked me to bring in an analysis. So, you
17 know, like I told you, there's two things in place.
18 You know, give me the May meeting, I'll bring --
19 because we'll be finished by then with the plans and
20 we'll have the survey and the whole thing, which he can
21 do his plans and then go from there. I think that's
22 fair. And I don't think that's asking for too much.

23 CHAIRPERSON: There's an upcoming February
24 meeting, an April and May meeting, right?

25 MR. KOLBE: No, there's a February and May

1 meeting.

2 CHAIRPERSON: A February --

3 MR. KOLBE: The April meeting is a
4 Hearing Officer.

5 CHAIRPERSON: What do you think you could
6 have accomplished by the February meeting?

7 MR. PATRICK: I'm not sure because of the
8 weather. Just like now, I mean it's awful cold and
9 it's going to be cold through next week. So, like I
10 said, you know, like with Nowak & Fraus, they aren't
11 doing any really surveys right now, you know.

12 CHAIRPERSON: You know what? I'm going to go
13 back on that. You said somebody -- I was just thinking
14 of something. There's somebody living in the house
15 right now?

16 MR. PATRICK: Next door.

17 MR. KUMMER: Next door.

18 CHAIRPERSON: Next door?

19 MR. PATRICK: Yeah.

20 CHAIRPERSON: So it hasn't been -- there
21 hasn't been a sheriff's sale there and the property
22 owner removed, then -- or they haven't been removed.
23 Andy Meisner don't have the house yet, right?

24 MR. PATRICK: No, it isn't that house, it's
25 the -- it's the adjacent property that I showed you

1 guys last time.

2 MR. BOLEK: He's not looking for the house,
3 he's looking for the vacant property to the west of the
4 building.

5 CHAIRPERSON: Okay. That went back to --
6 that went to the County?

7 MR. BOLEK: Yes. See, my concern is whether
8 or not he -- because of the proximity of the house to
9 the building, whether or not he's even going to be able
10 to get a zoning approval.

11 CHAIRPERSON: He needs a setback variance.

12 MR. BOLEK: He needs a setback variance. You
13 need to have an assembly in a residential --

14 CHAIRPERSON: Well --

15 MR. BOLEK: -- with a residential backing to
16 it with those houses so close.

17 CHAIRPERSON: There will be a screening
18 requirement. You have to have a site plan.

19 MR. PATRICK: Let me say this.

20 CHAIRPERSON: You have to sprinkle the
21 building, you have to do a bunch of stuff.

22 MR. PATRICK: Let me also say this, that in
23 reference to the home, you know, I don't know what
24 was -- because I don't own that house, so I don't know
25 what permits was done or anything of that nature. But

1 to me, it just don't seem to make sense that, you know,
2 with the build-out, that the City of Pontiac would
3 allow that additional build-out to be that close to the
4 property, anyway.

5 CHAIRPERSON: Well, that happened years and
6 years and years ago. The thing is, if you're going to
7 put a new place up -- or a new building there --

8 MR. PATRICK: Yeah.

9 CHAIRPERSON: -- then you're going to have to
10 move off the property line because now you've lost your
11 nonconformity and it's --

12 MR. STEWART: I have a question.

13 CHAIRPERSON: -- pretty harry.

14 MR. STEWART: I have a question.

15 CHAIRPERSON: The whole thing.

16 MR. STEWART: I have a question. And I'm not
17 trying to, you know, be sarcastic at all. But why
18 state your case here when you have the opportunity or
19 had the opportunity to get all your documentation and
20 go in and speak with the building officials first?

21 I mean, have you done that --

22 MR. PATRICK: You're talking about --

23 MR. STEWART: -- since the last meeting?

24 MR. PATRICK: No, I didn't -- I didn't know
25 that. You know, no, because the thing about it is --

1 no, I didn't go and speak to them. I was waiting until
2 I come back here to --

3 MR. STEWART: Okay.

4 MR. PATRICK: But you guys had asked me --

5 MR. STEWART: So --

6 MR. PATRICK: Let me just finish.

7 You guys had asked me to do the structural
8 analysis.

9 MR. STEWART: Okay. So you haven't had any
10 contact -- once you got all your documentation and so
11 forth, you haven't had any contact with the building
12 officials?

13 MR. PATRICK: No.

14 MR. STEWART: Okay.

15 MR. PATRICK: You guys, at the
16 last meeting --

17 MR. STEWART: Okay.

18 MR. PATRICK: Can I finish?

19 MR. STEWART: Uh-huh.

20 MR. PATRICK: At the last meeting, you guys
21 asked me to do a structural analysis.

22 MR. STEWART: Okay.

23 MR. PATRICK: And I'm under the impression
24 that I need to come back here and report that and I
25 done that. By the same token, like I told you guys

1 before, you know, I didn't go with Rainy Hamilton, I
2 went with Mark Marusich from Marusich Architectural.

3 MR. STEWART: Okay.

4 MR. PATRICK: And also, we met -- you know,
5 we did our thing. And then he asked me, also, to --
6 thought it was in my best interest to do a boundary
7 survey. And so I met with Nowak & Fraus --

8 MR. STEWART: Okay.

9 MR. PATRICK: -- and went there. So it's not
10 like we just are sitting and twiddling our thumbs.

11 MR. STEWART: Okay.

12 MR. PATRICK: I didn't know to go back to
13 them.

14 MR. STEWART: No, I didn't say you had to. I
15 just asked if whether or not you have been, you know,
16 in contact with the building officials.

17 MR. PATRICK: Okay.

18 MR. STEWART: You know, so --

19 MR. PATRICK: And there's --

20 MR. STEWART: And you're right, there's no
21 obligation for you to be in contact with them; that's
22 right.

23 MR. PATRICK: I mean, I will --

24 MR. STEWART: Right.

25 MR. PATRICK: -- if there's something else

1 that you guys need me to do or want me to do. But,
2 like I said, I think that, you know, like we did with
3 the other folks, I mean, I'm just asking that I'll
4 bring you back the other additional stuff in May and
5 we'll go from there.

6 MR. STEWART: What do you want to do with
7 this?

8 CHAIRPERSON: I would make a recommendation
9 that -- or a possible motion, if you guys agree, to
10 bring it back -- post -- or table it until the February
11 meeting. At that time, Mr. Patrick can come in here
12 and convince us that he's got something really going
13 on. And if not, we put it on the demo list.

14 MR. KUMMER: Is that a motion?

15 MR. STEWART: Is that a motion?

16 CHAIRPERSON: That's a motion, then.

17 MS. HOFMEISTER: I'll second.

18 CHAIRPERSON: Okay. We -- we're in the
19 motion right now, sir.

20 That's a second. Is there any further
21 discussion or --

22 Okay. All in favor, say "aye".

23 THE BOARD: Aye.

24 CHAIRPERSON: Any opposed?

25 MR. KUMMER: Opposed.

1 CHAIRPERSON: You oppose?

2 MR. KUMMER: (Nods.)

3 CHAIRPERSON: Okay. All right. So that
4 motion passes.

5 MR. PATRICK: Okay.

6 CHAIRPERSON: Is there another motion, Chuck,
7 that you'd like to put on this?

8 MR. KUMMER: No, that's --

9 CHAIRPERSON: Okay.

10 MR. KUMMER: That's fine, motion passes.

11 CHAIRPERSON: So we'll just have to see --
12 motion passes because you had three out of four. And
13 when you come back in the February meeting and show us
14 how you're getting this all together, in the meanwhile,
15 I would check with the Building Department and make
16 sure you know what you got to do, maybe get ahold of
17 Andy Meisner on the property.

18 MR. KOLBE: And the Planning Department.

19 CHAIRPERSON: And the Planning Department.

20 MR. PATRICK: And what's the date of that
21 meeting?

22 MR. KOLBE: February 19th.

23 MR. KUMMER: We have to see progress. If --
24 if I was in your shoes, and I don't care whether you
25 use Rainy Hamilton or any other architect, I'd have

1 them -- you have to show us that you're invested in
2 this procedure. I would bring a concept plan. I'd
3 bring an estimate from a qualified builder or
4 contractor, commercial contractor, maybe a pro forma of
5 how you're going to make this whole thing happen.

6 But what I see right now -- and this is --
7 just I'm being as straight with you as I can, I see a
8 project that's getting kicked down the road and a house
9 that is butt up -- butted up right against this
10 structure that's a mess on the inside, it looks like a
11 bomb went off, just horrible. There's probably rats
12 running around in there. And I don't think it's fair
13 to those people.

14 So -- and I have to tell you right now, it
15 almost seems like you're kicking the can down the road.
16 Because -- and I would bring your architect next time.
17 Let him sell us on your vision, too. I'm all in favor
18 of visions, I really am. I rehabbed a lot of buildings
19 that were old and historic and made something wonderful
20 out of them. But I'm not getting a good sense that
21 you're really pushing hard on this.

22 MR. PATRICK: Okay.

23 MR. KUMMER: You got to push hard and
24 convince us next time. Because I voted last time, I
25 voted yes and now I'm voting no.

1 MR. PATRICK: Okay.

2 MR. KUMMER: Okay.

3 CHAIRPERSON: Is there a way that he can
4 close -- clean that up and close it up on a temporary
5 basis until he can get this going?

6 MR. KUMMER: From the front, it looks fine.

7 CHAIRPERSON: I know.

8 MR. BOLEK: He's boarded all the openings and
9 he's cut the brush. In my mind, the -- he needs -- he
10 needs what Chuck's talking about and he needs to get
11 into the Zoning Department because he may find out,
12 going into the zoning, it just can't be done. And that
13 would have been -- in my mind, that would have been the
14 very first step is find out what options I had.

15 MR. KUMMER: Part of the thing that we --
16 we're trying to make you think about, if you haven't
17 already, but I think you have, is have you -- have you
18 put together all the costs, all the due diligence like
19 they're talking about with zoning? Because you may
20 spend four or five months on this and find out it just
21 wasn't going to work out or even closely work out.

22 MR. PATRICK: Okay.

23 MR. KUMMER: So we're just trying -- we're
24 trying to see how serious you are. And, as you're
25 going through that process, you may find out, "Wow,

1 this is really good and it's so good, I'm going to get
2 investors" or you're going to find out it's just
3 unraveling in front of you.

4 MR. PATRICK: Okay.

5 MR. KUMMER: But we got to see some progress.

6 CHAIRPERSON: Without putting a whole bunch
7 of money in it.

8 MR. KUMMER: Yeah.

9 MR. PATRICK: That's fair.

10 MR. KUMMER: Okay.

11 CHAIRPERSON: All right. Great.

12 MR. KUMMER: Good luck.

13 MR. PATRICK: Thanks.

14 MR. KUMMER: See you next month, right?

15 MR. PATRICK: Yeah, okay.

16 CHAIRPERSON: Okay. Item Number --

17 MR. BOLEK: Let me get that structural
18 back -- or that letter back.

19 CHAIRPERSON: Item Number 30,
20 402 Irwin Avenue.

21 MR. BOLEK: No, no.

22 MR. STEWART: Paddock.

23 MR. BOLEK: Paddock, 429.

24 MR. STEWART: 429 North Paddock.

25 MR. BOLEK: It needs to come off the list.

1 CHAIRPERSON: Oh, I'm sorry. 429, do I have
2 a motion to take that off the table, 429 Paddock?

3 MR. STEWART: I make a motion.

4 CHAIRPERSON: I second it. All in favor,
5 say, "aye".

6 THE BOARD: Aye.

7 CHAIRPERSON: Any opposed?

8 Hearing none, it's off the table.

9 Go ahead, Hearing Officer.

10 MR. BOLEK: 429 North Paddock posted 1-8 of
11 '14. This structure is vacant, there were broken
12 windows, rotted roof boards, rotted roof, cracks in the
13 foundation walls, the interior was trashed. This
14 property had a Property Maintenance Inspection
15 conducted back in 2012. All permits were needed then.
16 Permits have been pulled and expired. Permits are --
17 are in. Were they -- were they renewed?

18 MR. KOLBE: The building permit's been
19 extended. I don't believe the other permits have been
20 extended yet.

21 MR. BOLEK: Haven't been extended. So this
22 is the ninth -- I believe the ninth time before our two
23 boards, the Hearing Officer and the Appeals Board.

24 We're recommending demolition due to lack of
25 progress. This has been ongoing for the longest I've

1 ever seen.

2 MR. STEWART: Can I have clarification? When
3 you said the building permit has been extended --

4 MR. KUMMER: Expired?

5 MR. STEWART: -- did I hear that correct?

6 MR. KOLBE: The building permit, at this
7 point, it goes to until February 11th of 2014 and then
8 it will expire.

9 MR. STEWART: Okay.

10 MR. KUMMER: Will you state your name,
11 please.

12 MS. MURADIAN: I'm sorry? I didn't hear you.

13 MR. KUMMER: State your name, please.

14 MS. MURADIAN: Sharon Muradian. I'm the
15 owner of the property.

16 MR. KUMMER: Okay.

17 MR. COLEMAN: I'm a friend, Dave Coleman.

18 CHAIRPERSON: How many times has this been
19 tabled, Chuck?

20 How many times has this been tabled?

21 MS. HOFMEISTER: Nine.

22 CHAIRPERSON: Nine times?

23 MR. BOLEK: Between the Hearing Officer --
24 between the Hearing Officer and the Board of Appeals,
25 it was postponed nine -- four times in front of the

1 Hearing Officer before it was finally passed to the
2 Board of Appeals. And this is now the fifth time in
3 front of the Board of Appeals.

4 CHAIRPERSON: Wasn't there another building,
5 too, that you own that you were in front of us --

6 MS. MURADIAN: I'm so sorry. I'm slightly
7 hard of hearing. I --

8 CHAIRPERSON: Yeah, I'm probably not talking
9 loud enough.

10 MR. KUMMER: Was --

11 CHAIRPERSON: Is this -- go ahead.

12 MR. KUMMER: Was there another property that
13 you had also?

14 MS. MURADIAN: I beg your pardon?

15 MR. STEWART: She sold that one, I believe.
16 You have another property, correct?

17 MS. MURADIAN: Do I have --

18 MR. STEWART: You had two before us, right;
19 you had two properties?

20 MS. MURADIAN: I own other properties.

21 MR. STEWART: Were you ever here before us on
22 it?

23 MS. MURADIAN: Oh, yes.

24 MR. STEWART: Okay. Yeah.

25 MS. MURADIAN: I was here the last time.

1 MR. STEWART: But we got that resolved. You
2 sold it or something, correct?

3 MS. MURADIAN: Yes. Are you talking about
4 the one on Woodward? That one is --

5 MR. STEWART: You sold that?

6 MS. MURADIAN: -- in negotiation to be sold
7 to Kent Clark.

8 MR. STEWART: Yeah, you sold that one. Okay.

9 MS. MURADIAN: We're in negotiations.

10 MR. STEWART: Okay.

11 MR. KUMMER: Tell us about this property.

12 MS. MURADIAN: This property, when I was here
13 the last time, okay, I think I informed you at that
14 point that my son was having a lot of medical problems.
15 And he was still in the hospital at that time. Things
16 kind of went from bad to worse and he was in U of M
17 Hospital. And they continued to treat his infection
18 for about ten days. And after that, they had to go
19 with their recommendation, they amputated his leg.

20 So he was in the hospital for ten more days,
21 home for four, had another infection and went back. So
22 time has been really a bad factor. But right now, now
23 he's waiting for a prosthesis and he is home. And so
24 things are looking up now and my time is a little freer
25 than it was.

1 I did pay the back taxes on the property.
2 There was a one year, I think it was 2012, that was
3 delinquent and I paid that. We put a door on the side
4 of the property. We had the partition there that had
5 16 screws in there and that's what we have had prior
6 to. And in those pictures you see that but there is
7 now a door there. And the -- and the furnace, which
8 was a huge octopus, that had been removed also.

9 But due to the problem my family has had, I
10 found myself being -- I don't -- I'm not one to air
11 my -- my family problems and so I find it difficult.
12 But Mr. Coleman and his workers have been over there
13 and we were not sure which walls that the electrician
14 wanted to be torn down. And we understand that one on
15 each side. That's, why when you look at those
16 pictures, you'll see where some of the walls have
17 already been torn down and the debris is taken away.
18 We've had three dumpsters.

19 And since that time, I also met with the --
20 I've been to the Building Department twice. And first
21 time I was there, they -- they wanted to review the
22 packet. And second time that I came back, I met with
23 Mike Wilson and Rick and Dan. And at that time, they
24 were very concerned that there was some structural
25 damage on the property. So -- well, I --

1 MR. STEWART: Ma'am --

2 MS. MURADIAN: Dave can tell you about it.

3 MR. STEWART: -- can I ask you a question?

4 MS. MURADIAN: Yes.

5 MR. STEWART: You said Mr. Coleman and some
6 of his employees went over to look at removing some
7 walls for your electrician?

8 MS. MURADIAN: Yes.

9 MR. STEWART: Okay. Do you have an
10 electrical permit pulled already?

11 MS. MURADIAN: Yes, I do. Electrical and
12 mechanical and also plumbing; they're all pulled. But
13 I think --

14 MR. KOLBE: They expired.

15 MS. MURADIAN: Yeah.

16 MR. KOLBE: But they were pulled.

17 MS. MURADIAN: And I think --

18 MR. STEWART: They were pulled?

19 MS. MURADIAN: And I submitted -- I have the
20 letters from them, where there's two of them that have
21 to be extended. And so I submitted letters and checks
22 to the Building Department. And when I talked to Mike
23 that -- because there was concern about the structural
24 damage -- or that the building may not be structurally
25 sound.

1 And I'm going to let Dave tell you about
2 Mr. Johnson, who is one of the builders. And I have
3 Solson (sp.) Construction Company. And I also have a
4 letter from Solson Construction Company where he states
5 he went inside the building and removed the wall there
6 where the -- the crack was. And I talked to Rick. And
7 he said there is no structural damage there. The back
8 up of it is concrete blocks and what -- this is what he
9 says in his letter. And I'll be happy to give you a
10 copy of it.

11 "I inspected the property at
12 429 North Paddock on the 16th of January. The building
13 is structurally sound and I found no rotting wood. The
14 area where the plaster is cracked on the outside has
15 concrete block inside. Due to the cold weather, ice
16 may have formed in the crack and we may need to
17 re-mortar a few blocks. But there is no structural
18 damage and no rotting wood."

19 And then he goes on to say, "If you have any
20 questions or concerns", he gives his phone number.

21 CHAIRPERSON: Okay.

22 MS. MURADIAN: Now I'd like for Dave to tell
23 you about Mr. Johnson.

24 CHAIRPERSON: All right. Let me just
25 intervene for a second.

1 Rick, what would it take for her -- for this
2 house to be okay?

3 MR. BOLEK: A lot of work. I mean, at this
4 point, there's -- it's been -- it's been --

5 MS. HOFMEISTER: Nine times.

6 MR. BOLEK: -- quite a bit of time and no
7 progress is made. I think it probably can be rehabbed,
8 I just don't know when it's going to start.

9 CHAIRPERSON: Well, she's had the family
10 problems and I understand that really puts a toll on
11 the whole thing.

12 MR. BOLEK: Uh-huh.

13 CHAIRPERSON: Do you think, if we get a
14 commitment --

15 MR. STEWART: We've had commitments.

16 CHAIRPERSON: Well, yeah. But then she had
17 mitigating circumstances in that time. And then --

18 MR. BOLEK: I think there's an opportunity --

19 CHAIRPERSON: It's not bad on the outside,
20 it's just the in -- it just needs to get done.

21 MR. BOLEK: Yeah. I think there's an
22 opportunity to rehab it. There just -- there just
23 needs -- it just needs to get started.

24 CHAIRPERSON: Okay.

25 MR. BOLEK: The project needs to --

1 CHAIRPERSON: How much money do you think it
2 takes to get it done and over with or do you know how
3 much you're --

4 MS. MURADIAN: I beg your pardon?

5 CHAIRPERSON: How much money --

6 MS. MURADIAN: Have I already invested?

7 CHAIRPERSON: No. How much do you need to
8 get it done?

9 MS. MURADIAN: I'm thinking between 15- to
10 18,000.

11 CHAIRPERSON: Do you have that?

12 MS. MURADIAN: Yes, I do. I have a letter
13 from my bank, also, for your files or whatever, and --
14 and it states that.

15 CHAIRPERSON: And if we said to get it done
16 by the May meeting, if you came back here in May, it
17 would be done?

18 MS. MURADIAN: We have that. And if I don't
19 have it done, then you can do whatever you want. But
20 if you give me until May --

21 CHAIRPERSON: We've already committed to
22 this --

23 MS. MURADIAN: -- I will tell you, "We have
24 it done."

25 CHAIRPERSON: -- this scenario for nine

1 times, I hate to --

2 MS. MURADIAN: I know. And I apologize. You
3 know, I -- sometimes things happen in your lives that
4 take a priority.

5 CHAIRPERSON: I know that.

6 MS. MURADIAN: And this time it really did.

7 CHAIRPERSON: All right. Well, I got a
8 motion. Do you guys got more discussion?

9 MR. KUMMER: No, no discussion.

10 CHAIRPERSON: I have a motion, then, to bring
11 it back in May. If -- in the meantime, everything get
12 done and get a CFO from the Building Department. If
13 not, we got to put it on the demo list.

14 MS. MURADIAN: I understand and I thank you
15 so much.

16 CHAIRPERSON: And then just keep in contact
17 with Dan and Mike Wilson and them guys to let them
18 know. But something's got to go.

19 MS. MURADIAN: I have all the checks and the
20 letters from both the electric and the other guys to
21 re-in --

22 CHAIRPERSON: Okay.

23 MS. MURADIAN: You know, to extend their
24 permits.

25 CHAIRPERSON: So I would make a motion, then

1 to table it until the May meeting for completion. Is
2 there any support?

3 There's no support.

4 MS. HOFMEISTER: I'll just tell you, I feel
5 bad for the neighbors. They've looked at this and
6 looked at this and looked at this. This has been going
7 on for nine meetings. It goes back all the way to
8 2012. And I understand your situation. You know,
9 we've all been touched by things like that. But oh, my
10 goodness. In the real world, no matter what's going
11 on, you still got to go home and do your -- go to work
12 and do your job. And if this was your job --

13 MS. MURADIAN: And I was going to work -- I
14 was also going to work and doing my job. But it has
15 delayed us, I'm not going to deny that. Okay? But I'd
16 just ask you if I can just have that length of time.
17 If we haven't done what you feel is, though, a
18 significant progress at that time, I'm not going to
19 fight you at that time. I'm not going to even ask.
20 Okay?

21 MS. HOFMEISTER: When you come to the May
22 meeting, it should be done. It has to be done because
23 that's where I draw the line. If it's not done by May,
24 then there's no more forgiveness.

25 MS. MURADIAN: I understand. I appreciate

1 this.

2 MS. HOFMEISTER: And I apologize to your
3 neighbors that we have to do this because they're the
4 ones who have to look at it.

5 MS. MURADIAN: Well, we're definitely -- do
6 you want to add anything, Dave?

7 MR. COLEMAN: Well, we appreciate -- we
8 appreciate your offer until May. Yes, that should be
9 an ultimate -- ultimatum that we should be able to
10 meet.

11 When we met with the builder,
12 J. Johnson Construction, and he indicated that -- with
13 his negotiations, that he can get this done by then.

14 CHAIRPERSON: Jim Johnson?

15 MS. MURADIAN: We just met with Mr. Johnson
16 for a second time this past Monday. And that's when he
17 went through the building. And he also said no, the
18 building is structurally sound.

19 MR. KUMMER: So would he have -- if that's
20 someone that we want to do the work, could he pull the
21 permit before the February meeting?

22 MS. MURADIAN: To pull the permits? I have
23 the checks and the letters and everything that was
24 requested from me here --

25 MR. KOLBE: He's basically extending it.

1 MR. KUMMER: What's that?

2 MS. MURADIAN: -- and they -- you know,
3 Mike Wilson said that he was concerned about the
4 structural damage. And he said, "Why don't you hold?"
5 And he said -- and so that's when I brought in the two
6 builders, Mr. Johnson and Solson Construction Company.
7 And they both indicated that no, that the building is
8 sound, it's backed up by concrete block.

9 CHAIRPERSON: I know Jim Johnson, he's a good
10 contractor. So you're going to have a contract drawn
11 up with him?

12 MS. MURADIAN: I -- yes, we are. I'm
13 negotiating with Mr. Johnson right now.

14 CHAIRPERSON: Can you give us a copy of the
15 contract? We'd like -- if we table this until the
16 February meeting, give us a contract -- the contract.
17 That don't mean that, if you do make an agreement with
18 Mr. Johnson, you can't go forward until then. Because
19 you can start tomorrow, if we decide to not put this on
20 the demo list and you make other --

21 MS. MURADIAN: Well, we already have hired
22 some people, which are the -- the electrician, you've
23 already got his building permit -- or his permit that
24 he filed and -- Volt Electric. And we also have a
25 plumber, Gordy. And -- but I guess Mr. Johnson would

1 be more like an overseer and, you know, hold it
2 together to get it accomplished.

3 MR. KUMMER: I can't see kicking this until
4 May.

5 CHAIRPERSON: Okay.

6 MR. KUMMER: I'm looking at February with
7 some proof that you guys can come up with that there's
8 progress.

9 CHAIRPERSON: Okay. Is that a motion, Chuck;
10 is there a motion?

11 MR. KUMMER: Well, I want to have some
12 discussion, what you think is reasonable progress.

13 MS. HOFMEISTER: I agree.

14 MR. KUMMER: To me, that a contract is signed
15 and that there's a bank Letter of Credit that's
16 assigned to cover that contractor's cost. Because it's
17 going to take them a few months to do the work,
18 anyways. So if you're going to actually commit to that
19 May date that you're so firm on yourself, that means by
20 February there should be things in place to make that
21 happen.

22 MS. MURADIAN: There should be something done
23 to show you --

24 MR. KUMMER: Right.

25 MS. MURADIAN: -- that we're on the track.

1 And that's our intent.

2 MR. KUMMER: So I'd like to make a motion
3 that we table to the February meeting with the
4 understanding that you will show us a contract with a
5 contractor, a signed contract, and -- and the funds
6 that are available to finish this work.

7 MS. MURADIAN: Well, any documentation you
8 want regarding the funds I can get you tonight. Okay?

9 MR. KUMMER: Yeah.

10 MS. MURADIAN: That the funds are available.

11 MR. KUMMER: And if, for instance, you've
12 hired an electrician and he's pulled a permit, then
13 stop by the City and get a copy of that permit, that
14 the -- that the electrician pulled and bring us the
15 contract that you have with the electrician, too.

16 I want to see lots of documentation that --
17 that things have been set up to make this a complete
18 project by May.

19 MS. MURADIAN: Well, really, I really am
20 trying. Okay? You know, and I know that, you, his has
21 expired but I do have a letter from him right here,
22 along with the check, okay, to pay for his extension.
23 And the same with the building permit and the
24 mechanical. The other one is still good. Okay?
25 That's still in effect.

1 MR. KUMMER: My advice is that you bring to
2 the February meeting all the documentation to prove
3 that you're moving forward. Because I doubt you'll get
4 a passing vote if you don't. But my motion would be to
5 table this until the February meeting.

6 MR. STEWART: I'd second that.

7 CHAIRPERSON: Okay. There's support. All in
8 favor, say, "aye".

9 THE BOARD: Aye.

10 CHAIRPERSON: Any opposed?

11 Hearing none, motion passed. We'll see you
12 in February.

13 MS. MURADIAN: Okay. Thank you so much.

14 CHAIRPERSON: Good luck.

15 MR. COLEMAN: Thank you.

16 CHAIRPERSON: Item 30, 402 Irwin Avenue.

17 MR. BOLEK: 402 Irwin Avenue posted 1-8 of
18 '14. This is a vacant, abandoned structure, open to
19 trespass and the elements in the rear windows. The
20 chimney's crumbling, fallen trees, overgrown brush,
21 animals are undermining the foundation, porch steps are
22 rotting, gas meter's removed, electric meter's off.

23 Recommend remaining on the demolition list.

24 CHAIRPERSON: Is there somebody here?

25 MR. BROWN: Yes. Hi, I'm Eric, Eric Brown.

1 I'm the owner. Didn't realize that my property was on
2 the demo list already. I was -- I've owned the
3 property, I believe, since '09, I believe. I bought it
4 off of -- from HUD, rehabbed the inside. The whole
5 inside is redone; carpet, paint, bathrooms and kitchen
6 has been -- it's been counters removed with the sink
7 and everything. But I do live -- I do live out of
8 state. I have tried for several years to try to sell
9 it, couldn't sell it. I originally bought it for an
10 investment. I do fly back once a month and check on
11 the properties.

12 I did -- just flew in today, went by the
13 property, took some pictures of it. Somebody did break
14 one of the back windows. From since I had it, from
15 '08, I have had it padlocked, did have a regular lock
16 on it several times. Like I say, I come back and check
17 on it every month.

18 Like I say, I came in today, the back window
19 was busted out; that was the only thing. And the water
20 was on, for some reason. I have never had the water on
21 or the electric -- or the gas on. I have had the
22 lights on. I needed that to do my work and so forth.
23 But I've never had the gas and the water cut on. But
24 for some reason the water was on today. But I got with
25 the Water Department, they come out and shut it off a

1 couple hours ago.

2 The property does look a mess, as far as
3 the -- the yard is concerned. I do have a tree I need
4 to get cut down. And I need to maintain the yard a
5 little bit more than it is. But, as far as the
6 structure of the house, I think it's in pretty good
7 shape. The inside is in really good shape.

8 I'd love -- just asking, you know, for -- not
9 for it to be put on the demo list and to look at it
10 again in May and see how I'm doing with the trees and
11 the grass.

12 CHAIRPERSON: What's your -- what's the plans
13 for the house?

14 MR. BROWN: I'm originally -- this -- this
15 summer I'm going to put it back on the list to either
16 get it sold or, if I can, I'm going to, more than
17 likely, lease it out.

18 CHAIRPERSON: So the Hearing Officer's
19 violations he's got in here would be -- lay that on us
20 again, Rick. What does he need to do?

21 MR. BOLEK: One of my concerns is when he
22 represented that he re -- rehabbed or did something to
23 the inside, there's not any permits pulled.

24 MR. BROWN: Well, like, when I bought it from
25 HUD, it was in fairly good condition, it just basically

1 had drywall issues and the water tank was out.

2 MR. BOLEK: You know, we've had water lines
3 break now. I -- I guess if -- he would need to get a
4 Property Maintenance Inspection. We'd have to go in
5 and perform that, decide what work would need to be
6 done to bring it up to compliance. And, you know, one
7 of the biggest problems we've had is the tall grass and
8 weeds for the past couple years on this property has
9 been a -- a big problem with the -- with the neighbors.

10 MR. KUMMER: How long have you owned the
11 property?

12 MR. BROWN: I believe since '08.

13 CHAIRPERSON: Was it a rental?

14 MR. BROWN: No. I originally bought it for
15 an investment. I've been -- I went in there the first
16 month I got it and fixed it up.

17 CHAIRPERSON: So you've had it since '08 and
18 nobody's been in it?

19 MR. BROWN: No, nobody's been in it.

20 CHAIRPERSON: And you haven't had a lot of
21 issues with break-ins or anything?

22 MR. BROWN: I only had one break-in last
23 summer and somebody took the water tank out of it. And
24 then, like I say, I come back for today this hearing,
25 and somebody cracked the small window in the back and

1 the water was somehow on.

2 But no pipes actually was busted. I had the
3 water disconnected from the rest of the system. It
4 just was going onto the basement floor.

5 MR. KUMMER: I'd like to table this until
6 the -- I'm sorry, sir. Do you have anything else to
7 say?

8 MR. BROWN: Oh, that's it. That's it.

9 MR. KUMMER: Okay. I'd like to table this --
10 or provide a motion to table this until the February
11 meeting, provided there's a Property Maintenance
12 Inspection.

13 MR. STEWART: I'll second that.

14 CHAIRPERSON: Okay. So there's support for
15 the next meeting. In the meantime, you can get in the
16 Building Department and get that Property Maintenance
17 Inspection done and try to get it -- it would be great
18 to see that done and then what they want done
19 accomplished. And if it was into February, we could
20 take it right out of here.

21 MR. BROWN: Okay.

22 CHAIRPERSON: So all in favor of that motion,
23 say "aye".

24 THE BOARD: Aye.

25 CHAIRPERSON: Any opposed?

1 Hearing none, motion passes.

2 MR. KUMMER: Okay. You got some work ahead
3 of you.

4 MR. BROWN: February 19th, right?

5 CHAIRPERSON: Where do you got to go out of
6 town?

7 MR. BROWN: Georgia, actually.

8 CHAIRPERSON: Georgia. So you got to come
9 back up from Georgia?

10 MR. BROWN: Yeah.

11 CHAIRPERSON: Are you going to try to take
12 care of that Property Maintenance while you're in town
13 now?

14 MR. BROWN: Yes, sir. I'll fly back. I'm a
15 manager, so it's no problem.

16 CHAIRPERSON: You're your own boss?

17 MR. BROWN: Yeah, I can get back up.
18 Appreciate you guys. Thanks.

19 CHAIRPERSON: Okay.

20 MR. KUMMER: What's our next property?

21 MR. BOLEK: 823 Emerson.

22 CHAIRPERSON: We still got to do G.

23 MR. STEWART: Oh, okay.

24 CHAIRPERSON: All right. We got one -- we
25 got one other one that's got a person here and that's

1 Item Number 24, G, 823 Emerson Avenue.

2 Go ahead, sir.

3 MR. BOLEK: 823 Emerson Avenue posted 1-8 of
4 '14. This is a vacant, abandoned structure, was
5 boarded by the federal programs. Someone had taken
6 the -- some of the boards off. It was open to the
7 elements in some upper windows. There were some
8 shingles coming off, debris. There was abandoned
9 vehicles in the yard, unkempt, peeling paint, front
10 porch is crumbling, gas meter was locked out. The
11 electric meter had been removed and jumped. DTE was
12 called to cut the service.

13 We're recommending demolition.

14 MR. KUMMER: Did you find it?

15 MR. MARSHALL: Here it is.

16 CHAIRPERSON: Okay. Are you Mr. Marshall?

17 MR. MARSHALL: Yes.

18 CHAIRPERSON: Okay.

19 MR. KUMMER: Can you tell us about this
20 property.

21 MR. MARSHALL: I purchased the property this
22 summer from some friends of mine. And when I purchased
23 the property, it was in a total mess, just like you
24 said. I mean, there are some things outside now. When
25 I purchased the property, there were, like, tree logs

1 in there, their grass was taller than me and the house
2 was open and there were shingles gone. But I paid some
3 guys to go in there cut all the stuff down in the
4 backyard. We fixed the roof. The porch where he was
5 talking about the porch and all that stuff, it's
6 issues. But the step -- in time -- they had the steps
7 that are pushed -- the concrete is pushed up to it and
8 the step has a hole in it. That needs to be removed
9 and another step needs to be put in there.

10 The house is in pretty good -- it's in good,
11 sound shape. There are some repairs that need to be
12 redone, like the windows. I don't know if it was when
13 they boarded the house up or what but they busted the
14 glass out in the house. So the windows, a couple -- I
15 think it's, like, nine windows need to be replaced
16 back, just the glass put back into the windows. And --
17 and other than that, that's it.

18 I do have a car there but it's not abandoned,
19 it's my car. I put it there. It's just sitting there
20 on the pad in the backyard where the garage used to be.

21 But I did pay some guys to go in there. And
22 the stuff inside the house where they took the old
23 stuff out, they sat it behind the house, that does need
24 to be removed. I did call the guy and tell him he
25 needs to -- I need to have him come over there and

1 remove it. But all that snow fell and I was unable
2 to -- he was unable to get in there with his trailer,
3 to get back there to remove all the stuff. So it's
4 still sitting there right now.

5 CHAIRPERSON: Okay.

6 MR. KUMMER: What's the purpose of this; are
7 you going to live here or rent it or --

8 MR. MARSHALL: Yes, I'm planning on -- I'm
9 fixing it up to move into it and live.

10 MR. BOLEK: First of all, a house that's
11 boarded by the federal programs, before anything can be
12 done to it, is required to have a Property Maintenance
13 Inspection performed.

14 MR. MARSHALL: Okay.

15 MR. BOLEK: And then, once that Property
16 Maintenance Inspection is performed, building permits
17 pulled for repairs that need to be done on the
18 property. This property was the -- the boards were
19 removed and work, apparently, had begun without any of
20 that being done. You know, then we had the issue with
21 the electric meter being jumped.

22 The abandoned vehicle -- the vehicle that's
23 in the yard does not have a plate on it. The City of
24 Pontiac Property Maintenance Code requires that all
25 vehicles be properly plated and insured on the

1 property. If it's not, it doesn't have the legal plate
2 on it, then it's in violation.

3 So there's a lot of work that needs to be
4 done here.

5 MR. KUMMER: Who jumped -- who jumped the
6 meter?

7 MR. MARSHALL: When I purchased the house,
8 however it was, that's how it was. But people had
9 bought the house and they were going to fix it but they
10 decided it was just too much work for them to do. So
11 then that's when I came and bought the house from them
12 and I had some guys go over there and start cleaning it
13 out. I guess that's what he's talking about. Because
14 when I got to the house, the boards and stuff were --
15 like what he's saying, were off the house and the house
16 was just open and accessible. So I bought doors and
17 put doors up to the house.

18 MR. KUMMER: There's a lot of work here.

19 MR. MARSHALL: It's not as much as it looks
20 like. Like I said, it looks like there -- there is but
21 there's not as much as it looks like.

22 It's really close to being done. Like I say,
23 all electrical and stuff basically works. I got to
24 have -- call the guy out and have them put some
25 windows -- put those windows in and remove the garbage

1 from over there. Like I say, all the roof and all that
2 stuff has all been fixed so --

3 MR. KUMMER: You may have more tasks ahead of
4 you once you do the Property Maintenance Inspection,
5 though. So -- but -- and you haven't done that,
6 though?

7 MR. MARSHALL: I haven't done the Property
8 Maintenance Inspection.

9 MR. KUMMER: Right.

10 MR. MARSHALL: But I will be willing to do
11 that. Like I said, I've already invested time and
12 money into the house. We've already cleaned up the
13 yard. We took two trailers of garbage and debris away
14 from the backyard and stuff. So I mean, I just need
15 some time to do all of that.

16 MR. KUMMER: I -- I'm -- I'm thinking of
17 tabling this but I'm just not sure whether -- maybe May
18 would be the proper time to table it to, to give him
19 time to do the work.

20 MR. BOLEK: I would think, by February, he
21 could have the Property Maintenance Inspection
22 obtained, performed and at least have an idea of what
23 permits and what work was going to need to be done, by
24 the February meeting.

25 I'm -- I'm a little concerned when we get

1 into these where -- especially we got to the federal
2 board programs and somebody just simply goes in and
3 starts ripping and tearing. And 99.9 of these houses
4 that are boarded like this usually are -- have been
5 stripped and need new plumbing, new electrical, all the
6 mechanicals. You know, somebody goes in and they start
7 putting that up, you know, we don't know what work was
8 done, wasn't done, what's safe, what's not safe, you
9 know, was it installed correctly, properly.

10 CHAIRPERSON: Okay.

11 MR. BOLEK: We're starting to get a lot of
12 issues with mechanicals --

13 CHAIRPERSON: Okay. We got it.

14 MR. KUMMER: All right. Here's the --

15 MR. MARSHALL: Thank you.

16 CHAIRPERSON: Yep.

17 MR. KUMMER: Here's -- here's what I'm
18 thinking: The motion I'd like is to table this until
19 the February meeting. And you heard why.

20 MR. MARSHALL: Yeah.

21 MR. KUMMER: But in the meantime, you got to
22 get a Property Maintenance Inspection. And when you
23 come to that February meeting, bring to us the list
24 that's on the inspection and then your estimated costs
25 for all that and then your proof that you can do that

1 work, you have the -- the ability to do that
2 monetarily. You give us that stuff, then we'll table
3 you three more months until May.

4 And it sounds to me like you're ready to do
5 it but you got to go through the process.

6 MR. MARSHALL: Okay. When is the February
7 meeting, sir?

8 MR. KOLBE: February 19th.

9 MR. MARSHALL: February 19th. Okay.

10 MR. KUMMER: Now, if you can't be here
11 because you're in Georgia --

12 MR. KOLBE: No.

13 MR. BOLEK: That's the other guy.

14 CHAIRPERSON: That was the other gentleman.

15 MR. KUMMER: Oh, I'm sorry. That's right.
16 Well, in case you're visiting Georgia or thinking about
17 it --

18 MR. KOLBE: Say hello to the guy.

19 MR. KUMMER: But anyway, bring to us all that
20 stuff that we're talking about and we'll make this a
21 smooth process. Because I feel like you're committed
22 to do this.

23 So I'd like to make a motion to table him
24 until the February meeting with the proviso that he
25 gets a Property Maintenance Inspection.

1 CHAIRPERSON: Okay. Can I make a caveat to
2 that?

3 MR. KUMMER: Yep, absolutely.

4 CHAIRPERSON: As far as maybe you -- can we
5 get the vehicle out of there or get it licensed?

6 MR. MARSHALL: Yeah.

7 CHAIRPERSON: Do you got another place to put
8 it, like in a building?

9 MR. MARSHALL: Yeah, I will -- I can put it
10 in a storage building.

11 CHAIRPERSON: That will take care of that.
12 And then get the stuff cleaned up, too.

13 MR. MARSHALL: Okay.

14 CHAIRPERSON: Get a dumpster and get that out
15 of there, or a trailer.

16 MR. MARSHALL: Okay. No problem.

17 CHAIRPERSON: Okay. Well, is there support
18 for Chuck's motion?

19 MR. STEWART: I'll support it.

20 CHAIRPERSON: Kevin supports. All in favor,
21 say, "aye".

22 THE BOARD: Aye.

23 CHAIRPERSON: Any opposed?

24 Hearing none, then we'll see you on
25 February 19th.

1 MR. MARSHALL: Okay. Thank you.

2 CHAIRPERSON: Thank you.

3 MR. BOLEK: There are two other people --
4 three more people here.

5 What property are you --

6 MS. WILLIAMS: I'm here on behalf of
7 306/308 East Wilson.

8 CHAIRPERSON: What number's that, ma'am?

9 MS. WILLIAMS: That is Number 60.

10 CHAIRPERSON: Number 60?

11 MS. WILLIAMS: Yes.

12 CHAIRPERSON: Okay.

13 MS. LEONARD: I'm here for Number 45,
14 61 North Merrimac.

15 CHAIRPERSON: And you're here for 45. Both
16 of you all -- did both of you sign in?

17 MS. WILLIAMS: Yes.

18 MR. BOLEK: They were after the sign-in,
19 so --

20 MS. WILLIAMS: Oh.

21 CHAIRPERSON: Okay. Who was here first?

22 MR. KOLBE: I believe Wilson was.

23 CHAIRPERSON: Wilson. Okay. Well, let's do
24 Wilson, then.

25 MR. KUMMER: What number is that again?

1 CHAIRPERSON: 60.

2 MR. KUMMER: 60.

3 CHAIRPERSON: 306/308 Wilson.

4 MR. BOLEK: 306/308 East Wilson posted 1-8 of
5 '14. This is a vacant structure, boarded by the
6 federal programs, appear to be abandoned, overgrown
7 brush, debris, unkempt. Pillars are settling on the
8 front porch. There was a new electric service
9 installed. An electric total rehab permit had --
10 expires 2-9 of '14. Gas meter's locked out.

11 We're recommending demolition.

12 MS. WILLIAMS: This property is part of
13 Mr. James Overton's estate. Currently -- Mr. Overton
14 is my grandfather. And I'm here with my aunt.
15 Currently Mr. Overton is in a nursing home and, by
16 recommendation of Adult Protective Services, the family
17 was advised to apply for both guardianship and
18 conservatorship of Mr. Overton. We did take care of
19 that today.

20 And this particular property is a home out of
21 the 20-something homes that Mr. Overton owns in the
22 City of Pontiac that we are going to save. We are very
23 committed to saving my grandfather's properties and
24 rehabbing them. I personally -- I've gone through the
25 rehab process with the City of Pontiac successfully. I

1 revitalized Grant Street; that is a structure that
2 Mr. Overton did build. And that street, I actually --
3 I maintain the entire street.

4 So I do understand the process. I understand
5 how much it costs. And we are committed to saving as
6 many of Mr. Overton's properties as we possibly can.
7 And again, this is definitely one of those properties
8 that we do plan on saving.

9 We have a court date February 12th for our
10 guardianship. We're pretty certain that we are going
11 to get it. The State is supporting the family. As
12 some of you have worked with my loving grandfather,
13 he's a very stubborn man and we -- we definitely want
14 to save as many of his homes. He is so dedicated.
15 He's given his life of work and, even at 90, he wants
16 to get back out there and do what he can but,
17 unfortunately, the body is not keeping up with the
18 mind.

19 So with guardianship and conservatorship, we
20 will be able to do what we need to do to save his
21 estate.

22 MR. KUMMER: Kevin, Mona, do you know this
23 neighborhood?

24 MS. HOFMEISTER: East Wilson? Yeah. But
25 if -- in all reality, it looks like a house that has

1 good bones. I mean, it's worth saving.

2 MS. WILLIAMS: Absolutely.

3 MS. HOFMEISTER: It's -- it's not falling
4 down and falling apart like a lot of them are.

5 MS. WILLIAMS: Right.

6 MS. HOFMEISTER: So --

7 MR. KOLBE: We had a discussion in the
8 Building Department that the family had -- no one had
9 come to the last meeting and we were very surprised at
10 that.

11 MS. HOFMEISTER: Right.

12 MR. KOLBE: And commented that it didn't look
13 like it was going to take a world of money to fix it up
14 and hoping that someone would show up at the meeting to
15 step forward and say they wanted to do something
16 because it would be a shame to --

17 MR. BOLEK: I think the Building Department
18 would revise its recommendation to postpone until the
19 May meeting. Obviously, I didn't know that
20 Mr. Overton -- the last time I saw him, he was still on
21 the street so I'm surprised to hear that -- I think the
22 family needs the opportunity to begin to convert and do
23 what they have to do. And she has already worked on a
24 couple properties and has been successful at those.
25 I -- I would recommend that we postpone this until May

1 and give her the opportunity to get what she needs to
2 accomplish done and --

3 MR. KUMMER: Is one of those a Property
4 Maintenance Inspection?

5 MR. KOLBE: Yes, yeah. I was just going to
6 say a Property Maintenance Inspection would be the
7 first thing that they need to do.

8 MS. HOFMEISTER: Well, I'm all for knocking
9 the bad ones down but when there's a good one, it's
10 worth saving --

11 MS. WILLIAMS: Okay.

12 MS. HOFMEISTER: -- I'm for that, too. So --

13 MS. WILLIAMS: Thank you.

14 CHAIRPERSON: Is that a motion?

15 MS. HOFMEISTER: -- she's got my support.

16 MR. KUMMER: Is that a motion?

17 CHAIRPERSON: Is that a motion?

18 MS. HOFMEISTER: Yes.

19 CHAIRPERSON: Okay. Mona makes a motion to
20 table until the May meeting to get a resolution or at
21 least attempt to get resolution, a Property
22 Maintenance Inspection done and, hopefully, you can
23 fix everything by then, too. And --

24 MR. KOLBE: Do you have a time frame on the
25 Property Maintenance Inspection; do you want it pulled

1 by a certain time so that we don't come up to the week
2 before the meeting and --

3 CHAIRPERSON: Right. We would like to get
4 the Property Maintenance.

5 MS. HOFMEISTER: Right way. Get on it.

6 CHAIRPERSON: So do -- you have to wait --

7 MR. BOLEK: I was going to say --

8 (Simultaneous talking.)

9 CHAIRPERSON: -- until you've received
10 ownership, right?

11 MS. WILLIAMS: Absolutely. And I do have the
12 paperwork that we did file. And the court hearing is
13 scheduled for February 12th at 10:00 a.m. And we're
14 very confident because we have the State of Michigan
15 Department of Adult Protective Services supporting the
16 family to help Mr. Overton, our grandfather.

17 CHAIRPERSON: So Adult Protective Services --

18 MS. WILLIAMS: Yes.

19 CHAIRPERSON: -- are involved in giving you
20 ownership of your grandpa's properties?

21 MS. WILLIAMS: In his conservatorship. That
22 means we can make business decisions on his behalf so
23 he can't supersede what we --

24 CHAIRPERSON: Is that like a Power of
25 Attorney?

1 MS. WILLIAMS: Yes, sir.

2 MR. KOLBE: We'll need to put it into an LLC.
3 Is he still the head of the LLC?

4 MS. WILLIAMS: He is. The LLCs are currently
5 owned by me and my grandfather and the attorneys told
6 us to do that.

7 CHAIRPERSON: So you have an attorney?

8 MS. WILLIAMS: Hmm?

9 CHAIRPERSON: You've got an attorney that's
10 advising you all through this?

11 MS. WILLIAMS: Absolutely.

12 CHAIRPERSON: Okay.

13 MS. WILLIAMS: And I do plan on working
14 closely with Building and Safety so that we can get a
15 better understanding of the state of his properties and
16 what we need to do and how many we can realistically
17 save.

18 CHAIRPERSON: Okay. I would support Mona's
19 motion, then, to revisit this in May. Is there any --
20 I support. So all in favor, say, "aye".

21 THE BOARD: Aye.

22 CHAIRPERSON: So your motion passes.

23 MS. WILLIAMS: Thank you. And what's the
24 date of the May meeting?

25 MR. KOLBE: I believe it's the 25th. It's

1 the third Wednesday in May.

2 MS. WILLIAMS: Third Wednesday. Thank you
3 all. I appreciate it.

4 CHAIRPERSON: Okay. Number -- Item 45,
5 61 North -- how do you know pronounce that?

6 MR. BOLEK: Merrimac.

7 MS. LEONARD: Merrimac.

8 CHAIRPERSON: Merrimac.

9 MR. BOLEK: 61 North Merrimac posted 1-8 of
10 '14. This is a vacant structure, open to trespass on
11 all the doors and windows. The canopy on the front of
12 the structure's falling down. The interior has been
13 trashed and stripped. There's possible mold on the
14 inside of the structure. There's debris, overgrown,
15 unkempt, electric meter's removed, gas meter's locked
16 out. All the metals are -- metals and mechanicals have
17 been stripped from the building.

18 We're recommending demolition of this
19 structure.

20 MS. LEONARD: Hi. My name is
21 Patricia Leonard. I'm here representing my husband,
22 Jeffrey Leonard, who cannot attend tonight. With
23 regards to 61 North Merrimac, my husband no longer owns
24 that property and has not owned that property for four
25 years. He gave it back to the bank in a bankruptcy

1 that he filed four years ago.

2 The problem with this property is he is
3 still -- he is getting tickets on this property, he has
4 been arrested and incarcerated on this property. I had
5 to pay \$1,300 to get my husband out of jail because of
6 this property. I have gone in front of Judge Walker in
7 the City of Pontiac. I have stated my case to her.
8 She agrees that my husband does not own this property.

9 I am basically here to find out -- because I
10 have to talk to you to get my money back for the bail
11 that I paid for my husband that -- on a property he no
12 longer owns.

13 CHAIRPERSON: This is -- this isn't the Board
14 for that, ma'am.

15 MS. LEONARD: I know. But this is what I was
16 told to do by Judge Walker.

17 CHAIRPERSON: But you know what this is the
18 Board of? Getting rid of this house so it doesn't
19 cause you --

20 MS. LEONARD: He doesn't own it.

21 CHAIRPERSON: Well --

22 MS. LEONARD: He doesn't own it. I have
23 paperwork that I've gotten from --

24 CHAIRPERSON: Take it out --

25 (Simultaneous talking.)

1 MS. LEONARD: Okay. But I've got paperwork
2 that I got from the City of Oakland (sic) --

3 MR. KUMMER: I don't blame you for venting in
4 wherever venue you can find.

5 MS. LEONARD: I know. But this is what I was
6 told I had to do. So I'm going through the steps.

7 CHAIRPERSON: Well --

8 MS. LEONARD: I've been through the Register
9 of Deeds for the County -- City of Oakland. They
10 printed me out a paper, showing me that, as of
11 February of 2010, that they own it, he does not own it
12 anymore.

13 CHAIRPERSON: Okay. Well, the record --

14 MS. LEONARD: I have spoken with Kevin who is
15 the inspector. He basically told me he doesn't know
16 what to do. I'm supposed to go to the Register of
17 Deeds, I've been there. They told me to come here,
18 I've been here. You told me to go there. Please tell
19 me what I need to do.

20 MR. KUMMER: It would be a better exercise
21 plan for you rather than doing that but that's a lot of
22 work. I don't think she needs to represent this
23 property.

24 MR. KOLBE: No.

25 MR. KUMMER: Because she's not connected to

1 this property. So thank you for coming.

2 MS. LEONARD: Okay.

3 MR. KUMMER: And good luck. And if there's
4 anything more you need to discuss with those guys to
5 help you --

6 MR. KOLBE: Do you have something recorded at
7 the Register of Deeds that shows that --

8 MS. LEONARD: I have --

9 MR. KOLBE: -- ownership --

10 MS. LEONARD: -- the paperwork --

11 MR. KOLBE: -- was transferred?

12 MS. LEONARD: Yeah, I have paperwork that
13 shows the property -- that Oakland County Treasurer
14 owns it, sale date February of 2010. So he no longer
15 owns it.

16 MR. KOLBE: All right.

17 MS. LEONARD: He hasn't owned it for four
18 years.

19 MR. KOLBE: The County took over it at that
20 time?

21 MS. LEONARD: Yes, that's what I have
22 showing. But when I spoke to Kevin, the inspector, he
23 said that he doesn't know how to find that information
24 out. But, I mean, I've been back and forth from
25 Oakland County to here.

1 MR. KOLBE: When we checked Land Access, this
2 is the name that comes up in Land Access, which is the
3 Oakland County --

4 MS. LEONARD: I have Oakland County public
5 records. I have a copy right here that show that. And
6 it also shows Judge Walker --

7 MR. KOLBE: Do you have the liber and page of
8 that document?

9 MS. LEONARD: I can give you this paperwork.
10 You can make a copy of it --

11 MR. KOLBE: Oh, okay.

12 MS. LEONARD: -- so that we do have it. I've
13 also given it --

14 MR. KOLBE: Well, even if you --

15 MS. PIETLA: Ma'am.

16 MS. LEONARD: Yes?

17 MS. PIETLA: I'll make a copy of it
18 (inaudible).

19 MR. KOLBE: Thank you, Mary.

20 MS. LEONARD: By the way --

21 CHAIRPERSON: Can we just move forward on our
22 motion on this, then?

23 MS. LEONARD: Move forward with it.

24 MR. KUMMER: I make a motion to keep it on
25 the demolition list.

1 MS. LEONARD: Yeah. I mean, I really don't
2 care what you do with the property. My husband doesn't
3 own it, so --

4 CHAIRPERSON: Okay. All right. That's -- we
5 have it all, it's a record. Everything you've said is
6 a record.

7 MS. LEONARD: Okay.

8 CHAIRPERSON: It's on the minutes, so we're
9 just going to move on, then.

10 MS. LEONARD: Okay. Can I ask a question?
11 What am I going to do about the continued
12 tickets that my husband keeps receiving?

13 CHAIRPERSON: Hey, like I mentioned to you in
14 the beginning, we don't --

15 MR. BOLEK: Just have her come to the
16 Building Department.

17 CHAIRPERSON: We don't have the
18 responsibility of knowing what to tell you on that.

19 MS. LEONARD: Okay.

20 CHAIRPERSON: We're the Demolition Board.

21 MS. LEONARD: Okay.

22 CHAIRPERSON: But we don't know. Maybe you
23 would want to get with --

24 MR. KOLBE: That's why I was asking for a
25 copy of the papers.

1 MS. LEONARD: Okay.

2 CHAIRPERSON: I've asked --

3 MR. KOLBE: We might be able to do some
4 investigation --

5 MS. LEONARD: Okay.

6 MR. KOLBE: -- on that for you or help you
7 with that. So --

8 MS. LEONARD: Okay. I do have some
9 information that a warrant has been issued for my
10 husband's arrest again on this property.

11 CHAIRPERSON: Well, work with Dan on that.
12 Let us make our --

13 MR. BOLEK: Come to the Building Department
14 tomorrow, we'll figure something out.

15 MS. LEONARD: Okay. And I ask for -- and
16 your name?

17 MR. KOLBE: Dan.

18 MS. LEONARD: Pardon me?

19 MR. KOLBE: Ask for Dan.

20 MS. LEONARD: Dan?

21 MR. KOLBE: I'll be down there.

22 MS. LEONARD: Okay. I apologize for bringing
23 this to you but this is what I was told to do. I mean,
24 I got paperwork saying show up, so --

25 MR. KOLBE: I have to run to the County to do

1 some -- recording some documents from tonight.

2 MS. LEONARD: Okay.

3 MR. KOLBE: But that's the only time I'll be

4 away. I will try to do this research beforehand --

5 MS. LEONARD: Okay.

6 MR. KOLBE: -- so it's there.

7 MR. STEWART: Okay.

8 MR. KOLBE: If you happen to come while I'm

9 gone --

10 MS. LEONARD: Okay.

11 MR. KOLBE: -- they will know exactly what

12 I've been able to find.

13 MS. LEONARD: Okay.

14 MR. KOLBE: And since -- if I can't find what

15 I'm looking for --

16 MS. LEONARD: Okay.

17 MR. KOLBE: -- since I will be at the

18 Register of Deeds office recording these things --

19 MS. LEONARD: Okay.

20 MR. KOLBE: -- I'll do some research there

21 firsthand.

22 MS. LEONARD: Okay. Okay.

23 MR. KOLBE: All right?

24 MS. LEONARD: I appreciate that. Thank you

25 so much.

1 MR. KOLBE: All right. Take care.

2 MR. KUMMER: I'd like to make a motion to
3 keep this on the demolition list.

4 CHAIRPERSON: I support. All in favor, say
5 "aye".

6 THE BOARD: Aye.

7 CHAIRPERSON: Any opposed?

8 Hearing none, motion passes.

9 Okay. I guess we'll start back up at the
10 top, which would be -- and we got to bring it off the
11 table.

12 MR. BOLEK: 195 Fisher?

13 MR. TISEO: Actually, no, it would be Item --

14 MR. KOLBE: Do you want to go alphabetically?
15 We can let you know if we have one that goes off the
16 table.

17 CHAIRPERSON: Pardon me?

18 MR. KOLBE: Your paperwork is alphabetical.
19 If you'd like to go through -- write down your list, I
20 can let you know when you need to bring something off
21 the table. It's up to you.

22 MR. STEWART: You mean numerical order?

23 MR. KOLBE: No. Your packets are in
24 alphabetical order.

25 MR. STEWART: Oh, I'm sorry.

1 MR. KOLBE: So just go in alphabetical order
2 and I'll just let you know when something needs to be
3 brought off the table.

4 MR. STEWART: Okay.

5 CHAIRPERSON: You guys do a nice job on all
6 this. Number 3, 356 West Kennett, I would like to
7 bring it off the -- a motion to bring that off the
8 table. Is there support?

9 MR. BOLEK: Are we going to go alphabetical
10 or are you going to go with this?

11 MR. KUMMER: Do you want to go through the
12 file? Let's go through his file.

13 CHAIRPERSON: Let's just get the stuff off
14 the table --

15 MR. KUMMER: Okay.

16 CHAIRPERSON: -- and deal with this and then
17 we'll go through the file.

18 MR. KUMMER: Okay. That's a good idea.

19 CHAIRPERSON: 356 West Kennett Road, a motion
20 to bring off the table. Is there support?

21 MR. KUMMER: Support.

22 CHAIRPERSON: Support. All in favor, say
23 "aye".

24 THE BOARD: Aye.

25 CHAIRPERSON: Any opposed?

1 Hearing none, it's off the table.

2 Go ahead, Hearing Officer.

3 MR. BOLEK: 356 West Kennett posted 11-6 of
4 '13. This is a vacant structure, boarded by the
5 federal programs. There had been beginning stages of
6 some work on this property. There was rotted soffits,
7 and fascia. There has been a Property Maintenance
8 Inspection was performed May 17th, of '13, all permits
9 required. They pulled Building Department in May. No
10 other permits were pulled. The building permit expired
11 in November. No other work has been done.

12 We're recommending demolition.

13 CHAIRPERSON: Okay. I would recommend
14 demolition for this home. Is there support?

15 Or put it on the list.

16 MR. STEWART: I'll second that.

17 CHAIRPERSON: Okay. All in favor -- is there
18 any discussion?

19 Seeing none, all in favor, say "aye".

20 THE BOARD: Aye.

21 CHAIRPERSON: Any opposed?

22 Hearing none, motion passes.

23 CHAIRPERSON: Okay, Item Number 5. I'd like
24 to bring 760 South Stirling Avenue off the table. Is
25 there support?

1 MR. KUMMER: Support.

2 CHAIRPERSON: There's support by Chuck. All
3 in favor, say "aye".

4 THE BOARD: Aye.

5 CHAIRPERSON: Is there any opposed?

6 Hearing none, motion -- or it's off the
7 table.

8 Go ahead.

9 MR. BOLEK: 760 South Stirling posted 1-8 of
10 '14. This is a vacant structure, boarded by the
11 federal programs. There's no electric meter, no -- the
12 gas meter's locked out, shingles are becoming dislodged
13 from the roof. There was an old placard from -- demo
14 notice from the City. Steps are not to code.
15 Gutting -- gutters are falling off the house.

16 We're recommend demolition.

17 CHAIRPERSON: Is there a motion?

18 Or a discussion, I guess?

19 MR. KUMMER: Well, I'm looking -- I'm -- the
20 house doesn't look to be in that bad of shape and I
21 don't care about the falling gutters. But what's the
22 strongest point you have for recommending demolition?

23 MR. BOLEK: It was an old -- it was -- it's
24 from an old demo from the city.

25 MR. KUMMER: Okay.

1 MR. BOLEK: It's just never gotten taken care
2 of, so it's kind of being brought back through to -- so
3 the proper process is done so that it can be completed.

4 MR. KUMMER: And the current owner of that
5 property is?

6 MR. BOLEK: Oakland County Treasurer.

7 MR. KUMMER: That's okay. All right. I'd
8 like to make a motion for demolition.

9 MR. STEWART: I'd second that.

10 CHAIRPERSON: Kevin seconds. All in favor,
11 say "aye".

12 THE BOARD: Aye.

13 CHAIRPERSON: Any opposed?

14 Hearing none, motion passes.

15 Okay. We're done with the tabled items. Now
16 I guess we start out right at --

17 MR. KUMMER: Number 7.

18 CHAIRPERSON: -- Number 7, which
19 is 7 Allison Street, by coincidence.

20 MR. BOLEK: 7 Allison posted 1-9 of '14.
21 This is a vacant structure, open to trespass, open to
22 the elements in all the doors and windows, rotted
23 siding and roofing, the interior's destroyed, debris,
24 abandoned, unkempt, electric meter's off, gas meter's
25 off. Structure is beginning to collapse. All the

1 metals have been stripped from the house. This is a --
2 a --

3 MR. KUMMER: I'd like to make a motion for
4 demolition.

5 MS. HOFMEISTER: Second.

6 CHAIRPERSON: I second that motion. And Mona
7 seconds that motion. All in favor, say "aye".

8 THE BOARD: Aye.

9 CHAIRPERSON: Any opposed?

10 Hearing none motion passes.

11 Number 8, 34 Allison Street.

12 MR. BOLEK: 34 Allison posted 1-9 of '14.

13 Another vacant, open to trespass, boarded structure,
14 siding's deteriorated, roofing's deteriorated,
15 abandoned, overgrown, unkempt, debris.

16 Recommending demolition.

17 MR. KUMMER: I'd like to make a motion for
18 demolition.

19 MR. STEWART: I'd second that.

20 CHAIRPERSON: Kevin's got a second support.

21 All in favor, say "aye".

22 THE BOARD: Aye.

23 CHAIRPERSON: Any opposed?

24 Hearing none, motion passes.

25 Item Number 9, 72 Anderson Avenue.

1 MR. BOLEK: 72 North Anderson posted 1-8 of
2 '14. This structure's vacant, abandoned, boarded by
3 the federal programs but is open in the rear door,
4 debris, unkempt, siding being removed, tires all over
5 the site, no electric or gas meters, all metals have
6 been --

7 CHAIRPERSON: I'll make a motion to demo this
8 home.

9 We should probably hear you out. Go ahead.
10 I'm sorry.

11 MR. BOLEK: Recommending demolition.

12 CHAIRPERSON: Okay. Recommending --

13 MR. STEWART: I'd second that.

14 CHAIRPERSON: All in favor, say "aye".

15 THE BOARD: Aye.

16 CHAIRPERSON: Any opposed?

17 Hearing none, motion passes.

18 Item Number 10, 231 South Anderson Avenue.

19 MR. BOLEK: 231 South Anderson Avenue posted
20 1-8 of '14. This structure's vacant, abandoned, open
21 to trespass in the side windows. There's holes in the
22 roof, roofing's rotted, interior's trashed, rotted
23 structural members, debris, overgrown, unkempt.

24 Recommending demolition.

25 MR. STEWART: I'll make a motion for

1 demolition.

2 MR. KUMMER: I second.

3 CHAIRPERSON: Chuck seconds. All in favor,
4 say "aye".

5 THE BOARD: Aye.

6 CHAIRPERSON: Any opposed?
7 Hearing none, motion passes.
8 Item Number 11, 35 Bennett Road -- Street.

9 MR. STEWART: Bennett.

10 CHAIRPERSON: Bennett Street.

11 MR. BOLEK: 35 Bennett Street posted 1-8 of
12 '14. This structure is vacant, open to trespass, it's
13 dilapidated, siding stripped, water had been running in
14 from the busted pipe in the basement, rotted structural
15 members, gas meter's locked out, electric meter to
16 the -- electric service to the house has been cut.
17 We're recommending demolition.

18 MR. KUMMER: I make a motion for demolition.

19 MS. HOFMEISTER: I second.

20 CHAIRPERSON: Mona supports. All in favor,
21 say "aye".

22 THE BOARD: Aye.

23 CHAIRPERSON: Any opposed?
24 Hearing none, motion passes.
25 Item Number 13 --

1 MR. STEWART: Excuse me. Can I ask a
2 question? I'm quite sure that -- the water's been shut
3 off, hopefully.

4 MR. BOLEK: Yeah. The day we were there, we
5 called United Water and they came out and shut the
6 water off.

7 MR. STEWART: Okay.

8 MR. BOLEK: Yeah.

9 MR. STEWART: Okay. Thank you.

10 CHAIRPERSON: Item Number 12, not 13, would
11 be 499 Bloomfield Avenue.

12 MR. BOLEK: 499 Bloomfield Avenue posted 1-9
13 of '14. This is a vacant structure, boarded by others,
14 open in the rear door, rotted soffits and fascia. The
15 roof is sagging, debris, overgrown, unkempt, copper's
16 been stripped, electric meter removed, animals
17 undermining foundation.

18 Recommending demolition.

19 MR. STEWART: I'll make a recommendation for
20 demolition.

21 CHAIRPERSON: Okay. Motion made by --

22 MR. KUMMER: I second.

23 CHAIRPERSON: -- Kevin, seconded by Chuck.

24 All in favor, say "aye".

25 THE BOARD: Aye.

1 CHAIRPERSON: Any opposed?

2 Hearing none, motion passes.

3 Okay, Item Number 13, 140 West Brooklyn
4 Avenue.

5 MR. BOLEK: 140 West Brooklyn posted 1-8 of
6 '14. This is a vacant structure. There's some broken
7 windows, debris, overgrown, unkempt, rear porch is
8 rotting and collapsing, electric meter's off, gas
9 meter's been removed.

10 We're recommending demolition.

11 CHAIRPERSON: I'd make a motion to put this
12 on the demo list. Is there support?

13 MR. KUMMER: I support.

14 CHAIRPERSON: Chuck supports. All in favor,
15 say "aye".

16 THE BOARD: Aye.

17 CHAIRPERSON: Any opposed?

18 Hearing none, motion passes.

19 Okay. Item Number 15, 19 Clark Street.

20 MR. BOLEK: 19 Clark Street posted 1-9 of
21 '14. This is a vacant, open-to-trespass structure,
22 windows are broken out, siding's being stripped,
23 interior's destroyed, debris, unkempt, abandoned,
24 overgrown, porch crumbling, gas meter's locked out, all
25 the mechanicals are gone.

1 Recommending demolition.

2 MR. KUMMER: I make a motion for demolition.

3 MR. STEWART: I'll second it.

4 CHAIRPERSON: Motion made by Chuck, seconded
5 by Kevin to -- for demo. All in favor, say "aye".

6 THE BOARD: Aye.

7 CHAIRPERSON: Any opposed?

8 Hearing none, motion passes.

9 Item 16, 1149 Cloverlawn.

10 MR. BOLEK: 1149 Cloverlawn posted 1-8 of
11 '14. This structure was vacant, there was interior
12 mold and stripped of metals, garage roof is rotted
13 through, debris, overgrown, siding's beginning to be
14 stripped off, electric meter's off, gas meter's locked
15 out.

16 We're recommending demolition.

17 MR. KUMMER: I'd like to make a motion for
18 demolition.

19 MS. HOFMEISTER: I second.

20 CHAIRPERSON: Motion made by Chuck for demo,
21 support by Mona.

22 All in favor, say "aye".

23 THE BOARD: Aye.

24 CHAIRPERSON: Any opposed?

25 Hearing none, motion passes.

1 Item Number 17, 248 Cottage Street.

2 MR. BOLEK: 248 Cottage Street posted 1-8 of
3 '14. This is a vacant, abandoned, dilapidated
4 structure, open to trespass in all openings, open to
5 the elements in all openings, debris, overgrown,
6 unkempt, front porch was collapsing, electric meter
7 off, gas meter locked out, metals are stripped.

8 We're recommending demolition.

9 MR. KUMMER: I'd like to make a motion for
10 demolition.

11 MS. HOFMEISTER: I second.

12 CHAIRPERSON: Motion made by Chuck for -- to
13 be placed on the demolition list, a support by Mona.

14 All in favor, say "aye".

15 THE BOARD: Aye.

16 CHAIRPERSON: Any opposed?

17 Hearing none, motion passes.

18 Item Number 18, Dakota Street.

19 MR. BOLEK: 63 Dakota Street posted 1-9 of
20 '14. This is a fire-damaged, vacant structure, severe
21 fire damaged, siding's coming off, debris, overgrown,
22 unkempt, a rear deck had been built without any
23 permits, the electric meter socket was open and hot.
24 We called DTE to cut the meter. Gas meter's off.

25 We're recommending remaining on the

1 demolition list.

2 CHAIRPERSON: Okay. I make a motion to put
3 this home on the demo list. Support?

4 MS. HOFMEISTER: I'll second.

5 CHAIRPERSON: Okay. A second by Mona.

6 All in favor, say "aye".

7 THE BOARD: Aye.

8 CHAIRPERSON: Any opposed?

9 Hearing none, motion passes.

10 Item 19, 31/32 (sic) Dwight Avenue.

11 MR. BOLEK: 31/33 Dwight Avenue posted 1-9 of
12 '14. This is a vacant, abandoned structure, windows
13 are rotted, soffits and fascias are rotted. There's
14 fire-damaged debris, unkempt, some rotted structural
15 members, no electric meter but the service had been
16 jumped. DTE was called. Gas meter off but not locked
17 out.

18 We're recommending on the -- remaining on the
19 demolition list.

20 MR. KUMMER: Where's this neighborhood, guys?

21 MS. HOFMEISTER: Off Huron.

22 MR. STEWART: Off Huron.

23 MS. HOFMEISTER: Between Huron and Johnson.

24 MR. KUMMER: This is not a bad-looking house.

25 MR. STEWART: Apartment building. Two or

1 three --

2 MR. BOLEK: So if you drove down that street,
3 you would change your --

4 MS. HOFMEISTER: It would stand out.

5 MR. BOLEK: -- opinion, seriously.

6 CHAIRPERSON: Oh, okay.

7 MR. BOLEK: It's a serious...

8 MR. KUMMER: Okay. So you're recommending it
9 to stay on the demolition list?

10 MR. BOLEK: Yes.

11 CHAIRPERSON: Is there anything else demoed
12 on that block?

13 MR. BOLEK: I've got the next one's coming
14 up.

15 MR. KUMMER: Okay. I make a motion to keep
16 it on the demolition list.

17 CHAIRPERSON: I support.

18 MS. HOFMEISTER: I second.

19 CHAIRPERSON: Or Mona seconds -- supports.
20 All in favor, say "aye".

21 THE BOARD: Aye.

22 CHAIRPERSON: Any opposed?

23 Hearing none, motion passes.

24 CHAIRPERSON: Number 20, 35 Dwight Avenue.

25 MR. BOLEK: 35 Dwight Avenue posted 1-9 of

1 '14. This is a vacant, open-to-trespass and
2 deteriorating structure, open in the rear doors, front
3 windows, roofing's rotted, interior's trashed, debris,
4 overgrown, unkempt, gas meter's locked out, dead
5 animals inside, metals being stripped.

6 We're recommending demolition. This would be
7 right next door to the last one.

8 MR. KUMMER: I make a motion to keep it on
9 the demolition list.

10 MS. HOFMEISTER: I support.

11 CHAIRPERSON: Mona supports.

12 All in favor, say "aye".

13 THE BOARD: Aye.

14 CHAIRPERSON: What kind of dead animals were
15 in there?

16 MR. KOLBE: A cat.

17 MR. BOLEK: Cat.

18 CHAIRPERSON: A cat?

19 MR. KOLBE: There's a picture of it.

20 MR. KUMMER: I don't think they're edible at
21 this point, Jeff.

22 MS. HOFMEISTER: You're lucky that's all in
23 there that's dead.

24 MR. KOLBE: It's freeze-dried.

25 MR. STEWART: Oh, this is the house on the

1 corner?

2 CHAIRPERSON: Oh, all right.

3 Item Number 21, 64 Dwight.

4 MR. BOLEK: 64 Dwight posted 1-9 of '14.

5 This is another vacant house, interior's destroyed,

6 rotted framing members, rotted roof and soffits,

7 debris, overgrown, unkempt, electric meter off, gas

8 meter locked out, metals had been stripped.

9 We're recommending demolition of this
10 structure.

11 CHAIRPERSON: I would bring the -- I'd like
12 to bring --

13 MR. BOLEK: 35 back to the table.

14 CHAIRPERSON: No, let's -- let's finish
15 64 Dwight. I make a motion to -- to put this on the
16 demolition list. Is there support?

17 MS. HOFMEISTER: I support.

18 CHAIRPERSON: Okay. Mona supports. All in
19 favor, say "aye".

20 THE BOARD: Aye.

21 CHAIRPERSON: Any opposed?

22 Hearing none, Item Number 21 has passed and
23 is on the demo list, demolition list.

24 We're going to go back to 20, which is

25 35 Dwayne (sic). We've heard everybody's --

1 MR. BOLEK: 35 Dwight.

2 CHAIRPERSON: Dwight. I don't know why I
3 keep saying Dwayne -- Dwight. We've heard all
4 testimony. I would make a motion for demolition of
5 that structure. Is there support?

6 MS. HOFMEISTER: I support.

7 CHAIRPERSON: Mona supports. All in favor,
8 say "aye".

9 THE BOARD: Aye.

10 CHAIRPERSON: Any opposed?

11 Hearing none, motion passes.

12 Now let's go to 22, 68 Dwayne Avenue.

13 MR. STEWART: Dwight.

14 CHAIRPERSON: Dwight Avenue. I keep saying
15 Dwayne.

16 MR. BOLEK: 68 Dwight Avenue posted 1-9 of
17 '14. This is a vacant, abandoned structure, open to
18 trespass in the rear doors, interior's destroyed,
19 roof's rotted through, chimney's crumbling, debris,
20 unkempt, overgrown, electric meter's off, garage is
21 rotted and settling, the metals are stripped, animals
22 are undermining the foundation.

23 We're recommending remaining on the
24 demolition list.

25 MS. HOFMEISTER: I support.

1 MR. KUMMER: I'll like to make a motion to
2 keep it on the demolition list.

3 CHAIRPERSON: And Mona has supported Chuck's
4 motion to remain on the demolition list.

5 All in favor, say "aye".

6 THE BOARD: Aye.

7 CHAIRPERSON: Any opposed?

8 Hearing none, motion passes.

9 MR. STEWART: We'll see if the crime rate
10 should down on Dwight Street now.

11 MS. HOFMEISTER: They should bulldoze them.

12 CHAIRPERSON: I'm glad the Dwight Streets are
13 gone.

14 MR. KUMMER: The problem I'm having is those
15 are good-looking homes.

16 MR. STEWART: And I understand that.

17 MR. KUMMER: Yeah.

18 MR. STEWART: And there's a lot of -- lot of
19 activity.

20 MR. KUMMER: Oh, I know. I understand but
21 it's disappointing to me.

22 MR. STEWART: Yeah. Absolutely, I agree.

23 CHAIRPERSON: Okay.

24 Item Number 23, 51 North Eastway Drive.

25 MR. BOLEK: 51 North Eastway Drive posted 1-8

1 of '14. This is a vacant, dilapidated, abandoned
2 structure, open to trespass in the basement windows,
3 animals are living in the crawl space and basement,
4 roof leaks, roof is dilapidated and covered with
5 tattered tarps, foundation's crumbling, debris,
6 overgrown, unkempt, brush, garage roof is rotted and
7 full of debris, soffits and fascias are rotted,
8 electric meter's removed, gas meter removed.

9 We're recommending remaining on the
10 demolition list.

11 MS. HOFMEISTER: I support.

12 MR. KUMMER: Second.

13 CHAIRPERSON: Okay. Motion makes -- motion
14 makes? Mona makes a motion for it to be placed on the
15 demo list and Chuck supports.

16 All in favor, say "aye".

17 THE BOARD: Aye.

18 CHAIRPERSON: Any opposed?

19 Hearing none, motion passes.

20 Okay, Item Number 25, 961 Emerson Avenue.

21 MR. BOLEK: 961 Emerson Avenue posted 1-8 of
22 '14. This is a vacant structure, foundation's
23 crumbling, chimney is falling into the neighbor's
24 house, vacant, boarded, animals are undermining the
25 foundation, electric service is cut, gas meter's

1 removed.

2 Recommending remaining on the demolition
3 list.

4 CHAIRPERSON: Okay.

5 MR. KUMMER: Animals are undermining the
6 foundation.

7 CHAIRPERSON: Okay. Is there a motion?

8 MS. HOFMEISTER: Oh, I make a motion for
9 demolition.

10 CHAIRPERSON: Motion made by Mona to -- for
11 demolition. I support.

12 All in favor, say "aye".

13 THE BOARD: Aye.

14 CHAIRPERSON: Any opposed?

15 Hearing none, motion passes.

16 Okay. So Item Number 26, 965 Emerson Avenue.

17 MR. BOLEK: 965 Emerson Avenue posted 1-8 of
18 '14. This is a vacant, dilapidated structure, roof
19 leaks, foundation's settling, tree limbs are falling on
20 the structure, debris, overgrown, unkempt, porch posts
21 rotting, electric service cut, no gas meter.

22 We're recommending remaining on the
23 demolition list.

24 MR. KUMMER: I'd like to make a motion to
25 keep it on the demo list.

1 MS. HOFMEISTER: I second.

2 CHAIRPERSON: A support by Mona.

3 All in favor, say "aye".

4 THE BOARD: Aye.

5 CHAIRPERSON: Any opposed?

6 Hearing none, motion passes.

7 Item Number 28, 24/27 (sic) Henry Clay

8 Avenue.

9 MR. BOLEK: 24 -- 25/27 Henry Clay Avenue

10 posted 1-9 of '14. A vacant, abandoned structure.

11 There was some rotted framing, unkempt, debris, all

12 windows are covered from the inside, a "stop work"

13 order had been posted some time ago. The letters were

14 unclear as to when, other than you could tell it was a

15 "stop work" order. Electric is off to Unit 25 but on

16 to Unit 27.

17 We're recommend placement -- remaining on the

18 demolition list.

19 CHAIRPERSON: I'd make a motion to place this

20 on the demolition list.

21 MR. STEWART: I'll second it.

22 CHAIRPERSON: Kevin supports.

23 All in favor, say "aye".

24 THE BOARD: Aye.

25 CHAIRPERSON: Hearing -- any opposed?

1 Hearing none, motion passes.

2 Okay. 29 -- Item Number 29,
3 69 West Hopkins Avenue.

4 MR. BOLEK: 69 West Hopkins Avenue posted 1-8
5 of '14. This is a vacant structure, open to trespass
6 in the basement, the basement windows and the patio
7 doors, there were squatters inside, debris, overgrown,
8 unkempt, electric meter was off, gas meter was on,
9 metals were stripped.

10 We're recommending remaining on the
11 demolition list.

12 MS. HOFMEISTER: I support.

13 CHAIRPERSON: Okay. Motion made by Mona for
14 it to be placed on the demolition list. I also support
15 that.

16 All in favor, say "aye".

17 THE BOARD: Aye.

18 CHAIRPERSON: Any opposed?

19 Hearing none, motion passes.

20 CHAIRPERSON: I'd like to take a break right
21 now.

22 MR. KUMMER: Sure.

23 CHAIRPERSON: A five-minute break for
24 everybody and then get right back on the remaining
25 items and finish it out. Is there a motion to adjourn

1 for five minutes?

2 MR. STEWART: I'll make a motion to adjourn.

3 CHAIRPERSON: Okay. Kevin makes a motion.

4 Support?

5 MR. KUMMER: Support.

6 MS. HOFMEISTER: I'll support.

7 CHAIRPERSON: All in favor, say "aye".

8 THE BOARD: Aye.

9 (A recess was taken from 7:15 p.m.

10 to 7:20 p.m.)

11 MR. KUMMER: Call back to order. What's our

12 next property?

13 MR. BOLEK: 96 North Johnson.

14 MR. KUMMER: What number is it?

15 MR. BOLEK: At the top, 31, top of the

16 backside.

17 MR. KUMMER: Okay. Okay. And we're hearing

18 from the Hearing Officer.

19 MR. BOLEK: 96 North Johnson posted 1-9 of

20 '14. It's a vacant, abandoned, rotting structure, roof

21 leaks, windows are open on the second floor, siding's

22 de-lodging, chimney's crumbling, garage is

23 dilapidated --

24 CHAIRPERSON: In the middle of --

25 MR. BOLEK: -- electric off, gas off,

1 overgrown, unkempt, debris.
2 We're recommending demolition.
3 CHAIRPERSON: I'll make a motion for demo of
4 this property.
5 MR. KUMMER: Support.
6 CHAIRPERSON: There's support.
7 All in favor, say "aye".
8 THE BOARD: Aye.
9 CHAIRPERSON: Any opposed?
10 Hearing none, motion passes.
11 Okay. Chuck, 32. I think he had those two
12 mixed up.
13 MR. KUMMER: You're ready?
14 CHAIRPERSON: Yeah. Go ahead.
15 MR. KUMMER: Okay. 710 --
16 MR. BOLEK: No, 691.
17 MR. KUMMER: Which number?
18 MR. BOLEK: 691.
19 MR. KOLBE: 691.
20 MR. BOLEK: 31.
21 MR. KUMMER: I got those backwards.
22 CHAIRPERSON: Yeah, those two are interfaced
23 with each other.
24 MR. KUMMER: Okay. All right.
25 691 Kenilworth Avenue.

1 MR. BOLEK: 691 Kenilworth Avenue posted 1-8
2 of '14. This is a vacant, dilapidated structure,
3 boarded by the federal programs, aluminum siding's been
4 removed, rotting substructure, siding overgrown,
5 boarded, electric meter removed, gas meter removed.

6 Recommending demolition.

7 MR. KUMMER: Any motions?

8 MR. STEWART: I'll make a motion for
9 demolition.

10 MR. KUMMER: Support?

11 MS. HOFMEISTER: And I'll support.

12 MR. KUMMER: Hearing support from Mona.

13 All in favor?

14 THE BOARD: Aye.

15 MR. KUMMER: Opposed?

16 Hearing none, motion passes.

17 710 Kenilworth Avenue.

18 MR. BOLEK: 710 Kenilworth Avenue posted 1-8
19 of '14. This is a vacant, dilapidated structure,
20 boarded by the federal programs. The roof has holes in
21 it, gutters are falling off, vacant, abandoned,
22 unkempt, service has been cut to the house.

23 We're recommending it remaining on the
24 demolition list.

25 MR. KUMMER: Motions?

1 MS. HOFMEISTER: I'll make a motion for
2 demolition.

3 MR. KUMMER: Support?

4 CHAIRPERSON: I support.

5 MR. KUMMER: Jeff supports.
6 All those in favor?
7 THE BOARD: Aye.

8 MR. KUMMER: Opposed?
9 Seeing none, motion passes.
10 714 Kenilworth.

11 MR. BOLEK: 714 Kenilworth Avenue posted 1-8
12 of '14. This is a vacant structure, boarded by the
13 federal programs, debris, overgrown, unkempt, service
14 cut to the house, gas locked out.
15 Recommending remaining on the demolition
16 list.

17 MR. KUMMER: Motion?

18 CHAIRPERSON: Motion made for demo.

19 MR. KUMMER: Support?

20 MS. HOFMEISTER: I support.

21 MR. KUMMER: Mona supports.
22 All those in favor?
23 THE BOARD: Aye.

24 MR. KUMMER: Opposed?
25 Seeing none, motion passes.

1 912 Kenilworth.

2 MR. BOLEK: 912 Kenilworth Avenue posted 1-10
3 of '14. This is a vacant, abandoned structure, boarded
4 by the federal programs, siding's being stripped,
5 gutters are falling off, garage is boarded up, electric
6 meter is on, shows no usage, gas meter removed.

7 Recommending remaining on the demolition
8 list.

9 MS. HOFMEISTER: I support.

10 MR. KUMMER: Support.

11 CHAIRPERSON: Mona makes a motion and Chuck
12 supports.

13 MR. KUMMER: All those in favor?

14 THE BOARD: Aye.

15 MR. KUMMER: Opposed?

16 Seeing none, motion passes.

17 961 Kenilworth Avenue.

18 MR. BOLEK: 961 Kenilworth Avenue posted 1-8
19 of '14. A vacant, abandoned structure, boarded by the
20 federal programs, porch is rotted, vacant, debris,
21 overgrown, unkempt, electric meter's been damaged, gas
22 meter's locked out.

23 We're recommending it remaining on the
24 demolition list.

25 MR. KUMMER: Motion?

1 CHAIRPERSON: I make a motion to be placed on
2 the demolition list.

3 MR. KUMMER: Any support?

4 MS. HOFMEISTER: I support.

5 MR. KUMMER: Mona supports.

6 All those in favor?

7 THE BOARD: Aye.

8 MR. KUMMER: Opposed?

9 Seeing none, motion passes.

10 37 Kimball Street.

11 MR. BOLEK: 37 Kimball posted 1-8 of '14.

12 This is a vacant structure, recently secured by the --
13 the bank. They were here at the Hearing Officer
14 meeting, weren't they? Siding's being stripped,
15 interior's trashed, debris overgrown, unkempt, electric
16 meter's off, gas meter locked out, all metals inside
17 are stripped.

18 We're recommending it remaining on the
19 demolition list.

20 MR. KUMMER: A motion?

21 MS. HOFMEISTER: I'm going to make a motion
22 for demolition.

23 MR. KUMMER: Support?

24 CHAIRPERSON: I support.

25 MR. KUMMER: All those in favor, say "aye".

1 THE BOARD: Aye.

2 MR. KUMMER: Opposed?

3 Seeing none, motion passes.

4 4 Liberty Street.

5 MR. BOLEK: 4 Liberty, posted 1-9 of '14, is

6 a vacant, abandoned, open-to-trespass structure,

7 windows are busted out, roof is rotted, interior's

8 trashed, debris, overgrown, unkempt, rotted metal

9 stairs on the outside.

10 Recommend remaining on the demolition list.

11 MR. KUMMER: Any discussion or motions?

12 CHAIRPERSON: I make a motion to put it on

13 demo.

14 MR. KUMMER: Support?

15 MS. HOFMEISTER: I'll support.

16 MR. KUMMER: Mona supports.

17 All those in favor?

18 THE BOARD: Aye.

19 MR. KUMMER: Opposed?

20 Seeing none, motion passes.

21 MR. KUMMER: 93 Lincoln Street.

22 MR. BOLEK: 93 Lincoln Street posted 1-9 of

23 '14. This is a vacant, open-to-trespass house, is

24 destroyed on the inside, roof leaks, interior's

25 trashed, the metals are gone, debris, overgrown,

1 unkempt, gas meter's locked out, electric meter is
2 gone.

3 Recommend remaining on the demolition list.

4 MR. KUMMER: Any motion?

5 CHAIRPERSON: I recommend remaining on the
6 demolition list.

7 MR. KUMMER: Support?

8 MS. HOFMEISTER: I support.

9 MR. KUMMER: Mona supports.

10 All those in favor, say "aye".

11 THE BOARD: Aye.

12 MR. KUMMER: Opposed?

13 Seeing none, motion passes.

14 582 East Mansfield Avenue.

15 MR. BOLEK: 582 East Mansfield Avenue posted
16 1-8 of '14. This is a vacant, not-maintained
17 structure, boarded by others, broken windows,
18 interior's trashed, debris, overgrown, unkempt,
19 abandoned trailer. The fence is falling down, gas
20 meter's locked out, electric meter's off. There was
21 foreclosure paperwork on the door, numerous complaints
22 from the neighbors.

23 We're recommending remaining on the
24 demolition list.

25 MR. KUMMER: Any discussion or motions?

1 MS. HOFMEISTER: I got a lot of calls on this
2 house, too.

3 MR. KUMMER: I'm sorry. What?

4 MS. HOFMEISTER: I've gotten a lot of
5 complaints on this house, too, from the neighbors.

6 MR. KUMMER: Okay. Mona, do you have a
7 motion?

8 MS. HOFMEISTER: I make a motion for
9 demolition.

10 MR. KUMMER: I support.

11 All those in favor?

12 THE BOARD: Aye.

13 MR. KUMMER: Opposed?

14 Seeing none, motion passes.

15 33 South Marshall.

16 MR. BOLEK: 333 South Marshall Street posted
17 1-8 of '14. It's a vacant, abandoned structure. It
18 was open in the basement windows. Somebody did come
19 and board them. Windows were boarded, numerous
20 complaints, interior's trashed, debris, unkempt,
21 overgrown, garage doors are missing, electric meter's
22 off, gas meter's removed.

23 Recommending remaining on the demolition
24 list.

25 MR. KUMMER: Is this picture on the last page

1 an interior photo; what is this?

2 MR. BOLEK: That's the interior of the
3 garage.

4 MR. TISEO: That's what I thought. Okay.

5 MR. BOLEK: Yep.

6 MR. KUMMER: You know, this house doesn't
7 look in that bad of shape. Am I not seeing it right or
8 what am I looking at?

9 MR. BOLEK: This house -- where is the
10 pictures of the inside, Kevin, that we got on the first
11 time we were there?

12 MR. KUMMER: We got a garage photo.

13 MR. BOLEK: Yeah. There were some pictures
14 of the inside. This was -- this was open most of the
15 summer.

16 MR. KUMMER: Yeah.

17 MR. BOLEK: And there's some photos that we
18 didn't get from the posting but are from the
19 enforcement earlier in the summer.

20 Maurice did come in. He's let it go back to
21 the bank but it's still in the process of the
22 paperwork. He doesn't want it. We had -- the
23 complaint list on this is as long as your arm.

24 MS. HOFMEISTER: I believe it.

25 MR. KUMMER: All right. I'm going to make a

1 motion to take the recommendation and keep it on the
2 demolition list.

3 MR. STEWART: I'll second that.

4 MR. KUMMER: Kevin supports.

5 All those in favor?

6 THE BOARD: Aye.

7 MR. KUMMER: Opposed?

8 Seeing none, motion passes.

9 715 (sic) Melrose.

10 MR. BOLEK: 775.

11 MR. KUMMER: I'm sorry. 775 Melrose.

12 MR. BOLEK: 775 Melrose posted 1-8 of '14.

13 This is a vacant structure, boarded by the federal
14 programs, open to trespass in the front door, kitchen
15 is trashed, water heater's missing, copper stripped,
16 debris, unkempt, vacant gas meter's locked out,
17 electric meter's off.

18 Recommending remaining on the demolition
19 list.

20 MR. KUMMER: Discussion or motions?

21 MR. STEWART: I'll make a motion for
22 demolition.

23 MR. KUMMER: Okay. Support?

24 CHAIRPERSON: I second it.

25 MR. KUMMER: All those in favor?

1 THE BOARD: Aye.

2 MR. KUMMER: Opposed?

3 Seeing none, motion passes.

4 810 Melrose Street.

5 MR. BOLEK: 810 Melrose posted 1-8 of '14.

6 It's a vacant structure, boarded by the federal

7 programs, however, it's open to trespass in the crawl

8 space in the rear of the structure, roof leaks, the

9 foundation is settling, debris, overgrown, electric

10 service was on but the gas meter's been removed.

11 But we're recommending demolition.

12 MR. KUMMER: Discussion or motions?

13 CHAIRPERSON: I make a motion to be placed on

14 the demo.

15 MR. KUMMER: Support?

16 MS. HOFMEISTER: I'll support.

17 MR. KUMMER: Mona supports.

18 All those in favor?

19 THE BOARD: Aye.

20 MR. KUMMER: Opposed?

21 Seeing none, motion passes.

22 846 Melrose Street.

23 MR. BOLEK: 846 Melrose posted 1-8 of '14.

24 This is a vacant, abandoned structure, boarded by the

25 federal programs, open in the rear windows -- rear

1 upper windows, siding's being stripped, roof has holes
2 in it, debris, unkempt, vacant, gutters falling off, a
3 very unsafe rear concrete porch, electric meter was on,
4 gas meter's been removed.

5 Recommending demolition.

6 MR. TISEO: I'd like to make a motion for
7 demolition.

8 MR. STEWART: I'll second.

9 MR. KUMMER: Kevin supports. All those in
10 favor?

11 THE BOARD: Aye.

12 MR. KUMMER: Opposed?

13 Seeing none, motion passes.

14 16 Murphy Avenue.

15 MR. BOLEK: 16 Murphy Avenue posted 1-9 of
16 '14. This is a vacant, abandoned structure, boarded by
17 the federal programs, rotted roofs, soffits and fascia,
18 boarded windows, front porch is crumbling, debris,
19 overgrown, gas meters are locked out. There's no
20 electric service to the building whatsoever.

21 Remain -- recommend remaining on the
22 demolition list.

23 MR. KUMMER: This is a big -- this is a
24 multi-family, hmm?

25 MR. BOLEK: Yep.

1 MR. KUMMER: Any discussion on this?

2 MR. STEWART: This is right next door to 22,
3 isn't it?

4 MR. BOLEK: Yeah, yep.

5 MS. HOFMEISTER: And it sits behind another
6 building that's all boarded up.

7 MR. BOLEK: And right next door to 33 and
8 it --

9 MR. KUMMER: Do we have any interior pictures
10 of it?

11 MR. KOLBE: It's all boarded.

12 MR. BOLEK: No, it is boarded up. We
13 couldn't get into it.

14 MR. STEWART: This is fire damaged, too,
15 isn't it?

16 MS. HOFMEISTER: Yeah, we had a fire.

17 MR. BOLEK: Is it?

18 MR. STEWART: Yeah.

19 MR. BOLEK: If it is, it's boarded up that we
20 couldn't see inside and didn't see evidence from the
21 outside.

22 MR. STEWART: You say you did not?

23 MR. BOLEK: Did not.

24 MR. STEWART: Okay.

25 MR. KUMMER: Owners have been contacted?

1 MR. KOLBE: Yep.

2 MR. KUMMER: Correct?

3 MR. KOLBE: Yep.

4 MR. KUMMER: No response?

5 MR. KOLBE: Hearing Officer --

6 MR. STEWART: It's on the back page, the back
7 rear page, you can -- this is where the fire was, if
8 I'm not mistaken. But I could be wrong.

9 MS. HOFMEISTER: No, there was a fire there.

10 MR. STEWART: Yeah.

11 CHAIRPERSON: What was it?

12 MR. STEWART: This is a fire-damaged
13 property. There was a fire there.

14 MR. BOLEK: I just found it interesting that
15 the entire service was removed. There's no meters,
16 there's no wire to the structure, the whole electric
17 service has been --

18 MR. KUMMER: Is the building on the
19 outside -- except for the boarded windows, is there
20 structural issues on the outside?

21 MS. HOFMEISTER: It was --

22 MR. BOLEK: Only --

23 MS. HOFMEISTER: -- for a long time.

24 MR. BOLEK: Only the porch is starting to
25 show signs of deterioration, crumbling in the entrance

1 to the porch on each side of the steps going up. But
2 other than that, the brick structure of the main part
3 of the house did not look like it had much in the way
4 of structural damage to it.

5 MR. KUMMER: Hey, Kevin or Mona.

6 MR. STEWART: Uh-huh.

7 MR. KUMMER: I don't know this neighborhood.
8 Is it -- I mean, what --

9 MR. STEWART: What they need to do -- if I
10 can give them some counseling. What they need to do is
11 start with this one, then go to the next one and
12 proceed north.

13 MS. HOFMEISTER: All the way to the corner.

14 MR. STEWART: All the way to the next corner.

15 MR. BOLEK: This street is in close proximity
16 to Dwight Street.

17 MS. HOFMEISTER: Yes.

18 MR. BOLEK: There's just a pocket in there
19 that needs to have some assistance to help.

20 MS. HOFMEISTER: There's a bunch of them down
21 there.

22 MR. KUMMER: So the owner's been contacted?

23 MR. BOLEK: Yep.

24 MR. KUMMER: No response, right?

25 MR. BOLEK: Nope.

1 MR. KOLBE: Well, the letter came back from
2 the owner --

3 MR. KUMMER: Okay.

4 MR. KOLBE: -- "Return to sender, vacant."
5 The only address that we have -- let me make sure is --
6 the 16 Murphy address is what they've given us. So --

7 MR. STEWART: Okay. Are you guys going to
8 proceed to the next and the next and the next and the
9 next, as far as the -- the apartment buildings?

10 MR. BOLEK: We're hoping to work this street
11 like we did Dwight.

12 MR. STEWART: Okay, wonderful.

13 MS. HOFMEISTER: Oh, good.

14 MR. KUMMER: Go ahead. Do you have a motion?

15 MR. STEWART: I'll make a motion for
16 demolition.

17 MR. KUMMER: All right. Kevin made a motion.
18 Support?

19 MS. HOFMEISTER: And I support.

20 MR. KUMMER: Mona supports. All those in
21 favor?

22 THE BOARD: Aye.

23 MR. KUMMER: Opposed?

24 Seeing none, motion passes.

25 CHAIRPERSON: Does anybody know the name --

1 that owner?

2 MR. KLOPOCINSKI: Kevin Clark.

3 MR. STEWART: Who?

4 MR. KLOPOCINSKI: Kevin Clark.

5 MR. STEWART: Oh, Kevin Clark, Kevin Clark.

6 MR. KUMMER: 270 Prospect.

7 MR. BOLEK: 270 Prospect Street posted 1-8 of

8 '14. It's a vacant, dilapidated structure, open to

9 trespass, open in all the door and windows. Interior

10 is trashed, foundation is falling in, debris,

11 overgrown, unkempt, loads of debris. Gas meter's

12 locked out, electric meter's on. DTE was called to cut

13 the power. The panel is unsafe.

14 Please recommend this one for demolition.

15 CHAIRPERSON: Don't put that in there.

16 MR. KUMMER: Motions, discussions?

17 MS. HOFMEISTER: I'll make a motion for

18 demolition.

19 MR. KUMMER: Second?

20 CHAIRPERSON: I'll second that.

21 MR. KUMMER: Jeff supports.

22 All those in favor, say "aye".

23 THE BOARD: Aye.

24 MR. KUMMER: Opposed?

25 Seeing none, motion passes.

1 189 Raeburn.

2 MR. BOLEK: 189 Raeburn Street posted 1-8 of
3 '14. It's a vacant, dilapidated structure, open to
4 trespass, open in the front window underneath the
5 porch, roof that's fallen, debris, overgrown, unkempt,
6 graffiti on the building, there has been structural
7 collapse on this structure, electric meter's locked
8 out, gas meter's locked out.

9 Recommend remaining on the demolition list.

10 MR. TISEO: I'd like to make a motion for
11 demolition.

12 MS. HOFMEISTER: I support.

13 MR. KUMMER: Okay. Mona supports. All those
14 in favor?

15 THE BOARD: Aye.

16 MR. KUMMER: Opposed?

17 Seeing none, motion passes.

18 325 Raeburn Street.

19 MR. BOLEK: 325 Raeburn Street posted 1-8 of
20 '14. It's a vacant, dilapidated, abandoned structure,
21 roof leaks, siding's stripped, the windows are boarded,
22 foundation is settling, debris, graffiti, overgrown,
23 gas meter removed, electric meter removed.

24 We're recommending remaining on the
25 demolition list.

1 MR. KUMMER: Discussions, motion?

2 MR. STEWART: Yeah. I'd like to make just a
3 comment. Believe it or not, this property has been
4 sitting there vacant for twenty years.

5 MR. KUMMER: Twenty?

6 MR. STEWART: Twenty years.

7 MR. KUMMER: So you think we should table
8 this?

9 MR. STEWART: But, I mean, am I incorrect?
10 At least fifteen -- let's say fifteen and I'll be
11 generous. Fifteen years.

12 MR. KUMMER: Do you have a motion?

13 MR. STEWART: I'll make a motion for
14 demolition.

15 MR. KUMMER: Support?

16 MS. HOFMEISTER: And I'll support.

17 MR. KUMMER: Mona supports.
18 All those in favor?

19 THE BOARD: Aye.

20 MR. KUMMER: Opposed?
21 Seeing none, motion passes.
22 Twenty years, really?

23 MS. HOFMEISTER: Yeah.

24 MR. KOLBE: 348 Seward.

25 MR. BOLEK: 348 Seward Street posted 1-8 of

1 '14. This is a fire-damaged structure, siding's being
2 stripped, interior's trashed, overgrown, debris.

3 MR. KUMMER: I'll make a motion for
4 demolition.

5 MS. HOFMEISTER: And I'll second.

6 MR. KUMMER: Mona supports.

7 All those in favor?

8 THE BOARD: Aye.

9 MR. KUMMER: Opposed?

10 Seeing none, motion passes.

11 771 South Stirling?

12 MR. BOLEK: Stirling.

13 MR. KUMMER: Stirling, yeah.

14 MR. BOLEK: 771 South Stirling Street posted
15 1-8 of '14. It's a vacant structure, foundation's
16 crumbling, rotted soffits and fascia, roof is sagging,
17 unkempt, electric meter removed, gas meter removed.

18 Recommending demolition.

19 MR. KUMMER: Motions?

20 MR. STEWART: I'll make a motion for
21 demolition.

22 MR. KUMMER: Second?

23 CHAIRPERSON: I second.

24 MR. KUMMER: All those in favor?

25 THE BOARD: Aye.

1 MR. KUMMER: Opposed?

2 Seeing none, motion passes.

3 795 South Stirling.

4 MR. BOLEK: 795 South Stirling posted 1-8 of
5 '14. It's a vacant structure, boarded by the federal
6 programs, rotted roofing, chimney's crumbling, gutter's
7 falling off, debris, overgrown, unkempt, abandoned
8 vehicles, vacant, electric meter off, gas meter locked
9 out.

10 Recommend remaining on the demolition list.

11 MR. KUMMER: I'd like to make a motion to
12 keep this on the demolition list.

13 MS. HOFMEISTER: And I'll second.

14 MR. KUMMER: Mona supports.

15 All those in favor?

16 THE BOARD: Aye.

17 MR. KUMMER: Opposed?

18 Seeing none, motion passes.

19 MR. TISEO: XXX.

20 MR. KUMMER: XXX South Stirling, what is this
21 one?

22 MR. BOLEK: The South Stirling Avenue does
23 not have an address, it's a tax ID number. It's a
24 garage on a --

25 MR. KOLBE: Vacant lot.

1 MR. BOLEK: -- vacant lot. It's a
2 nonconforming garage. It is dilapidated. It was
3 posted 1-8 of '14. It is dilapidated. Again, it's a
4 nonconforming garage, it's rotted, it's collapsing,
5 debris, overgrown, unkempt.

6 We're recommending remaining on the
7 demolition list. However, the owner's representative
8 came in yesterday to pull a demolition permit so he may
9 have it down before it ever gets to there. But we
10 would still recommend --

11 MR. STEWART: Do we want to -- do we need,
12 just for the record, just do the parcel number?

13 MR. KOLBE: Yes, please.

14 MR. BOLEK: Parcel number 14-22-109-022.

15 MR. KUMMER: Good. Thank you, Kevin.

16 MR. STEWART: Uh-huh.

17 MR. KUMMER: Motion?

18 MR. STEWART: I'll make a motion for
19 demolition.

20 MR. KUMMER: Support?

21 MS. HOFMEISTER: I'll support.

22 MR. KUMMER: Mona supports.

23 All those in favor?

24 THE BOARD: Aye.

25 MR. KUMMER: Opposed?

1 Seeing none, motion passes.

2 81 Thorpe Street.

3 MR. BOLEK: 81 Thorpe posted 1-9 of '14.

4 It's a vacant, abandoned structure, boarded by the
5 federal programs. Siding's missing, windows are broken
6 out where the plywood has been removed, debris,
7 overgrown, unkempt, stairs are rotted and collapsing,
8 electric meter removed, gas meters are off.

9 Recommending remaining on the demolition
10 list.

11 MS. HOFMEISTER: I'll make a motion for
12 demolition.

13 MR. KUMMER: Support?

14 MR. STEWART: I'll second Mona's.

15 MR. KUMMER: Kevin supports. All those in
16 favor?

17 THE BOARD: Aye.

18 MR. KUMMER: Opposed?

19 Seeing none, motion passes.

20 83 Thorpe Street.

21 MR. BOLEK: 83 Thorpe posted 1-9 of '14.

22 It's a vacant structure, open to trespass in the
23 basement windows. Interior's destroyed, soffits and
24 fascia rotted, windows -- some windows are broken out,
25 overgrown, unkempt, debris, electric meter off, gas

1 meter's locked out, metals are stripped.
2 Recommend remaining on the demolition list.
3 MR. KUMMER: I'd like to make a motion to
4 keep it on the demo list.
5 MS. HOFMEISTER: I support.
6 MR. KUMMER: Mona supports.
7 All those in favor, say "aye".
8 THE BOARD: Aye.
9 MR. KUMMER: Opposed?
10 Seeing none, motion passes.
11 158 Thorpe Street.
12 MR. BOLEK: 158 Thorpe Street posted 1-9 of
13 '14. It's a vacant structure, open to trespass, all
14 fixtures inside have been removed, siding's being
15 stripped, roof is rotted, debris, overgrown, unkempt,
16 falling limbs, gas meter's removed, electric meter's
17 turned off, all metals stripped from the house.
18 Recommend remaining on the demolition list.
19 MR. KUMMER: Okay. Motion?
20 CHAIRPERSON: I make a motion to remain on
21 demo.
22 MR. KUMMER: Support?
23 MS. HOFMEISTER: I'll second.
24 MR. KUMMER: Mona supports.
25 All those in favor?

1 THE BOARD: Aye.

2 MR. KUMMER: Opposed?

3 Seeing none, motion passes.

4 190 Wall Street; is that the next one?

5 MR. BOLEK: Yep.

6 CHAIRPERSON: Is that in New York?

7 MR. STEWART: Yeah.

8 MR. BOLEK: 190 Wall Street posted 1-8 of

9 '14. This is a vacant, abandoned structure, boarded by

10 the federal programs, roof is collapsing in the rear of

11 the structure, siding's dislodged, rotted soffits and

12 fascia, loads of debris, overgrown, electric meter's

13 cut from the house, gas meter's removed.

14 Recommending remaining on the demolition

15 list.

16 MR. KUMMER: I'd like to make a motion to

17 keep it on the demo list.

18 MS. HOFMEISTER: I support.

19 MR. KUMMER: Mona supports.

20 All those in favor, say "aye".

21 THE BOARD: Aye.

22 MR. KUMMER: Opposed?

23 Seeing none, motion passes.

24 45 Warner Street.

25 MR. BOLEK: 45 Warner Street posted 1-9 of

1 '14. This is a vacant, dilapidated structure, open to
2 trespass, the roof leaks, rotted structural members,
3 floor system is collapsing, chimney's crumbling,
4 debris, overgrown, unkempt, electric meter's removed,
5 gas meter's removed, metals are stripped from the
6 house.

7 We recommend remaining on the demolition
8 list.

9 MR. KUMMER: Motion?

10 MS. HOFMEISTER: I'll make a motion for
11 demolition.

12 MR. KUMMER: Support?

13 CHAIRPERSON: I'll support.

14 MR. KUMMER: Jeff supports.

15 All those in favor, say "aye".

16 THE BOARD: Aye.

17 MR. KUMMER: Opposed?

18 Seeing none, motion passes.

19 444 Whittemore Street.

20 MR. STEWART: Whittemore.

21 MR. KUMMER: Whittemore.

22 MR. BOLEK: 444 Whittemore Street posted 1-8
23 of '14. It's a vacant, abandoned structure, boarded by
24 the federal programs, siding's dilapidated, overgrown,
25 debris, unkempt, electric meter's off, gas meter's

1 locked out.

2 We recommend remaining on the demolition
3 list.

4 MR. KUMMER: I'd like to make a motion to
5 keep it on the demolition list.

6 MR. STEWART: I'll second.

7 MR. KUMMER: Kevin seconds.

8 All those in favor?

9 THE BOARD: Aye.

10 MR. KUMMER: Opposed?

11 Seeing none, motion passes.

12 268 West Wilson.

13 MR. BOLEK: 268 West Wilson posted 1-9 of
14 '14. It's a vacant, dilapidated structure, open to
15 trespass in the rear door, interior's destroyed, full
16 of debris, rotted structural members, abandoned
17 vehicles, debris, overgrown, unkempt, foundation is
18 failing, metals are stripped.

19 Recommend remaining on the demolition list.

20 MR. KUMMER: Motion?

21 CHAIRPERSON: I make a motion to put this on
22 demo.

23 MS. HOFMEISTER: I'll second.

24 MR. KUMMER: Mona supports.

25 All those in favor?

1 THE BOARD: Aye.

2 MR. KUMMER: Opposed?

3 Seeing none, motion passes.

4 873 Woodland Avenue.

5 MR. BOLEK: 873 Woodland Avenue posted 1-8 of

6 '14. This is a vacant structure, open to trespass,

7 roofing's deteriorated, interior's trashed, garage roof

8 is rotted, debris, overgrown, unkempt, metals are

9 stripped, gas meter's locked out, electric meter's off.

10 We're recommending remaining on the

11 demolition list.

12 MR. KUMMER: Motion, discussion?

13 CHAIRPERSON: I make a motion to be put on

14 the demo list.

15 MR. KUMMER: Support?

16 MS. HOFMEISTER: I'll second.

17 MR. KUMMER: Mona supports.

18 All those in favor?

19 THE BOARD: Aye.

20 MR. KUMMER: Opposed?

21 Seeing none, motion passes.

22 Any other business?

23 MS. HOFMEISTER: You know, there's a garage

24 that that one on here made me think about on Pine --

25 it's not Pinegrove -- yeah, it's Pinegrove. They tore

1 down the house and it -- there was a fire there and
2 they left the garage. Now there's all kinds of trash,
3 litter and debris in that garage and outside that
4 garage, all the way out to the street.

5 MR. KUMMER: Wow.

6 MS. HOFMEISTER: And while we're down on
7 Dwight and Liberty and all those streets, on Liberty,
8 234 Liberty, it's a house that sits back behind a bunch
9 of weeds and grass and bushes and it's totally
10 stripped. And people are dumping stuff there.

11 MR. BOLEK: Yeah, we have a whole list of
12 them on Liberty that we're working on next.

13 MS. HOFMEISTER: Oh, good.

14 MR. KUMMER: You guys will try and block
15 together all those Dwight Streets?

16 MR. BOLEK: That's what we're trying to do
17 now is we're -- we got to a point where we can -- we
18 can kind of do in areas.

19 MR. KUMMER: Yeah.

20 MR. BOLEK: And when you're able to park and
21 do four or five houses at a time. There's something
22 needs to happen there so that we can --

23 MR. KUMMER: I mean, I'd like to see those
24 scheduled for a summer demo; that would be great.

25 CHAIRPERSON: They don't --

1 MR. KOLBE: That's one of the things that
2 they're looking at.

3 CHAIRPERSON: Okay. Great.

4 MR. KOLBE: They're getting caught up on a
5 lot of these --

6 CHAIRPERSON: Okay.

7 MR. KOLBE: -- demos.

8 MR. KUMMER: When these guys strip it and
9 knock it down, do they seed it?

10 MR. BOLEK: Yeah.

11 MR. KUMMER: Good.

12 MR. BOLEK: Yeah, when they do a backfill,
13 they're required to bring in clean fill and then
14 topsoil and do a pretty good job of compacting.

15 MR. KUMMER: Okay.

16 MR. BOLEK: And then seed it. All the ones
17 that were done last year were.

18 MR. KUMMER: Okay. Any other comments by
19 anyone before we adjourn?

20 MS. HOFMEISTER: Wouldn't it be cheaper if
21 you take them down in a block instead of --

22 MR. KOLBE: Well, that's what we're finding.

23 MS. HOFMEISTER: And that's that I used to
24 say. If we take down all these bad ones together, they
25 don't have to go in a second time.

1 MR. KOLBE: Right.

2 MS. HOFMEISTER: Because if you don't, the
3 next thing you know you got a new one and a new one and
4 a new one.

5 MR. KOLBE: Well, they used to come in and
6 take down -- take them down in the order in which they
7 came onto the list.

8 MS. HOFMEISTER: Okay.

9 MR. KOLBE: And it may be a case of there's
10 five houses in a row, they took down one of the houses,
11 then they came back the next year, they took down one
12 of the other houses, then they came back and took down
13 a couple of the houses.

14 MS. HOFMEISTER: Then you've got three new
15 ones that need to be taken down.

16 MR. KOLBE: Right. Because you've had those
17 bad apples spoil the barrel.

18 MS. HOFMEISTER: Right.

19 MR. KOLBE: And they're finally kind of
20 deciding, you know what, if you take them all out of
21 that block --

22 MS. HOFMEISTER: Thank you.

23 MR. KOLBE: -- they're going to clean up the
24 block, perhaps stabilize it and then they can move on.

25 MR. BOLEK: Go over to Judson where they did

1 that already. And now you've got 30 -- what do we got,
2 34 houses going up this summer?

3 MS. HOFMEISTER: All new houses.

4 MR. BOLEK: All new houses in that area.

5 MS. HOFMEISTER: You'll rebuild the whole
6 neighborhood.

7 MR. BOLEK: So, you know, part of this, I
8 think, when we struggle with, you know, three or four
9 houses on a street, if we get to the point where we can
10 open it up so that you don't have an old house, a new
11 house and put some -- some houses in that people are
12 going to be able to be --

13 MR. KUMMER: On that note, we're adjourning
14 at 7:46.

15 MS. HOFMEISTER: Okay.

16 (Meeting was concluded at 7:47 p.m.)

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C E R T I F I C A T E

I, Mona Storm, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the meeting at the time and place hereinbefore set forth. I do further certify that the foregoing transcript, consisting of (173) pages, is a true and correct transcript of my said stenographic notes.

Date

Mona Storm
CSR-4460

